Portarlington Community Infrastructure

Scoping Study

Draft Final Report

CITY OF GREATER GEELONG

Version: DRAFT November 2022

Prepared by:

Fraser Design Collaborative Pty Ltd

Community Vibe

Cohen Leigh Architects

Harlock Consulting

Version: DRAFT November 2022

1. PROJECT BACKGROUND 2
2. PROCESS 3
3. BACKGROUND 4
3.1 City of Greater Geelong Our Community Plan 2021-25 (Update 2022-23) 4
3.2 Geelong Regional Library Corporation Library Infrastructure Development Plan 2019 4
3.3 City of Greater Geelong Our Community Places, Spaces and Services – A Social Infrastructure Plan for the City of Greater Geelong, Generation One 2020 - 2023 5
3.4 City of Greater Geelong Social Infrastructure Plan 2020 – 2023: Community Meeting and Program Spaces 6
3.5 City of Greater Geelong Positive Aging Strategy 2021 - 2047 6
3.6 Geelong Regional Library Corporation Library Plan 2021-2025: Connecting and Thriving 7
3.7 Bellarine Peninsula Seniors Activity Hub Feasibility Study 2021 7
3.8 City of Greater Geelong Our Community Plan 2021-25 (Update 2022-23) 7
3.9 City of Greater Geelong Portarlington Recreation Reserve Master Plan 2022 8
3.10 City of Greater Geelong Social Equity Framework 2022-2025 8
3.11 Parks Victoria Portarlington Safe Harbour Master Plan 9
4. DEMOGRAPHICS AND COMMUNITY DEMAND 10
4.1 Portarlington demographic snapshot 10
4.2 Community Infrastructure Benchmarks 16
Social Infrastructure Planning Objectives 19
5. COMMUNITY AND STAKEHOLDER ENGAGEMENT 21
5.1 Stage 1 Community Engagement 21
5.2 Stakeholder Engagement – Project Reference Group 22

6. EXISTING FACILITIES – CONDITION AND USE 23

6.1 Portarlington Parks Hall 25

6.2 Portarlington Senior Citizens Centre 32

6.3 Portarlington Recreation Reserve 38

6.4 Portarlington Pre-school 42

6.5 Bellarine Community Health 45

6.6 Bellarine and Surf Coast Mobile Library 48

6.7 Portarlington Masonic Centre 50

6.8 Portarlington Primary School 52

6.9 St. Andrews Uniting Church 54

6.10 Existing Facilities: Key Issues and Opportunities 56

7. ISSUES AND OPPORTUNITIES OVERVIEW 57

8. POTENTIAL FACILITY PROVISION MODEL 59

8.1 Potential Models for Community Space Provision 59

8.2 Comparison of Models for Community Space Provision 64

9. PREFERRED FACILITY PROVISION MODEL 67

10. NEXT STEPS 71

11. APPENDICES 72

Appendix A Engagement Summary 72

Appendix B Site Comparison Matrix 73

1. PROJECT BACKGROUND

The purpose of the Portarlington Community Infrastructure Scoping Study is:

- to investigate the provision of Community Infrastructure (facilities, programs, services and spaces) in the Portarlington area,
- to understand whether this is meeting both current and future demand,
- to provide recommendations for any future investment required to meet the demand.

Based on an understanding of both the supply and demand for community infrastructure, now and into the future, investment ideas to be considered are to include:

- The location, integration, and delivery of services
- The provision of new facilities to provide for these services
- The repurposing or upgrade of existing facilities to provide for these services
- Programming opportunities.

Services to be considered in the scoping study include Early Years, Community Meeting Spaces, Library and others as appropriate.

In addressing these objectives, the preparation of the Study has considered a range of facilities providing exiting community services, including

- Portarlington Parks Hall
- Portarlington Senior Citizens Hall
- Portarlington Recreation Reserve and associated facilities
- Portarlington Pre-School
- Portarlington Maternal Child Health Service (operating from Bellarine Community Health)
- Portarlington Mobile Library
- Portarlington Masonic Centre
- St Andrews Uniting Church

2. PROCESS

The preparation of the Portarlington Community Infrastructure Scoping Study will take the following approach:

Stage 1 Project Initiation (December 2021)

- Inception meeting / Briefing session.
- Receipt of base Information / plans

Stage 2 Issues and Opportunities Report (Dec. 2021 – September 2022)

- Stakeholder consultation to understand community activity and facilities, including:

- Bellarine Agricultural Society)
- Bellarine Bayside Committee of Management
- Bellarine Community Health
- Bellarine Historical Society
- Bellarine Women's Network
- Bethany Kindergarten Services
- Community members
- Geelong Regional Library Corporation
- Maltese Pensioners Group
- National Celtic Festival
- Portarlington Community Association Sub-committee
- Portarlington Community Booth
- Portarlington Neighbourhood House
- Portarlington Primary School
- Portarlington Senior Citizens
- Port Arts
- St Andrews Uniting Church

- Community engagement to understand community activity and facility needs
- Review of existing sites and facilities
- Issues and opportunities report
- Review of Issues and opportunities report by Project Reference Group.

Stage 3 Draft Scoping Study Engagement (November 2022)

- Preparation of draft Scoping Study report including recommendation regarding buildings and programming
- Meeting with Project Reference Group to review draft Scoping Study report
- Second round of meetings with stakeholders and community to discuss the draft Scoping Study report

Stage 4 Final Scoping Study (January 2023)

- Response to stakeholder and community engagement
- Building development outlines
- Programming considerations
- Management recommendations
- Cost estimates
- Final report

3. BACKGROUND

3.1 City of Greater Geelong Our Community Plan 2021-25 (Update 2022-23)

Our Community Plan 2021–25 is the key plan of the Greater Geelong City Council. The purpose of the plan is to inform the community of what the councillors are aiming to achieve during their four-year term from 2021 – 2025.

The plan has been prepared in light of the City of Greater Geelong's 30 year vision -

"By 2047, Greater Geelong will be internationally recognised as a clever and creative city / region that is forward looking, enterprising and adaptive, and cares for its people and environment."

The plan outlines the steps that Council will take over its four year term to move closer to achieving this vision. Four strategic directions will guide council in this objective:

1. Healthy, Caring and Inclusive Community
2. Sustainable Growth and Environment
3. Strong Local Economy
4. High-Performing Council and Organisation

Strategic Direction 1 – Healthy, Caring and Inclusive Community – has the greatest resonance with the objectives of the Portarlington Community Infrastructure Scoping Study. It states the following key priorities:

- Help our community, recreation groups and volunteers to prosper and grow
- Deliver health and community initiatives that are culturally sensitive and accessible across all life stages
- Foster and embrace community connectedness
- Demonstrate and promote gender equity practices
- Foster an inclusive community culture
- Facilitate social and affordable housing in Greater Geelong
- Provide access to places, spaces and services where and when people need them the most
- Strengthen relationships and partnerships with the Aboriginal and Torres Strait Islander communities in Greater Geelong
- Support the City's cultural and creative life, history and heritage
- Provide facilities that foster and facilitate positive health and wellbeing outcomes
- Respond to the findings of the Royal Commissions into aged care and mental health

The provision of community infrastructure in Portarlington should be guided by these priorities.

3.2 Geelong Regional Library Corporation Library Infrastructure Development Plan 2019

The Geelong Regional Library Corporation (GRLC) is a partnership of four member Councils - Borough of Queenscliffe, City of Greater Geelong, Golden Plains Shire and Surf Coast Shire. Together they provide region-wide shared library services.

The Infrastructure Development Plan highlights a Service Model Hierarchy which provides a framework for library services for different communities and catchments.

In summary, the hierarchy is:

Central Library - the Geelong Library & Heritage Centre providing central library and heritage services to the wider region. The Central Library services a catchment of over 200,000 people;

Branch Libraries - suburban and town based libraries providing a range of community focussed services including Bannockburn, Belmont, Corio, Drysdale, Geelong West, Newcomb, Lara, Leopold, Ocean Grove, Queenscliff, Torquay and Waurn Ponds. Branch libraries service a catchment of 10,000 – 25,000 people;

Community Libraries - providing a local service that is complemented by services in larger nearby branches. They are the smaller libraries and library services in schools and include Chilwell, Highton, Barwon Heads and Western Heights College. It would also cover alternative models of service delivery such as book depots. Community libraries service a catchment of up to 10,000 people;

Mobile Libraries – providing services to remote and rural communities, generally at least 20km from a Branch Library;

E-Library Services - website access to all online library resources 24/7.

The Plan outlines a programme of infrastructure development over the ten year scope of the plan. It is noted that this programme did not include the development of a new library for Portarlington, but did include the development of a new Branch Library at Drysdale (currently under construction). It is noted also that Portarlington is within 10km of the new Branch Library at Drysdale

3.3 City of Greater Geelong Our Community Places, Spaces and Services – A Social Infrastructure Plan for the City of Greater Geelong, Generation One 2020 - 2023

The City of Greater Geelong's Social Infrastructure Policy and Plan is aimed at ensuring that future decision making and investment in community infrastructure and services is clear, fair, equitable, and based on evidence of need and insights from the community.

Social Infrastructure relates to places and spaces of a communal, human or social nature that is required, by the different areas of the community, and progressively as a community grows. Social infrastructure includes both informal and formal places and spaces providing access to community activities and services.

Social infrastructure plays a key role in promoting social cohesion by providing focal points for community activity and providing places for people to meet and connect. It also provides opportunities for economic growth and serves as a key attractor for people to live, work, visit and play across the City of Greater Geelong.

In the Social Infrastructure Plan, the Council and City are committed to all sections of the community having reasonable access to the places, spaces and services they need. Provision of Social Infrastructure by the City of Greater Geelong will aim to be:

- Equitable
- Accessible
- Adaptable
- Integrated
- Sustainable

The Social Infrastructure Plan makes the following points of relevance to the Portarlington Community Infrastructure Scoping Study:

- Access and inclusion is at the heart of good community places, spaces and services. Social infrastructure should be inclusive, designed for all ages and abilities and be a central point for community activity so people can meet, connect and access important services.
- A whole-of-life and intergenerational approach will be important to ensure we are developing 'generation-neutral' cities that are inclusive, accessible and promote active, healthy and connected lifestyles.
- Growing and aging populations, increasing urbanisation, migration, advancements in technology, and the changing nature of work will impact the demand and delivery of social infrastructure from now and over the next 15 years, according to the Australian Infrastructure Audit (2018).
- The provision of social infrastructure in established areas will be heavily influenced by the opportunities that lie in the infrastructure that already exists. Social infrastructure provision in established areas should focus on reducing stand-alone facilities and moving towards more flexible and multipurpose community hubs that are located with good access to a range of transport modes.
- To improve travel accessibility to places, spaces and services it will be important to consider the location of services, facilities, jobs, retail and other uses, in conjunction with new or improved footpath and cycle links and public transport routes.
- Social infrastructure should be well located and connected to the community it serves. Planning social infrastructure to maximise community participation means locating it close to public transport and walking / cycling networks. Locating social infrastructure in key activity centres for visibility will also play an important role in activating spaces.
- New facilities should be integrated with surrounding land uses such as open space and recreation, complementing existing uses, with an aim to activate spaces. An active, high profile location will also increase real and perceived safety for potential community users of our places, spaces and services.

  Where possible and appropriate, facilities such as schools should be developed under a model of shared use with main users and the general community. All future social infrastructure development should consider the integration and/or co-location of uses with other like uses.

3.4 City of Greater Geelong Social Infrastructure Plan 2020 – 2023: Community Meeting and Program Spaces

The City of Greater Geelong Social Infrastructure Plan includes a number of more detailed "Network Reports" outlining directions for specific types of Social Infrastructure. One such report relevant to the Portarlington Community Infrastructure Scoping Study is the Community Meeting and Program Spaces Report.

Of particular relevance are the following points:

- The City of Greater Geelong own and manage a diverse range of community facilities which provide the primary mechanism to access to places, spaces and services across the life span.
- Community facilities must recognise and respond to the dynamic and changing nature of communities. The design of facilities, places and spaces should be distinctive to Geelong, be flexible, innovative and adaptable to meet the needs of the current and future population.
- In many cases, it is not feasible or appropriate to provide stand-alone community facilities for the exclusive use of specific groups. There is a need to develop flexible, multipurpose community facilities, places and spaces which can incorporate a range of community services and activities and are able to change over time as a community matures.
- Community organisations have raised concerns over the sustainability of facilities and services with many frustrated by the exclusive-use and under-utilisation of some current buildings and facilities. The current, and often single use, facility model is not seen as a sustainable one.
- Focus on connecting people with places. A key barrier identified is the limited and, at times, inconsistent public transport options, limited available navigation information, and gaps in connectors such as key footpath networks across the municipality.
- Maximise usage of existing community facilities and spaces, and maximise access to existing services.

3.5 City of Greater Geelong Positive Aging Strategy 2021 - 2047

The City of Greater Geelong Positive Aging Strategy outlines a series of principles and three key themes to guide Council in its previous n for an ageing population, and it guide the development of a Positive Ageing Action Plan.

Theme 1 (a), (b) & (c), and Theme 3 (g) within the Strategy outline themes and priorities most relevant to this study.

Theme 1 – "People, as they age, live in safe, welcoming and strongly connected local communities".

Priority (a) "Our places, activities and events are intergenerational and welcome older people"

Priority (b) "Activities and events that appeal to the diverse needs and preferences of older people are held in a variety of local neighbourhoods".

Priority (c) "Services and supports are available to enable older people to create and maintain informal networks and social connections"

Theme 3 "As they age, people have equitable access to places, spaces and services".

Priority (g) "Older people have access to facilities, infrastructure and opportunities to support healthy lifestyles".

3.6 Geelong Regional Library Corporation Library Plan 2021-2025: Connecting and Thriving

The GRLC Library Plan 2021-2025: Connecting and Thriving is built around four interconnected pillars: Community, Places and Spaces, Our People and Regional Leadership. The plan provides guidance and direction to GRLC in serving the community as a leading public library service.

The plan emphasises the role of the various library services offered by GRLC in providing community, social and educational benefits, but does not directly identify infrastructure directions or requirements, these being already outlined in the Geelong Regional Library Corporation Library Infrastructure Development Plan 2019 (refer above).

3.7 Bellarine Peninsula Seniors Activity Hub Feasibility Study 2021

The purpose of the Bellarine Peninsula Seniors Activity Hub feasibility study was to consider a range of options for provision of appropriate social infrastructure to meet the identified need for active recreation space for seniors groups across the Bellarine Peninsula.

The preparation of the plan investigated existing community infrastructure in a range of townships on the Bellarine Peninsula, including Portarlington. The analysis of sites and buildings in Portarlington has been considered in the current report.

The feasibility study recognises the importance of community and social life to seniors, and that active recreation was a key means to achieve a sense of community and socialisation. This led to a recognition of mixed-use of facilities as being of benefit to community life.

3.8 City of Greater Geelong Our Community Plan 2021-25 (Update 2022-23)

Our Community Plan 2021–25 is the key plan of the Greater Geelong City Council. The purpose of the plan is to inform the community of what the councillors are aiming to achieve during their four-year term from 2021 – 2025.

The plan has been prepared in light of the City of Greater Geelong's 30 year vision -

"By 2047, Greater Geelong will be internationally recognised as a clever and creative city / region that is forward looking, enterprising and adaptive, and cares for its people and environment."

The plan outlines the steps that Council will take over its four year term to move closer to achieving this vision. Four strategic directions will guide council in this objective:

1. Healthy, Caring and Inclusive Community
2. Sustainable Growth and Environment
3. Strong Local Economy
4. High-Performing Council and Organisation

Strategic Direction 1 – Healthy, Caring and Inclusive Community – has the greatest resonance with the objectives of the Portarlington Community Infrastructure Scoping Study. It states the following four key priorities:

- Help our community, recreation groups and volunteers to prosper and grow
- Deliver health and community initiatives that are culturally sensitive and accessible across all life stages
- Foster and embrace community connectedness
- Demonstrate and promote gender equity practices
- Foster an inclusive community culture
- Facilitate social and affordable housing in Greater Geelong
- Provide access to places, spaces and services where and when people need them the most
- Strengthen relationships and partnerships with the Aboriginal and Torres Strait Islander communities in Greater Geelong
- Support the City's cultural and creative life, history and heritage
- Provide facilities that foster and facilitate positive health and wellbeing outcomes
- Respond to the findings of the Royal Commissions into aged care and mental health

The provision of community infrastructure in Portarlington should be guided by these priorities.

3.9 City of Greater Geelong Portarlington Recreation Reserve Master Plan 2022

Portarlington Recreation Reserve is a 38-hectare Crown Reserve allotment which serves a variety of purposes including sport, recreation, event, and environmental uses.

The Portarlington Recreation Reserve Master Plan has been developed to provide a clear direction for the overall improvement of the Reserve. The Master Plan aims to strike a balance between the embellishment of the Reserve and its intended future use as a local level facility.

The Master Plan has a number of directions and themes which are directly pertinent to the Portarlington Community Infrastructure Scoping Study, such as:

- provision of a better variety of community activities throughout the Reserve
- offering opportunities to maximise community participation through flexible facilities that are available for a wide range of uses.

The Master Plan did not conclude, however, that the Reserve should be the venue for additional built community facilities or services, there than associated with the established Reserve uses. Significantly, the undeveloped events spaces was recommended to have minor upgrades suited to its current event function.

3.10 City of Greater Geelong Social Equity Framework 2022-2025

The City of Greater Geelong Social Equity Framework provides guiding principles with the aim that "every member of the community can be supported to participate fully, be included and have the opportunity to live a healthy and fulfilling life". The Framework recognises that "some social groups may experience barriers to representation and their voices may not be heard. This reinforces the importance of equity, access and inclusion in the way the City of Greater Geelong deliver services and programs, and partner with community when achieving community-led vision".

The Framework identifies a number of Social Equity Principles. Most pertinent to the Portarlington Community Infrastructure Scoping Study is the following:

3. DESIGNING FOR COMMUNITY NEED AND EQUITY
Service and infrastructure design, location, communication and support arrangements will address the needs and obstacles faced by priority areas and groups.

In implementation, the Social Equity Framework will be expressed in the following:

- socialising and embedding the framework into our practices (including through priority actions outlined in Appendix 1)
- continuing to develop action plans that address inequality for key groups and create opportunities for all, regardless of background
- designing engagements, services, programs, places and spaces to meet the needs of the community
- evaluating the impact of our social equity initiatives and continuing to refine these to meet changing community needs.

In this regard, the provision of community facilities and spaces would be based directly on demonstrated community need.

3.11 Parks Victoria Portarlington Safe Harbour Master Plan

The Portarlington Safe Harbour Master Plan was prepared by Parks Victoria in 2009, and provides" a long term vision for the development of a safe harbour and improvements to the foreshore reserve, which will ensure that Portarlington remains an attractive place to live, work and holiday".

The study areas for the plan extends from the southern side of Newcombe Street to the Portarlington Pier, and from the western side of Stewart Street to the eastern side of Harding Street. In this regard it includes a number of the community facilities and services which are included in this study, and addresses the "heart" of Portarlington.

The key principles behind the Master Plan, relevant to the consideration of community facilities and spaces include:

- Develop quality facilities and infrastructure for the community and visitors.
- Encourage shared use of facilities and parking areas
- Preserve, maintain and enhance the valued characteristics of the precinct (e.g. beach, mature trees, open space, natural amphitheatre, fishing, boating).
- Maintain and enhance important view corridors between the town centre and the foreshore and the views over Port Phillip towards the Melbourne skyline and the You Yangs.
- Minimise impacts on key views through appropriate siting and scale of buildings.
- Remove unnecessary buildings, roads, car parks and other infrastructure as the opportunity arises
- Complement and enhance activity in Newcombe Street
- Ensure development can be staged appropriately.

The following recommendations are directly relevant to the scope of this study:

Kindergarten (Element 4)
The Kindergarten is to remain within the existing footprint.

Shared parking spaces (Element 6)
There is an opportunity for adjacent user groups in the vicinity of Parks Hall to share parking spaces. This area is to accommodate up to 33 parking spaces (short term) and may expand up to 100 spaces in the future.

Parks Hall
No change is envisaged in the short term. Depending on user group requirements and demand, the potential to refurbish and extend Parks Hall in the long term for new community activities will be assessed.

The Master Plan recommendations make direct comment upon the development of new structures, car parks and other infrastructure which may typically be associated with community facilities and services.

4. DEMOGRAPHICS AND COMMUNITY DEMAND

4.1 Portarlington demographic snapshot

The following infographs provide an overview of the population of Portarlington (Suburbs and Localities category – see image below for area covered), using 2021 data from the Australian Bureau of Statistics (ABS) and data from forecast id.

Portarlington is situated in the Bellarine Peninsula, within the City of Greater Geelong, bordered by Port Philip Bay to its north, St Leonards-Indented Head to its east and south and Drysdale-Bellarine to its west. With an estimated population of 4,436 in 2022, it is expected to grow to 5,853 by 2041[1]. This equates to an increase of 1,639 people over the next 19 years (a growth of 38.9%) or the equivalent of an average of 86.3 new residents every year. Note that this forecast was prepared prior to COVID-19, and updated forecasting data from the 2021 census is yet to be released. Since the 2016 Census, Portarlington's population increased by 817 people, or the equivalent of 163 people per year.

The period of greatest growth over the next 19 years is expected to be between 2027 and 2031 when the population is anticipated to increase by 627 people. This will primarily be facilitated by residential housing developments planned in Arlington Rise, Olive Grove and Portarlington Village during that time.

Based on the 2021 Census, the weekly household income of residents in Portarlington was significantly below the Victorian average. This is partly due to the number of older adults living in the town who have reached retirement age and may be living on superannuation funds or the pension. For those who are renting, almost half are experiencing rental stress, i.e. paying more than 30% of their household income in rent. Both rental stress and mortgage stress have increased considerably. Consideration needs to be given to keeping fees to attend activities at community facilities at an affordable rate.

In 2016, the median age was 59 and in 2021 it was 62. In Victoria the median age is 38 years of age. This demonstrates that Portarlington has been, and continues to be, very much a community of older people. The biggest age cohort increase was the 70-84 age grouping (an increase of 384 people), followed by 50-69 year olds (an increase of 332 people). There was some anecdotal evidence that the 'sea change' that followed COVID-19 may have provided impetus for some younger families to move to the area, however, that has not been reflected in the 2021 Census data to any great extent. This type of demographic shift is most likely to occur if there is adequate community and social infrastructure available to support the needs of this group, as well as housing. However, it is possible that the recent developments in Portarlington, i.e. extensive investment in the hotel and the passenger ferry, may have created increased confidence in the town and may therefore entice more younger families to move to the area.

The largest age cohorts in Portarlington now and in 19 years' time are people aged 60 – 79 years of age. Given the high percentage of older adults living in the community, most of whom are either nearing the end of their working life or already retired, there is likely to be demand for suitable services to meet their needs as well as activities to enrich their lives, e.g. artistic pursuits, volunteering, exercise classes, social group activities, etc.

As people age, their health tends to decline. In Portarlington, more than 2 people out of every 5 experience long term health issues. Further, almost 1 in 10 residents needs assistance due to a profound or severe core limitation. To ensure that everyone, regardless of their abilities or health has access to community infrastructure, consideration needs to be given to ensuring that facilities are accessible as possible and able to provide for a diversity of programming needs.

Almost one third of Portarlington residents (32.4%) live alone. Whilst aloneness does not equate with loneliness, there may be a portion of the community who need opportunities

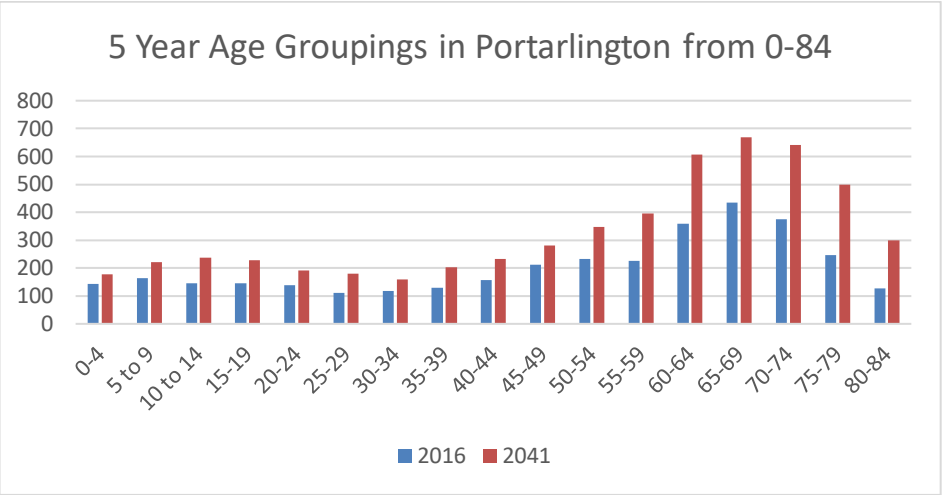
[1] Forecast.id: https://forecast.id.com.au/geelong/population-age-structure-map?WebID=360&themtype=ChangeY1Y3&CustomAgeFrom=80&CustomAgeTo=85

to engage with others, either formally or informally for their health and wellbeing. Locations such as the foreshore, library services, parks and community facilities can provide such opportunities.

From a culturally and linguistically diverse perspective, Portarlington has a higher percentage of local residents born in Australia, compared with Victoria. However, from a non-English speaking background, consideration may need to be given to providing information in other languages that are spoken in the community, i.e. Maltese, Greek, Italian, Croatian and German, and to providing programming that supports the needs of these communities.

It is important to note that the population of Portarlington increases over the summer months and on weekends due to its position as a seaside town. This seasonal increase in population may impact usage of existing facilities and potentially increase demand for certain services. On the night that the 2021 Census was conducted, there were 198 visitors in Portarlington, representing 4.8% of people included in the Census data for Portarlington. The number of local residents who were absent at that time is not known.

The following graph shows the actual and estimated number of people in each five-year age grouping up until 84 years of age between 2016 and 2041 (note that projections are not available beyond this age):



The following infographs provide an overview of the population of Portarlington (Suburbs and Localities category – see image below for area covered), using 2021 data from the Australian Bureau of Statistics (ABS) and data from forecast id.

Figure 1: Portarlington Census Area

Current population	Females	Males	Median age
4,436 (compared with 3,619 in 2016)	51.8% (compared with 50.9% in 2016 and 50.8% in Victoria)	48.2% (compared with 48.4% in 2016 and 49.2% in Victoria)	62 years of age (compared with 59 in 2016 and 38 years of age for Victoria)

Average number of people per dwelling	Provided unpaid assistance to a person with a disability, health condition or due to old age	Did voluntary work through an organisation or group in the last 12 months	One parent families
2 (compared with 2 in 2016 and 2.5 for Victoria)	14.1% (compared with 13.3% in 2016 and 12.9% for Victoria)	18.4% (compared with 24.1% in 2016 and 13.3% for Victoria)	11.2% (compared with 13.9% in 2016 and 15.2% for Victoria)

Lone person in a household 32.4% (compared with 35.2% in 2016 and 25.9% for Victoria)	Home owners (owned outright or with a mortgage) 74.8% (compared with 69.7% in 2016 and 68.3% for Victoria)	Rent a house / unit 20.7% (compared with 26.1% in 2016 and 28.5% of Victorians)	Households with rent payments greater than or equal to 30% of household income 44.4% (compared with 11.0% in 2016 and 30.9% of Victorians)

Households with mortgage repayments greater than or equal to 30% of household income 15.4% (compared with 4.2% in 2016 and 15.5% of Victorians)	Households that earn less than $650 gross per week 28.6% (compared with 33% in 2016 and 16.4% for Victoria)	Households that earn more than $3000 gross weekly income 11.7% (compared with 5.1% in 2016 and 24.2% for Victoria)	Internet accessed from dwelling 75.3% (compared with 83.7% for Victoria) *2016

Babies, pre-schoolers and lower primary school students: 0- 9 years of age 5.8% (257) (compared with 7.9% (284) in 2016 and 12.0% for Victoria)	Upper primary and secondary school students: 10-19 years of age 6.9% (306) (compared with 7.7% (276) in 2016 and 11.6% for Victoria)	Tertiary education, independents and young workforce: 20-34 year olds years of age 8.0% (356) (compared with 8.2% (294) in 2016 and 21.3% for Victoria)	Parents and homebuilders: 35 to 49 years of age 11.5% (512) (compared with 13.5% (487) in 2016 and 20.5% for Victoria)
Older workers, empty nesters and retirees: 50-69 year olds 36.8% (1,631) (compared with 35.9% (1,299) in 2016 and 22.7% for Victoria)	Seniors: 70-84 years of age 26.1% (1,158) (compared with 21.5% (774) in 2016 and 9.7% for Victoria)	Elderly people: 85 years of age and older 4.6% (204) (compared with 5.5% (197) in 2016 and 2.2% for Victoria)	Median weekly household income $1,064 (compared with $892 in 2016 and $1,759 for Victoria)

Those who completed Year 12 40.4% (compared with 61.8% of Victorians) In 2016 13.1% achieved a Bachelor's Degree or above compared with 24.3% of Victorians. Data not available for 2021.	Top 5 occupations Professionals; technicians and trades workers; community and personal service workers; managers; and clerical and administrative workers *2016	Top 5 industries of employment Supermarket and grocery stores; aged care residential services; hospitals (except psychiatric); accommodation; and other social assistance services *2016	Average number of motor vehicles per dwelling 1.8% (compared with 1.7% in 2016 and 1.8% for Victoria)

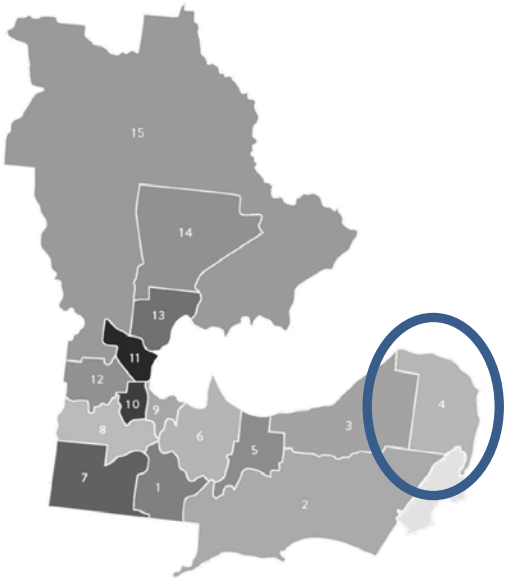
Persons in need of assistance who have profound or severe core activity limitation 9.4% (compared with 8.8% in 2016 and 5.9% for Victoria)	People with long term health issues 43.6% (compared with 31.4% for Victoria). This is a new measure in 2021 Census.		

4.2 Community Infrastructure Benchmarks

Benchmarking

According to the Social Infrastructure Plan 2020-2023, the City of Greater Geelong is moving towards adaptive and intergenerational community facility designs or hubs where a range of community programs, activities and services are delivered, ideally managed by a dedicated place manager / team. Provision is based on principles of equity (distribution / condition); accessibility (travel) and sustainability (usage / occupancy / felt need).

The relevant planning area of the Social Infrastructure Plan (Area 4 Portarlington – St Leonards – Indented Head), has a combined population of 9,369[2] and includes the following community facilities:



Portarlington	St Leonards	Indented Head
▪ Parks Hall ▪ Portarlington Rotunda ▪ Portarlington Senior Citizens Centre ▪ Portarlington Pre-school	▪ St Leonards Community Centre ▪ St Leonards Men's Shed ▪ St Leonards Recreation Reserve	▪ Indented Head Community Hall

Portarlington itself is also serviced by the Maternal and Child Health Service (operating until recently from Bellarine Health in Portarlington), the Mobile Library, the Mobile Youth Hub, as well as community support programmes out of the Masonic Hall and St Andrews Uniting Church.

The Social Infrastructure Plan 2020-2023, notes that based on the current population, the Portarlington – St Leonards – Indented Head area has:

- an oversupply of senior citizen's centres
- an oversupply of men's / community sheds
- an appropriate level of provision of neighbourhood houses/ community learning centres.

The benchmarks indicate that the following services / spaces may be warranted:

- a one day per week branch library service (although this could be met through the mobile library service, which is on site one day per week in Portarlington and one day per week in St Leonards) or other mini library services operating at Parks Hall in Portarlington, Portarlington Senior Citizens Centre and Portarlington Primary School)
- a 2.5 day per week youth service, particularly as it is recognised that youth poverty and subsequent health inequality is an issue in this area, however consideration of the demographics in the planning area does not indicate this to be a priority. The Mobile Youth Hub is available if demand exists and this can be considered by CoGG Youth Services.
- some form of gallery / exhibition space.

The following table demonstrates current supply, provision standards and benchmarking:

[2] Australian Bureau of Statistics 2021 Census – State Suburbs and Localities category for Portarlington, St Leonards and Indented Head

Portarlington – St Leonards – Indented Heads area (population approx. 10,000)	Current amount	Current provision standards	Benchmark	Difference (+ = oversupply and - = undersupply)
Community halls (does not include rotunda or senior citizens hall)	1	No parameters, but assume 1 per 10,000	1	0
Neighbourhood house / community learning centre	2	1 per 10,000	1	+1
Senior citizens centre	1	1 per 20,000	0.5	+0.5
Men's / community shed	1	1 per 20,000	0.5	+0.5
Gallery / exhibition space	0	No parameters	-	Could be warranted
Branch library	0	1 per 10,000 – 25,000	0.4 - 1	-0.4 – 1.0
Mobile Library Service	1	No parameters	-	Mobile library service exists and operates twice weekly in planning area Portarlington Wednesdays 11am-5pm St Leonards - Monday 9am-11am
Youth space	0	1 per 20,000	0.5	-0.5

The benchmarks contained within the Social Infrastructure Plan indicate that there may be a shortage in library facilities, youth spaces and gallery exhibition space. However, these benchmarks do not take into consideration the role of mobile services, mini services and technology in delivering library and youth services.

The benchmarks indicate that a one day per week branch library service may be required in Portarlington. However, library services are currently offered through a mobile library service, as well as mini library services operating at Parks Hall in Portarlington, Portarlington Senior Citizens Centre and Portarlington Primary School. There is potential that a once per week bus from Portarlington to the new regional library in Drysdale may help to meet library services needs of local residents. Therefore, no new library facilities are recommended. Instead, improvements to and increased promotion of existing library opportunities should be considered.

The benchmarks indicate that a 2.5 day per week youth service may be required in Portarlington, particularly as it is recognised that youth poverty and subsequent health inequality is an issue in the area. However, the community consultation did not identify a need for additional youth service infrastructure. Therefore, no new youth facilities are recommended at this point in time. Consideration should be given to developing youth programs in existing facilities such as Parks Hall and increasing the frequency of visits by the City of Greater Geelong's Mobile Youth Hub. Greater promotion of existing programs, services and facilities for young people would also be beneficial, along with greater promotion of online resources and services. It is noted that, aligned with the Social Infrastructure Plan and based on demonstrated demand, Council's strategic planning is suggesting youth dedicated spaces in Brownbill and Kardinia wards ahead of a space in the Bellarine ward.

Whilst there are no benchmarks around gallery / exhibition space, feedback from the community indicates that such a space is required, particularly given the strong arts scene in the area and the number of retirees living in the community who take part in arts activities. Therefore, it is recommended that some form of gallery / exhibition space is developed in Portarlington.

Given that a significant population increase would need to occur to require new facilities based on the current provision standards and benchmarking developed by the City of Greater Geelong, the level of provision above is likely to be adequate until at least 2041, based on an estimated population of 11,975 across the area by 2041[3].

It is important to note that benchmarks should only be used as a guide, as the actual needs of communities may vary according to what services / facilities are available nearby, demographics of the community, culture / history of certain services being provided in a local area, etc.

Management and operations

A clear message from the community engagement undertaken as part of this project indicates that there are opportunities to improve management and operations of community facilities in Portarlington. At present, bookings for Parks Hall are undertaken through Council. Feedback from community groups was that this process can be onerous and expensive. It is recommended that the City review how bookings are made, to ensure ease of access to the facility and to optimise facility management. It is suggested also that an opportunity is identified to further explore alternate management models for Parks Hall.

.

[3] City of Greater Geelong – forecast.id: https://forecast.id.com.au/geelong/population-age-structure-map?WebID=360&themtype=Year3&CustomAgeFrom=0&CustomAgeTo=85

Social Infrastructure Planning Objectives

The City of Greater Geelong's Social Infrastructure Policy has identified five objectives to guide its planning, provision and investment in social infrastructure, as follows:

Objective	Description	Aims	Considerations for Social Infrastructure in Portarlington
Equitable	Fair access to facilities and services that are needed across the municipality including healthy, safe and inclusive places, spaces and services.	Social equity, based on need, for all in the community.	Ensure that additional service needs of local residents from Portarlington, e.g. gallery space are catered for through facility upgrades or developments.
Accessible	Accessible for all abilities, affordable and easy for people to get to.	Fair distribution, universally designed and affordable for all.	Ensure access for people of all abilities at existing facilities or new facilities in Portarlington, e.g. ramps, disabled toilets, disabled parking, Braille, quiet spaces, etc. Ensure that services and programs operating within Portarlington, along with community room hire, are affordable. Ensure that community facilities are located centrally in Portarlington (preferably in the Foreshore area) so that they are easy to access for people, including those without vehicles.
Adaptable	Flexible to meet the changing needs of the community and can be used for more than one purpose.	Responsive to changing needs and a range of uses.	Ensure that any upgrades to facilities in Portarlington are multipurpose in design so that they can adapt to the changing needs of the community, and not only meet the needs of a single user group.
Integrated	Integrated with other services where possible and a place for people to come together.	A seamless and positive experience of our services.	Ensure that multiple services are co-located together in facilities in Portarlington wherever possible. Ensure that informal social spaces are provided so that local residents can connect with one another.
Sustainable	Environmentally, fiscally, socially and culturally responsible, well designed, effectively managed and usage is optimised, now and into the future.	Meet our Environmentally Sustainable Design (ESD) obligations, as part of our commitment to the UNESCO City of Design designation, value managed places, spaces and services and ensure efficiency of operation.	Ensure that any facility upgrades / developments in Portarlington are designed to be environmentally sustainable through the use of recycled materials, solar energy, passive heating and cooling, etc.

Objective	Description	Aims	Considerations for Social Infrastructure in Portarlington
			Ensure staff / volunteers from local organisations in Portarlington are supported to understand the social and cultural environment in which they operate, e.g. understanding cultural needs of newly arrived people. Ensure staff / volunteers from local organisations in Portarlington are supported to develop management and governance skills to enable them to effectively carry out their work.

Demographics and Community Demand: Issues and Opportunities

- Since 2016, the population of Portarlington has grown by 817 people, or an increase of 267 people per year.
- The population of Portarlington is forecast to continue to grow by 39% over the next 19 years – an increase of around 86 residents per year indicating an increasing demand for community spaces and programmes. Peak growth is anticipated between 2027 and 2031.
- The weekly household income of Portarlington residents is significantly lower than the Victorian average, indicating a demand for local, low cost community services and programmes
- The population of Portarlington is significantly older that the Victorian population as a whole, further indicating both a demand and a capacity to engage with community programmes and facilities. Further this suggests a demand for local rather than remote facilities.
- Along with advanced age, the Portarlington community exhibits a range of health support needs, with 40% of residents experiencing long tern health issues. This suggests a demand for not only health services, but recreational programmes which respond to health conditions.
- Almost 33% of Portarlington residents live in single person households, suggesting a need for local social interaction.
- The current provision of community infrastructure in Portarlington is generally in line with provision benchmarks, with the exception of a youth service and an exhibition/ arts space
- While spatial provision is adequate access to community spaces through booking etc. can be problematic and would benefit from some streamlining.

5. COMMUNITY AND STAKEHOLDER ENGAGEMENT

5.1 Stage 1 Community Engagement

As part of a review of community facilities in Portarlington, the local community was invited to provide information about their need for community facilities. Three key tools were utilised to gather this information. These tools included a survey in March and April 2022, key stakeholder meetings and written submissions. An overview of each of the tools is provided below, followed by a brief summary of implications arising out of the engagement.

The full engagement report is included as Appendix A.

Survey

167 surveys were completed by local residents in an attempt to better understand the types and location of community facilities, programs and services used by local residents and the types and location of community facilities, programs and services desired by local residents. Survey respondents were also asked to identify any improvements required to facilities in Portarlington. The survey was available on the City of Greater Geelong's website from 9 March to 11 April 2022.

Survey respondents regularly attend local events such as markets and festivals and tend to use a variety of places and spaces such as the foreshore, the recreation reserve, the park, Parks Hall and WG Little Reserve. Outside the town, local residents tend to access services that may not available locally or are of a higher standard such as aquatic centre, leisure / recreation facilities, health services, library, shops and entertainment. A high percentage of survey respondents stated that they would like to have all of these activities / services available locally.

Although some survey respondents spoke about the need to demolish existing buildings and replace with a designated community hub, many spoke about the way in which existing facilities could be improved, especially Parks Hall, the foreshore, Portarlington Recreation Reserve, Portarlington Park and the Senior Citizens Hall.

Key stakeholder meetings

19 meetings were held with key stakeholders to discuss their particular needs regarding facilities. The majority of these meetings were held face to face, although some were held online. Whilst some groups spoke of the need for a new community hub, others spoke about improvements required to existing facilities so that they could be more effectively used by local residents and for events such as the Mussel Festival and the Celtic Festival.

Written submissions

30 written submissions were received from community members. These submissions focussed on a variety of topics related to facilities and infrastructure in Portarlington. The most frequent comments related to the need for a static library service.

Implications

Through the various engagement activities undertaken, the consultant team heard from some members of the community that a new purpose-built community hub providing a 'one stop shop' where a multitude of programs and services are delivered is required, but also heard from others that they preferred a diversity of 'satellite' facilities available throughout the town, especially in the foreshore area, but that these facilities may need to be upgraded slightly to better meet the existing and future needs of the community.

As there is no clear preference from the community regarding a new community hub as opposed to a satellite option, the project team has undertaken preliminary planning work to explore the characteristics feasibility of each of these options, as a basis for further engagement with stakeholders and the community. A summary of the consolidated hub and satellite hub options are included in Section 8 of this report

5.2 Stakeholder Engagement – Project Reference Group

A Project Reference Group (PRG) was convened in September 2022. The PRG comprised representatives from local clubs and facilities, and residents who expressed an interest in the being part of the PRG during Stage 1 consultation.

The groups involved in the PRG included: Portarlington Neighborhood House, Portarlington Seniors Club, Portarlington Community Association, Portarlington Football and Netball Club, Portarlington Cricket Club, St Andrews Uniting Church, Port Arts and Portarlington Primary School.

The PRG met three times throughout September and November 2022, and provided feedback on the "Issues and Opportunities" identified via the analysis of Stage 1 engagement, the community profile and the facilities review.

Community Engagement: Issues and Opportunities

- Community facilities that are local, accessible and multi-purpose in design are very important to the Portarlington community.
- Community facilities are used for a diversity of events and activities ranging from community meetings, festivals, art activities, music performances, sport, active recreation, early years learning and welfare programs. This suggest not only that the values its existing facilities, but that the demand for enhanced facilities is high.
- The Portarlington community as a whole did not express a clear preference for either a single consolidated community hub or a network of satellite facilities
- Some key considerations emerging from the community and stakeholder engagement, regardless of which option is selected, include:
  - improved accessibility for people of all abilities
  - appropriate layout of buildings to ensure access to toilets and kitchens
  - art activity and exhibition spaces
  - a model for delivering library services
  - meeting / activity spaces of differing sizes
  - good acoustics
  - taking advantage of the views over the foreshore
  - storage space for community groups
  - heating / cooling
  - provision of tourist information
  - affordable hiring fees
  - easy booking system.

6. EXISTING FACILITIES – CONDITION AND USE

As part of the development of this Feasibility Study, an overview of the following facilities, all providing services or spaces used by the Portarlington community, was undertaken in order to understand how they might contribute to better meeting the needs of the existing and future community, and their broad suitability to accommodate either new or enhanced community infrastructure.

1. Portarlington Parks Hall
2. Portarlington Senior Citizens Centre
3. Portarlington Recreation Reserve and associated facilities
4. Portarlington Pre-School
5. Bellarine Community Health (previously home to Portarlington Maternal & Child Health Service.)
6. Portarlington Mobile Library
7. Portarlington Masonic Centre
8. Portarlington Primary School
9. St Andrews Uniting Church

The general relative locations of these facilities are shown on the figure opposite.

Figure 2 Existing Facility Locations

Facility Overview

The overview considered site locations, facility management, site and building features (where relevant) and current uses. This overview does not constitute a full facility review or audit, but was undertaken to inform issues and opportunities associated with meeting the demand for community facilities.

Evaluation Criteria

The following criteria were considered in reviewing each **site**, and are related primarily to how each venue functions as a community focus, and how easily it might be developed or enhanced for increased usage.

- Land ownership and management
- Vehicular access & parking
- Visual prominence
- Public Transport
- Planning considerations e.g. relationship to neighbouring residences
- Development impact
- Synergy for co-location with other community uses e.g. schools
- Synergy with Portarlington Festivals and Events
- Accessibility

The criteria associated with various **built facilities** were based around the suitability of the facility to either cater for, or be modified to cater for, a range of community spaces. The definition of these spaces was based both on the results of community engagement and the typical range of spaces provided in contemporary community facility design (such as the Leopold Community Hub).

These spaces included:

- Administration, Reception and Library Lounge
- Meeting Rooms (2)
- Amenities Existing wall suitability
- Technology Spaces
- Community Kitchen and Store
- Community Activity Rooms (2)
- Multi-purpose Hall
- Art and Exhibition Space
- Externals “spill-out” spaces
- Community Garden

In addition to these physical elements, the type of community **activity** currently occurring at each venue was broadly summarised to understand how the community currently uses each facility.

6.1 Portarlington Parks Hall

Site Location

The Portarlington Parks Hall is located at 87 Newcombe Street, Portarlington, on the southern edge of Portarlington Park. Its immediate context, therefore, is open space, although it also has a close relationship with the commercial / retail strip on the southern edge of Newcombe Street

Management

The Portarlington Parks Hall is located on Crown Land, controlled by the Department of Environment, Land, Water and Planning, with the City of Greater Geelong recently appointed as Committee of Management. This may allow Council to consider future management models, such as handover of specific hall management to a third party. At present Portarlington Neighbourhood House (PNH) has an entitlement to 60 hours free usage of Parks Hall for community activities, with additional hours paid for on a lease basis. The PNH is staffed by a coordinator who is assisted by community volunteers.

Site Features / Conditions

As noted above, the Portarlington Parks Hall is located within Portarlington Park. It faces north towards Port Philip Bay and overlooks the Portarlington Pier, as well as park activities and spaces such as the Foreshore Playground and Skate Park.

The site is also located less than 250m from the Portarlington Pre-school, Portarlington Senior Citizens Centre, Portarlington Primary School and St. Andrews Uniting Church, suggesting the potential for a functional synergy between these facilities in the provision of community spaces and activities.

Access to the Parks Hall is on the south facade of the building, via a semicircular driveway, or via a pedestrian path from Newcombe Street. There is no dedicated car parking for the Hall, although angled parking is available on Newcombe Street.

In addition to the pedestrian access to the front entry, formal path access to the Bayview Room, along the eastern side of the building. This is the only on-grade access to the Bayview Room (which is only accessible internally via stairs), however it is narrow and uncovered making it uncomfortable, and perhaps dangerous in inclement weather.

The site is accessible via the Route 60 Geelong – St Leonards bus, which stops immediately in front of the Portarlington Senior Citizens Centre, 200m west of the Hall. The Centre has good visibility from Newcomb Street, as well as from the parkland surrounding it.

User Groups / Activities

The Portarlington Parks Hall hosts a wide range of activities, primarily managed by the Portarlington Neighbourhood House. Current activities include:

- Power Walking
- Carpet Bowls
- Tai Chi
- Chess
- Yoga
- Line Dancing
- Craft
- Card groups
- Mah Jong
- Reading groups
- Drawing / sketching
- Writing groups
- Painting
- Discussion groups
- Guitar playing

Other events such as dinner dances and performances also occur, managed by community groups or as part of local events such as the National Celtic Festival

Figure 3: Portarlington Parks Hall context

Figure 4: Portarlington Parks Hall site

Building

The Portarlington Parks hall is a large civic hall & community venue that is split level with a number of adjoining meeting rooms/storage & function spaces.

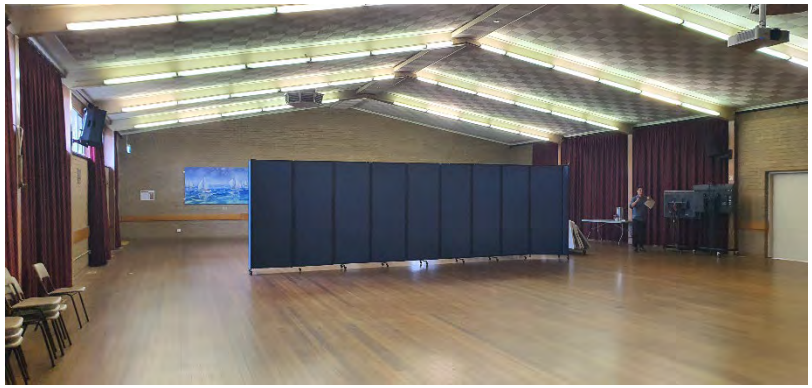
The Building consists a range of different sized function spaces including the 375m2 main hall and the 90m2 Parkview Room at the main ground level, and the 86m2 Bayview Room at the lower ground level. Function rooms are all serviced by kitchen / kitchenette facilities while the main hall features a large performance stage space. There is adequate bathroom facilities both on the lower level and the ground level.

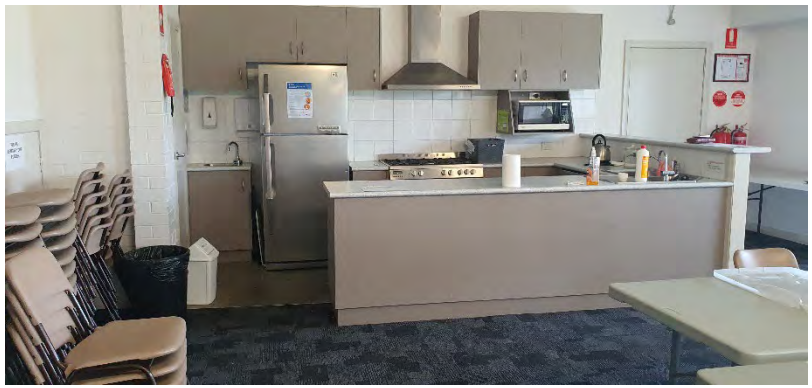
The building has non-compliance issues with respect to access to the lower Bayview Room with no internal lift access, non-compliant internal staircase and external access serving as the only level path of travel to the Bayview room.

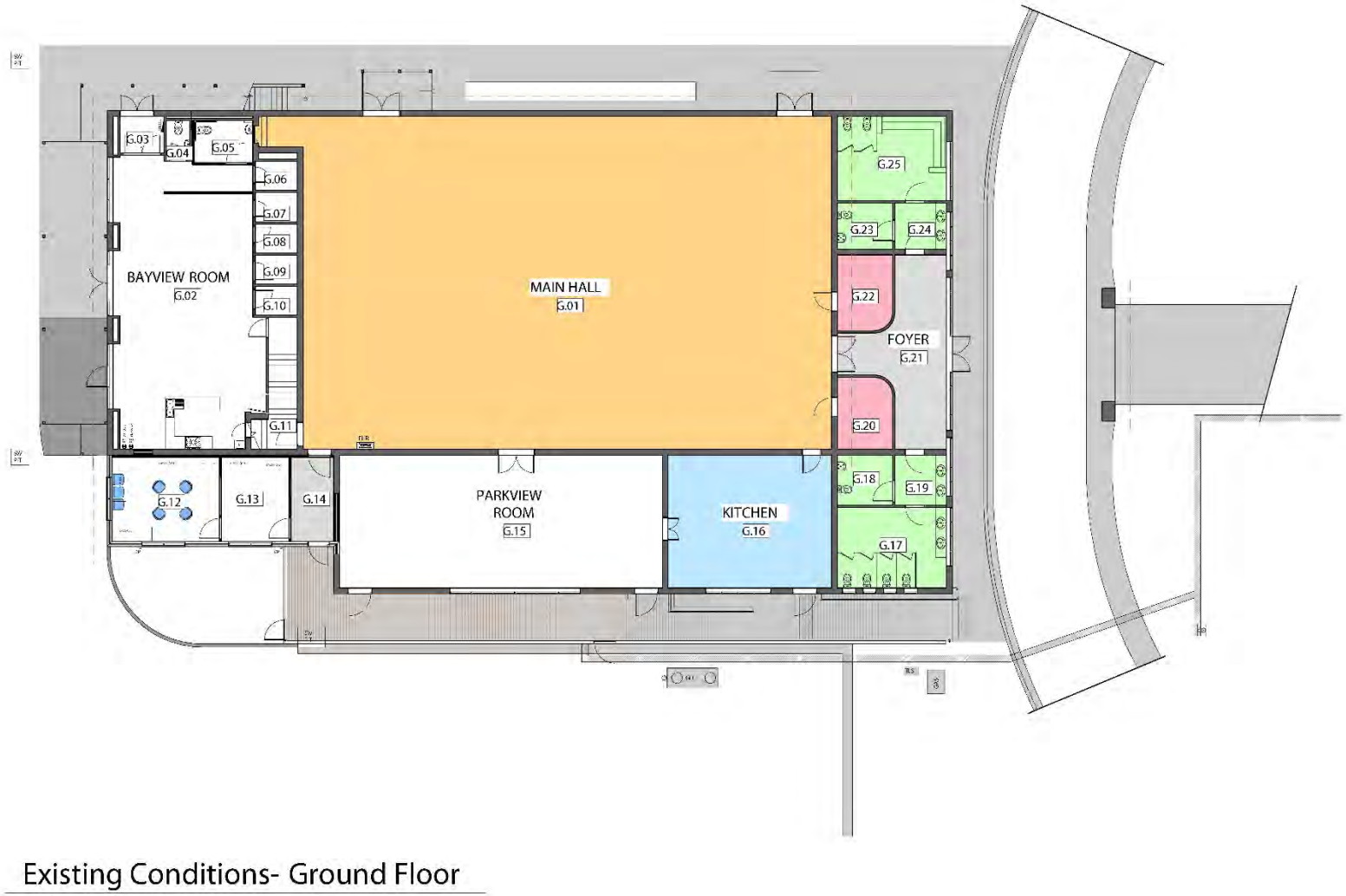
The Portarlington Neighbourhood House runs a range of community programs out of each function space including exercise groups, reading groups, discussion groups, arts / craft groups, music groups and social groups (such as card and chess groups).

The hall space (375m2) is suitable for court based activities, although no such activities occur in the building at present. There is adequate ceiling height, lighting, and flooring to facilitate most such activity, although inadequate ceiling height renders the hall unsuitable for badminton based on standard facility guidelines.

The hall also caters for larger events such as dinner dances and performances.



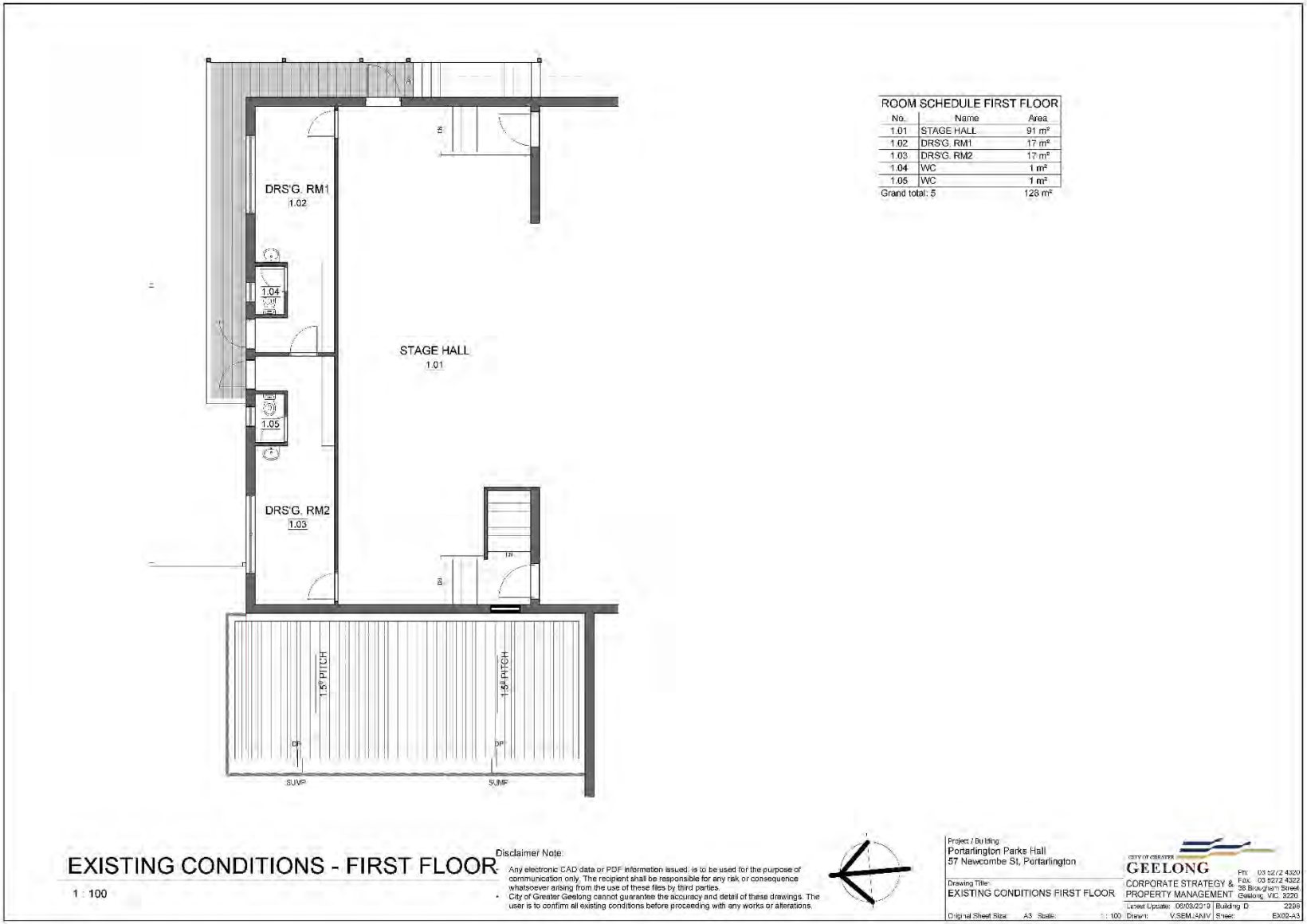




ROOM SCHEDULE GROUND FLOOR

No.	Name	Area
1.01	STAGE HALL	90.9 m²
1.02	DRS'G. RM1	16.9 m²
1.03	DRS'G. RM2	17.1 m²
1.04	WC	1.4 m²
1.05	WC	1.4 m²
G.01	MAIN HALL	375.9 m²
G.02	BAYVIEW ROOM	86.3 m²
G.03	ENTRY	3.4 m²
G.04	WC	2.0 m²
G.05	DSBL'D WC	5.3 m²
G.06	STR.1	2.6 m²
G.07	STR.2	2.6 m²
G.08	STR.3	2.6 m²
G.09	STR.4	2.6 m²
G.10	STR.5	2.6 m²
G.11	Room	9.2 m²
G.12	OFFICE	19.2 m²
G.13	RECEPTION	12.0 m²
G.14	CDR.1	7.7 m²
G.15	PARKVIEW ROOM	90.9 m²
G.16	KITCHEN	46.2 m²
G.17	FEMALE TOILETS	18.6 m²
G.18	DSBL'D WC	5.8 m²
G.19	AIR LOCK	5.5 m²
G.20	STORE	8.4 m²
G.21	FOYER	27.5 m²
G.22	STORE	8.8 m²
G.23	DSBL'D WC	5.4 m²
G.24	AIR LOCK	5.0 m²
G.25	MALE TOILETS	19.4 m²
Grand total: 30		903.0 m²

Figure 5 Portarlington Parks Hall ground level



ROOM SCHEDULE FIRST FLOOR

No.	Name	Area
1.01	STAGE HALL	91 m²
1.02	DRS'G. RM1	17 m²
1.03	DRS'G. RM2	17 m²
1.04	WC	1 m²
1.05	WC	1 m²
Grand total: 5		128 m²

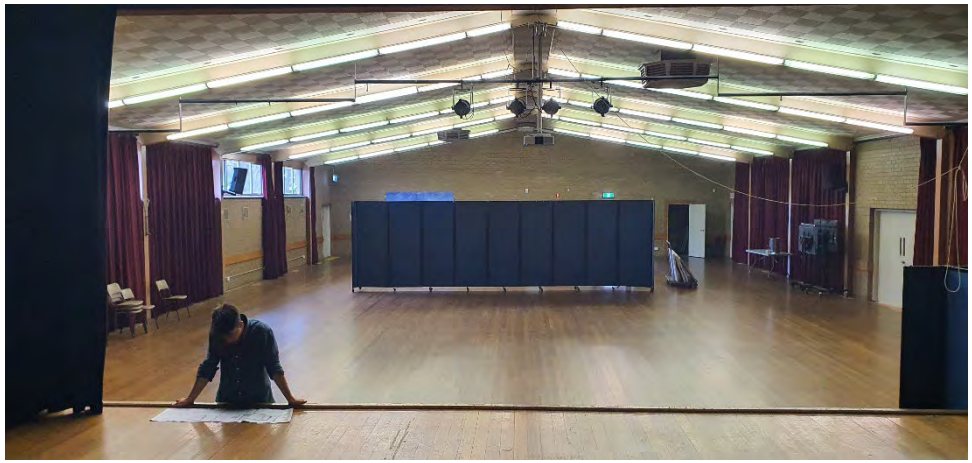
Figure 6 Portarlington Parks Hall first floor plan

Portarlington Parks Hall: Issues and Opportunities

- Accessibility is a key concern, specifically with regard to accessing the sub level (Bayview Room) including path of travel provision.
- Storage may be limited in relation to some larger court based activity.
- Parking is a problematic, with no designated parking for the Parks Hall.
- The arrangement of rooms means that access to rooms during events and meetings can be disruptive.
- The site is centrally located within Portarlington & has strong visibility to the main activity precinct.
- The proximity of the hall to a number of other community venues (Portarlington Senior Citizens Club, Portarlington Primary School, St Andrews Uniting Church) suggests the potential to use these facilities in a coordinated manner.
- The multiple spaces which make up the Portarlington Parks Hall indicates the capacity of the facility to provide for a range of activities and groups at concurrent times, although access to some rooms via the hall can be disruption to hall events.
- The site includes a generous sized hall space of approx. 15m x 25m (375m2), including sufficient lighting & flooring for some court sports and other physical activity.
- The building has suitable support spaces for both active and passive recreation activities and groups, including amenities, kitchen and general storage.
- In terms of provision for additional community spaces, the structure and its site appear to have the potential for building renovation.
- Parks Hall is a large building, with difficult to maintain flooring in the main hall and kitchen. This can be a difficult task for community groups and should be included future management considerations.
- The cost of heating rooms is reported to be significant by the Portarlington Neighbourhood House

Portarlington Parks Hall's location, both within Portarlington and in proximity to the other community venues means that it is well placed to be a focus for community activity of varying types. The hall area, in particular, has spatial capacity for both event and court related activity.

The open space setting of Parks Hall and its current configuration also indicate that it would have capacity for extension or renovation (subject to landowner consent) to overcome compliance issues and to provide additional space to cater for the future growth in community activity and demand indicated by the demographic overview summarised in Section 5 of this report.



6.2 Portarlington Senior Citizens Centre

Site Location

The Portarlington Senior Citizens Centre is located in Newcombe Street Portarlington, on the southern edge of Portarlington Park. Its immediate context, therefore, is open space, although it has a close relationship with the commercial / retail strip on the southern edge of Newcombe Street

Management

The Portarlington Senior Citizens Centre is on Crown Land, controlled by the Department of Environment, Land, Water and Planning, with the City of Greater Geelong as management authority. Activity is managed by the Portarlington Senior Citizens Club.

The site is used by the Geelong Regional Library Corporation's mobile library service.

Site Features / Conditions

As noted above, the Senior Citizens Centre is located within Portarlington Park. It faces north towards Port Philip Bay and overlooks the Portarlington Pier, as well as park activities and spaces such as the War Memorial and Playground. The site is also located less than 200m from the Portarlington Parks Hall, suggesting the potential for a functional synergy between these facilities.

Access to the Senior Citizen's centre is from parking on Newcomb Street or from the car park to the east of the Centre. The car park is sealed and provides for 45 vehicles

The site is accessible via the Route 60 Geelong – St Leonards bus, which stops immediately in front of the Centre.

The Centre has good visibility from Newcomb Street, as well as from the parkland surrounding it.

User Groups / Activities

The Centre is primarily used for Portarlington Senior Citizens Club activities. These include:

- Exercise Groups
- Table Tennis
- Carpet Bowls
- Social games
- Bingo
- Line dancing

The Centre also hosts some performances during the National Celtic Festival.

The current schedule would indicate that the Centre would have some capacity to host additional community activity, subject to appropriate management arrangements.

The Centre is available for hire by community groups other than the Senior Citizens Club, and currently has capacity most evenings.

Figure 7 Portarlington Senior Citizen Club context

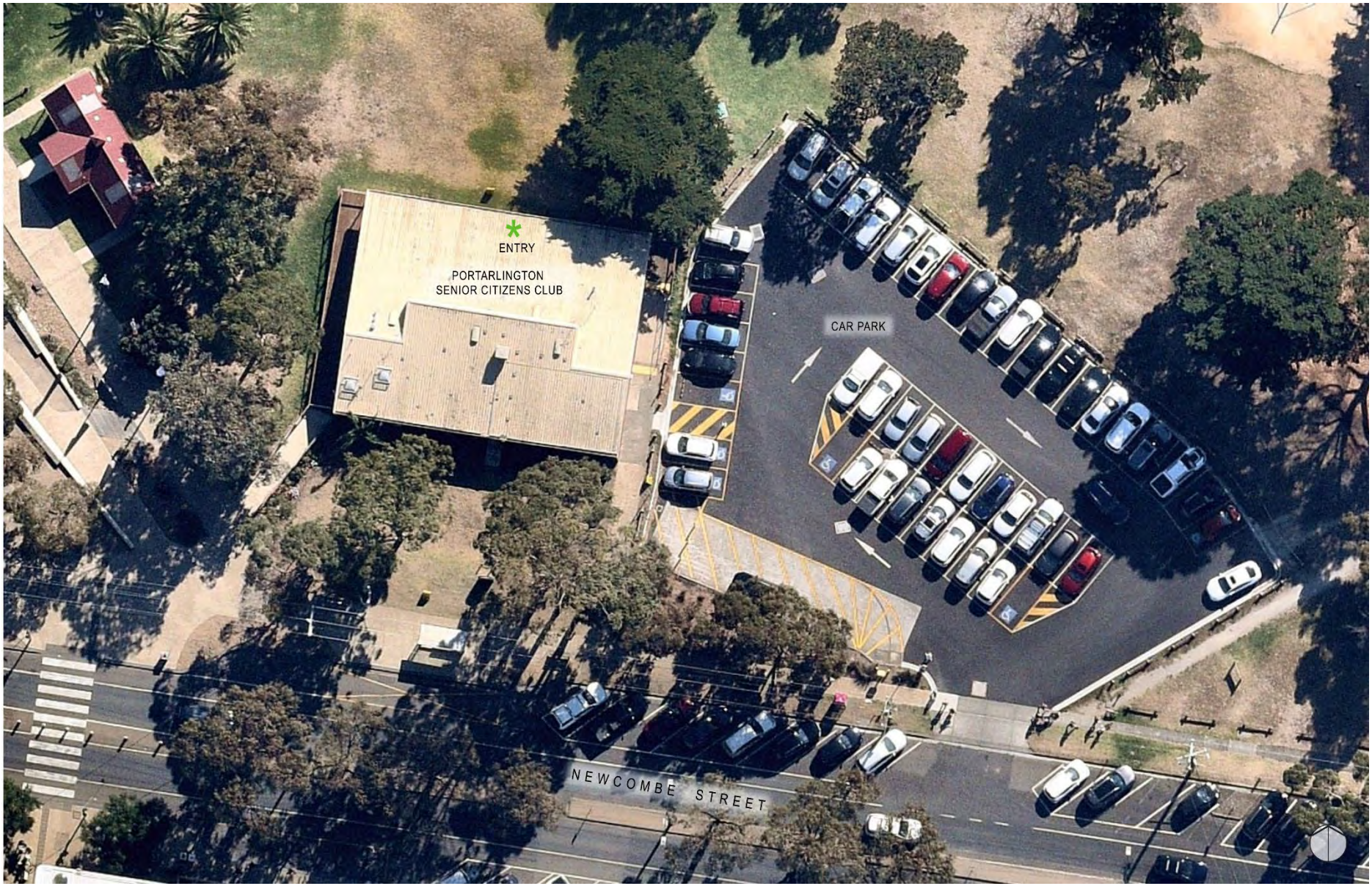


Figure 8: Portarlington Senior Citizens Centre site (detail)

ROOM SCHEDULE		
No.	Name	Area
G.01	HALL	133 m²
G.02	FEMALE	10 m²
G.03	MALE	12 m²
G.04	STORE	12 m²
G.05	CORRIDOR 1	7 m²
G.06	DISABLED W/C	6 m²
G.07	OFFICE	13 m²
G.08	KITCHEN	21 m²
G.09	VERANDAH	90 m²
G.10	LOUNGE	61 m²
G.11	STORE	13 m²
G.12	CHANGE	12 m²
G.13	CLEANER	1 m²
G.14	STAGE	46 m²
G.15	CORRIDOR 2	17 m²
Grand total: 15		453 m²

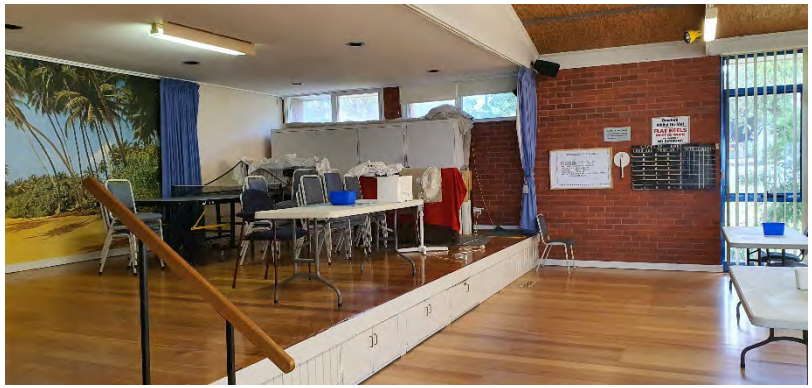
Figure 9: Portarlington Senior Citizens Centre floor plan

Buildings

Overview

The building is accessed from car parking within the reserve to the east with an accessible ramp, and veranda access to the north overlooking the foreshore/parkland. The building includes a dividable lounge & hall configuration with quieter activities taking place in the lounge/seating area at the entry & active leisure activities taking place in the hall space. There is an existing stage servicing the hall however the stage is mostly used for table & chair storage. Northern clerestory lighting with exposed open trusses services the hall space. The building includes a storage room servicing the hall space (used for bowling mats & table tennis table store). A small kitchen facility & office services the building with recently upgraded male, female & accessible bathroom amenities

There is a current set-up for Table Tennis Courts within the hall space with an overhead curtain track system used for dividing the space with protective netting barriers. The hall space is also suitable for four (4) Bowling Mats



Portarlington Senior Citizens Centre: Issues and Opportunities

- The exposed timber trusses in the main hall limit some recreation activity.
- The location of current heating equipment limits the capacity to expand the main hall space and reduces the flexibility of the existing rooms.
- The limited partitioning of the main space constrains the capacity of the venue to host more than one activity at the same time.
- The space is difficult to heat adequately in winter.
- The size of the main hall space, and the provision of a stage, means it is suitable for a range of community activities including performances, recreation and exercise, meetings and social groups / games.
- The building features recently upgraded male, female & accessible amenities
- There is adequate lighting and timber flooring suitable for social court based recreation.
- The building is serviced by an administration room, storage & kitchen space.
- The site is centrally located within Portarlington & has strong visibility to the activity precinct, and so would have capacity to contribute to a community activity.
- The close proximity of the Centre to the Portarlington Parks Hall provides an immediate opportunity for potential sharing or co-use of the facilities for specific activities or programmes.

While the current available space and overhead clearances limit the capacity of the venue for some active recreation activity, the facility has flexibility of use for small – medium scale events.

The close proximity of the Portarlington Parks Hall and other community venues supports a co-use arrangement for a range of other community activities.

6.3 Portarlington Recreation Reserve

Site Location

The Portarlington Recreation Reserve is located in Sproat Street adjoining the Portarlington Foreshore Reserve and the Portarlington Holiday Park to the north, Point Richards Flora and Fauna Reserve to the west and residential properties to the south and east.

As shown in figure 10, the Recreation Reserve is remote from the main town activity area and its associated community and commercial facilities.

Management

Portarlington Recreation Reserve is a 38-hectare Crown Land allotment, with the City of Greater Geelong as land manager. Council has recently adopted a master plan for the reserve which will guide its development and management into the future.

The master plan identifies a range of facility and environmental upgrades, as well as supporting general community use in addition to formal recreation uses.

Site Features / Conditions

The Portarlington Recreation Reserve hosts a range of formal sports, including tennis, netball, football, and cricket. The active recreation precinct is therefore primarily a visually open landscape. The active recreation precinct is also home to Girl Guides as well as the Bellarine Agricultural Society, who host the Bellarine Agricultural Show, which occurs at the site.

The Flora and Fauna Reserve, located to the west of the active sporting precinct, holds significant environmental and biodiversity values and is provides a series of walking and jogging trails which are well used by the local community.

The Recreation Reserve includes a number of buildings with specific uses and tenants:

- The football / cricket pavilion
- The tennis pavilion
- The netball pavilion
- The Guide hall
- The Agricultural Society shed

There is also a public toilet facility.

In addition to these built facilities, the reserve includes a range of sports fields / courts, including:

- Two football / cricket ovals
- Two netball courts
- Five tennis courts
- Four cricket practice nets

In addition to these active recreation spaces the reserve also includes a CFA training track, and an event area which is primarily the home to the Bellarine Agricultural Show, as well as providing parking during the Portarlington Mussel Festival.

The various spaces are supported by a series of tracks / roads and car parks.

Uses / Activities

The Reserve is the primary focus for active recreation within Portarlington, as indicated by the range of sports related spaces and facilities.

While supporting broader community use in principle, the adopted master plan does not identify specific opportunities for the development of facilities for general community activity, or for planned upgrades to sports pavilions to provide community spaces.

The currently undeveloped open event space, used primarily for the Bellarine Agricultural Show, is noted on the master plan as having potential to be levelled to “create more multi-use options”, however, the master plan did not identify the need or opportunity for future community facilities at the reserve.

Figure 10: Portarlington Recreation Reserve context

Figure 11: Portarlington Recreation Reserve active recreation precinct

Buildings

In view of the fact that the existing buildings at the Portarlington Recreation Reserve are not used by general community groups, and the extensive analysis undertaken to inform the Reserve master plan, a detailed inspection was not undertaken.

With the exception of the football / cricket pavilion, the existing buildings at the reserve are of limited scale and appear to be primarily focussed towards the needs of their specific tenant clubs, and will therefore have limited capacity for use by multiple community user groups.

The football / cricket pavilion, however, is a large building with a number of internal spaces. While the majority of internal spaces are either change rooms or storage, or viewing space focused towards the adjacent Oval 1, the direction of the Recreation Reserve master plan towards an upgrade of the pavilion to address a range of current issues may create the opportunity for additional community activity.

Portarlington Recreation Reserve: Issues and Opportunities

- The Portarlington Recreation Reserve is more remote from the main town centre, in comparison to other community oriented facilities.
- The existing buildings on the reserve are little utilised by broader community groups, other than the immediate tenant clubs or groups.
- The existing buildings on the reserve have been typically developed to cater for the immediate needs of the tenant groups, rather than use by a range of groups, and so multi-use is difficult to achieve. (It is noted that this is typical of recreation pavilions in most reserves).

6.4 Portarlington Pre-school

Site Location

The Portarlington Pre-school is located at 88 Newcombe Street Portarlington, in the south-western corner of Portarlington Park. Its immediate context, therefore, includes both the open space of Portarlington Park and the commercial / retail strip on the southern edge of Newcombe Street

Management

The Portarlington Pre-school is located on crown land and is managed by the City of Greater Geelong, Bethany Kindergarten Services as the pre-school service provider.

The Pre-school currently provides both three year old and four year old kindergarten programmes, and has 55 enrolments.

Site Features / Conditions

As noted above, the Pre-school has a prominent location closely related to both Portarlington Park and Newcombe Street.

The site includes a single building and a fenced north facing play area. The building is set lower than Newcombe Street, and so is not visually intrusive, but requires ramp connections to external spaces.

The northern play space includes a number of mature trees, creating an attractive and well-shaded character, with good views over open space to the north.

Uses / Activities

As noted above, the Pre-school currently provides both three- and four-year old kindergarten programmes and has 55 enrolments,

The Pre-school is a single use facility, without any other associated community uses, other than a toy library which is linked to the SpringDale Neighbourhood Centre in Drysdale.

Prior to COVID, a community led play group operated out of the second pre-school room, and Bethany Kindergarten Services are keen to seen this re-commence.

Buildings

The existing pre-school building is a brick structure apparently dating from the 1970's. The age of the building suggests it is due for refurbishment and there is some opportunity for expansion to the north, although the mature trees which are a feature of the site place some constraints upon this expansion.

Portarlington Pre-school: Issues and Opportunities

- The site has limited opportunity for expansion without impacts upon its important external play space
- The site levels require the installation of ramps which further impact important external; space – any redevelopment should consider opportunities to minimise the impact of these ramps
- The site presents limited opportunity for other community uses, in addition to its pre-school function.
- The location of the pre-school site gives it strong synergy with the other community uses clustered along Portarlington Park and Newcombe Street.

Figure 12: Portarlington Pre-school context

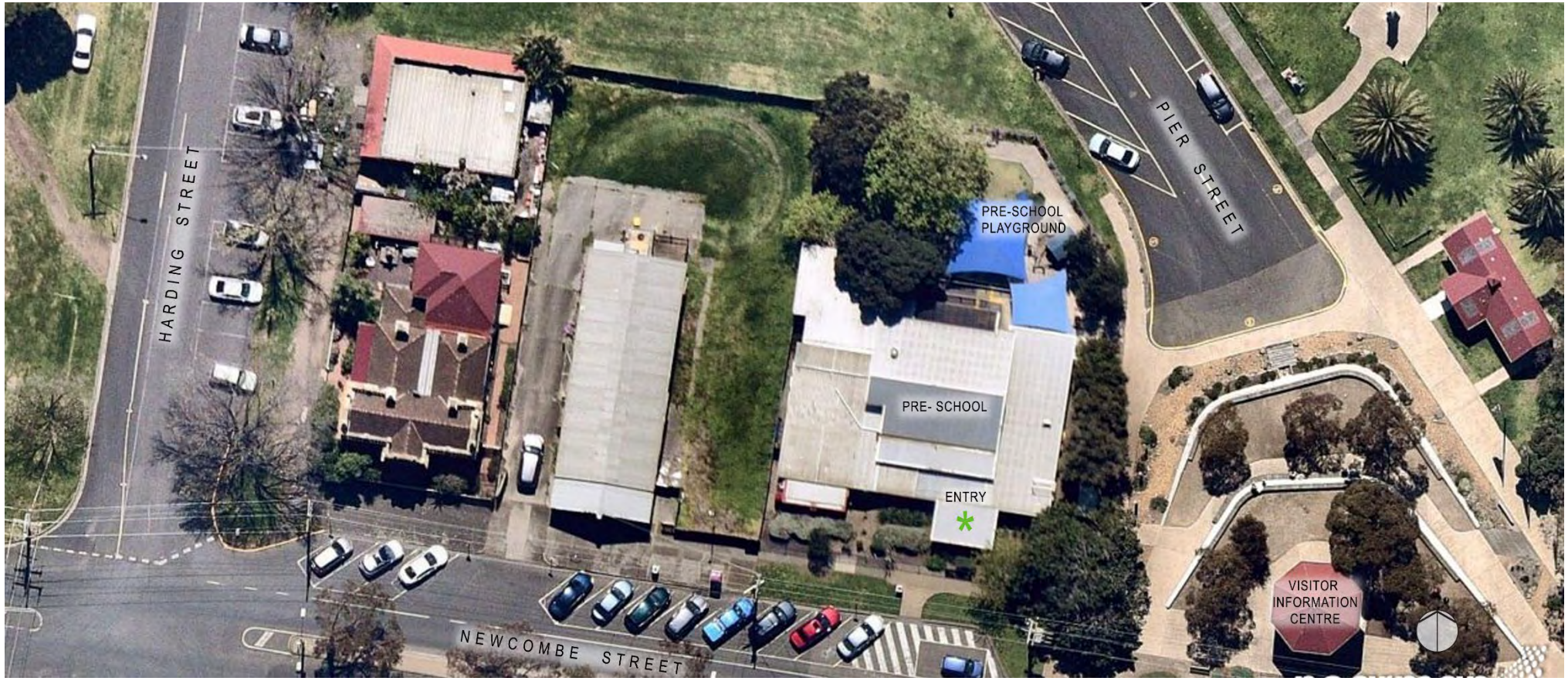


Figure 13: Portarlington Pre-school

6.5 Bellarine Community Health

Site Location

The Portarlington Maternal and Child Health Service has been co-located with the larger Barwon Community Health facility until its current redevelopment. It has been located within the Bellarine Community Health facility located at 39 - 41 Fenwick Street, Portarlington.

Management

The Bellarine Community Heath Centre site is freehold land.

Bellarine Community Health Ltd is registered under the Corporations Act 2001 and is governed by a Board of Directors. BCH is the major provider of primary health services to the Bellarine Peninsula and operates from five health centres in Drysdale (two sites), Ocean Grove, Point Lonsdale and Portarlington.

The Portarlington Maternal and Child Health Service is a service of the City of Greater Geelong.

Site Features / Conditions

The site is fully developed, being occupied by either building or associated car parking

The site is adjoined by both residential and commercial development to the west, north and east, and faces residential development on the south of Fenwick Street.

Access to the Bellarine Community Health Centre building, and thereby to the Portarlington Maternal and Child Health Service, has been from a public car park which provides a total of around 65 spaces, which also service Newcombe Street businesses.

Pedestrian access is also available from Fenwick Street and Newcombe Street via open pedestrian walkways through commercial properties.

The site is accessible via the Route 60 Geelong – St Leonards bus, which stops I Newcombe Street, approximately 75m from the Centre.

Uses / Activities

As noted above, the Bellarine Community Health Centre provides a range of health related services including

- Allied Health services- Podiatry, Physiotherapy, Exercise Physiology
- Medical services , including 3 part time doctors, nursing
- Group programs including cardiac rehabilitation, a social support programme and exercise groups.
- A gym

Externally contracted services delivered from the site include:

- Pathology
- An Opportunity Shop which supports Health Centre services and programmes

A number of independent community groups utilised the Bellarine Community Health Centre facilities superior to the commencement of the current re-development works, a number of which have now relocated.

These groups included:

- Portarlington Food Assistance Program (now operating permanently from St Andrews Uniting Church)
- Bellarine Quilters (now moved to Drysdale)
- International cooking group
- Bellarine Slimmers
- Men's group

Buildings

The Bellarine Community Health Centre is currently (July 2022) undergoing partial redevelopment which is due for completion early in 2023. The redevelopment included the demolition and reconstruction of the northern half of the building.

The redeveloped building will provide additional consulting rooms and group rooms. A dedicated MCH space is not currently indicated on the redevelopment plans

In addition to providing enhanced medical, consulting and therapy rooms, once renovations are complete, Bellarine Community Health will also make available to the public a multi-purpose space with kitchenette and AV equipment.

Plans for the redevelopment BCH facility are available at https://secureservercdn.net/198.71.233.156/2hp.bff.myftpupload.com/wp-content/uploads/2022/04/G20002_BCH_Portarlington_CC_201112.pdf

Portarlington Maternal and Child Health Service: Issues and Opportunities

- The upgrade of the Bellarine Community Health Centre has led to the loss of the current dedicated space for the Portarlington Maternal and Child Health service. Options to overcome this loss include continued discussion with Bellarine Community Health to determine whether a dedicated MCH space is achievable in the redeveloped Centre; provision of a dedicated MCH space in a potential Early Years Hub at St Leonards; and investigation into the capacity of other facilities in Portarlington.
- The redeveloped centre will provide some community spaces for non-health related activities, however these are likely to be limited and available on a "casual" rather than permanent hire basis.
- Community uses and activities which operated out of the centre prior to the current redevelopment appear to have been either accommodated in other spaces, or will continue to be provided for in the redeveloped centre.

Figure 14: Barwon Community Health Service

6.6 Bellarine and Surf Coast Mobile Library

Site Location

When in Portarlington, the Bellarine and Surf Coast Mobile Library is located is located in Newcombe Street Portarlington (in the Senior Citizens Club car park).

Management

The Bellarine and Surf Coast Mobile Library is part of a broader mobile library service operated by the Geelong Regional Library Corporation.

The Geelong Regional Library Corporation provides library and information services to residents and visitors across the Geelong region on behalf of our five member councils: Borough of Queenscliffe, City of Greater Geelong, Colac Otway Shire, Golden Plains Shire and Surf Coast Shire.

The library corporation was formed under the provisions of Section 196 of the *Local Government Act, 1989* on 4 March 1997 to provide library services within the member local government areas.

The corporation is governed by the Regional Library Board, which has eight members representing the five member councils.

Site Features / Conditions

As noted above, the Mobile Library is located in the Portarlington Senior Citizens Club car park.

As such, it faces north towards Port Philip Bay and overlooks the Portarlington Pier, as well as park activities and spaces such as the War Memorial and Playground. The site is also located less than 200m from the Portarlington Parks Hall, suggesting the potential for a functional synergy between these facilities.

The site is accessible via the Route 60 Geelong – St Leonards bus, which stops immediately in front of the Senior Citizens Club.

The site has good visibility from Newcomb Street, as well as from the parkland surrounding it.

Uses / Activities

All mobile library vehicles, including the Bellarine and Surf coast Mobile Library, stock a range of books, audiobooks, DVDs and magazines. In addition, any of GRLCs library items can be accessed by requesting a hold through the online catalogue and then collecting from the mobile library.

The Bellarine and Surf Coast Mobile Library has free WiFi available and iPads and a public PC for use on board. The also offers printing and scanning facilities.

In addition to Portarlington the Bellarine and Surf Coast Mobile visits Aireys Inlet, Anakie, Anglesea, Deans Marsh, Lorne, St Leonards and Winchelsea.

Bellarine and Surf Coast Regional Library: Issues and Opportunities

- Community engagement indicates that libraries are a popular and in demand community service. While visitors numbers (summarised in Appendix A) appear to indicate a preference for a library building with its associated community spaces, the Bellarine and Surf Coast Mobile Library provides important access to the GRLC library collection.
- The Bellarine and Surf Coast Mobile Library site is well located to take advantage of other community facilities and points of community focus, and is readily accessible by public transport.
- An issue associated with the mobile library service is the limited accessibility for visitors with reduced physical mobility.

Figure 15: Bellarine and Surf Coast Mobile Library site

6.7 Portarlington Masonic Centre

Site Location

The Portarlington Masonic Centre is located at 28 Brown Street, Portarlington, at the corner with Willis Street.

Management

The site is freehold land and its buildings are managed by the local Freemasons Victoria group, Arlington Lodge 182.

Site Features / Conditions

The site is 2000m2 in area, and includes a historic hall building (the Sons of Temperance Hall, built in 1874) to which has been added a number of extensions. These extensions are currently leased to Portarlington Allied Health Group.

As shown on figure 15.below, the entry to the building is through a central brick extension appearing to date from the 1970's. The floor level of the building requires access via a series of ramps from Brown Street.

In addition to the main buildings the site has a number of out-buildings / sheds.

The site includes two disabled car parking spaces.

The site does not have immediate public transport access, the closest public transport route being the Route 60 Geelong – St Leonard's bus, which is approximately 400m away.
In addition to the buildings noted, the site is the home to a number of community features, including:

- The Port Produce Tree, which provides for the sharing of produce amongst the community;
- The Street Library, which provides for sharing of books amongst the community;
- A number of free produce gardens where the community can grow vegetables and take what they need.

The site has spatial potential for both building expansion and formalisation of additional car parking should this be required

Uses / Activities

The Masonic Centre was the base for the Portarlington Neighbourhood House (PNH) until 2019 when the PNH relocated to Portarlington Parks Hall.

Since the relocation of the PNH, the majority of the current building is leased to Portarlington Allied Heath Group, with a reasonably long lease in place. When combined with the use of the remaining building areas by Arlington Lodge 182, the facility is at capacity with no space available for within the current building footprint for additional community uses.

Implications

The current use of the site and particularly its buildings, precludes any additional community use or activity in the short term.

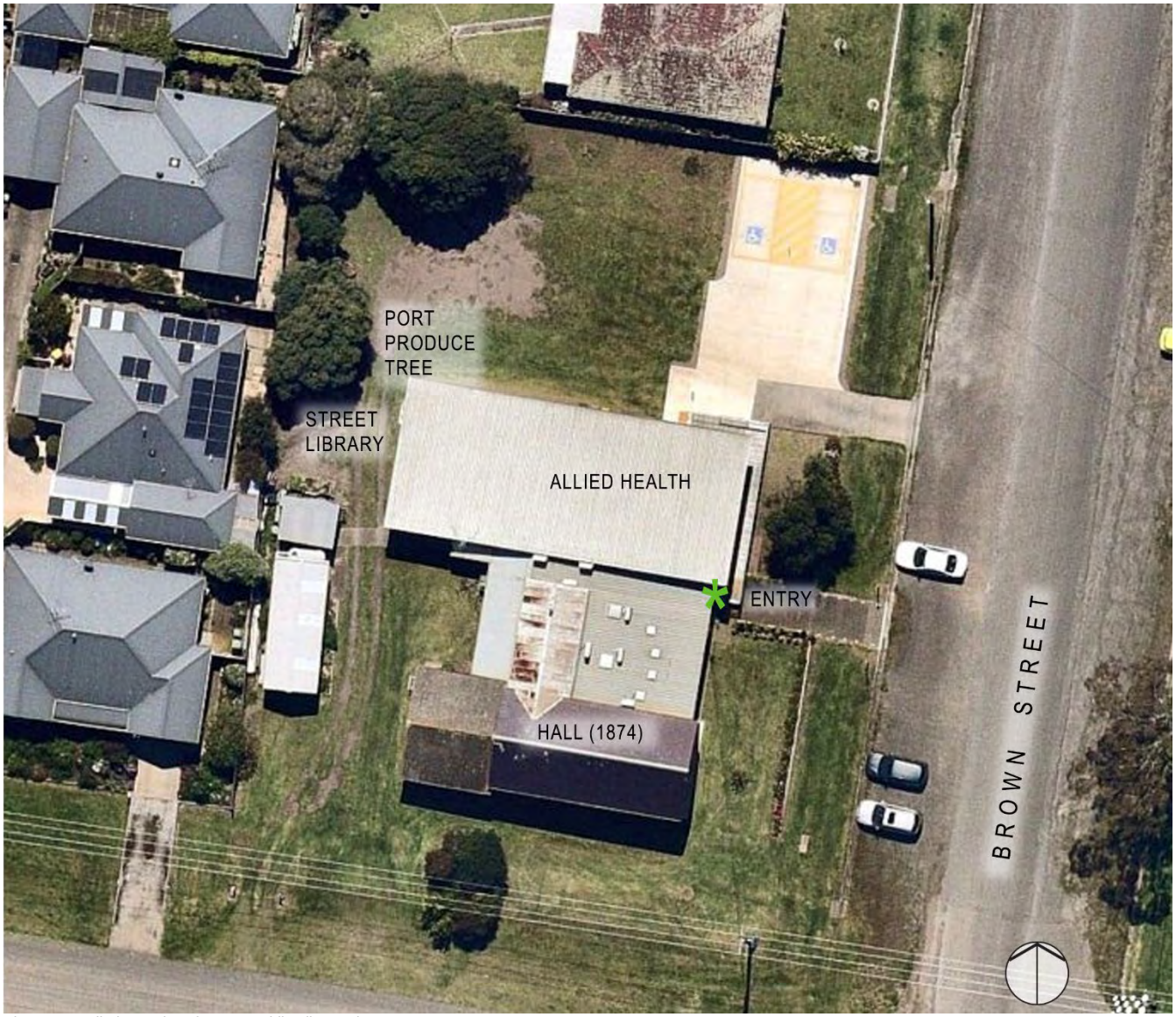


Figure 16: Bellarine and Surf Coast Mobile Library site

6.8 Portarlington Primary School

Site Location

The Portarlington Primary School is located at 100 - 110 Newcombe Street, Portarlington.

Management

The school site is owned by the State of Victoria. Site development is overseen by the State Government Department of Education and Training (DET) and the Victorian School Building Authority.

The school operations and programmes are overseen by the School Council comprising representatives of DET and the school community.

Site Features / Conditions

The site is approximately 16,000m2 in area, and has frontages with Newcombe Street, Fisher Street and Fenwick Street.

In addition to its street frontages, the site adjoins residential uses and is directly opposite Portarlington Park and its community and open space features, including Portarlington Parks Hall

The site contains a number of buildings including:

- The main school building (completed in 2018), on the Newcombe Street frontage;
- The original school building, first occupied in 1882;
- Two relocatable classrooms;
- A multi-purpose room, on the Fenwick Street frontage;
- Two sports sheds, storing sports equipment.

The school does not envisage the construction of additional buildings in the near future.

The site also has a number of outdoor spaces and facilities including:

- An open sports oval on the Fisher Street frontage
- Three playgrounds
- A central grassed courtyard
- A single multi-use hardcourt
- A vegetable garden
- A volleyball court

The site is accessible via the Route 60 Geelong – St Leonards bus, which stops approximately 150m west of the site.

Uses / Activities

In addition to school activity and before and after school care (run by Kelly Club), the school is the venue for the CASEA programme.

The school is positive about opportunities to share its facilities (such as the historic original school building, the multi-purpose room, the playground and the hardcourt) for formal and informal for community uses and activities.

The school is also open to the provision of a pre-school facility on its site should the demand develop.

It has been noted that the school has previously been low on AEDC ratings, but has improved in recent years, though investment in a number of programs in recent years has improved outcomes for children and led to improved AEDC ratings.

Portarlington Primary School: Issues and Opportunities

- The prominent location of the site, and its proximity to Parks Hall suggests a strong potential relationship for provision of community spaces;
- The site's three street frontages provides good community access to school facilities;
- The variety of buildings on the site provides potential for a range of community uses to be considered, while maintaining school security;
- The site has unbuilt space which may be suitable for appropriate community activity, such as a pre-school, should the demand arise.

Figure 17: Bellarine and Surf Coast Mobile Library site

6.9 St. Andrews Uniting Church

Site Location

The St Andrews Uniting Church is located at Portarlington Primary School is located at 111 – 113 Newcombe Street, Portarlington.

Management

The site is freehold land, comprising three separate titles, and is privately owned.

Management of the site is by the St Andrews Uniting Church congregation and the Uniting Church in Australia Synod of Victoria and Tasmania.

Site Features / Conditions

The site is approximately 4000m2 in area, and has frontages with Newcombe Street and Fisher Street.

In addition to its street frontages, the site adjoins residential uses and is directly opposite Portarlington Park, around 150m from Portarlington Parks Hall

The site contains a number of buildings including:

- The church building, near the corner of Newcombe Street and Fisher Street;
- The church hall, which is located near the north-eastern corner of the site
- The toilet block which is located between the church and the hall.

An inspection of both the church building and the church hall was held in mid-March, and both were deemed 'fit for purpose' by the building inspector.

The external toilets do not comply with current regulations and are not ideal for an ageing congregation and older community members using the hall or church.

Other site development includes a formal path to the church building and a gravel car park to the hall.

Uses / Activities

In addition to weekly services, held at 9:00am each Sunday, the church building and church hall are used for a number of congregational activities, including:

- Morning teas
- Fund-raising dinners;
- Fellowship breakfasts;
- Concerts

The church building and church hall are also used for regular and occasional community activities, including:

- A book club (monthly)
- An art group (weekly)
- Two card groups (monthly – organised by Portarlington Neighbourhood House)
- A philosophy group (organised by Portarlington Neighbourhood House)
- Portarlington Food Assistance Program (weekly).

The church site is confirmed as the future home for the Portarlington Community Garden. The church and hall are both also used by the Celtic Festival.

St Andrews Uniting Church: Issues and Opportunities

- The prominent location of the site, and its proximity to Parks Hall suggests a strong relationship for provision of spaces for community activity, which is already occurring;
- The site's two street frontages provides good community access to facilities;
- The differing character of the church and hall buildings provides the potential for a diversity of community uses to occur;
- The location and condition of the existing toilets is a constraint upon increased community use of the church facilities;
- The site is serviced, making enhancement for community activity readily achievable
- The distinct nature of the church building and hall provides the opportunity for both the church and the community to use the site without loss of the congregation's identity.
- The character of the church building makes it suitable as a performance / arts space
- The maintenance of the facility is becoming difficult within the Church's resources
- Increased awareness of availability of hall for booking may increase community use

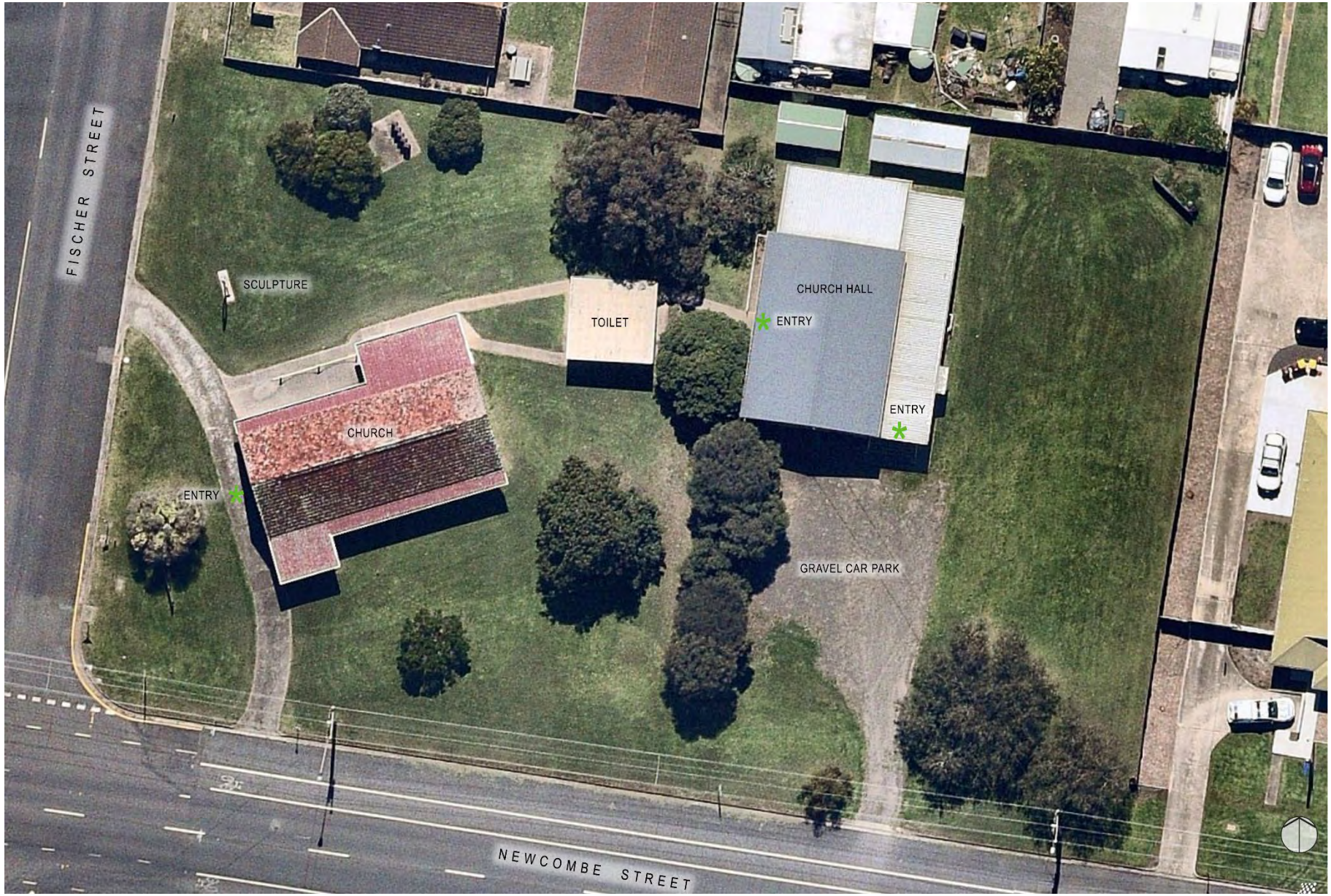


Figure 18: St Andrews Uniting Church site

6.10 Existing Facilities: Key Issues and Opportunities

Based on the site and building characteristics, and the existing community uses and activity outlined above, a comparison matrix was prepared which summarised the elements of each venue pertinent to its suitability to contribute further to community spaces in Portarlington. A copy of the complete matrix is included in Appendix B.

From the building overview outlined, and a summarised in the comparison matrix, the following key points have emerged:

- The current location of a range of community spaces and facilities in close proximity to each other (Portarlington Pre-school, Portarlington Senior Citizens Club, Portarlington Parks Hall, St. Andrews Uniting Church, Portarlington Primary School) provides an existing network of spaces with potential for improved synergies of space and program provision;
- Based on this co-location and site suitability, the facilities located within, or close to, Portarlington Park, provide the best opportunity for a range of new or improved community spaces which relate well to other points of community focus;
- Of the private facilities considered (St Andrew Uniting Church and the Portarlington Masonic Centre), the Uniting Church site shows best potential for further community use, while the Masonic Centre is fully used at present;
- Based on current building configuration and site factors, Portarlington Parks Hall appears to present the best opportunity to refurbish or expand an existing facility to meet future community space needs;
- Based on current site conditions, there is no obvious opportunity for a consolidated community hub;
- Significant construction on Crown Land, such as the Portarlington Foreshore Reserve or Portarlington Recreation Reserve, will require a planning process to be undertaken with the Department of Environment, Land, Water and Planning. The scope of this process will require further investigation before reaching a conclusion as to a preferred direction for community facility provision.

7. ISSUES AND OPPORTUNITIES OVERVIEW

An overview of the preceding detailed discussion of Issues and Opportunities is summarized below:

Demographics and Community Demand

- The population of Portarlington is forecast to continue to grow by 39% over the next 19 years – an increase of around 86 residents per year indicating an increasing demand for community spaces and programmes. Peak growth is anticipated between 2027 and 2031.
- The weekly household income of Portarlington residents is significantly lower than the Victorian average, indicating a demand for local, low cost community services and programmes
- The population of Portarlington is significantly older that the Victorian population as a whole, further indicating both a demand and a capacity to engage with community programmes and facilities. Further this suggests a demand for local rather than remote facilities.
- Along with an advanced age, the Portarlington community exhibits a range of health support needs, with 40% of residents experiencing long tern health issues. This suggests a demand for not only health services, but recreational programmes which respond to health conditions.
- Almost 33% of Portarlington residents live in single person households, suggesting a need for local social interaction.

Community Engagement

- Community facilities that are local, accessible and multi-purpose in design are very important to the Portarlington community.
- Community facilities are used for a diversity of events and activities ranging from community meetings, festivals, art activities, music performances, sport, active recreation, early years learning and welfare programs. This suggest not only that the community values its existing facilities, but that the demand for enhanced facilities is high.
- The Portarlington community as a whole did not express a clear preference for either a single consolidated community hub or a network of satellite facilities
- The community has identified a range of key service and facility enhancements which would encourage and further facilitate their use of existing facilities.

Existing Facilities

- The location of various community spaces in close proximity provides an existing network with potential for improved synergies of space and program provision.
- Parks Hall; location, proximity to other facilities and hall area allow it to be well placed as a focus for community activity of varying types. Open space setting has capacity for extension or renovation to overcome compliance issues. Appears to be best opportunity to refurbish/expand to meet future community space needs.
- Senior Citizens Centre; available space and structure limits venue capacity. Has flexibility of use for small to medium scale events.
- Portarlington Recreation Reserve; more remote from town centre with existing buildings developed for tenant needs (multi use is difficult to achieve). Large open space suitable for development if not impacting on current users groups and events.
- Portarlington Preschool; limited space for expansion and limited opportunity for other community uses.
- Bellarine Community Health; will provide some community spaces for non-health related activities after the redevelopment.

- Masonic Centre; current use precludes any additional community use or activity
- Portarlington Primary School; prominent location and connection to Parks Hall suggests strong potential relationship. Various buildings provide opportunity for range of uses while maintaining school security
- St Andrews Church; location and buildings provide potential for diverse community use (possible performance / arts space). Condition and location of external toilets is a constraint

.

8. POTENTIAL FACILITY PROVISION MODEL

8.1 Potential Models for Community Space Provision

After reviewing the current provision of community functions and spaces for the Portarlington community, and the anticipated requirements of the community into the future, a schedule of suggested space needs has been developed. This schedule outlines both the type of spaces the community is understood to require, and also the preferred (though not mandatory) built area of each space. The schedule is outlined below.

The review of the current and projected Portarlington Community, the engagement with both stakeholders and the community in regard to community facility needs, and the review of existing facilities suggests either a "network" model (as currently exists, utilising existing facilities) or a "hub" model could be considered for the provision of community facilities and services into the future.

a) A Network of Facilities

The "network" model is an integrated series of venues for community uses and activities, utilising the series of buildings already existing in the heart of Portarlington.

Consideration of the existing facilities in Portarlington has revealed that the majority of the spaces on the schedule are either already provided for, or can be provided for with appropriate building modifications, indicating that, with enhancement to programming and functionality, existing facilities will meet the needs of the current and future Portarlington community.

Review of the space requirements of various community activities, and the existing facilities within Portarlington, would suggest a potential distribution of activities could include:

COMMUNTIY SPACE / ACTIVITY	PREFERRED AREA (m2)	PROVIDED (Y/N)	POTENTIAL VENUE
Administration / Office / Reception	60	Y	Parks Hall
Library Lounge	80	N	Parks Hall
Meeting Rooms	40	Y	Parks Hall / St Andrews Uniting Church
Community Kitchen	45	Y	Parks Hall
Kitchen Store	20	Y	Parks Hall
Community Room 1	100	Y	Parks Hall / St Andrew Uniting Church
Community Room 2 (Wet Activity Room)	90	Y	Parks Hall / St Andrew Uniting Church
Female Amenities / Change	32	Y	All venues
Male Amenities / Change	32	Y	All venues
Public Toilets	25	N	All venues
Accessible Toilet	10	Y	All venues
Family Amenities Room	10	N	Parks Hall
Computer Lab	40	N	Parks Hall

Technology Store	10	N	Parks Hall
Exhibition and Art Foyer	75	N	Parks Hall
Community Store Rooms	40	Y	Multiple venues as required
Multi-purpose Hall	350	Y	Parks Hall / Senior Citizens / St Andrew Uniting Church
Stage	80	Y	Parks Hall / Senior Citizens
Dressing Rooms (2)	40	Y	Parks Hall
Car Park (20 spaces)	420	Y	Senior Citizens
External Spill Out Space	variable	site dependent	Parks Hall
Community Garden	100	Y	St Andrews Uniting Church
MCH Consulting Room(s) 1	15	N	Formerly Bellarine Community Health Service, currently provided at Drysdale
Early Learning / Play Group	115	Y	Portarlington Pre-school / Portarlington Primary School
Outdoor Deck / Spill Out Space	variable	site dependent	All venues
Youth Programmes	Run in community rooms	Y	Parks Hall (space is available for youth programmes)

As implied by the space distribution above, the focus of a network model of space provision would be on Parks Hall, with other venues providing specialist or overflow spaces. This model could also take advantage of the potential to partner with St Andrews Uniting Church and other church facilities in the heart of the township to provide a new hall space suited to both the congregation and the community.

Specific spaces identified in Section 3 of this report which have indicated demand but which are not already being provided for are:

- Exhibition and Art Foyer
- Library Lounge
- Maternal and Child Health

The following diagrammes illustrate the network of facilities and include:

- An aerial overview of the relative location of community spaces and activities across Portarlington.
- A diagrammatic expression of the opportunities for future spaces within an upgraded Parks Hall. This diagramme reflects the table above in relation to the preferred future spatial functions and areas at Parks Hall.

No.	Description	Date

CohenLeigh Architects

Suite 1 Level 1, 5 Melrose Street
Sandringham, Victoria 3191

(03) 9521 6888
www.cohenleigh.com
info@cohenleigh.com

PROJECT
Portarlington Community Hub

CLIENT
City of Greater Geelong

PROJECT
211101

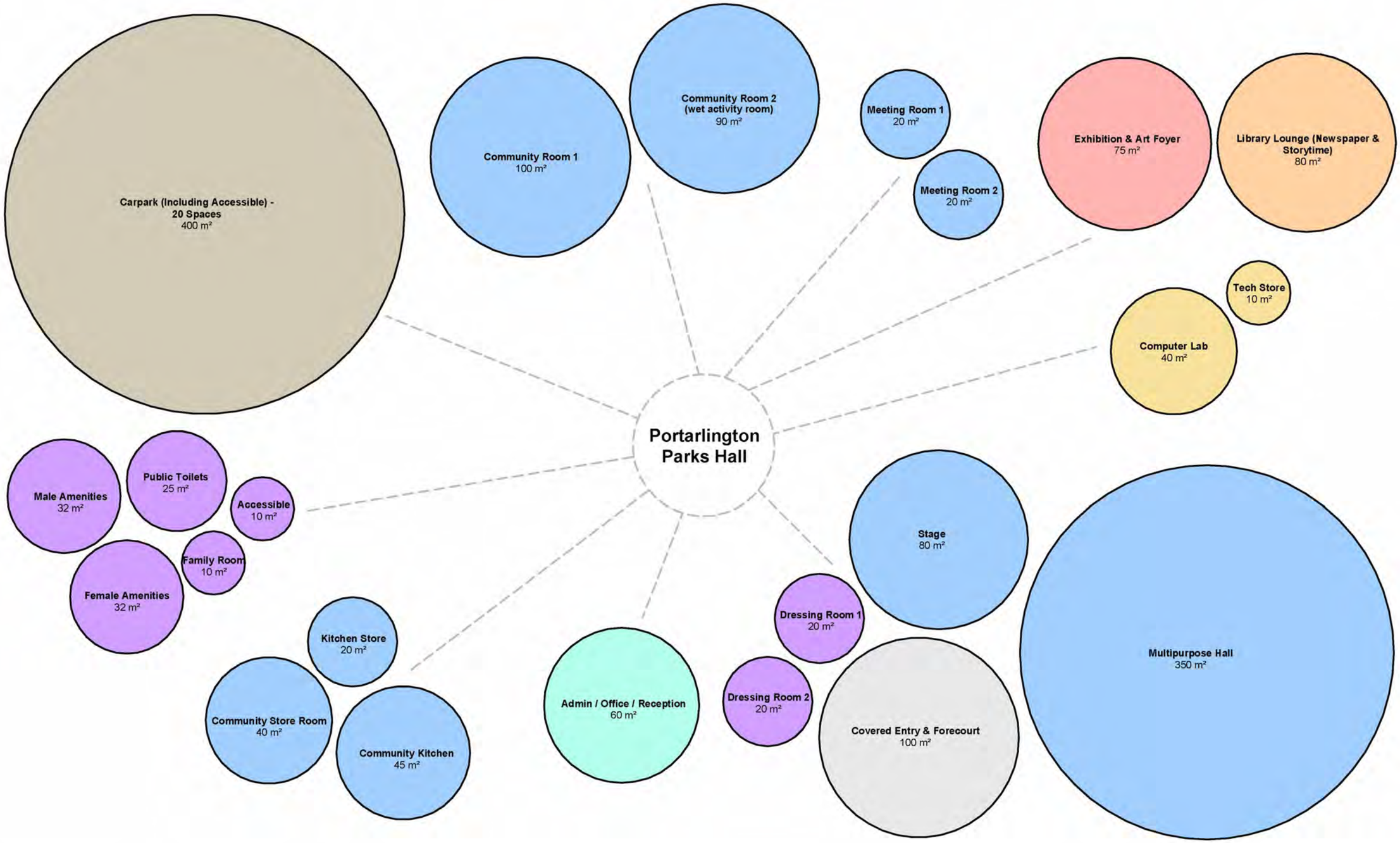
SCALE
1 : 5000

DRAWING TITLE
Spatial Distribution / Network

DRAWING
SK-02

REV

Figure 19



No.	Description	Date

CohenLeigh Architects

Suite 1 Level 1, 5 Melrose Street
Sandringham, Victoria 3191

(03) 9521 6888
www.cohenleigh.com
info@cohenleigh.com

PROJECT
Portarlington Community Hub

CLIENT
City of Greater Geelong

PROJECT 211101

SCALE 1 : 200

DRAWING TITLE
Opportunities - Parks Hall

DRAWING
SK-01

REV

Figure 20

b) Consolidated Hub Model

This model would see the construction of a new large-scale facility as a single focus for community uses and activity.

Based on recent community hubs developed by the City of Greater Geelong, the planning, design and construction of a consolidated hub is likely to have the following characteristics:

Approximate Cost: $15+ million

Land Area: 1-1.2 ha

Approximate time from planning to construction: 5-10 years

In review of the available sites, existing buildings and spaces, and current strategic documents, such as the Portarlington Recreation Reserve Master Plan, key issues associated with the consolidated hub model of community space provision include:

- Available open land in Portarlington (such as the foreshore or recreation reserve) is not owned by the City of Greater Geelong and will require extensive approval processes
- Available open land is highly valued by the community as open space
- The use of the Recreation Reserve for extensive community facility provision is not support by the Recreation Reserve master plan or by Social Infrastructure Plan policies such as Integration (with other community services) and Accessibility (from the main township)
- The need for significant new community space has not been demonstrated by community engagement
- The provision of new community space, in addition to existing space, will likely lead to under-utilisation of existing spaces or duplication of spaces

8.2 Comparison of Models for Community Space Provision

a) Strategic Policy

While a range of strategic documents have been considered and reviewed, the City of Greater Geelong's Social Infrastructure Policy (SIP) is key in guiding planning, provision and investment in social infrastructure. Comparison of the two potential models against the five key principles of the Social Infrastructure Policy is summarised below.

SIP Principle	Enhancement of existing network of facilities	A new consolidated hub
Accessibility	Facility improvements will be required to improve access for all abilities. Location of existing facilities is central and easily accessible via various transport means.	A consolidated community hub would be constructed to meet all modern accessibility requirements. Location is undetermined, however potential locations would be likely to either compromise on centrality and acessibility, or lead to reduced acess to open space.
Sustainability	ESD is considered in all facility upgrades . Utilises existing buildings, thereby being more financially sustainable. Costs of facility improvements is TBD.	ESD is considered in all new facilities. Requires significant costs, with existing facilities still requiring upgrade or removal.. Is likely to create 'over provision' and therefore under-utlisation of existing spaces.
Equitable Provision	Community needs remain at the forefront of program delivery as services across facilities can adapt to demand and need. Multiple facilities across town may result in achieving greater equity through provision of muitlple options for access to services and spaces.	Community needs remain at the forefront of program delivery as services delivered in multipurpose spaces can adapt to demand and need.
Integrated Provision	An integrated user experience could be achieved through appropriate booking systems, coordinated marketing,and partnerships in delivery.	Services would be provided in a single location, however physical co-location still requires effective partnerships to achieve true integration. Design can provide informal social spaces suited to a range of functions.

Adaptability	Multiple facilities can be easily adapted to meet current program demand by providing a range of user experiences across multiple facilities.	All new spaces would be required to enable multi-use functions, with no exclusive 'ownership' of spaces.

The review summarised above indicates that both potential provision models would comply with the Social Infrastructure Policy prinicples, albeit in different ways.

b) Community profile

Demographic data analysyed and summarised in Section 4 above reveals a range of sapces and services which the Portarlington community require now and into the fuure. Comparison of the two potential provision models reveals that both are able to provide the diversity and quantum of spaces required to meet anticipated community demand

c) Community engagement

As noted in Section 5 above, there was no clear preference for either of the potential provision models revealed though engagement with stakeholders, the general community or the Project Reference Group.

d) Site Review

Issues and opportunities emerging from the analysis of available sites has revealed the following as key considerations in the comparison of the two potential provision models:

	Network of enhanced existing facilities	Consolidated Hub Model
Cost	Unknown (subject to design) Staged across facilities	$ 15M+ as a single project
Site availability	Parks Hall, Senior Citizens Centre and Pre-school are existing communtiy facilities, with avaialbilty for appropriate community activities subject to primary function and management. St Andrews Uniting Church available for community use, along with other church facilities within the town	No currently available site. Use of public land in central Portarlington is likely to involve significant loss of open space.

Range of spaces	Multiple facilities in central Portarlington provide diversity in spatial dimension, fit-out amd character. Provision of community services and spaces across multiple venues is likely to provide for a broader diversity of spaces than in a single location / building. Multiple facilities across town may result in achieving more equitable access through provision of multiple options for access to services and spaces. Current spaces used for community actvity and services amounts to around 1500 - 2000m2 of existing space, comparable to a typical community hub)	A consolidated hub will provide a range of spaces in a single venue, however these are likely to be more limited in character and flexibility of use than spaces across multiple venues. A hub would require sharing of spaces, and limit provision of group specific allocated spaces, being a “multi-use” environment. The autonomy currently available to specific user groups with dedicated spaces would not be available in a hub environment. A typical community hub facility would occupy up to 2000m2 dependent upon location and requierd activities.
Managemtn	Multiple venues are currently managed by various agencies/bodies.	Management woud be undertaken by a single body, most likely the City of Greater Geelong, potentially through a third party agency.
Timing	The various facilities which would constitute the Network model are available for immediate use, subject to management arrangements (though it is noted that at times this use is limited by the functioanlity of the building), and, subject to available funding, can be upgraded sequentially, allowing for continual community activity.	A consolidated hub would have a five – ten year planning and construction horizon.
Activity	The progressive implementation of the Network model woud require existing activity and services to continue. An integrated user experience could be achieved through appropriate booking systems, coordinated marketing,and partnerships in delivery.	A consolidated hub would have no pre-existing activity, thereby enabling community services and activity to relocate from existing venues, where relevant, upon completion of the facility.

9. PREFERRED FACILITY PROVISION MODEL

Consideration of the range of factors affecting the provision of community infrastructure in Portarlington, including strategic policy, demographics and community profile, community and stakeholder engagement, and review of existing and available sites, has led to the Network model, meaning the enhancement of existing facilities within Portarlingotn, as being the preferred of the two broad models considered.

Key factors leading to this conclusion are:

- More sustainable and achievable investment while retaining flexibility in meeting community need.
- The lack of a suitable site in the heart of Portarlington without impacting open space values
- The potential for duplication of existing community spaces should a consolidated facility be developed, leading to under-utilisation of some facilities
- Reduction in the current diversity of community spaces, which currently supports a range of community programmes and services
- Immediate progressive delivery of enhanced functional spaces that are easy to access,in bokking and location, subject to funding
- Retention of existing partnership opportunities with other facilities and the surrounding open space
- Reduced capital cost for upgrade of existing facilities, compared to a consolidated hub facility

In summary, the Network model recognises that the “heart” of Portarlington is the central foreshore reserve, between Harding Street and Fisher Street (refer Figur 21) . The Network approach recognises that this “heart” is the focus of community, social, visitor and commercial activity in Portarlington. It recognises further that the unique aggregation of facilities that exist within walking distance of the town centre, the foreshore and each other is fundamental to the character of Portarlington. It therefore recommends a range of physical and functional enhancements which will not only preserve, but build upon, this character into the future.

Enhancing the existing network of facilities in Portarlington to best serve the current and future populations is supported by two key pillars:

- Building functionality
- Enhanced programming

Opportunities identified through this study are listed against each of these pillars in the table below.

PILLAR	OPPORTUNITY	IMPLEMENTATION
Building functionality Modifications to achieve contemporary building standards, including accessibility and ensure each facility is fit for its purpose and contributes to the network of facilities across Portarlington.	Consider building improvement works at CoGG owned/managed community facilities to: ▪ Improve programming opportunities (i.e. facilitate after hours use). ▪ Address concerns with accessibility and functionality.	Led by CoGG and included in the Social Infrastructure Plan Generation 2 and/or funded through recurring annual maintenance budgets. Once determined for funding, major building enhancements would follow a typical project planning / engagement/ design / documentation / construction process appropriate to the scope of the works.
	Advocate for building improvement works at State Government or privately owned/managed community facilities to: ▪ Improve programming opportunities (i.e. facilitate after hours use, social meeting spaces for informal interactions and meetings). ▪ Address concerns with accessibility and functionality.	Led by CoGG and/or Facility Coordinators and Community Groups
	As the largest building within the study area, the demonstrated importance to the community and opportunities for improvement, the following are suggested at Parks Hall: ▪ Expansion of the building footprint towards Newcombe Street to enhance building presentation, improve accessibility, provide compliant amenities, and provide a casual foyer area for information and socialisation. ▪ Provision of new spaces including larger office, wet activity room, technology room, informal meeting space (lounge area) and a combined library services / arts display space. ▪ Internal refurbishment of existing rooms to improve accessibility, functionality, heating and storage. ▪ Improvements to the main hall to enhance multi-functionality i.e. lighting, acoustics, partitioning. ▪ Enhance the current library space to provide opportunity to increase the library service offering within Portarlington (in conjunction with the mobile library service).	Led by CoGG and included in the Social Infrastructure Plan Generation 2.
Enhanced programming	Explore greater use of facilities in off-peak times, particularly in the evening. Explore increase of programs specifically targeted to babies, children and young people.	Led by Facility Coordinators and/or Community Groups Led by Facility Coordinators and/or Community Groups, with MCH led by CoGG

Enhancing the programming of existing spaces to respond to community building opportunities	Encourage community access to the pavilion at the Portarlington Recreation Reserve outside of peak sporting times. Review the system for booking rooms at Parks Hall to reduce complexity of booking spaces by the community.	Led by Portarlington Football Netball Club, Portarlington Cricket Club Led by CoGG
	Explore a coordinated approach to programming community facilities in Portarlington. Examples of this could include: ▪ Sharing of facilities, and use of alternate venues for programs, outside of the facility normally used by each group. ▪ Directory of community spaces made available to assist promotion and knowledge of options ▪ Managers of facilities working together and sharing information to improve programming and identify opportunities. ▪ Identifying opportunities to maximise utilisation by providing the right programs at the right time. ▪ Creation of partnerships for joint marketing and communications, surveys, funding/grant opportunities. ▪ Seeking a shared resource to support the above.	Led by Facility Coordinators and/or Community Groups

No.	Description	Date

CohenLeigh Architects

Suite 1 Level 1, 5 Melrose Street
Sandringham, Victoria 3191

(03) 9521 6888
www.cohenleigh.com
info@cohenleigh.com

PROJECT
Portarlington Community Hub

CLIENT
City of Greater Geelong

PROJECT
211101

SCALE
1 : 5000

DRAWING TITLE
Activity Heart

DRAWING
SK-03

REV

Figure 21

10. NEXT STEPS

Following the preparation of this draft report, the following steps are envisaged:

- Stakeholder and Community Engagement on draft report
- Review of engagement findings
- Updates to report based on engagement
- Preparation of final report.

The City of Greater Geelong Social Infrastructure Plan is aimed at ensuring future decision making and investment in community infrastructure and services is clear, fair, equitable, and based on evidence of need and insights from our community. The Social Infrastructure Plan brings together all of the City's social infrastructure strategies, plans, needs, priorities and responses in one place.

This report forms the evidence and insights for future investment in Portarlington, and will inform future iterations of the Social Infrastructure Plan. Generation 2 of this Social Infrastructure Plan (anticipated to be adopted July 2023), will include the opportunities identified in this Report to ensure they are considered for future implementation.

11. APPENDICES

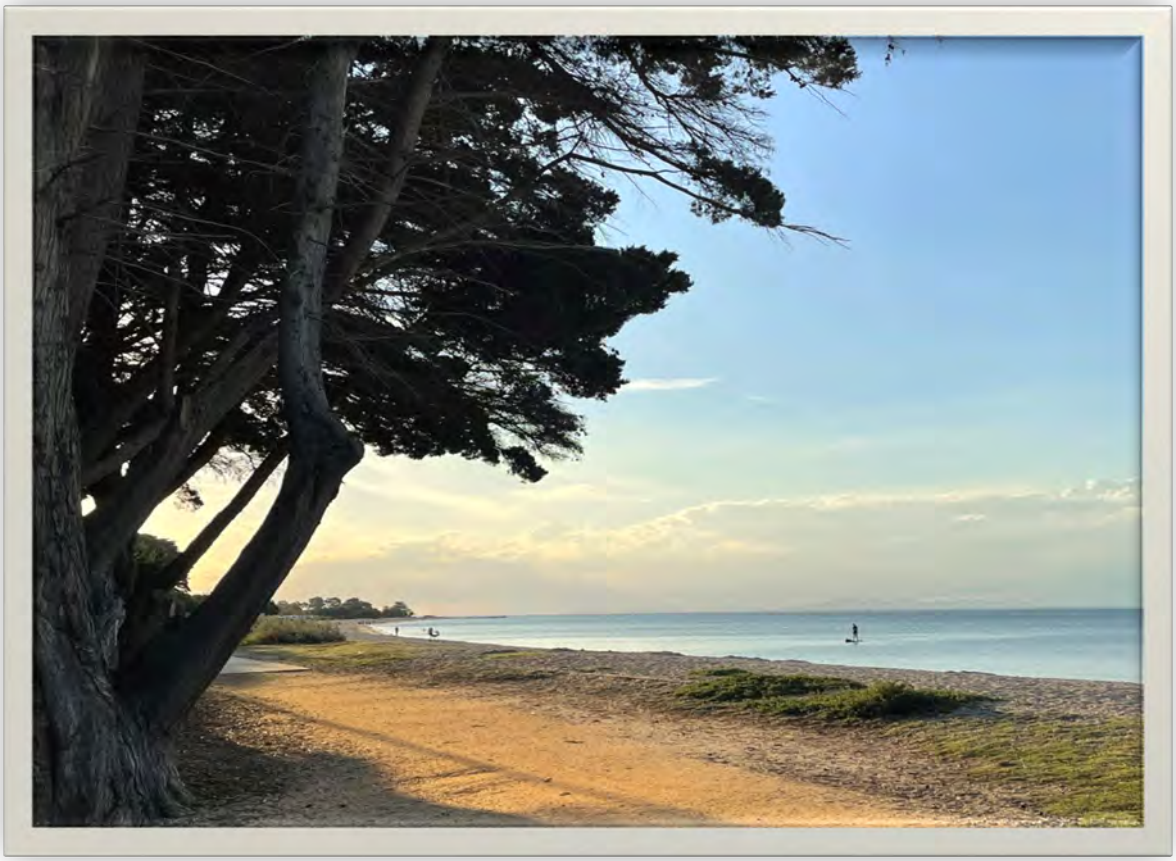
Appendix A Engagement Summary

Appendix B Site Comparison Matrix

Based on the site and building characteristics, and the existing community uses and activity outlined above, a comparison matrix has been prepared which summarises the elements of each venue pertinent to its suitability to contribute further to community spaces in Portarlington. The total for each venue, under the headings of Site, Building and Activity indicates the comparative suitability of the venue for further consideration. In each case, a higher score, out of a possible 100, represents greater suitability.

	Facility		Portalington Community Health Centre		Portarlington Masonic Centre		Portarlington Parks Hall		Portarlington Preschool		Portarlington Primary Shool		Portalington Senior Citizens Centre		Portalington Recreation Reserve (Football / Cricket Pavilion)		Portarlington Uniting Church (St Andrews Church Hall)	
	Site Address		39 Fenwick St, Portarlington		28 Brown Street, Portalington		87 Newcombe St, Portarlington		88 Newcombe St, Portarlington		100 Newcombe St, Portarlington		65 Newcombe St, Portarlington		Parkland		111 Newcombe St, Portarlington	
		Priority %	Score (0-100)	Weighted Score	Score (0-100)	Weighted Score	Score (0-100)	Weighted Score	Score (0-100)	Weighted Score	Score (0-100)	Weighted Score	Score (0-100)	Weighted Score	Score (0-100)	Weighted Score	Score (0-100)	Weighted Score
	Evaluation (Site Condition Attributes for a Community Hub)																	
1	Council Owned or Managed Land (Score of 50 = Private Owned, Score of 100 = Council Owned)	10.0%	50	5.0	50	5.0	100	10.0	100	10.0	50	5.0	100	10.0	100	10.0	50	5.0
2	Vehicular Access & Adeqaute Parking Including Bus Access (Adequate Parking = Spaces for 20 Cars)	5.0%	75	3.8	80	4.0	90	4.5	85	4.3	75	3.8	100	5.0	90	4.5	50	2.5
3	Prominent to Town Centre Activity Precinct	5.0%	70	3.5	60	3.0	100	5.0	100	5.0	90	4.5	90	4.5	10	0.5	75	3.8
4	Advantageous to Town Planning Requirements & Adequate buffer to neighbouring residences (proximity, noise & views)	5.0%	50	2.5	30	1.5	90	4.5	90	4.5	90	4.5	90	4.5	90	4.5	75	3.8
5	No Negative Development Impact	5.0%	40	2.0	30	1.5	90	4.5	90	4.5	90	4.5	90	4.5	90	4.5	75	3.8
6	activity (Including Schools)	5.0%	30	1.5	50	2.5	90	4.5	100	5.0	90	4.5	90	4.5	20	1.0	75	3.8
7	Synergy for Portalington 'Fesitval & Events' (relationship to foreshore)	5.0%	25	1.3	20	1.0	100	5.0	100	5.0	75	3.8	100	5.0	20	1.0	25	1.3
8	Existing DDA Accessibility (Site)	2.5%	50	1.3	75	1.9	50	1.3	65	1.6	60	1.5	85	2.1	50	1.3	75	1.9
9	Site Serviced by Public Transport	2.5%	75	1.9	65	1.6	90	2.3	90	2.3	90	2.3	90	2.3	20	0.5	75	1.9
10	Synergy for Open Space Opportunities & CPTED	5.0%	25	1.3	40	2.0	100	5.0	100	5.0	80	4.0	100	5.0	50	2.5	50	2.5
	Total Score (Site Analysis)	50.0%		23.9		24.0		46.5		47.1		38.3		47.4		30.3		30.0
	Evaluation (Capacity for Major Redevelopment - Consolidated Hub Model)																	
	Existing Building - Capacity for Major Redevelopment	20%	25	5	50	10	75	15	50	10	25	5	50	10	50	10	50	10
	Total Score (Redevelopment Capacity)	20%		5		10		15		10		5		10		10		10
	Evaluation (Existing Building Attribute for Program)																	
1	Suitability for Admin, Reception & Library Lounge Spaces	2.5%	50	1.25	75	1.88	90	2.250	30	0.75	0	0.00	65	1.63	25	0.63	25	0.63
2	Suitability for Meeting Rooms (2)	2.5%	50	1.25	50	1.25	100	2.50	60	1.50	0	0.00	70	1.75	50	1.25	50	1.25
3	Suitability for Provision of Amenities	2.5%	50	1.25	60	1.50	70	1.75	60	1.50	0	0.00	70	1.75	50	1.25	25	0.63
4	Suitability for Technology Spaces	2.5%	50	1.25	50	1.25	70	1.75	50	1.25	0	0.00	25	0.63	25	0.63	25	0.63
5	Suitability for Community Kitchen & Storage	2.5%	50	1.25	60	1.50	90	2.25	50	1.25	0	0.00	75	1.88	50	1.25	50	1.25
6	Suitability for Community Activity Rooms (2)	5.0%	25	1.25	60	3.00	75	3.75	65	3.25	0	0.00	60	3.00	75	3.75	50	2.50
7	Suitability for Multi-Purpose Hall Space & Stage	2.5%	10	0.25	40	1.00	100	2.50	20	0.50	0	0.00	20	0.50	50	1.25	50	1.25
8	Suitability for Art & Exhibition Display Space	2.5%	30	0.75	75	1.88	90	2.25	25	0.63	0	0.00	50	1.25	25	0.63	50	1.25
9	Suitability for External 'Treatment'	2.5%	30	0.75	50	1.25	50	1.25	50	1.25	0	0.00	50	1.25	25	0.63	50	1.25
10	Suitability for Community Garden	2.5%	20	0.50	70	1.75	50	1.25	50	1.25	0	0.00	10	0.25	25	0.63	75	1.88
11	Suitability for External 'Spill Out'	2.5%	10	0.25	20	0.50	90	2.25	90	2.25	0	0.00	75	1.88	50	1.25	75	1.88
	Total Score (Building Analysis)	30.00%		10.00		16.75		23.75		15.38		0.00		15.75		13.13		14.38
	Total Score	100.00%		38.88		50.75		85.25		72.50		43.25		73.13		53.38		54.38

Portarlington Community Facilities Community Engagement Report



May 2022

communityvibe

Contents

Introduction 1

Survey 3

Activities and services that people currently access in Portarlington 4

Community facilities used to access activities or services 5

Services used outside Portarlington 6

Activities or services used outside Portarlington that are also based locally 7

Accessing activities and services elsewhere when such activities and services are available locally 7

Activities or services desired locally by residents 8

Usage of upgraded or additional activities and services in the future 8

Rating of existing facilities by community members 9

Improvements required to facilities 10

Other comments 12

Feelings about living in Portarlington 13

Key stakeholder meetings 14

Written submissions 41

Introduction

As part of a review of community facilities in Portarlington, the local community was invited to provide information about their need for community facilities. Three key tools were utilised to gather this information. These tools included a survey, key stakeholder meetings and written submissions. An overview of each of the tools is provided below, followed by more extensive details of the data obtained from each of these tools.

Survey

167 surveys were completed by local residents in an attempt to better understand the types and location of community facilities, programs and services used by local residents and the types and location of community facilities, programs and services desired by local residents. Survey respondents were also asked to identify any improvements required to facilities in Portarlington. The survey was available on the City of Greater Geelong's website from 9 March to 11 April 2022.

Survey respondents regularly attend local events such as markets and festivals and tend to use a variety of places and spaces such as the foreshore, the recreation reserve, the park, Parks Hall and WG Little Reserve. Outside the town, local residents tend to access services that may not available locally or are of a higher standard such as aquatic centre, leisure / recreation facilities, health services, library, shops and entertainment. A high percentage of survey respondents stated that they would like to have all of these activities / services available locally.

Although some survey respondents spoke about the need to demolish existing buildings and replace with a designated community hub, many spoke about the way in which existing facilities could be improved, especially Parks Hall, the foreshore, Portarlington Recreation Reserve, Portarlington Park and the Senior Citizens Hall.

Key stakeholder meetings

19 meetings were held with key stakeholders to discuss their particular needs regarding facilities. The majority of these meetings were held face to face, although some were held online. Whilst some groups spoke of the need for a new community hub, others spoke about improvements required to existing facilities so that they could be more effectively used by local residents and for events such as the Mussel Festival and the Celtic Festival.

Written submissions

30 written submissions were received from community members. These submissions focussed on a variety of topics related to facilities and infrastructure in Portarlington. The most frequent comments related to the need for a static library service.

Implications

Community facilities that are local, accessible and multi-purpose in design are very important to the Portarlington community. These facilities are used for a diversity of different events and activities ranging from community meetings, festivals, art activities, music performances, sport, active recreation, early years learning and welfare programs.

Through our various engagement activities, we heard from some members of the community that a new purpose-built community hub providing a 'one stop shop' where a multitude of programs and services are delivered is required, but also heard from others that they like having a diversity of 'satellite' facilities available throughout the town, especially in the foreshore area, but that these facilities may need to be upgraded slightly to better meet the existing and future needs of the community.

As there is no clear preference from the community regarding a new community hub as opposed to a satellite option, further work will be undertaken by the project team to explore the feasibility of each of these options. Some key considerations regardless of which option is selected, will include:

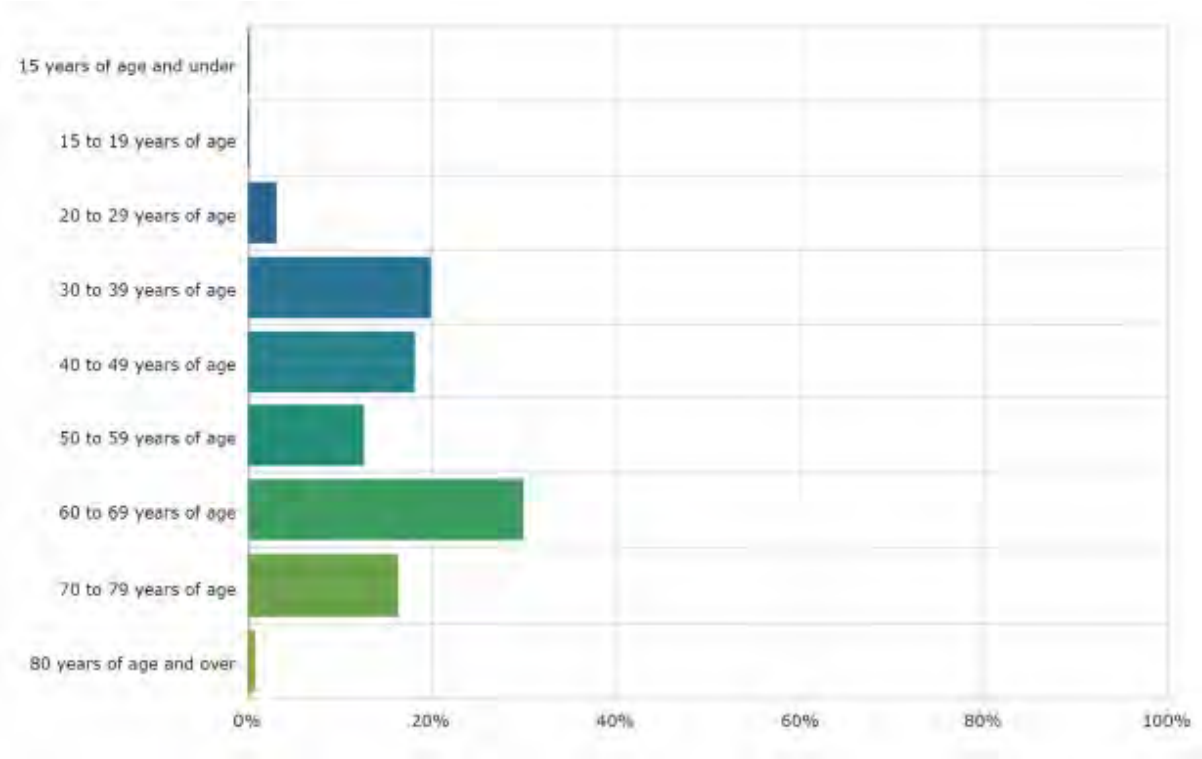
- improved accessibility for people of all abilities
- appropriate layout of buildings to ensure access to toilets and kitchens
- art activity and exhibition spaces
- a model for delivering library services
- meeting / activity spaces of differing sizes
- good acoustics
- taking advantage of the views over the foreshore
- storage space for community groups
- heating / cooling
- provision of tourist information
- affordable hiring fees
- easy booking system.

Survey

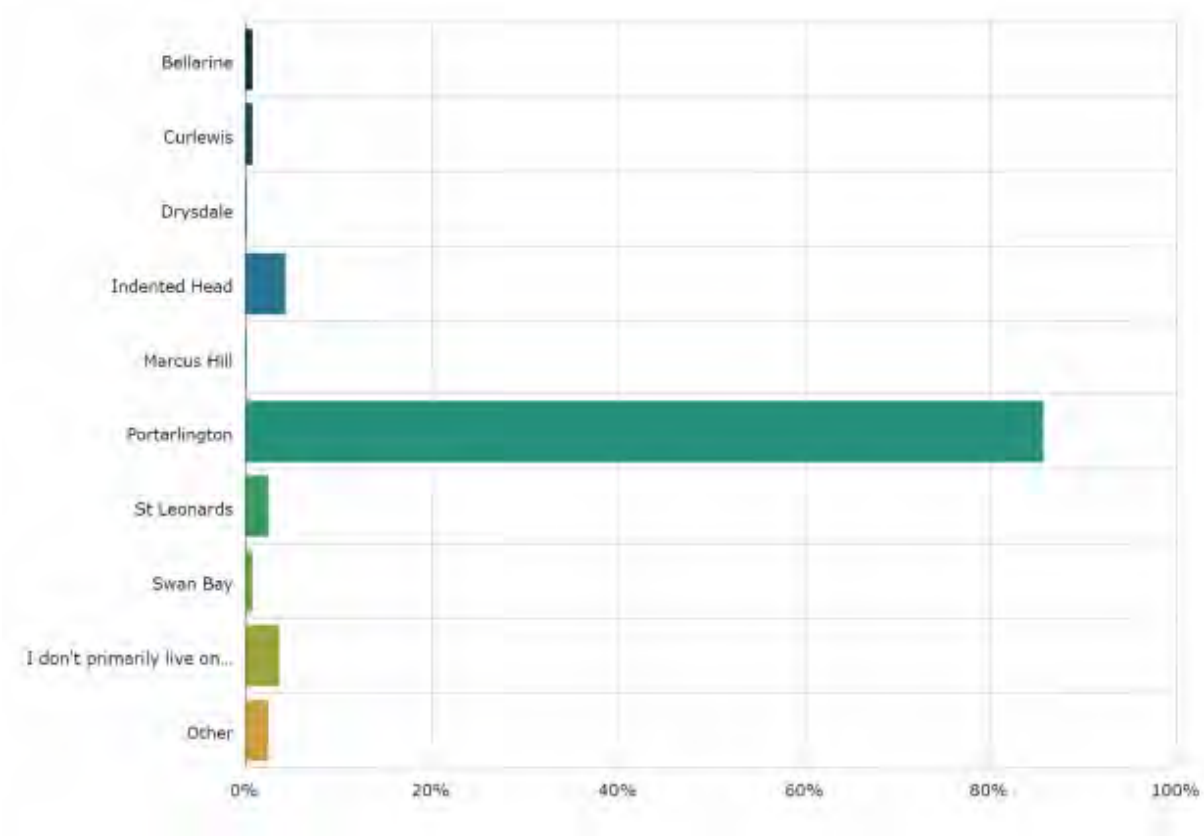
A survey was designed to understand more about where and what type of activities and services local residents access in Portarlington and neighbouring areas. A total of 167 surveys were completed. Of those who completed a survey, the majority fell into the following age cohorts:

- 60-69 years of age (30%)
- 30-39 years of age (20%)
- 40-49 years of age (18%).

No one under 20 years of age completed a survey, and only one person over 80 years of age completed a survey.



The place of residence, was as expected, primarily Portarlington (86%), followed by Indented Head (45) and those with a holiday house in Portarlington and surrounds.

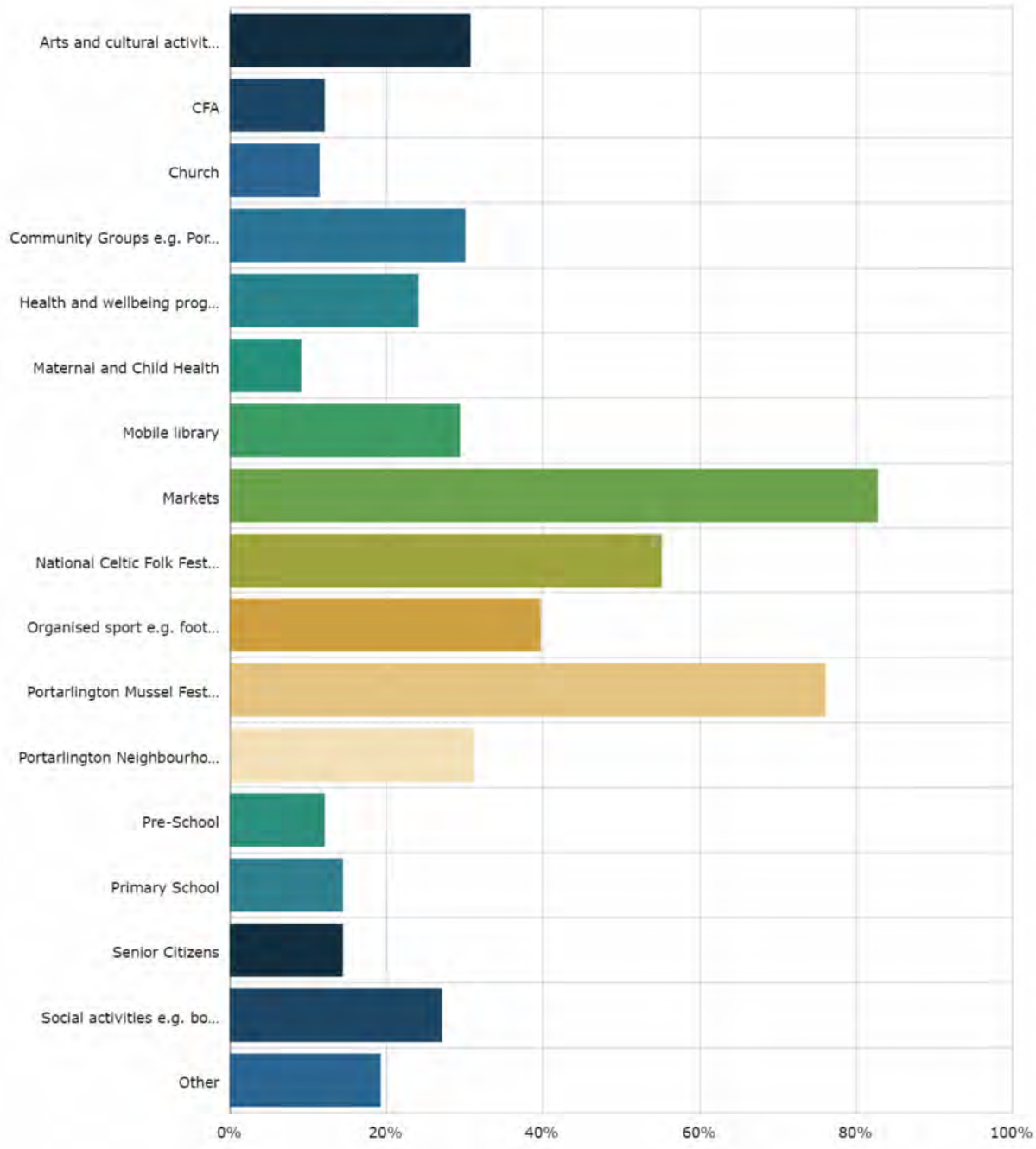


Activities and services that people currently access in Portarlington

Respondents were asked to identify the types of activities and services that they currently access in Portarlington. The five most popular answers related to events primarily, followed by sport and community programs, i.e.

- markets (83%)
- Portarlington Mussel Festival (76%)
- the National Celtic Folk Festival (55%)
- organised sport (e.g. football, netball, cricket, tennis, golf and Park Run) (40%)
- Portarlington Neighbourhood House Programs (31%).

The full list of responses follows:



In terms of 'other' responses mostly related to other forms of leisure and recreation (e.g. foreshore playground); other community groups (e.g. Bellarine Women's Network), organised sport (e.g. tennis) and other events (e.g. North Bellarine Film Festival).

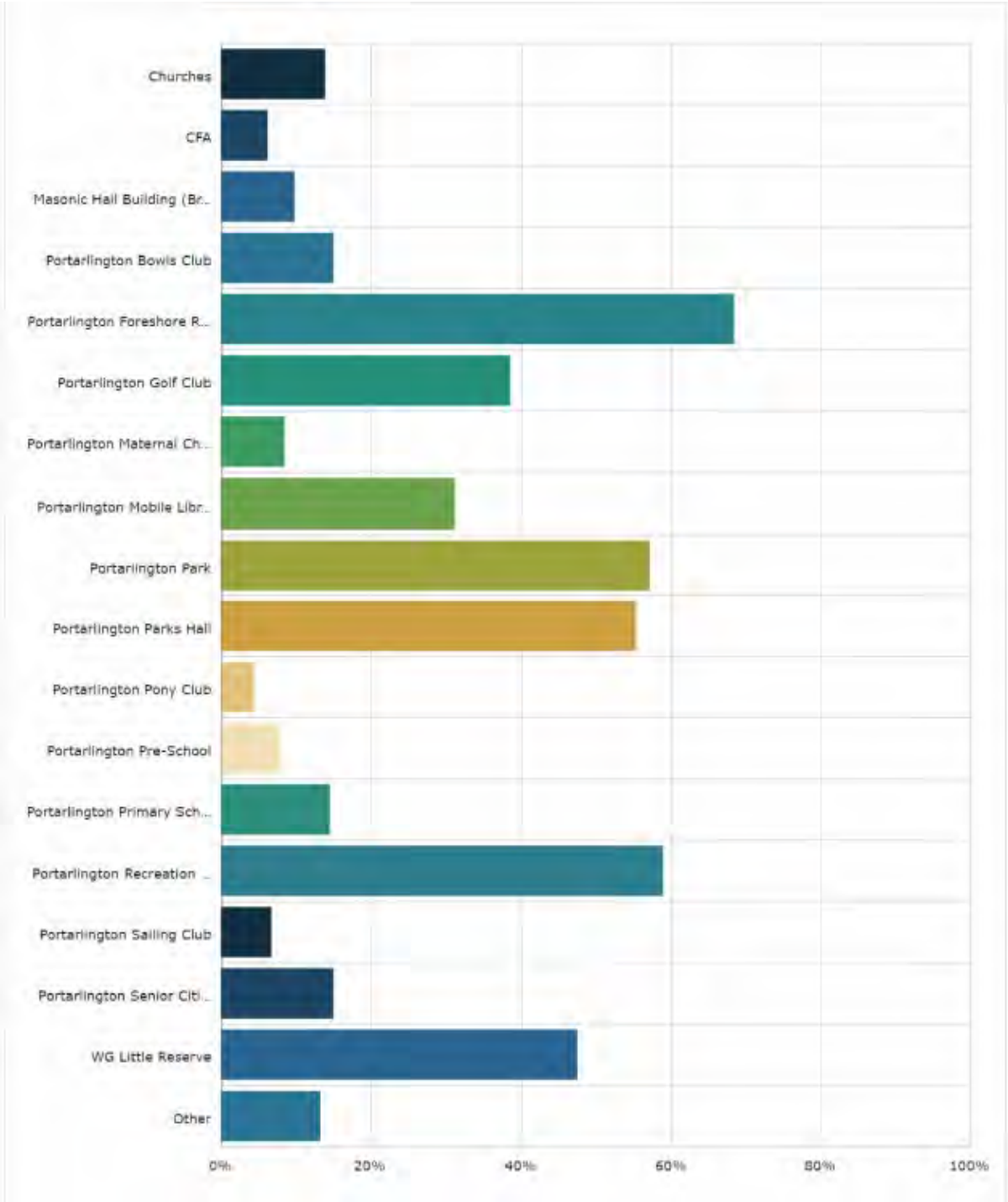
Community facilities used to access activities or services

The five most frequently listed facilities that survey respondents said that they use in order to take part in their desired activities or services include a mixture of outdoor and indoor venues such as:

- Portarlington Foreshore Reserve (66%)
- Portarlington Recreation Reserve (and associated facilities) (59%)
- Portarlington Park (57%)
- Portarlington Parks Hall (55%)

- WG Little Reserve (47%)

The full list of responses follows:



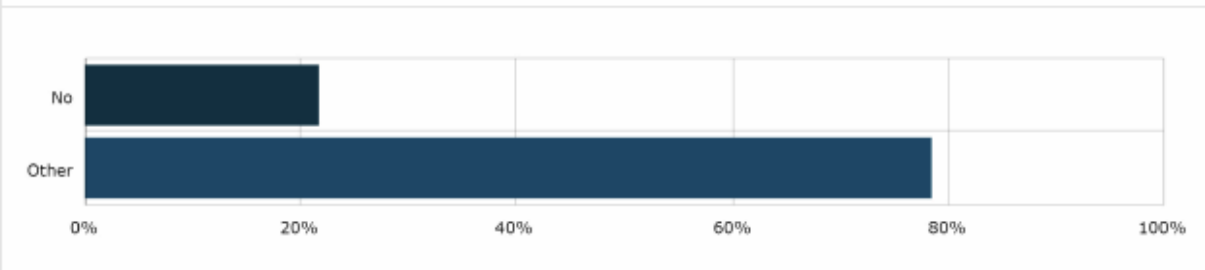
The 'other' types of activities or services used include: facilities with a specific purpose (e.g. The Mill or the Guides Hall), parks and reserves, foreshore facilities and private facilities.

Services used outside Portarlington

Just over one fifth of local residents (22%) only undertake their activities or use services based in Portarlington. The remaining 78% undertake activities and use services outside Portarlington (either

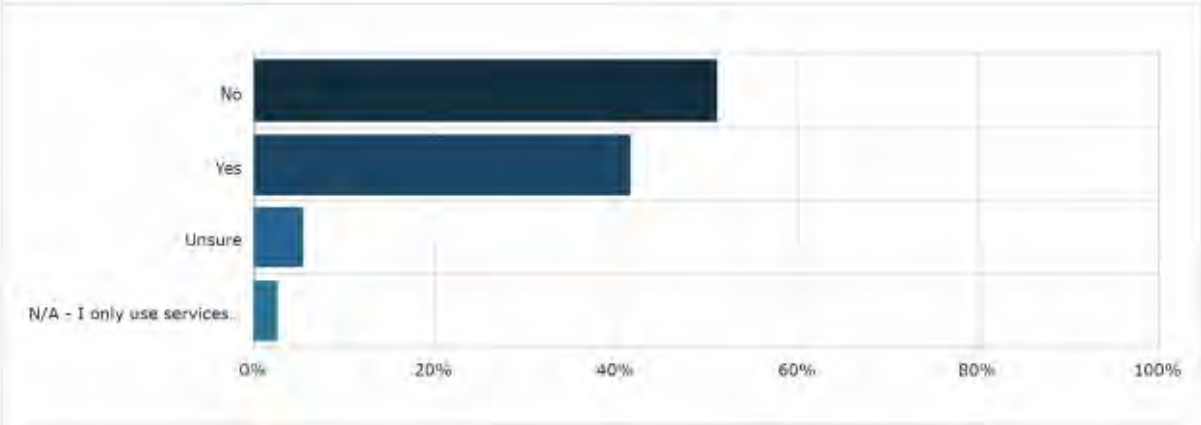
exclusively, or in addition to activities and services in Portarlington). These activities and services include:

- Swimming pool – 29
- Leisure and recreation -24
- Medical / allied health - 22
- Library – 19
- Shopping and entertainment – 15.



Activities or services used outside Portarlington that are also based locally

Just over half the people who completed a survey said that of the activities they take part in or the services that they access outside Portarlington, are not available locally. 41% said that these activities or services are also available locally, but they choose to take part in these activities or use these services outside Portarlington. A further 5% said that they were unsure and 2% answered 'not applicable'.



Under 'other', survey respondents suggested that the key reason they access activities and services elsewhere is because of lack of availability.

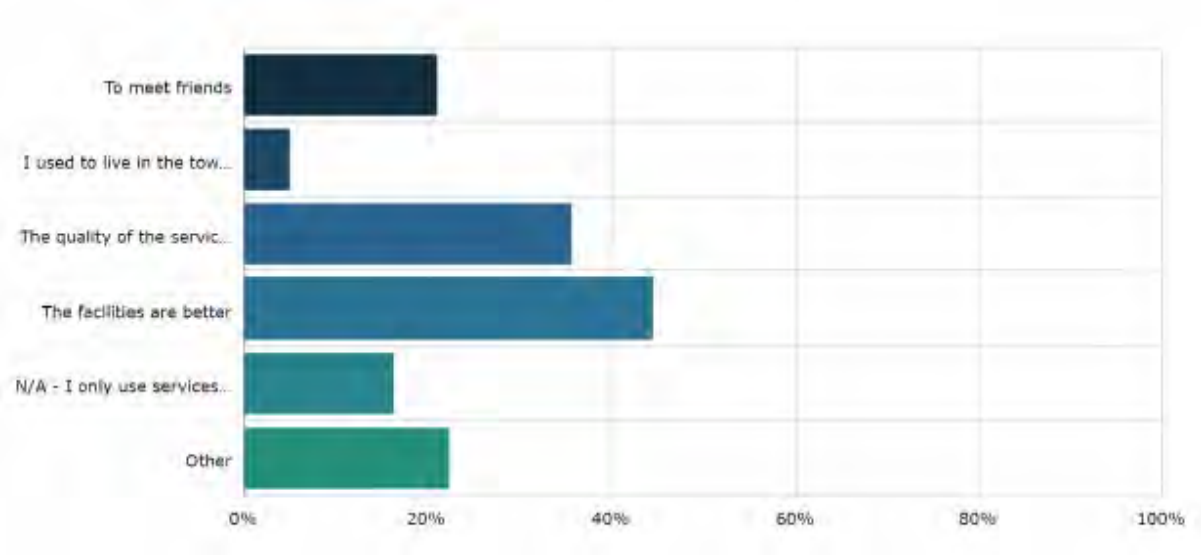
Accessing activities and services elsewhere when such activities and services are available locally

For people who access activities or services outside of Portarlington, when a similar activity or service is available locally, the key reasons why include:

- The facilities are better (44%)
- The quality of the service / activity is better (35%)

- To meet friends (21%)

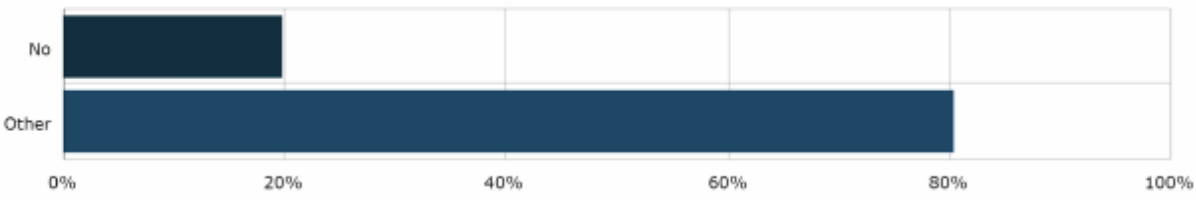
The full list of responses follows:



Activities or services desired locally by residents

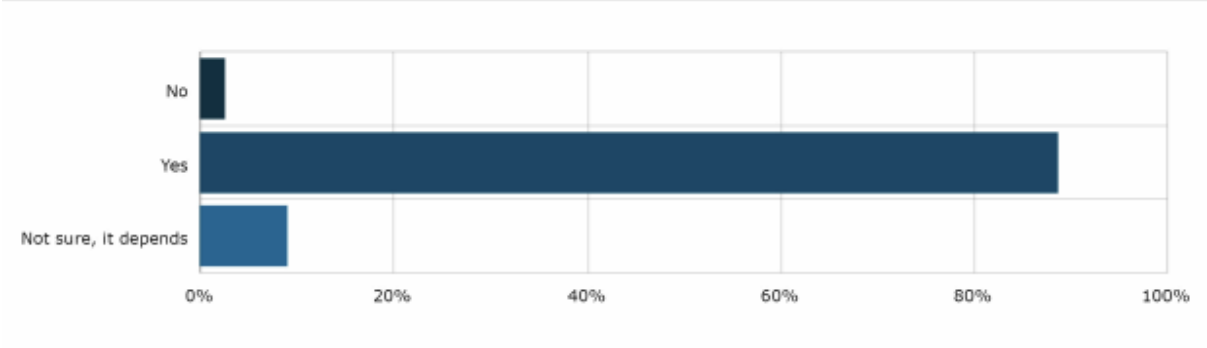
Survey respondents were asked to identify any activities or services that they would like to access locally, but which are not currently available in Portarlington. 20% of people stated that there were no activities or services that they would like to access locally. Of the remaining 80%, desired activities or services primarily related to:

- Swimming pools – 42
- Leisure and recreation – 23
- Library – 15
- Shopping and entertainment – 14
- Medical / allied health - 10



Usage of upgraded or additional activities and services in the future

People who completed a survey were asked whether or not they would use activities and services in the future if they were available locally. 88% said that they would, 9% said that they are unsure and 2% said no.



Rating of existing facilities by community members

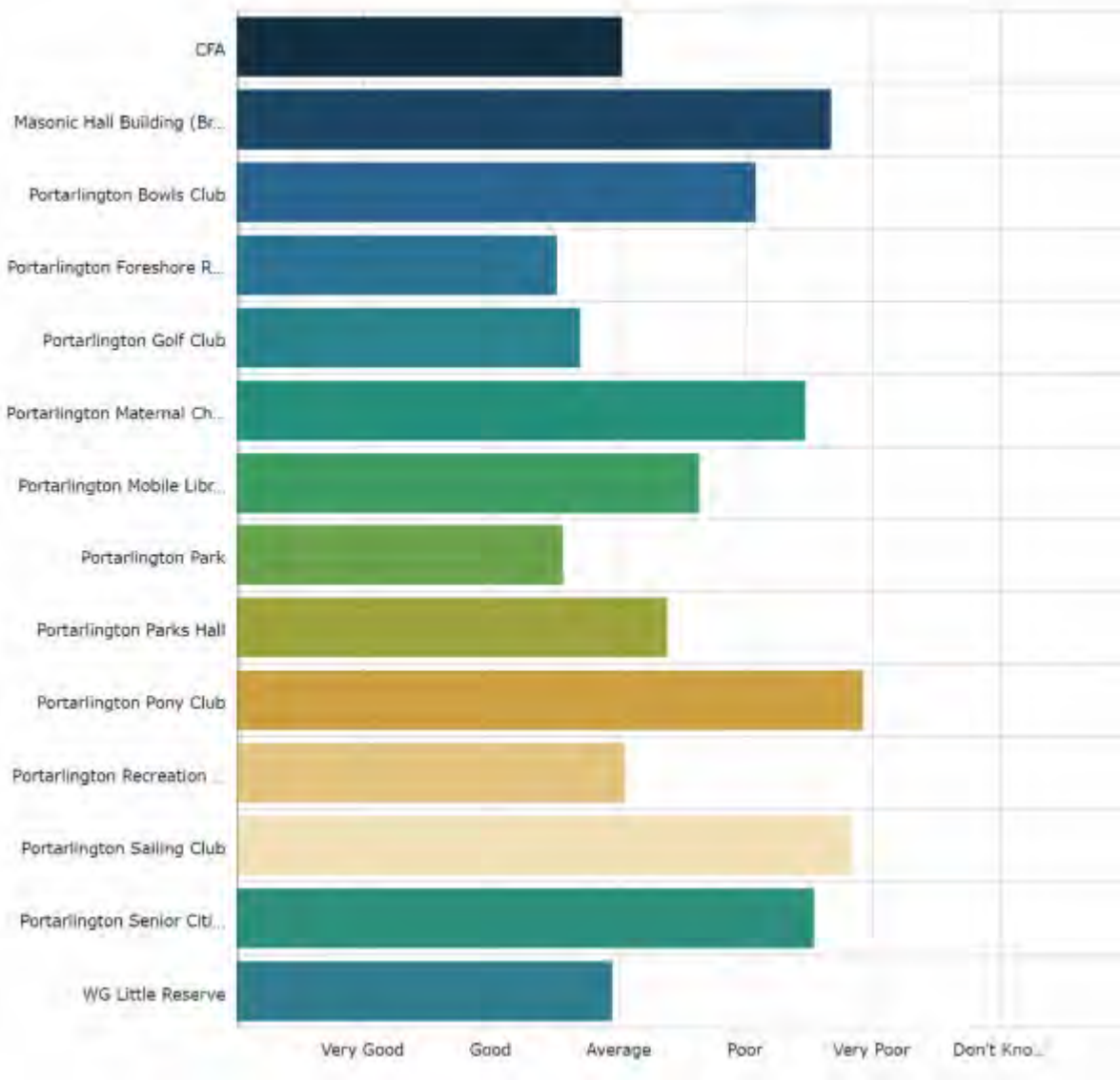
Community members who completed a survey were asked to rate various community facilities in Portarlington in relation to how well these facilities meet their needs (not necessarily the condition of these facilities).

Those with the highest rating include:

- Portarlington Park
- Portarlington Foreshore
- Portarlington Golf Club.

Those that rated the lowest include:

- Portarlington Pony Club
- Portarlington Sailing Club
- the Masonic Hall building.



Improvements required to facilities

Survey respondents were asked to describe any improvements that feel may be required to better meet their needs now and into the future. A variety of answers were received. These answers have been tagged and the top five responses include:

- Upgrade (28%)
- Parks and reserves (20%)
- Hall (18%)
- Foreshore (10%)
- Roads and paths (8%).

The word cloud below shows some of the thinking from community members

More detailed responses are provided below. Community priorities appear to be improvements to Parks Hall, the foreshore, Portarlington Recreation Reserve, Portarlington Park and the Senior Citizens Hall.

Improvements required	No.
Parks Hall upgrade – include library and study area, dated and unfriendly, utilise water views, better maintenance and cleaning, not suited to be a neighbourhood house, should be self-managed, improve accessibility, knock down and rebuild, include conference facilities in a new build, wet area, more storage space, need larger offices, too dark and dingy, no room for Genealogy Club, used for too many activities, needs to be more user friendly, need to be able to access on weekends, not a useful or well-functioning space for a neighbourhood house which requires smaller more intimate spaces without noise distraction, activity spaces are too small	24
Foreshore – upgrade site, upgraded public toilets, better BBQs, more entertainment and sports, permanent sun umbrellas, water sports hire, better landscaping, lighting, seating, drinking fountains, more bins, more paved walking area along the beachfront, need more canopy trees for sun protection and to maintain the area's natural significance, more water-based activities, have a permanent marker (bollard, marked fencepost, painted line, etc) at the 2.5km turnaround point on the foreshore path, finish sealing path, develop path up the hill to Edwina's Cafe	19
Portarlington Recreation Reserve upgrade, more bins, tables and chairs under the trees for shade, new netball courts, upgrade tennis courts and tennis club house, better landscaping, lighting, seating, drinking fountains, develop an indoor pool at the reserve, works need funding, weatherproof grandstand, more space for recreation, place more suitable floor in area where table tennis is played, upgrade sports facilities, install boardwalks, rejuvenate the environmental values, create pedestrian access from the southern side (Welfare St), new cricket nets, new football facilities, better use of space	18
General – many buildings outdated and not fit for purpose, knock all buildings without heritage value down and start again, replace very tired facilities, need to invest in a lot of the facilities to bring them up to scratch	15
Portarlington Park – needs an upgrade, more picnic tables, more shade, playspace needs a fence near road and speed limit reduced, need more play opportunities for toddlers, repair play equipment promptly, upgrade toilets, playground needs more than one toddler swing and needs new slides, more shade cloth, more seats	12
Senior Citizens Hall - interior improvements needed, needs a good clean-up, too small, develop a deck to capture views	10
Aquatic facilities – renovate and re-open, develop new, include a gym	9
Community hub - develop a new community hub to meet the needs of lots of groups, develop a new hub on site of existing Parks Hall and Senior Citz building, include a space to display art work, flexible spaces	9
Library – new library, improved access, provide computer access, provide magazines	7

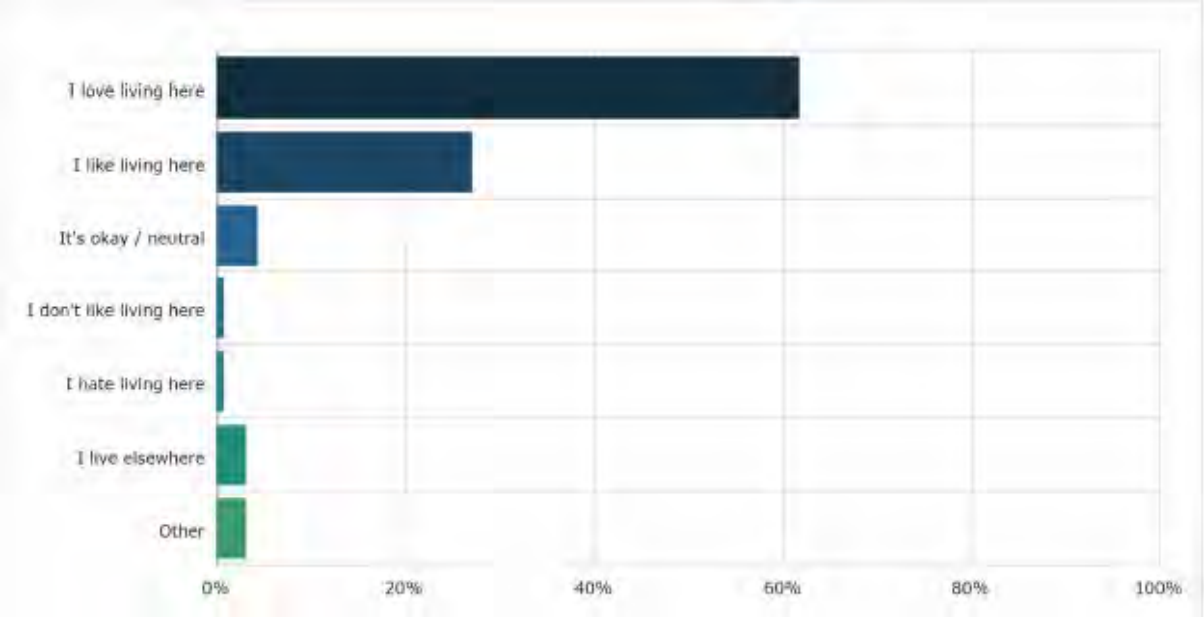
Improvements required	No.
Sailing club - needs new club rooms, relocate to port / pier harbour, poorly positioned out of site	4
WG Little Reserve – better landscaping, lighting, seating, drinking fountains, more shade trees, club needs more space to grow	4
Beach – clean up the beach	3
Dog park – airfield, fenced and dedicated dog park	3
Neighbourhood house – needs an upgrade, need a separate neighbourhood house	3
Accessibility – facilities need to be accessible for wheelchairs and should have hearing loops installed	2
Bowls club - needs updating	2
Golf Club - needs a meeting area away from noise of staff making coffees, add driving range and mini golf, bring back cheap lunches	2
Toilets - need soap in the toilets at the skate park end of the park, unisex toilets	2
Indoor venues – needed for indoor winter activities	2
Activities – provide Council holiday activities	1
Bellarine Agricultural Show – build a new shed	1
Botanic Garden - develop	1
Childcare centre – needed in Portarlington	1
Child health care – want services available locally	1
Footpaths – to connect facilities	1
Information – need to better communicate what services are provided	1
Kindergarten - parking will need to be expanded as the town grows.	1
Mobile library – after hours visits	1
Parking – more ore parking and disabled parking	1
Paths - more walking paths/foot paths e.g. point Richards Road	1
Primary School – improve safety of Fenwick Street – road edges sealed and safe crossing installed	1
Programs	1
Skatepark - upgrade	1
Streetscape upgrade – Newcombe St	1

Other comments

Survey respondents were able to provide additional comments about community facilities, activities or programs in Portarlington. A variety of answers were received and many are similar to those listed in the previous question. These answers have been tagged and the top five responses include:

- Roads and paths (29%).
- Foreshore (24%)
- Parks and reserves (24%)
- Age diversity (15%)
- Big picture thinking (14%)
- Tourism and events (14%)
- Community (14%).

The word cloud below shows some of the thinking from community members

Feelings about living in Portarlington

Survey respondents were asked how they feel about living in Portarlington most of the time. Almost two thirds of respondents (62%) love living here, with a further 30% who say they like living here. 1% of people said that they hate living here.