

# **Kialla Community Infrastructure Needs Assessment**

**Final Report V1  
March 2023**

ASR Research Pty Ltd

## EXECUTIVE SUMMARY

### 1. Objectives of community infrastructure needs assessment

- Identify the demand for community infrastructure generated by future residential development in Kialla in the context of the broader development of Shepparton City.
- Identify capacity of existing and planned infrastructure in Kialla and the remainder of Shepparton City to cater for this demand.
- Identify the gaps in infrastructure provision in Kialla and how these gaps could be addressed in Kialla and the remainder of Shepparton City.

### 2. Development context

- Existing Kialla residential area – around 6,768 people.
- Five new residential development areas in Kialla – Kialla South, West, North and Central Growth Areas and Waterbird Creek
- Kialla North the largest development area and with a short term timeframe 1-5 years. Kialla Central's timeframe and lot yield still to be determined.

Development areas	Approximate area in hectares	Timeframe	Est dwelling yield	Est population yield
Kialla North Growth Area	480ha	Short	1500	3600
Kialla West Growth Area	440ha	Medium	800	1920
Kialla South Growth Area	310ha	Medium	350	840
Waterbird Creek	14ha	Short	170	408
Kialla Central	TBC	Long term	TBC	TBC

- The Kialla Growth Areas are five of a number of certain/potential development areas in Shepparton City. At full development, these Growth Areas could yield an additional 10,575 lots and accommodate an extra 25,380 people.

### 3. Key findings of community infrastructure assessment

#### 3.1 Early years facilities

- At full development, Kialla will generate demand for 196 kindergarten places. The existing kindergarten programs in Kialla will not have the capacity to meet this demand. A new childcare centre is being planned for Kialla. This will provide some additional capacity. However, more capacity will be needed. Three new kindergarten rooms should be provided in the Growth Areas.
- There are two M&CH centres in Kialla. Kialla at full development will generate demand for 13 sessions per week. The existing centres in Kialla will have the capacity to meet this demand. However, Council from an accessibility and convenience perspective, may want to provide a location in the one of the Growth Areas. This could be situated with a kindergarten facility in an integrated children's/community centre.

- Kialla Township at full development will generate demand for 283 childcare places. Currently, there are two childcare centres in Kialla offering 158 places, leaving a shortfall of 125 places. A new private centre is being planned in Kialla. This will provide additional capacity. A second centre is likely to be required.
- The Kialla North Growth Area is the most appropriate location for the early years facilities described above. It will have the largest population of the Kialla growth areas and is the most distant growth area from the existing kindergarten locations.

### 3.2 Health/Community Support Services and Facilities

- Kialla's primary health and mental health care needs will continue to be met by the Goulburn Valley Regional Hospital, Shepparton Private Hospital, Goulburn Valley Health, Rumbalara Health Services, Primary Connect, Headspace, APMHA HealthCare Ltd and private allied health and community health practitioners.
- Several GP, dental and allied health clinics operate in Kialla. The further development of Kialla will increase demand for these services - a rise in Kialla's population of 6,768 will generate demand for 3-5 more general practitioners. These practitioners will join existing or new practices and will most likely operate from purpose-built premises. Specialist medical and allied health practitioners, such as physiotherapists, may also operate from these practices.
- 25 community support/care providers operate in Kialla and Shepparton on a full or part-time basis. These services will expand as the populations of Kialla and Shepparton City grow. Other providers may also establish programs in Kialla and Shepparton. Many of the providers will occupy their own or rented spaces. Some will seek access to publicly owned facilities.

### 3.3 Education Facilities

- Three primary schools are located in Kialla. At full development, Kialla will generate 1,250 primary school enrolments. This includes 590 from the Growth Areas. The existing schools in Kialla and Shepparton have spare capacity and will be able to meet some of this demand. However, an additional primary school location/s may be needed. Provision should be made for a primary school in the Growth Areas. The Kialla North Growth Area is the most suitable location.
- There is no secondary school in Kialla. At full development, Shepparton City will generate 6,550 secondary school enrolments. This includes 1,060 students from Kialla at full development. The existing schools and the new Anglican College in Shepparton will be able to meet most of this demand. However, an additional school location may be needed. The Kialla North Growth Area could be the best location for this school. The secondary school could be located in a precinct with the proposed primary school and early years facilities.
- GO TAFE, Latrobe University and Melbourne University operate in Shepparton. All have expanded their facilities in recent years and are planning further expansions over the next decade. These institutions have regional and state-wide catchments. They will be able to meet future demand.

### 3.4 Cultural facilities/community centres/meeting spaces

- The recently opened Shepparton Art Museum has the capacity to meet future demand for art exhibition and museum displays from Kialla and Shepparton City. There are two performing arts venues in Shepparton City – the Eastbank Function Centre/Theatre facility in Shepparton and the Westside Theatre at the former Mooroopna Secondary School Site. The theatres at Eastbank and Westside have spare capacity and could

provide for future demand. Council has undertaken some preliminary research into how to provide for future demand. The research suggested a facility option where the Eastbank Centre was redeveloped as two distinct facilities – a theatre and function centre. This venue would have the capacity to satisfy future function facility demand.

- There is one static library in Shepparton City. It will not be able to satisfy demand from Shepparton City at full development. The population demand would support additional libraries. A prominent, central site in the existing Kialla Township would be the preferred location for the Kialla library. Ideally it would be part of community facility precinct.
- Population growth in Kialla will generate additional demand for meeting space. Extra capacity will be required. This could be provided at the proposed Kialla library in existing Kialla and the recommended children's centre in the Kialla North Growth Area.

### 3.5 Recreation facilities

- A redeveloped/expanded Aquamoves centre and the Mooroopna Pool will be able to cater for Kialla's aquatic needs at full development. The 12 existing and 4 planned multipurpose indoor courts in Shepparton City will be sufficient to meet the demand from Kialla and Shepparton City at full development.
- The 8 tennis courts, 2 bowling greens and 2 netball courts in Kialla will have the capacity to satisfy future demand.
- Additional capacity will be needed in Kialla to meet future outdoor sporting demand. The works outlined in the Kialla Park Masterplan 2015 and Review 2022 should be undertaken. The St Anne's College playing field should be made suitable for community sport. A small playing field should be provided in the Cormorant Bld open space area.
- Kialla residents have access to a wide range of municipal and regional level facilities in Shepparton City. These facilities include a velodrome, BMX track, hockey venue, all water athletics track, aquatic centre and equestrian centre. These facilities have the capacity to cater for Shepparton City and Kialla.

## 4. Summary of strategies for meeting future demand

	Demand		Strategies for meeting future demand
	Kialla Growth Areas	Kialla Township	
<b>Population</b>	<b>7,080</b>	<b>14,175</b>	
<b>3 and 4yo kindergarten (place)</b>	149	303	Optimal use of existing and planned kindergarten programs in Kialla A new 4 room integrated children's/community centre in Kialla North A new 2 room integrated children's/community centre in Kialla West
<b>M&amp;CH (session)</b>	6	13	Optimal use of existing M&CH centres in Kialla M&CH room at proposed integrated children's/community centre in Kialla Growth Areas (recommended Kialla North)
<b>Long day childcare (places)</b>	143	292	Optimal use of existing and planned long day care centres in Kialla and Shepparton City A new centre in the Growth Areas provided by private/community sector

	Demand		Strategies for meeting future demand
	Kialla Growth Areas	Kialla Township	
<b>Population</b>	<b>7,080</b>	<b>14,175</b>	
			Council may encourage provision in the Growth Areas by nominating a preferred location - near integrated children's/community centre or convenience store (recommended Kialla North)
<b>Multipurpose community centre/community meeting space</b>	0.68	1.39	Optimal use of existing facilities in Kialla and Shepparton. In the new integrated children's/community centre in Kialla North and West Library meeting areas in existing Kialla Township in prominent community facility precinct
<b>Centre based library Centre based library floor space (sqms)</b>	0.23 308	0.47 631	New static library in Kialla (700-800m <sup>2</sup> ) in prominent community facility precinct in existing Kialla Township
<b>Cultural facilities</b>	0.06	0.13	Optimal use of modernised Eastbank and Westside facilities Redevelopment of the Eastbank venue as two distinct facilities – theatre and function centre Optimal use of Shepparton Arts Museum
<b>Football</b>	1.4	2.9	Use of upgraded playing field at St Anne's College Upgrade of Kialla Park Recreation Reserve as per the Reserve Masterplan 2015 and recommendation of the current review of the Masterplan Development of a small playing field at Cormorant Bld site
<b>Cricket</b>	1.6	3.4	Use of upgraded playing field at St Anne's College Upgrade of Kialla Park Recreation Reserve as per the Reserve Masterplan 2015 and recommendation of the current review of the Masterplan Development of a small playing field at Cormorant Bld site
<b>Soccer field</b>	1.3	2.9	Use of upgraded playing field at St Anne's College Upgrade of Kialla Park Recreation Reserve as per the Reserve Masterplan 2015 and recommendation of the current review of the Masterplan Development of a small playing field at Cormorant Bld site
<b>Fields for lower profile sports</b>	0.53	1.04	Optimal use of fields and ancillary facilities at Shepparton Sports Precinct area
<b>Tennis court</b>	2.3	4.7	Optimal use of existing facilities in Kialla
<b>Bowls green</b>	0.6	1.3	Optimal use of existing facilities in Kialla
<b>Aquatic facilities</b>	0.06	0.13	Optimal use of a redeveloped and expanded Aquamoves Centre
<b>Indoor courts</b>	0.6	1.3	Optimal use of a redeveloped and expanded Shepparton Sports Stadium
<b>Primary school education</b>	629	1287	Optimal use of existing primary schools in Kialla and Shepparton Possibly, a new primary school in Kialla Growth Areas (Kialla North)
<b>Secondary school education</b>	537	1097	Optimal use of existing secondary schools in Shepparton City area Optimal use of proposed Anglican School Possibly, provision of new Government Secondary College, preferably in Kialla (Kialla North)

#### 5. Modified or new facilities

- The following facilities should be considered for location in the Kialla Township.

Infrastructure items	Catchment units served	Est land area required (ha)	Est construct cost (\$)	Proportion of demand attributable to existing Kialla Township and future Growth Areas				
				E'ting t'ship	Kialla North	Kialla West	Kialla South	Water bird Creek
A new children's/community centre - 4 kindergarten rooms, 2 consulting rooms, activity meeting rooms, ancillary spaces (in Kialla North)	Kialla North Kialla South Waterbird Creek	0.8-1ha	8,000,000	-	75%	-	17%	8%
A new children's/community centre - 2 kindergarten room, activity meeting rooms, ancillary spaces (in Kialla West)	Kialla West	0.4-0.6ha	5,500,000	-	-	100%	-	
New static Library (in existing Kialla)	Kialla Township and Shepparton South Growth Corridor	0.5ha	8,000,000	39%	20%	11%	5%	2%
Upgrade of Kialla Park and per 2015 masterplan	Kialla Township	-	6,000,000	51%	26%	14%	6%	3%
Provision of additional playing field and associated infrastructure at Kialla Park as per the 2022 masterplan review	Kialla North Kialla South Kialla West	-	2,500,000	-	56%	29%	13%	2%
Upgrade of St Anne's College playing field (surface upgrade, lights, changerooms)	Kialla North Kialla South Kialla West	-	2,500,000	-	56%	29%	13%	2%
Playing field at Cormorant Bld site (field and toilets)	Kialla Township	Already set aside	Already funded	-	-	-	-	
Possibly, a new government primary school	Kialla North Kialla South Part of existing township	3.5ha	NA	-	-	-	-	

- New or modified district, sub-municipal and municipal infrastructure will be required elsewhere in Kialla and Shepparton City to provide for the Kialla Township. This infrastructure includes the redeveloped Eastbank Centre, expanded Shepparton Stadium, redeveloped Aquamoves facility, and upgraded facilities at Shepparton Sports Precinct.

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## SECTION ONE – INTRODUCTION

### 1.1 Objectives of Study

The purpose of the Study is to identify:

- The demand for community infrastructure generated by future residential development in Kialla in the context of the broader development of Shepparton City.
- The capacity of existing and planned infrastructure in Kialla and the remainder of Shepparton City to cater for this demand.
- The gaps in infrastructure provision in Kialla and how these gaps could be addressed in Kialla and the remainder of Shepparton City.

### 1.2 Definition of community infrastructure

Community infrastructure is defined as health, recreation, education, cultural and community support facilities provided by government agencies, community organisations, local government and private organisations.

### 1.3 Terminology

For this purpose of this report:

- Council refers to the Greater Shepparton City Council.
- Kialla Growth Areas refers to the four residential growth areas in Kialla - Kialla North, Kialla West, Kialla South and Kialla Central.
- Existing Kialla Township refers to the established Kialla township area.
- Kialla Township refers to the area which encompasses the existing Kialla Township and Kialla Growth Areas.
- Shepparton City refers to the area which includes the existing and growth areas of Shepparton Urban Area, Shepparton Surrounds, Kialla and Mooroopna.
- Greater Shepparton City refers to the Greater Shepparton City municipal area.
- At full development (AFD) refers to the time when a geographic area is fully built out.

### 1.4 Study Methodology

The study methodology involved the following steps:

- A review of planning and policy documents developed by the Greater Shepparton City Council and other organisations which have relevance to community infrastructure provision in Kialla and Shepparton City.
- Identification of existing and planned community infrastructure that caters for or will cater for the Kialla Township.
- An assessment of the capacity of existing and planned infrastructure in the Existing Kialla Township and the remainder of Shepparton City to provide for increased demand generated by residential development and population growth in Kialla Township.



- A quantitative analysis of the future demand for community infrastructure generated by the Kialla Township at full development.
- Discussion with officers from Council and other relevant organisations involved in the provision of community infrastructure about existing and future community infrastructure provision in the Kialla Township.
- A qualitative assessment of community infrastructure needs in the Kialla Township based on the findings of the literature review, infrastructure audit, quantitative assessment and consultation process.
- Confirmation of future community infrastructure needs in the Kialla Township and how these needs could be addressed.
- Production of draft and final reports.

## SECTION TWO – KIALLA DEVELOPMENT CONTEXT

### 2.1 Existing Kialla Township and Kialla Growth Areas

The existing Kialla Township is located about 8kms south of the Shepparton. The Township had an estimated population in 2021 of 7,090 residents.

The Shepparton and Mooroopna 2050: Regional City Growth Plan (2050 Growth Plan) identifies five residential growth areas at various stages of completion in the Kialla Township, these being the:

- Shepparton South Growth Corridor – The Shepparton South Growth Corridor was introduced into the Greater Shepparton Planning Scheme in 2003. The Corridor is located south of the Broken River to Bennetts Road between the west side of the Goulburn Valley Highway and Goulburn River. The Growth Corridor has absorbed much of Kialla’s residential growth and there is approximately 40ha of land within the Growth Corridor to be developed.
- Kialla North Growth Corridor (KNGC) – The 2050 Growth Plan identified the KNGC as a short-term strategic residential growth corridor. Council is currently preparing various background documents to inform a Precinct Structure Plan and Development Contributions Plan for the KNGC. The PSP and DCP are expected to be implemented into the Greater Shepparton Planning Scheme through a planning scheme amendment in late 2023.
- Kialla South Growth Corridor (KSGC) – The 2050 Growth Plan identified the KSGC as a medium-term strategic residential growth corridor. A planning scheme amendment to rezone the land to the Urban Growth Zone – Part B and implement an associated PSP and DCP is expected to be introduced into the Greater Shepparton Planning Scheme via a planning scheme amendment in 5 – 10 years.
- Kialla Central Growth Corridor (KCGC) – The 2050 Growth Plan identified the KCGC as a medium-term strategic residential growth corridor. Council is currently preparing various background documents to inform a Precinct Structure Plan and Development Contributions Plan for the KCGC. The PSP and DCP are expected to be implemented via a planning scheme amendment in 5 – 10 years.
- Kialla Central Growth Corridor (KCGC) - The 2050 Growth Plan identified the KCGC as a long-term strategic residential growth corridor. As part of the long-term development of Kialla Central, Council will prepare a Structure Plan for the area within the next 10+ years.

Council is also undertaking a structure plan for the Waterbird Creek precinct situated north of River Road to serve as an extension to the Kialla Lakes estate, and guide future development of the land on both sides of Waterbird Creek for residential purposes. It is being developed as a short term growth area.

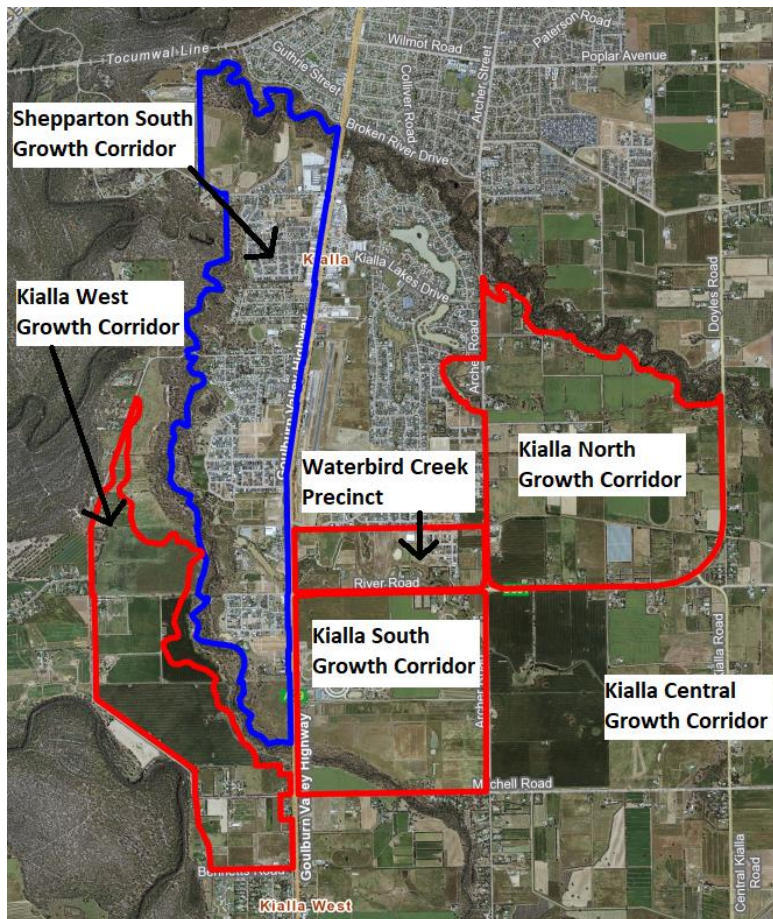
Combined, the Kialla Growth Areas and Waterbird Creek are around 1,760 ha in size and anticipated to yield at least a further 2,650 dwellings and generate a population of 6,768 (see table 1 on next page). Note: the dwelling and population numbers do not include Kialla Central as this information is not yet available for this long term development site.

**Table 1 – Kialla Development Areas**

Development areas	Approximate area in hectares	Timeframe	Est dwelling yield	Est population yield
Shepparton South Growth Corridor	496	Nearly complete		
Waterbird Creek	14	Short	170	408
Kialla North Growth Area	480ha	Short	1500	3600
Kialla West Growth Area	440ha	Medium	800	1920
Kialla South Growth Area	310ha	Medium	350	840
				6768

Source: Greater Shepparton City Council and 2050 Growth Plan

**Figure 1 – Existing Kialla Township and Growth Areas**



Note: Areas outlined in blue represent existing growth areas. Areas outlined in red represent short to medium term future growth areas.

**2.2 Development areas**

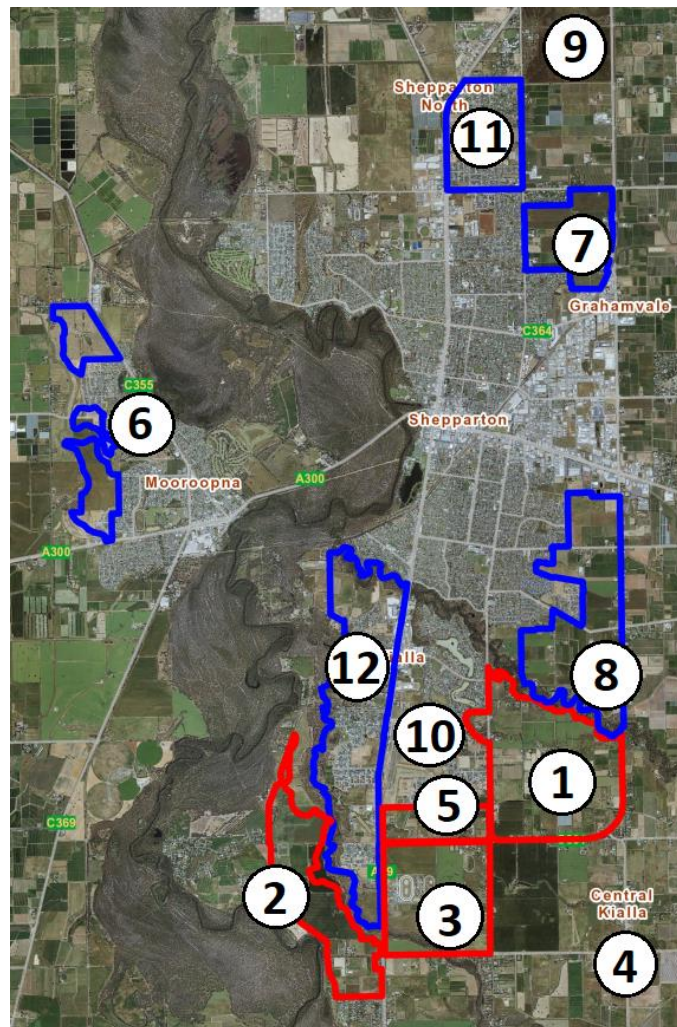
The Kialla Growth Areas are four of ten certain/potential development areas in Shepparton City. At full development, the Growth Areas could yield an additional 10,575 lots and accommodate an extra 25,380 people. In addition, there are two almost complete growth areas – the Shepparton North and South Growth Corridors (see table 2 and figure 2).

**Table 2 – Development areas of Shepparton City**

	Development/growth areas	Timeframe	Est dwelling yield	Est population yield
1	Kialla Nth Growth Area	Short (1-5 years)	1500	3600
2	Kialla West Growth Area	Medium (6-10 years)	800	1920
3	Kialla Sth Growth Area	Medium (6-10 years)	350	840
4	Kialla Central	Long term (10+ years)	TBC	TBC
5	Waterbird Creek	Short (1-5 years)	170	408
6	Mooroopna West Growth Area	Existing	1600	3840
7	Shepparton NE PSP Area	Existing	1500	3600
8	Shepparton SE PSP Area	Short (1-5 years)	2500	6000
9	Former Radio Australia Site	Long term (10+ years)	1725	4140
10	Shepparton Airport Site	Unknown	430	1032
	<b>Total</b>		<b>10575</b>	<b>25380</b>
11	Shepparton North Growth Corridor	Existing	1042	2750
12	Shepparton South Growth Corridor	Existing	1582	4115

Source: VPA, GSCC and Shepparton and Mooroopna Regional Growth Plan (2021)

**Figure 2 – Development areas**



**Notes:**

- 1 – Blue outlines existing growth corridors and red outlines future growth corridors
- 2 – Boundaries for long term growth corridors have not been included

## 2.3 Greater Shepparton City

Greater Shepparton City is projected to experience significant population growth over the next 2-3 decades as a result of infill development and the new residential development areas described in Section 2.3 of this report. The population is estimated to grow from 69,860 in 2021 to in excess of 105,000 at full development. This population growth will substantially increase demand for local and district level community infrastructure (e.g., early years facilities, community meeting spaces, playing fields, parkland) and sub-municipal, municipal and regional level community facilities (e.g., hospitals, performing arts centres, museums, aquatic facilities).

Greater Shepparton City is projected to experience significant population growth over the next 2-3 decades as a result of infill development and the new residential development areas in Shepparton City and Tatura. The population could grow from 69,860 in 2021 to 106,178 at full development.

**Table 3 – Population estimates: Greater Shepparton City**

Area	Existing	New residential	Total <sup>1</sup>
<b>SHEPPARTON CITY</b>			
Shepparton Central	2626	-	2893
Shepparton North-Central	5742	-	6092
Shepparton South	6903	1032 <sup>2</sup>	8093
Shepparton South-East	7536	6000	13536
Shepparton North-East	5628	7740 <sup>3</sup>	13369
Shepparton North-West	7083	0	7278
Shepparton Surrounds East	3229	200	3820
Shepparton Surrounds South	1735	0	1936
Kialla <sup>4</sup>	7095	6768	13863
Mooroopna	8527	3840	12367
<b>Subtotal</b>	<b>56,104</b>	<b>25,580</b>	<b>83,247</b>
<b>RURAL AREAS</b>			
Tatura	5107	8683	13790
Rural East	1132	-	1198
Rural North	1741	-	1849
Rural North-West	2925	-	3045
Rural South	2846	-	3049
<b>Subtotal</b>	<b>13,751</b>	<b>8,683</b>	<b>22,931</b>
<b>Total</b>	<b>69,855</b>	<b>34,263</b>	<b>106,178</b>

Source: VPA, GSRC, Forecast Id and Shepparton and Mooroopna Regional Growth Plan (2021)

Notes: 1 Includes population from existing residential areas, new development areas, infill and other, 2 Shepparton Airport Site, 3 includes former Radio Australia Site

**Source - Source: Greater Shepparton City Council Forecast id and 2050 Growth Plan**

**Notes:**

1. Table 3 includes population estimates from existing residential areas, new development areas, infill and long term sites (e.g., the Shepparton Airport Site and Former Radio Australia Site)
2. Includes the Shepparton Airport Site
3. Includes former Radio Australia Site (although not formally in the SNE local area)
4. Population estimates for Kialla do not include the Kialla Central Growth Area. Estimates are not yet available for this growth area



Figure 3 – Rural local areas, population growth

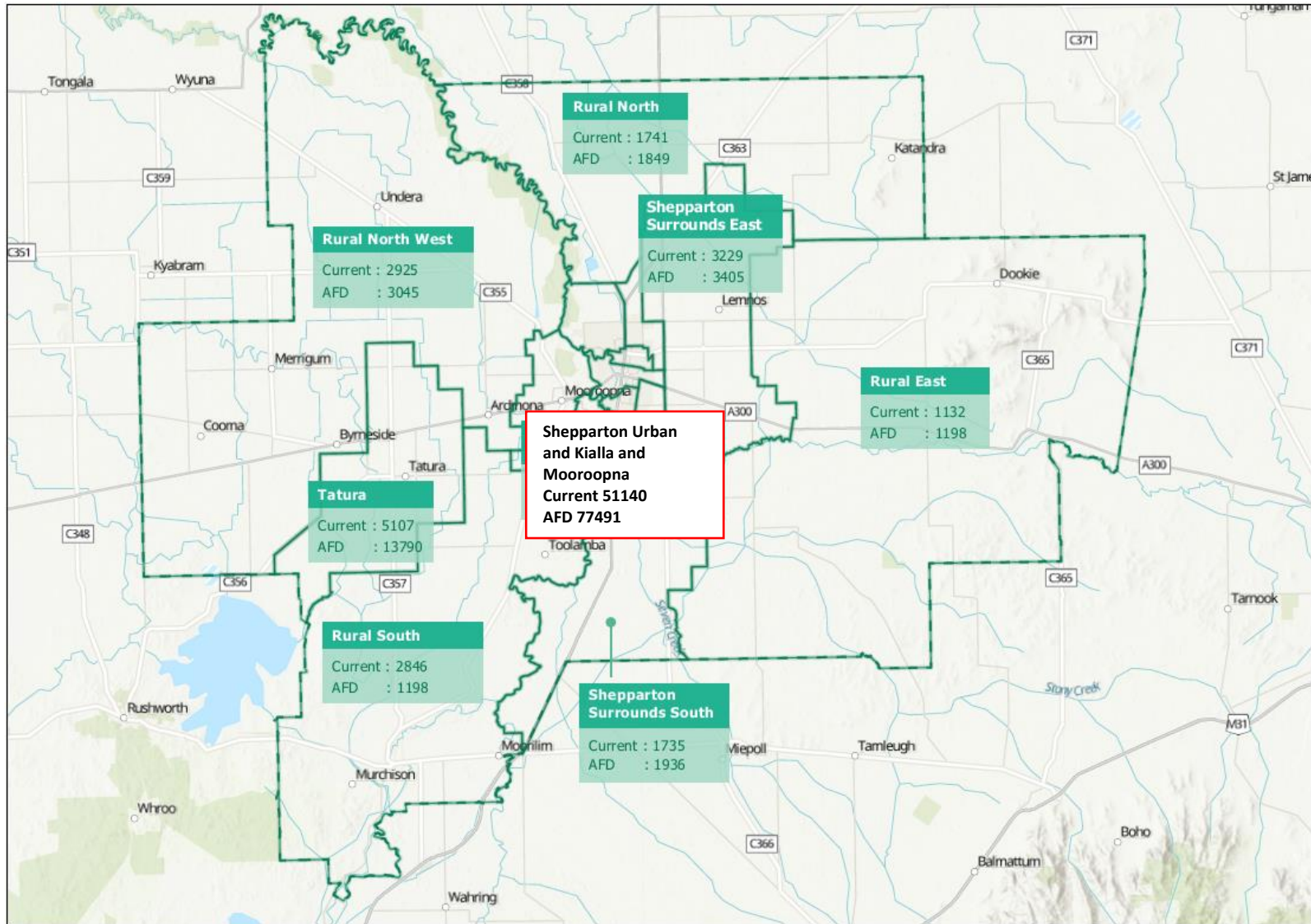
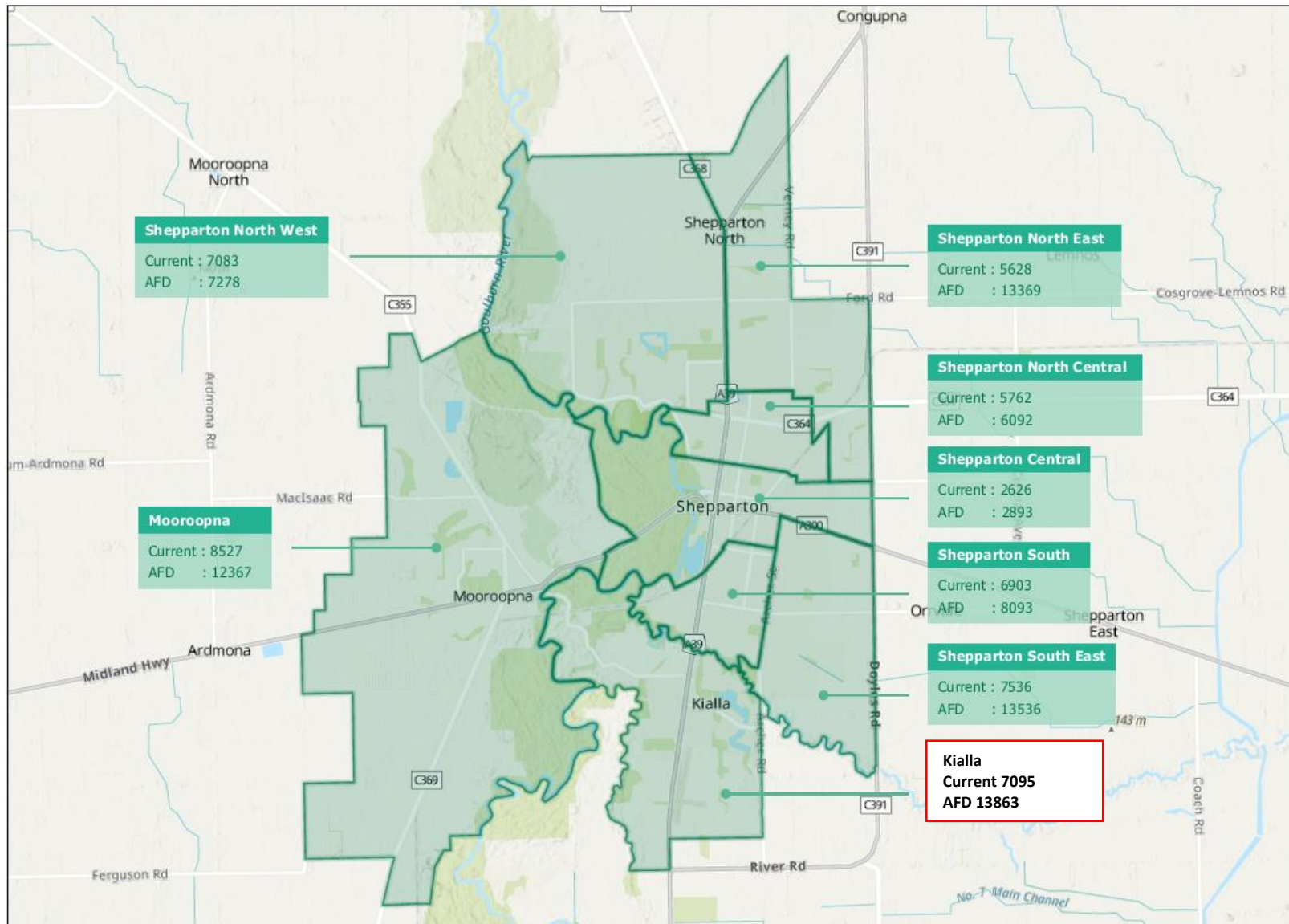


Figure 4 - Shepparton City local areas



## SECTION THREE – LITERATURE REVIEW

### 3.1 Shepparton and Mooroopna 2050 Regional Growth Plan, 2021

The Shepparton and Mooroopna 2050 Regional Growth Plan provides a vision and framework for the future development of the Shepparton, Mooroopna and Kialla Growth Areas through to 2050. The Plan indicates that the population of the area is projected to grow from 66,000 in 2021 to around 78,000 in 2031. The Plan identifies:

- Three existing residential growth areas, the being the:
  - Mooroopna West Growth Corridor (accommodating approximately 1,600 lots)
  - Shepparton North East Precinct Structure Plan (accommodating approximately 1,500 lots)
  - Shepparton South East Precinct Structure Plan (accommodating approximately 2,500 lots).
- Six future residential growth areas, the being the:
  - Kialla North Growth Corridor (short-term growth corridor, accommodating approximately 2150 lots, now revised down to 1,500 lots)
  - Kialla West (medium-term growth corridor, accommodating approximately 800 lots)
  - Kialla South (medium-term growth corridor, accommodating approximately 350 lots)
  - Kialla Central (long-term growth corridor, with lot numbers to be confirmed as part of a structure planning process)
  - former Radio Australia Site (long-term growth corridor, with lot numbers to be confirmed as part of a structure planning process)
  - Shepparton Airport (long-term growth corridor, with lot numbers to be confirmed as part of a structure planning process).

The 2050 Growth Plan makes the following references to community infrastructure provision In Shepparton City:

- Munarra Centre for Regional Excellence Masterplan
- Latrobe University expansion
- Greater Shepparton Education Plan implementation
- Shepparton Railway Precinct Masterplan
- GOTAFE Masterplan
- Goulburn Murray Trade Skills Centre development
- RiverConnect Paths Masterplan
- Aquamoves Redevelopment Masterplan
- Shepparton Sports and Events Centre redevelopment
- Shepparton Railway Precinct Masterplan
- Business case for Youth Hub
- Expansion of tertiary courses and facilities in the Shepparton CBD.
- Partnerships or co-location of services between the City library and the STEP Library to provide additional community resources
- Creation of an arts precinct near the STEP site
- Mooroopna Hospital renewal
- Old Mooroopna High School Site redevelopment



### 3.2 South Shepparton Community Infrastructure Needs Assessments

#### 3.2.1 South Shepparton Community Infrastructure Needs Assessment, 2009

In 2009, Council engaged Coomes Consulting Pty Ltd to prepare the South Shepparton Community Infrastructure Needs Assessment 2009 (the 2009 Assessment) to investigate the community infrastructure needs of the South Shepparton area (note: the South Shepparton Area included Shepparton South, Shepparton South-East and **Kialla-Shepparton Surrounds South local areas**). The assessment was based on an estimated total population size for South Shepparton in 2031 of around 25,000 with 8,800 in Shepparton South-East, 6,250 in Shepparton South and 9,950 in Kialla Shepparton Surrounds (see Appendix A for full summary). The Assessment recommended that community infrastructure be aggregated across five sites in South Shepparton, specifically:

- Karibok Park - Assessment identified that Karibok Park should accommodate a Neighbourhood Level Community Infrastructure Cluster with a focus on adult/education and community meeting spaces.
- Former Drive In Reserve – Assessment identified that this site should accommodate a Neighbourhood Level Community Infrastructure Cluster with a focus on community meeting rooms.
- Shepparton South East Growth Corridor - Assessment recommended that the Corridor accommodate an early years facility (including the relocation of the Westmorland Crescent MCH and Leslie Gribble Preschool to the site), sports fields and community activity spaces.
- Future Kialla South surrounds - Assessment recommended the area accommodate a community infrastructure cluster with an activity/community meeting space focus including a large multi-purpose facility co-located with the primary school.
- Vibert Reserve – Assessment recommended a Local Community Infrastructure Cluster with a family/migrant support focus including early years services and neighbourhood/community housing programs be developed at the Reserve.

These sites, their functions and infrastructure recommended by the 2009 Assessment are outlined in Figure 5 on the next page.

#### 3.2.2 South Shepparton Community Infrastructure Needs Assessment, Update and Review, 2011

In 2011, Council engaged Capire Consulting Group Pty Ltd to undertake a review of and update the 2009 Assessment. The 2011 Assessment identified several limitations and gaps in the provision of community infrastructure in the South Shepparton area and identified three more development sites (outlined in Table 4 below and Figure 6 on page 19).

**Table 4 – Additional community infrastructure sites**

Site	Recommendations
Site 6: McGuire College/Wilmot Road Primary School Site (if the school regeneration project goes ahead as currently proposed)	<ul style="list-style-type: none"> <li>• Relocate the Westmorland Crescent MCH and Leslie Gribble Preschool to the primary school site.</li> <li>• Use the primary school for community purposes.</li> <li>• Use McGuire College's language school for broader community purposes</li> </ul>
Site 7: Vacant land (owned by the CFA) adjacent to Vision Australia	<ul style="list-style-type: none"> <li>• Partner with Vision Australia to develop an intergenerational hub that includes:               <ul style="list-style-type: none"> <li>– Neighbourhood house/lifelong learning (potential relocation of South Shepparton Community House to site).</li> <li>– Men's Shed and community garden/sensory garden.</li> <li>– Secure playground and shelter for playgroups</li> </ul> </li> </ul>

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Site	Recommendations
Site 8 - St Georges Road Primary School	<ul style="list-style-type: none"><li data-bbox="578 224 1425 281">• Relocate the Colliver Road Children’s Centre and St Andrews Kindergarten (co-located to the primary school site.</li></ul>

**Figure 5 – Community infrastructure sites, 2009 assessment**

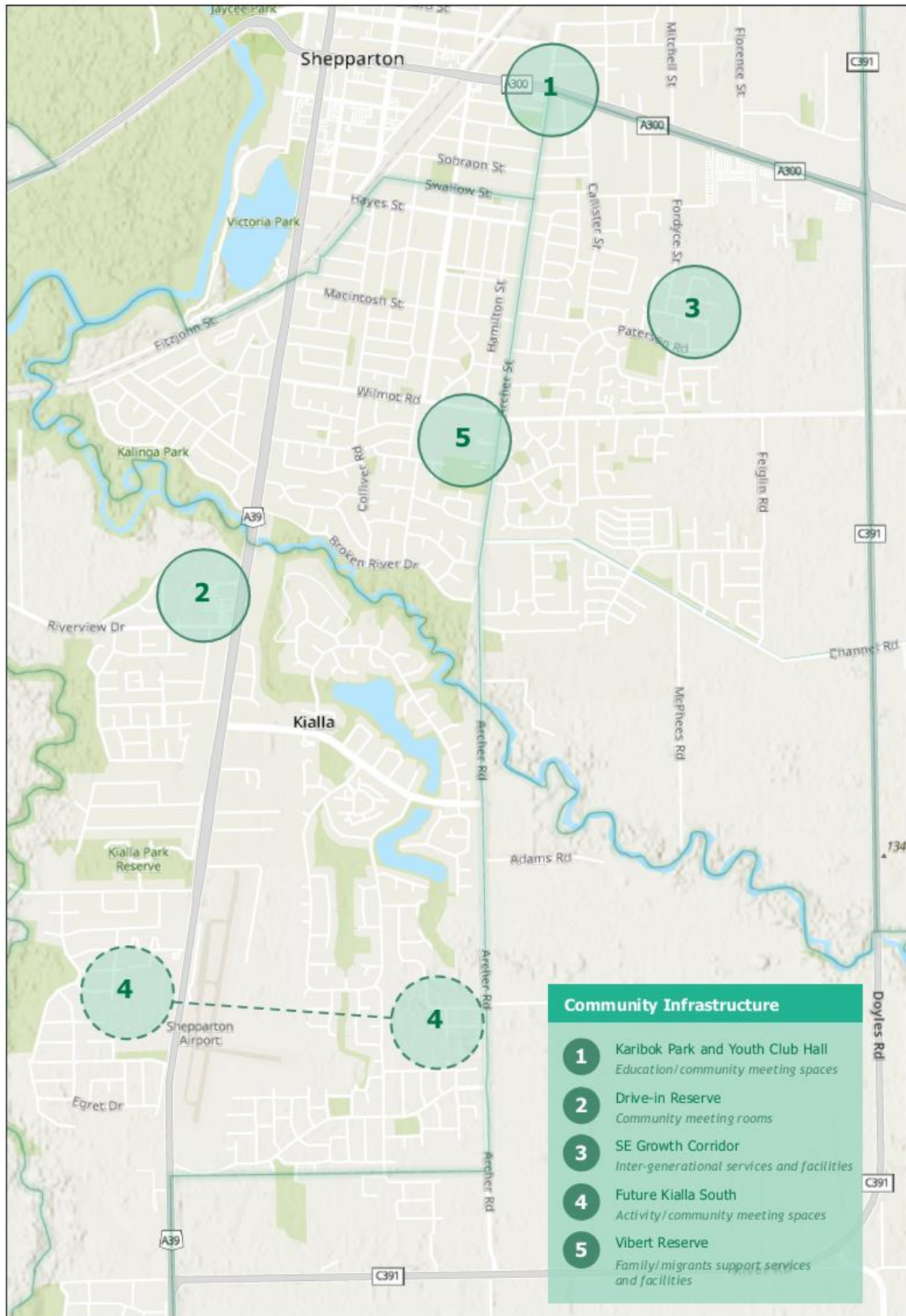
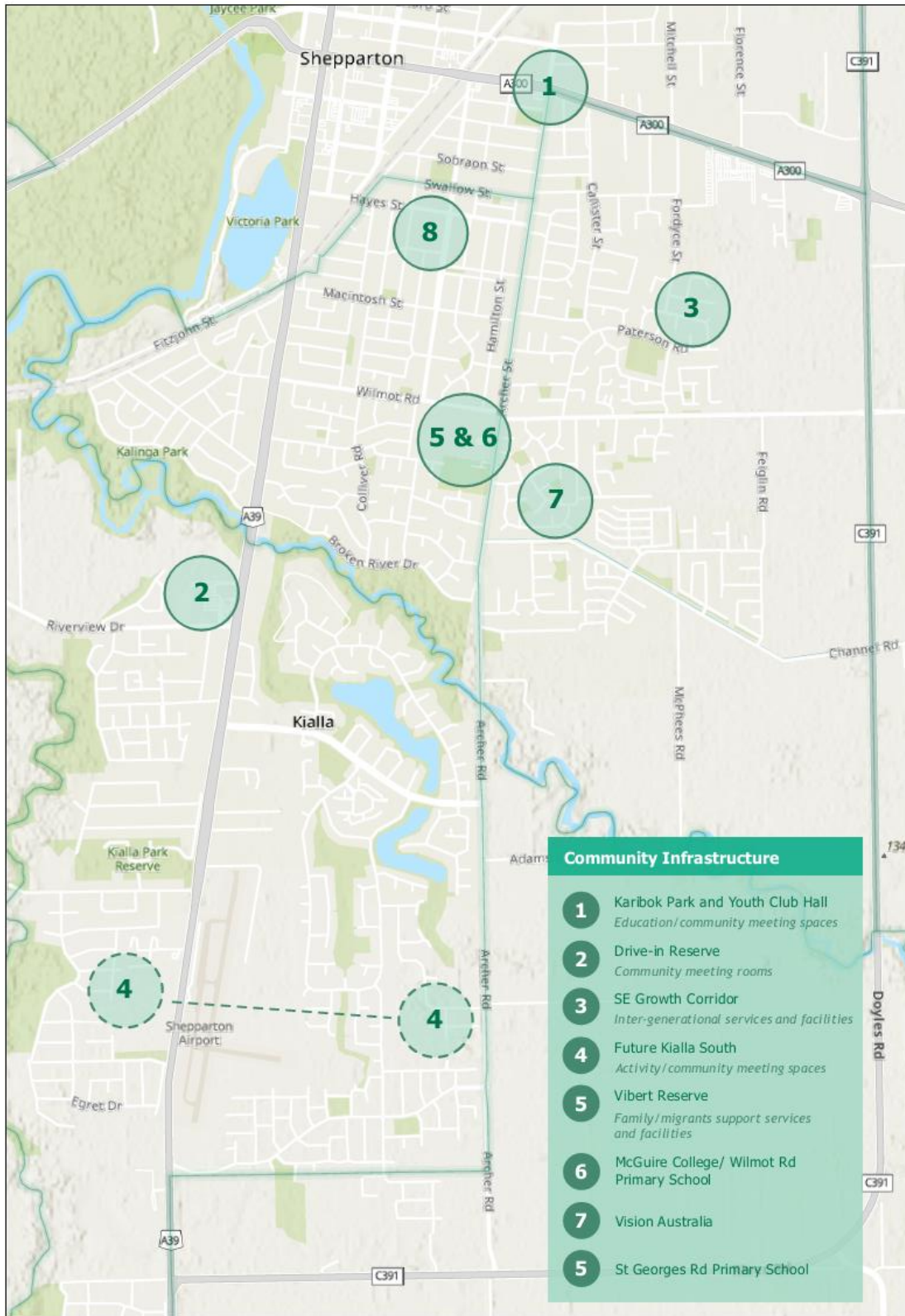


Figure 6 – Community infrastructure sites, 2011 assessment



### 3.3 Kialla Park Redevelopment Masterplan (2015) (note: currently being updated)

The Kialla Park Recreation Reserve Masterplan 2015 provides strategic guidance for the future planning, management and operation of the reserve over the next 10 years. Kialla Park comprises facilities for lawn bowls, cricket, football and tennis as well as a children's centre, playground and community centre. The plan outlines a number of recommendations including;

- Undertaking a feasibility study for the development of an artificial turf oval.
- Upgrading the main oval surface including expansion, surface improvements and lighting to the main oval.
- Sealing roadways, improve traffic calming measures and signage.
- Replacing the synthetic carpet of the undercover bowls green
- Developing a future capital replacement program for the synthetic green.

### 3.4 Kialla Lakes Neighbourhood Plan (2015)

The Kialla Lakes Neighbourhood Plan 2015 identified the key development actions and priorities of the Kialla Lakes community, namely that the Council:

- Advocate for walking track to Riverside Plaza.
- Seek funding for installation of lights around Kialla Lake.
- Advocate for additional community facilities, e.g., public toilets.

### 3.5 Other documents

Other documents relating to community infrastructure provision were reviewed (see Appendix A). They included the following:

- Shepparton North-East Precinct Structure Plan (2019).
- Shepparton South-East Precinct Structure Plan (PSP) Draft Plan (2021).
- Shepparton Education Plan (Stages One, Two and Three) (2016-2021).
- Shepparton Health and Tertiary Education Precinct (Action Plan) 2020.
- Shepparton Health and Tertiary Education Action Plan (Action Plan) 2020.
- Shepparton Sport 2050 Strategic Plan (2022).
- Central Park Reserve and Masterplan (2019).
- Deakin Reserve Future Directions Plan (2017).
- Princess Park Future Directions Plan (2019).
- Vibert Reserve Masterplan (2004).
- Vibert Reserve Pavilion Redevelopment Plan (2020).
- Shepparton Sports Precinct Masterplan Report (2007).
- Shepparton Sports Precinct Masterplan Report: review and update (2021).
- Shepparton Sports Stadium Future Directions Plan (2019).
- Congupna Recreation Reserve Masterplan (2020).
- Aquamoves Masterplan (2020).
- Whole of Sport Plans: Cricket and Tennis (2017).



These documents provide the following information:

- A development framework for the Shepparton North-East PSP area.
- The State Government's Plans with respect to the provision of education facilities across Shepparton.
- A vision and set of guiding principles for the expansion of higher education facilities in Shepparton.
- A plan to grow Shepparton as a health and tertiary education destination.
- A set of principles/standards relating to the provision of sport facilities in Greater Shepparton City.
- Directions to support the future use, development, management and maintenance of Central Park, Deakin Reserve, Princess Park, Vibert Reserve/Pavilion and Congupna Recreation Reserve.
- Redevelopment plan for the Shepparton Sports Precinct, Sports Stadium and Aquamoves Aquatic Centre.
- Directions for supporting participation in tennis and cricket in Greater Shepparton City.

The principles, standards, findings and recommendations contained in the documents should be considered when assessing the demand for community infrastructure provision in Kialla, investigating gaps or deficiencies in provision and identifying future facility options.

## SECTION FOUR – QUANTITATIVE ASSESSMENT OF COMMUNITY INFRASTRUCTURE DEMAND

### 4.1 Methodology

A quantitative assessment of community infrastructure demand was undertaken by applying involved the application of infrastructure provision ratios/standards to the projected lot yields and population sizes of new development and established areas in Kialla and Shepparton City (see tables 5 and 6).

**Table 5 – Geographic areas, quantitative analysis**

Area	Population at full development
Kialla Growth Areas	6,768
Existing Kialla Township	7,095
Kialla Township at full development (growth areas and existing township)	13,863
Shepparton City	83,247

The ratios have been derived from several sources including the VPA Precinct Structure Planning Guidelines (2021). They are consistent with ratios used in infrastructure assessments conducted for growth areas in other regional cities, such as Ballarat, Geelong, Bendigo and Wodonga. The quantitative assessment has been confined to infrastructure items that are normally provided by Council (e.g., early years facilities, playing fields, community centres etc) and Government and private facilities that could be central components of community hubs (e.g., primary and secondary colleges etc). Some ratios apply to specific age cohorts and others to the entire population. The age breakdown projected in the ID population forecast for the Kialla Urban Area in 2036 was used when specific age cohort sizes were required.

It should be noted that there are multiple provision ratios for some infrastructure items. For example, there are two distance ratios for active recreation reserves - the VPA standard of 1 reserve within 800m of all households and the Greater Shepparton City Council standard of 1 reserve within 2kms of all households. Both standards have been applied in the quantitative assessment but the Council standard has been used in the qualitative assessment as it considers local circumstances, e.g., housing density and ease of travel.

### 4.2 Outcomes

The outcomes of the quantitative assessment are provided in table 6. The table contains the following information:

1. Provision ratios/standards for each infrastructure type.
2. The facility demand generated by the Kialla Growth Areas, existing Kialla Township and Kialla Township.
3. The overall facility demand generated by Shepparton City at full development.

The assessment confirms that:

- The Growth Areas will generate significant demand for local level infrastructure, e.g., 149 kindergarten places, 134 childcare places, 1.5 football/cricket fields.
- Population growth across Shepparton City, including Kialla, will generate considerable demand for sub-municipal and municipal level infrastructure, e.g., 4 indoor courts, 1,500m<sup>2</sup> of library floor space.

Table 6 – Quantitative Analysis Community Infrastructure Demand

Infrastructure item	Provision ratio	Demand generated at full development			
		Kialla Growth Areas	Existing Kialla Township	Kialla Township	Total Shepparton City
	<b>Population</b>	<b>6,768</b>	<b>7,095</b>	<b>13,863</b>	<b>83,247</b>
<b>Early years and facilities</b>					
<b>Kindergarten children 3yo</b>	3yo children 100% participation	99	104	202	1205
<b>Kindergarten children 4yo</b>	4yo children 100% participation	99	104	202	1205
Kindergarten place 3yo	1 place: 2 children aged 3yo	50	52	101	602
Kindergarten place 4yo	1 place: 1 child aged 4yo	99	104	202	1205
Total Kindergarten places	3 and 4yo children 100% participation	149	156	303	1807
Maternal and Child Health (session)	1 session: 14 infants (0 year olds)	6	7	13	93
Long day childcare (place)	1 place: 4.8 children aged 0-6	143	149	292	1747
Occasional care/playgroups	1 place: 28 children aged 0-6	23	26	49	297
<b>Community facilities</b>					
Neighbourhood house centre	1 centre: 16,000 residents	0.4	0.44	0.87	5.20
Multipurpose community centre	1 centre: 10,000 residents	0.68	0.71	1.39	8.40
Community meeting room/hall	1 room: 6,000 residents	1.13	1.18	2.31	13.86
Youth space/facility	1 venue: 1: 30,000 residents	0.23	0.24	0.47	2.77
<b>Cultural facilities</b>				0.00	
Centre based library	1 static library: 30,000 residents	0.23	0.24	0.47	2.80
	45 sqms per 1000 residents	308	323	631	3746
Community arts venue	1 venue: municipality (100,000 residents)	0.06	0.07	0.13	0.85
Museum	1 venue: municipality	0.06	0.07	0.13	0.85
Art Gallery	1 venue: municipality	0.06	0.07	0.13	0.85
Performing arts venue	1 venue: municipality	0.06	0.07	0.13	0.85
Civic/cultural space	1 venue: municipality	0.06	0.07	0.13	0.85
<b>Open space</b>					
Open space – overall (ha)	10% of NDA	61	-	-	-
Local parks (ha)	3-5% of NDA	19-31	-	-	-

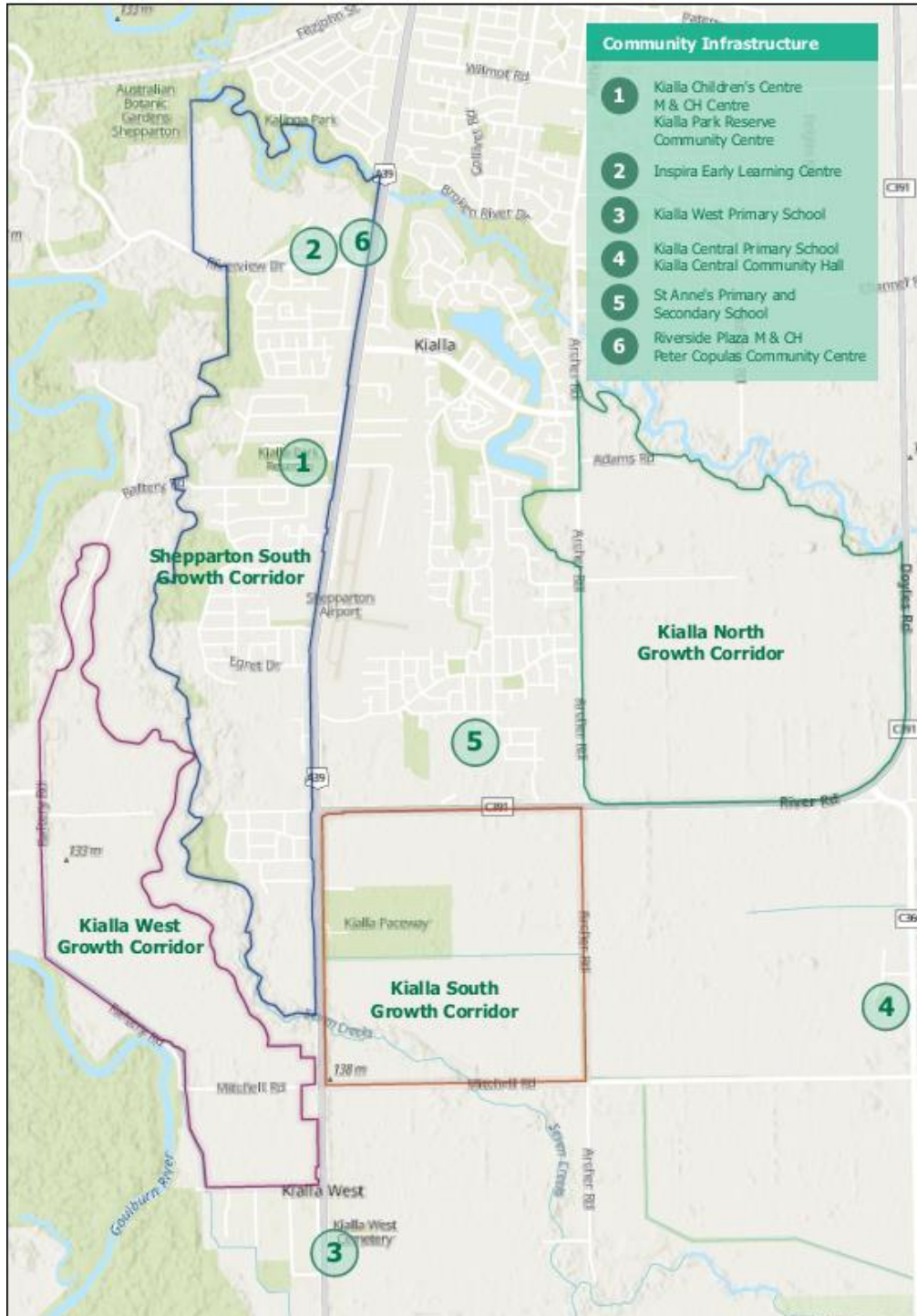


Infrastructure item	Provision ratio	Demand generated at full development			
		Kialla Growth Areas	Existing Kialla Township	Kialla Township	Total Shepparton City
	<b>Population</b>	<b>6,768</b>	<b>7,095</b>	<b>13,863</b>	<b>83,247</b>
Local park	Within 400m of all dwellings (VPA)	14	-	-	-
Sports space (spaces)	1 space with 2km of all households (GSRC)	All of the growth areas are outside the 2kms radius	-	-	-
Sports reserve (>1ha)	Within 800m of all dwellings (VPA)	All of the growth areas are outside the 2kms radius	-	-	-
Sports space (ha)	1ha – 1000 residents	6.9	7.1	13.9	85
Sports fields (ha)	5-7% of NDA	32-44ha	-	-	-
Football field	1 field: 5,000 residents	1.4	1.5	2.9	17
Cricket field	1 field: 4,000 residents	1.6	1.8	3.4	21
Soccer field	1 field: 5,000 residents	1.4	1.5	2.9	17
Field for lower profile sports	1 field: 15,000 residents	0.5	0.53	1.04	6
Tennis court	1 court: 3,000 residents	2.3	2.42	4.7	28
Lawn bowls green	1 green: 10,000 residents	0.6	0.70	1.3	8.5
Indoor multipurpose court	1 court: 10,000 residents	0.6	0.70	1.3	8.5
Indoor aquatic/leisure centre	1 venue: municipality	0.06	0.07	0.13	0.9
<b>Education facilities</b>					
Government primary students	77% of children aged 5-11	498	521	1019	5918
Government secondary students	33% of children aged 12-17	182	190	372	3946
Catholic primary students	19% of children aged 5-11	111	116	227	1794
Catholic secondary students	53% of children aged 12-17	278	290	568	1769
Other non-government primary	4% of children aged 12-17	20	21	41	485
Other non-government secondary	14% of children aged 12-17	77	80	157	847

**SECTION FIVE – COMMUNITY INFRASTRUCTURE IN KIALLA**

Figure 7 below shows the locations of community infrastructure in Kialla. The figure indicates that Kialla does not have an extensive range of community infrastructure and most of the infrastructure it has, is located some distance from the Kialla West, South, North and Central Growth Areas.

**Figure 7 – Location of community infrastructure**



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3

4  
Kialla Central  
Pop - TBD

## SECTION SIX – QUALITATIVE ASSESSMENT

### 6.1 Introduction

This section contains a qualitative assessment of community infrastructure needs in Kialla and Shepparton City. The qualitative assessment has been undertaken by service/facility type, i.e., early years, health, education, cultural, community services and recreation facilities.

The following information has been considered in conducting the assessment (where relevant):

- The recommendations contained in relevant Council and external documents.
- The findings of the quantitative assessment with respect to the number of facilities by infrastructure type required to cater for the Kialla (existing and growth areas) and Shepparton City.
- The comments of Council staff and other relevant providers and facility managers about current and future infrastructure needs and options for satisfying these needs.

### 6.2 Assessment

#### 6.2.1 Early Years Services/Facilities

##### *3 and 4yo kindergarten*

Two kindergarten programs are located in Kialla. They offer 58 places.

**Table 7 – Kindergarten programs**

Name	Address	Licensed places
Kialla Children’s Centre	18 Reserve Rd	26
Inspira Kids Early Learning Centre	24 Riverview Rd	31

The quantitative assessment of demand indicated that, at full development, Kialla will generate demand for 305 places. The existing kindergartens in Kialla (96 places) will not have the capacity to meet this demand. A new childcare centre is being planned for Kialla. The existing childcare centres may provide some additional capacity. However, a deficit of around 170 places will remain. Six kindergarten rooms will be needed. Two kindergarten facilities should be provided in the Growth Areas – in Kialla North (4 room) and West (2 room).

**Table 8 – Estimated kindergarten demand**

Infrastructure item	Demand generated at full development			
	Kialla Growth Areas	Existing Kialla Township	Kialla Township	Total Shepparton City
	<b>6,768</b>	<b>7,095</b>	<b>13,863</b>	<b>83,247</b>
Kindergarten (place)	149	156	305	1808

*Note: the State Government has announced its intention to fund 4yo kindergarten for 30 hours per week (up from 15 hours). This funding is proposed to be introduced from 2028 and fully implemented by 2032. The demand figures in Table 8 make provision for the 30 hour, 4yo program.*

*M&CH*

There are two M&CH centres in Kialla, the 2 room facility at Riverside Plaza and a single room centre at Kialla Park. The quantitative assessment indicated that Kialla Township at full development will generate demand for 13 sessions per week. The existing centres in Kialla will have the capacity to meet this demand. However, Council from an accessibility and convenience perspective, may want to provide a location in the one of the Growth Areas. This could be situated with the kindergarten facility in an integrated children's/community centre.

**Table 9 – M&CH centres**

Name	Address	No of rooms	Capacity sessions per week	Current Sessions per week
Riverside Plaza MCH Service	Shop 21C 8025 GV Highway Kialla	2	20	12
Kialla Park MCH Service	Reserve Street Kialla	1	20	6

*Childcare*

There are 15 childcare centres in Shepparton City. Combined they offer 1,272 places. Three other centres are being planned/constructed – in Shepparton North-East, South and Kialla. There are 2 centres in Kialla – Inspira Kids ELC and Kialla Children's Centre. Combined they offer 158 places.

**Table 10 – Childcare centres, Shepparton City**

Name	Address	Places
Arthur Dickmann Children's Centre	104 Maude Street	100
Wyndham Early Learning	617 Wyndham Street	128
Florina Preschool and Childcare	Crn Hawdon and Knight Street	82
Balaclava Road Children's Centre	205 Balaclava Road	64
Good Start Early Learning	49-51 Bourchier Street	106
Good Start Early Learning	132-314 Archer Street	90
Guthrie St Childcare	52-54 Guthrie Street	80
Busy Bees	2/10 St Georges Rd	83
Kiddie Care Child Care	122 Graham Street	114
Knight Street Children's Centre	164 Knight Street	60
Inspira Kids Shop	21C Riverside Plaza Kialla	122
Kialla Children's Centre Reserve	Reserve Street Kialla	36
Frank R Pullar Children's Centre	Echuca Rd Mooroopna	78
Apple Blossom	21 Ann Street Mooroopna	69
Mooroopna Children's and Families Centre	16-18 O'Brien Street Mooroopna	60
Proposed centres – Kialla, Shepparton NE and South		300

The demand assessment indicates that the Kialla Township at full development will generate demand for 303 places. Currently, there are 158 places in Kialla, leaving a shortfall of 145 places. A new centre is being planned in Kialla. This will provide additional capacity. A second centre may also be required. Consideration should be given to nominating a site for a childcare centre in one of the Growth Areas. The Kialla North Growth Area is the most appropriate location. It will have the largest population of the Kialla growth areas and is the most distant growth area from the existing childcare locations.

Table 11 – Estimated childcare demand

Infrastructure item	Demand generated at full development			
	Kialla Growth Areas	Existing Kialla Township	Kialla Township	Total Shepparton City
	<b>6,768</b>	<b>7,095</b>	<b>13,863</b>	<b>83,247</b>
Long day childcare (place)	143	149	292	1747

## 6.2.2 Health/Community Support Services and Facilities

### *Primary care and community/mental health facilities*

Kialla's primary health care needs are and will continue to be met by the Goulburn Valley Regional Hospital, Shepparton Private Hospital and various day clinics. The growing population across Greater Shepparton (including Kialla) will substantially increase the demand for services at these facilities. The hospitals/clinics will meet this demand by:

- Providing new and redeveloping existing facilities to increase productivity and throughput and respond to changes in medical and surgical treatment processes - the Goulburn Valley Hospital is currently being expanded to provide additional capacity. The redevelopment/expansion will double the size of the emergency department and dialysis unit and provide additional inpatient and intensive care beds, theatre rooms and a new maternity unit.
- Constantly updating processes and equipment to improve productivity.
- Using waiting lists to manage demand, where required.

Kialla's community/mental health care needs are currently being met by programs provided by Goulburn Valley Health, Rumbalara Health Services, Primary Connect, Headspace, APMHA HealthCare Ltd and private allied health and community health practitioners. These needs will continue to be met by these services and facilities as the population of Kialla and Shepparton City grows.

### *GP services/Dental/Allied Health Services*

A large number of public and private health, dental and allied health clinics operate in Kialla and the rest of Shepparton City. The further development of Kialla will increase demand for these services - a rise in Kialla's population of 6,768 will generate demand for 3-6 more general practitioners. These practitioners will join existing or new practices and will most likely operate from purpose-built premises. Specialist medical and allied health practitioners, such as physiotherapists, may also operate from these practices.

### *Community Support Services*

Around 25 community support/care providers operate in Kialla and Shepparton on a full or part-time basis. These services will expand as the population of Kialla and Shepparton City grows. Other providers may also establish programs in Kialla and Shepparton. Many of the providers will occupy their own or rented spaces. Some will seek access to publicly owned facilities.

### 6.2.3 Education Facilities

#### Primary Schools

21 primary schools are located in Shepparton City – 13 government and 7 independent. In 2021, the schools had 5,477 enrolments. Three schools are located in Kialla – Kialla Central Primary School, Kialla West Primary School and St Anne’s College.

**Table 12 – Primary schools, Shepparton City**

Schools	Enrolments
<b>Government</b>	
<b>Kialla Central</b>	<b>82</b>
<b>Kialla West</b>	<b>220</b>
Mooroopna Nth	35
Mooroopna Park	146
Mooroopna	231
Wilmot Rd PS	294
Bourchier St	644
Cowrie St	237
Guthrie St	490
Shepparton East	268
St George’s Rd	494
Orrvale PS	373
Congupna	78
	<b>3592</b>
<b>Independent</b>	
<b>St Anne’s College (P-6)</b>	<b>120</b>
St Mary’s	311
St Brendan’s	408
St Mel’s	282
St Luke’s	269
Goulburn Valley GS (P-Y6)	369
Shepparton Christian School (P-Y6)	126
	<b>1885</b>
Anglican independent school P-12 opening in 2024	Est. capacity, 700 students

The quantitative assessment indicates that, at full development, Kialla will generate 1,287 primary school enrolments. This includes 629 from the Growth Areas. The existing schools in Kialla and Shepparton have spare capacity and will be able to some of this demand. However, an additional school location/s may be needed. Provision should be made for a primary school in the Growth Areas. The Kialla North Growth Area is the most suitable location. It is a short term development area and will have the largest population size of the Kialla growth areas. The CFA has also indicated that it would not support vulnerable land uses, e.g., a school, in the Kialla West Growth Corridor due to bushfire risk.

**Table 13 – Estimated demand for primary school education**

Infrastructure item	Demand generated at full development			
	Kialla Growth Areas	Existing Kialla Township	Kialla Township	Total Shepparton City
	<b>6,768</b>	<b>7,095</b>	<b>13,863</b>	<b>83,247</b>
Government primary students	498	521	1019	5918
Catholic primary students	111	116	227	1794
Other non-government primary	20	21	41	483

*Secondary Colleges*

There is one government secondary college and 5 independent schools in Shepparton. In 2021, the schools had 3,456 enrolments. An additional school is being planned in Shepparton City – an independent P-12 school which will commence operation 2024. There is no secondary school in Kialla.

**Table 14 – Secondary schools, Shepparton City**

Secondary schools	Enrolments
<b>Government</b>	
Greater Shepparton College	2260
<b>Independent</b>	
Notre Dame College	1625
Shepparton ACE Secondary College	86
Goulburn Valley GS (Y7-Y12)	317
Shepparton Christian College (Y7-Y12)	108
St Anne's College currently (Y7-8)	60
<b>Total</b>	<b>3456</b>
Anglican independent school P-12 opening in 2024	Est. 600 students

The quantitative assessment indicates that, at full development, Shepparton City will generate 6,560 secondary school enrolments. This includes 1,097 students from Kialla (537 from the growth areas). The existing schools and the new Anglican College in Shepparton will be able to meet most of this demand. However, an additional government school location may be needed. Kialla would be a suitable location for this facility. The Kialla North Growth Area could be the best location. It is a shorter term development area and will have the largest population size of the Kialla growth area. The secondary school could be located in a precinct with the proposed primary school and early years facilities.

**Table 15 – Estimated demand for secondary school education**

Infrastructure item	Demand generated at full development			
	Kialla Growth Areas	Existing Kialla Township	Kialla Township	Total Shepparton City
	<b>6,768</b>	<b>7,095</b>	<b>13,863</b>	<b>83,247</b>
Government secondary students	182	190	372	3946
Catholic secondary students	278	290	568	1769
Other non-government secondary	77	80	157	847



*University/TAFE*

GO TAFE, Latrobe University and Melbourne University operate in Shepparton. All have expanded their facilities in recent years and are planning further expansions over the next decade. These institutions have regional and state-wide catchments. They will be able to meet future demand.

**6.2.4 Cultural facilities**

The recently opened Shepparton Art Museum has the capacity to meet future demand for art exhibition and museum displays. There are two performing arts venues in Shepparton City – the Eastbank Function Centre/Theatre facility in Shepparton and the Westside Theatre at the former Mooroopna Secondary School Site. The theatres at Eastbank and Westside have spare capacity and could provide for future demand. Council has undertaken some preliminary research into how to provide for future demand for function space. The research suggested a facility option where the Eastbank Centre was redeveloped as two distinct facilities – a theatre and function centre. This venue would have the capacity to satisfy future demand.

There are two static libraries in Shepparton City – the Shepparton and Mooroopna libraries. The Mooroopna Library is large enough to meet future demand. However, it needs updating and possibly reconfiguration to provide more activity areas. The Shepparton Library will not be able to meet future demand. The quantitative analysis indicates that around 3700m<sup>2</sup> of library floorspace will be needed in Shepparton City at full development. There is currently around 1500m<sup>2</sup> of floorspace at the Shepparton and Mooroopna Libraries. Additional capacity will be needed in the medium to long term. Provision should be made for a library site in Kialla. The facility would be similar to the Mooroopna Library (around 500m public space). The preferred location for the library would be in community hub/activity centre.

**Table 16 – Estimated demand for cultural facilities**

Infrastructure item	Demand generated at full development			
	Kialla Growth Areas	Existing Kialla Township	Kialla Township	Total Shepparton City
	<b>6,768</b>	<b>7,095</b>	<b>13,863</b>	<b>83,247</b>
Centre based library	0.23	0.24	0.47	2.80
Library Floor area	308	323	631	3746
Community arts venue	0.06	0.07	0.13	0.85
Museum	0.06	0.07	0.13	0.85
Art Gallery	0.06	0.07	0.13	0.85
Performing arts venue	0.06	0.07	0.13	0.85

**6.2.5 Community centres/meeting spaces**

Kialla's community centre/meeting spaces needs are currently met by the Peter Copulas Community Centre, Kialla Community Centre, school and church halls in Kialla and a variety of facilities in Shepparton. Population growth in Kialla will generate additional demand for meeting space. Extra capacity will be required. This could be provided at the proposed Kialla library in existing Kialla and the recommended children's centres in the Kialla North and West Growth Areas.

**Table 17 – Estimated demand for community facilities**

Infrastructure item	Demand generated at full development			
	Kialla Growth Areas	Existing Kialla Township	Kialla Township	Total Shepparton City
	<b>6,768</b>	<b>7,095</b>	<b>13,863</b>	<b>83,247</b>
Neighbourhood house centre	0.4	0.44	0.87	5.20
Multipurpose community centre	0.68	0.71	1.39	8.40
Community meeting room/hall	1.13	1.18	2.31	13.86
Youth space/facility	0.23	0.24	0.47	2.77

### 6.2.6 Recreation facilities

#### *Indoor recreation facilities*

There are two aquatic facilities in Shepparton City – Aquamoves and the Mooroopna Outdoor War Memorial Pool. Aquamoves is a regional level indoor/outdoor facility which provides for Greater Shepparton Rural City and beyond. The Aquamoves Masterplan 2020 proposes a 10-part redevelopment for the centre. The works would include the refurbishment of the kitchen, offices and changerooms and provision of new facilities including a warm water pool, wellness area, expanded gym and water slide facilities. A redeveloped/expanded centre and the Mooroopna Pool will be able to cater for Kialla’s aquatic needs at full development.

There are currently 6 indoor sports facilities in Shepparton City. 4 are located at former school sites, one at a private school and one at the Shepparton Sports Precinct. 2 additional courts will soon be provided at the new Greater Shepparton Secondary College. Council recently completed a future directions plan for the Shepparton Sports Stadium. The plan recommends that two additional courts be provided at the Stadium. Combined, the schools and sport stadium could provide 16 courts.

**Table 18 – Indoor sport facilities, Shepparton City**

Location	No of courts
<b>Existing</b>	
Shepparton Sports Stadium	4
Visy Stadium	2
Former Mooroopna Secondary School	1
Former McGuire College	1
Greater Shepparton Secondary College	2
Notre Dame College	2
<b>Planned/potential additional</b>	
Greater Shepparton Secondary College	2
Shepparton Sports Stadium	2
<b>Total</b>	<b>16</b>

The quantitative analysis of demand indicated that at full development, one court is needed to cater for Kialla and 8 courts for Shepparton City. There are sufficient courts in Shepparton City to meet this demand.

**Table 19 – Estimated demand for indoor courts**

Infrastructure item	Demand generated at full development			
	Kialla Growth Areas	Existing Kialla Township	Kialla Township	Total Shepparton City
	<b>6,768</b>	<b>7,095</b>	<b>13,863</b>	<b>83,247</b>
Indoor multipurpose court	0.6	0.70	1.3	8.3

### *Playing fields*

There are 13 active recreation reserves in Shepparton City. These reserves accommodate a range of playing fields, e.g., soccer, cricket, hockey and equestrian. The largest reserve is the multi-faceted Shepparton Sports Precinct. It contains 11 playing fields including regional soccer and hockey venues. It also contains an undeveloped area that could also be used in the future for playing fields. In addition to the 13 active reserves, there are 5 schools in Shepparton City that have playing fields which are suitable for junior sport and, at some venues, senior sport.

Kialla has one active reserve - Kialla Park off Reserve St. There is also an oval at St Anne's College and a potential small playing field/kick-about space off Cormorant Boulevard. Kialla Park contains 2 football/cricket fields, 8 tennis courts, 2 netball courts and 2 bowling greens. A masterplan was produced for the park in 2015. The masterplan makes recommendations about improving the condition and capacity of the playing fields, courts and pavilions at the park. The 2015 masterplan is currently being reviewed. The masterplan will show the large parcel of land to the immediate east of the reserve being incorporated into the reserve. The land will be designated as a playing field/multipurpose green space that could be used for football, cricket and/or soccer. The playing field at St Anne's College is suitably sized for senior and junior football, cricket and soccer. It has no lights or pavilion. A landscape concept plan has been developed for the Cormorant Rd site. The plan shows the provision of a small junior size playing field.

Council's Sports 2050 Strategic Plan identifies that there is sufficient supply of fields across Shepparton City to meet current and future soccer and cricket demand. The Plan indicates that more capacity may be required for football. The Plan recommends that the capacity of existing playing fields be optimised through surface improvements, lights etc. It also recommends that greater public use be made of school facilities.

The quantitative assessment for outdoor active recreation spaces contains distribution standards and field/area to population ratios. The distribution standards specify the maximum distances that all households can be from a sporting reserve – Council standard 2kms, VPA 800ms. The application of these standards to Kialla Township at full development indicates that (see Appendix B).

- The Growth Areas are fully outside the 800m radius.
- The Kialla South Growth Area and nearly all of the Kialla North Growth are outside the 2km radius.
- The northern tip of the Kialla West Growth Area is inside the 2km radius.

The field/area to population standards specify the amount (area) of space and number of fields that are needed. The application of these standards to Kialla indicates the following:

- 14ha of active recreation space is required across Kialla.
- 7ha is required to cater for the Kialla Growth Areas.
- 3 football/cricket and 3 soccer fields are needed to cater for the Kialla.

The expanded and redeveloped Kialla Park, the upgraded playing field at St Anne's College (lights and pavilion), the small field in Cormorant Boulevard and the upgraded playing fields at the Shepparton Sports Precinct will be able to satisfy the playing field needs of the Kialla community.

**Table 20 – Estimated demand for sports fields**

Infrastructure item	Demand generated at full development			
	Kialla Growth Areas	Existing Kialla Township	Kialla Township	Total Shepparton City
	<b>6,768</b>	<b>7,095</b>	<b>13,863</b>	<b>83,247</b>
Sports space	All of the growth areas are outside the 2km radius	-	-	-
Sports reserve (>1ha)	All of the growth areas are outside the 800m radius	-	-	-
Sports space (ha)	6.7	7.1	13.8	83
Sports fields (ha)	32-44ha	-	-	-
Football field	1.4	1.5	2.9	16.8
Cricket field	1.6	1.8	3.4	21.2
Soccer field	1.4	1.5	2.9	16.9
Field for lower profile sports	0.5	0.53	1.04	5.8

#### *Courts and greens*

There are 8 tennis courts, 2 bowling greens and 2 netball courts in Kialla. This is more than a sufficient number to satisfy demand from Kialla at full development.

#### *Regional and municipal recreation venues*

Kialla residents have access to a wide range of municipal and regional level facilities in nearby Tatura and Shepparton. These facilities include a velodrome, BMX track, hockey venue, all water athletics track, aquatic centre and equestrian centre. These facilities have the capacity to cater for Shepparton City and Kialla.

## SECTION SEVEN – SUMMARY OF INFRASTRUCTURE REQUIREMENTS

## 7.1 Summary of strategies for meeting future demand

Table 21 provides strategies for satisfying the additional demand generated by population growth in Kialla.

Table 21 – Strategies for satisfying additional demand

	Demand		Strategy for meeting demand
	Kialla Growth Areas	Kialla Township	
<b>Population</b>	<b>6,768</b>	<b>13,863</b>	
<b>3 and 4yo kindergarten (place)</b>	149	303	Optimal use of existing and planned kindergarten programs in Kialla A new 4 room integrated children's/community centre in Kialla North A new 2 room integrated children's/community centre in Kialla West
<b>M&amp;CH (session)</b>	6	13	Optimal use of existing M&CH centres in Kialla M&CH room at proposed integrated children's/community centre in Kialla Growth Areas (recommended Kialla North)
<b>Long day childcare (places)</b>	143	292	Optimal use of existing and planned long day care centres in Kialla and Shepparton City A new centre in the Growth Areas provided by private/community sector Council may encourage provision in the Growth Areas by nominating a preferred location - near integrated children's/community centre or convenience store (recommended Kialla North)
<b>Multipurpose community centre/community meeting space</b>	0.68	1.39	Optimal use of existing facilities in Kialla and Shepparton. In the new integrated children's/community centre in Kialla North and West Library meeting areas in existing Kialla Township in prominent community facility precinct
<b>Centre based library</b>	0.23	0.47	New static library in Kialla (700-800m2) in prominent community facility precinct in existing Kialla Township
<b>Centre based library floor space (sqms)</b>	308	631	
<b>Cultural facilities</b>	0.06	0.13	Optimal use of modernised Eastbank and Westside facilities Redevelopment of the Eastbank venue as two distinct facilities – theatre and function centre Optimal use of Shepparton Arts Museum
<b>Football</b>	1.4	2.9	Use of upgraded playing field at St Anne's College Upgrade of Kialla Park Recreation Reserve as per the Reserve Masterplan 2015 and recommendation of the current review of the Masterplan Development of a small playing field at Cormorant Bld site

	Demand		Strategy for meeting demand
	Kialla Growth Areas	Kialla Township	
<b>Population</b>	<b>6,768</b>	<b>13,863</b>	
<b>Cricket</b>	1.6	3.4	Use of upgraded playing field at St Anne's College Upgrade of Kialla Park Recreation Reserve as per the Reserve Masterplan 2015 and recommendation of the current review of the Masterplan Development of a small playing field at Cormorant Bld site
<b>Soccer field</b>	1.3	2.9	Use of upgraded playing field at St Anne's College Upgrade of Kialla Park Recreation Reserve as per the Reserve Masterplan 2015 and recommendation of the current review of the Masterplan Development of a small playing field at Cormorant Bld site
<b>Fields for lower profile sports</b>	0.53	1.04	Optimal use of fields and ancillary facilities at Shepparton Sports Precinct area
<b>Tennis court</b>	2.3	4.7	Optimal use of existing facilities in Kialla
<b>Bowls green</b>	0.6	1.3	Optimal use of existing facilities in Kialla
<b>Aquatic facilities</b>	0.06	0.13	Optimal use of a redeveloped and expanded Aquamoves Centre
<b>Indoor courts</b>	0.6	1.3	Optimal use of a redeveloped and expanded Shepparton Sports Stadium
<b>Primary school education</b>	629	1287	Optimal use of existing primary schools in Kialla and Shepparton Possibly, a new primary school in Kialla Growth Areas (Kialla North)
<b>Secondary school education</b>	537	1097	Optimal use of existing secondary schools in Shepparton City area Optimal use of proposed Anglican School Possibly, provision of new Government Secondary College, preferably in Kialla (Kialla North)

## 7.2 Details of required new or modified facilities

Table 22 lists the facilities that should be considered for location in the Kialla Township and identifies the catchment area served by the facility. There are six catchment units:

- Kialla North Growth Area – 3,600 people
- Kialla West Growth Area – 1,920 people
- Kialla South Growth Area – 840 people
- Waterbird Creek – 408 people
- Existing Kialla Township Areas – 7,095 people
- Kialla Township AFD – 13,863 people

- Kialla Township AFD and Shepparton South Growth Corridor – 17,570 people

The table provides detail on the land areas required for the facilities and construction costs. Note that these figures are 'ESTIMATES' and will need to be firmed up through detailed planning processes. The table also provides figures on the proportion of demand that can be attributed to the Existing Township and the individual growth areas. The proportions are determined by dividing the population of the catchment units into the overall catchment population for the facility.

**Table 22 – Proposed facilities in the Kialla Growth Areas**

Infrastructure items	Catchment units served	Estimated land area required (ha)	Estimated construction cost (\$)	Proportion of demand attributable to existing Kialla Township and future Growth Areas				
				Existing township	Kialla North	Kialla West	Kialla South	Waterbird Creek
A new children's/community centre - 4 kindergarten rooms, 2 consulting rooms, activity meeting rooms, ancillary spaces (in Kialla North)	Kialla North Kialla South Waterbird Creek	0.8-1ha	8,000,000	-	75%	-	17%	8%
A new children's/ community centre - 2 kindergarten room, activity meeting rooms, ancillary spaces (in Kialla West)	Kialla West	0.4-0.6ha	5,500,000	-	-	100%	-	
New static Library (in existing Kialla)	Kialla Township and Shepparton South Growth Corridor	0.5ha	8,000,000	39%	20%	11%	5%	2%
Upgrade of Kialla Park and per 2015 masterplan	Kialla Township	-	6,000,000	51%	26%	14%	6%	3%
Provision of additional playing field and associated infrastructure at Kialla Park as per the 2022 masterplan review	Kialla North Kialla South Kialla West	-	2,500,000	-	56%	29%	13%	2%
Upgrade of St Anne's College playing field (surface upgrade, lights, changerooms)	Kialla North Kialla South Kialla West	-	2,500,000	-	56%	29%	13%	2%
Playing field at Cormorant Bld site (field and toilets)	Kialla Township	Already set aside	Already funded	-	-	-	-	
Possibly, a new government primary school	Kialla North Kialla South Part of existing township	3.5ha	NA	-	-	-	-	

Note that new or modified district, sub-municipal and municipal infrastructure will be required elsewhere in Kialla and Shepparton City to provide for the Shepparton South-East PSP area. This infrastructure includes the redeveloped Eastbank Centre, expanded Shepparton Stadium, redeveloped Aquamoves facility,

and upgraded facilities at Shepparton Sports Precinct. The need to provide this infrastructure and the facilities listed in Table 22 should be considered when preparing a contributions plan for the Kialla Growth Areas.

Further discussions should also occur with DET about the provision of a government secondary school site in the Kialla area.



**APPENDICES**

## Appendix A – Literature Review

Name	Description	Implications for assessment
Shepparton North-East Precinct Structure Plan	<p>This Plan provides a development framework for the Shepparton North-East PSP area. The Area is projected to yield around 1,500 homes and accommodate a population of around 4,000. The PSP provides for:</p> <ul style="list-style-type: none"> <li>- Land and construction of a district park and 3 local parks</li> <li>- Bike and shared paths</li> <li>- Land for a private school and government school</li> <li>- Land and construction of a community facility</li> </ul>	The provision made in Shepparton North-East PSP for a government and non-government school should be considered when assessing the need for school facilities in Kialla.
Shepparton Education Plan (Stage One)	<p>This document outlines the State Government's Plan with respect to the provision of education facilities across Shepparton. Stage One covered secondary education. It recommended that the four secondary schools in Shepparton - McGuire College, Mooroopna Secondary College, Shepparton High School and Wanganui Park Secondary College - merge to form one new single-campus secondary school. The key characteristics of the Plan were:</p> <ul style="list-style-type: none"> <li>- Merging all four secondary schools to form a new secondary school on one site, capacity 3000 students</li> <li>- A school within a school or 'House model' of around 300 students from all year levels to ensure effective engagement, wellbeing and catering for individual students</li> <li>- The provision of new buildings including specialist and technical facilities</li> <li>- A secondary students' support Hub that will provide integrated support services.</li> </ul>	The capacity of the merged secondary school to cater for Shepparton City should be investigated in the community needs assessment.
Shepparton Education Plan (Stage Two)	The Stage Two covered early years education. It made 17 recommendations, one specifically related to infrastructure - the provision of an integrated early years service in Mooroopna.	The recommendations contained in the plan should be noted when undertaking the Kialla Assessment.
Shepparton Education Plan (Stage Three)	<p>The Stage Three covers primary education. It does not contain and specific recommendations relating to infrastructure. Instead, it outlines the following framework for the future provision of primary education in Shepparton:</p> <ul style="list-style-type: none"> <li>- Create a positive climate for learning and development where services demonstrate the highest levels of respect and inclusion and, as a result, Koorie children and learners of all ages feel strong in their identity within all services</li> <li>- Build community engagement in learning and development so that, through partnership and collaboration, services work together with Koorie people to find innovative ways to improve outcomes in local communities</li> <li>- Build a culture of professional leadership where success for Koorie Victorians is core business for all educational leaders</li> <li>- Achieve excellence in teaching, learning and development at all education stages.</li> </ul>	The principles/framework contained in the plan should be noted when undertaking the Kialla Assessment.

Name	Description	Implications for assessment
Shepparton Health and Tertiary Education Precinct 2020 (Action Plan)	<p>This Document contains a vision and set of guiding principles for the expansion of higher education facilities in Shepparton. Infrastructure related recommendations/suggestions were as follows:</p> <ul style="list-style-type: none"> <li>- Using the Precinct as a catalyst for urban revitalisation and projects that improve amenity and function both within the Precinct and throughout the CBD</li> <li>- Updating the facilities in the Precinct to lift the image and attractiveness of the precinct</li> <li>- Making sure that any future design and redevelopment for the Precinct is based around creating an urban style campus that feels open and provides spaces, places and connections that improve and form part of the City</li> <li>- Opening-up buildings for different uses for the local community and hosting events</li> <li>- Providing training facilities and opportunities that can be used by the local community and become part of the city fabric and daily life</li> </ul>	The information contained in the Plan should be noted when considering the higher education needs of the Kialla community.
Shepparton Health and Tertiary Education Action Plan (Action Plan) 2020	<p>This Plan aims to grow Shepparton as a health and tertiary education destination. The Plan indicates that there are currently two health and education hubs in Shepparton. Hub One is the Shepparton CBD Health and Tertiary Education Hub which comprises La Trobe University, Goulburn Ovens Institute of TAFE (GOTAFE), Goulburn Valley Health (GV Health) Community, Youth Foyer and Genesis Care Radiation Therapy Centre. Hub Two is the Graham Street Precinct which comprises GV Health's major acute referral hospital, The University of Melbourne Shepparton Rural Clinical School and, potentially, the proposed GV Health and La Trobe University Clinical Health School.</p> <p>The Plan contains the following recommendations:</p> <ul style="list-style-type: none"> <li>- Establish the Shepparton Health and Tertiary Education Steering Committee</li> <li>- Prepare an business case to attract investment in the health and tertiary education sector</li> <li>- Invest in infrastructure to enhance connectivity to and between health and tertiary education facilities.</li> <li>- Deliver urban realm improvements in the Shepparton CBD to enhance the location as one to study, work, live and invest</li> <li>- Advocate for funding for the GV Health and La Trobe University Clinical Health School at Graham Street.</li> </ul>	The information contained in the Plan should be noted when considering the higher education needs of the Kialla community.

Name	Description	Implications for assessment
Shepparton Sport 2050 Strategic Plan 2022	<p>This document contains a number of principles/standards which relate to the provision of sports facilities. These are:</p> <ul style="list-style-type: none"> <li>- Preferably, sports facilities will have multiple playing fields/elements</li> <li>- In smaller towns, sports facilities should be located in hubs</li> <li>- 1ha of sports space should be provided for every 1000 people</li> <li>- Every household in an urban setting should have a sports space within 2kms</li> <li>- Sport facilities should be categorised as follows – 1) Premier/Regional, 2) District, 3) High demand local, 4) Low Demand local</li> <li>- All sports facilities should be optimally used</li> <li>- New spaces/facilities should only be provided if existing fields are being used to their optimum and cannot cater for additional demand</li> <li>- Investment aimed at increasing capacity and existing facilities should be made before new facilities are built</li> <li>- School sporting facilities should be used for community sport where feasible.</li> </ul> <p>The document contains an assessment of the provision of sport spaces in each township with respect to the 2km radius provision standards. The assessment found as follows:</p> <ul style="list-style-type: none"> <li>- Shepparton: there is a lack of sport soaces in the eastern areas of Shepparton. This may be exacerbated further in the coming years with the release of the growth corridors and in-fill areas - Radio Australia site, the Shepparton North East in-fill site and the Shepparton South East Growth Corridor</li> <li>- Kialla: a large portion of the Kialla North Growth Corridor and a portion of the Kialla West Growth Corridor will fall outside of the 2km buffer zone of the current sport facilities.</li> <li>- Mooroopna: a large area of northern Mooroopna and the infill areas of Mooroopna West are not within a 2km zone. The planned in-fill development noted as Mooroopna West will further increase the area not serviced by existing sports facilities</li> <li>- Tatura: a small portion of the north of Tatura is not within the 2km buffer zone (excludes the Hill Top Golf &amp; Country Club).</li> </ul>	<p>The provision standards outlined in the report should be applied in quantitative assessment of demand. The findings from applying the standards should be considered in the qualitative assessment of community infrastructure provision.</p>
Shepparton Sports City Masterplan 2022	<ul style="list-style-type: none"> <li>- This masterplan makes recommendations about the broad range of district, municipal and regional level sporting infrastructure that is provided at the reserve. The major works listed in the action plan that relate to providing more capacity and higher quality recreation facilities are as follows:</li> <li>- Upgrade and enhancement of the capacity of Wanganui Oval – lighting, resurfacing, irrigation, pavilion replacement.</li> <li>- Development of the Munarra Centre</li> <li>- Retirement of the existing Shepparton Sports Stadium and construction of a new 6 court stadium.</li> <li>- Retention of Visy Stadium.</li> <li>- Development of a shared circuit trail.</li> <li>- Redevelopment of the netball centre to provide 8 compliant floodlit courts with shelters and seating and an expanded pavilion.</li> <li>- Replacement of the existing indoor courts with a new 6 court indoor stadium.</li> </ul>	<p>The recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.</p>

Name	Description	Implications for assessment
	<ul style="list-style-type: none"> <li>- Redevelopment of the athletics centre to provide and expanded pavilion and facilities for field events.</li> <li>- Upgrade of the tennis pavilion and courts.</li> <li>- Upgrade of the floodlighting and extension of the pavilion at the hockey centre.</li> <li>- Expansion of the soccer pavilion.</li> <li>- Lengthening of the main soccer field to make it suitable for other sports.</li> <li>- Provision of a new cycling pavilion.</li> <li>- Increasing the number of powered sites at the Equestrian facility.</li> </ul>	
Shepparton Sports Stadium Future Directions Plan 2019	The document contains a redevelopment/expansion plan for the Shepparton Sports Stadium. The plan provides for the refurbishment of the existing centre, two additional courts, retractable seating for 1500m new multipurpose room, six squash courts and a new sports house/hub on the mezzanine floor (est cost \$18.5m).	The recommendations in the plan should be considered in the qualitative assessment of sports facility provision.
Aquamoves Masterplan 2020	The Aquamoves Centre is being developed in two stages. Stage One is complete. Stage Two is still outstanding. The masterplan reviewed the merits of continuing with Stage Two in the context of existing and future aquatic needs of the Shepparton community. The masterplan proposes a 10 part redevelopment of the facility. The works will include the refurbishment of many areas within the centre – kitchen, offices, changerooms etc – and the provision of major new facilities including a warm water pool, wellness area, expanded gym and water slide facilities. The cost of the expansion/redevelopment is estimated to be \$32m.	The recommendations in the plan should be considered in the qualitative assessment of aquatic facility provision.
Whole of Sports Plan Cricket	<p>This Plan provides Council with a vision for supporting cricket at a local and regional level and to guide the development of improved facilities that will meet current and future community need. The plan states that participation in cricket in Greater Shepparton has been in decline over the last 10 years. The Plan found that:</p> <ul style="list-style-type: none"> <li>- There were 31 cricket locations in Shepparton</li> <li>- The locations were well distributed</li> <li>- There were sufficient facilities to meet existing and future demand</li> <li>- The quality of the facilities varied.</li> </ul>	The finding that cricket participation is declining and there is sufficient capacity to cater for future demand should be noted in the qualitative assessment of sports field provision
Whole of Sport Plan Tennis	This Plan provides Council with a vision for supporting tennis at a local and regional level and to guide the development of improved facilities that will meet current and future community need. The plan states that broadly at a local level there have been significant declines in participation by adults and in competitive tennis. It finds that there are sufficient courts to meet current and future demand. The Plan commits Council to supporting tennis participation and working with Clubs and Tennis Victoria to include club facilities.	The finding that cricket participation is declining and there is sufficient capacity to cater for future demand should be noted in the qualitative assessment of tennis court provision
Central Park Reserve and Masterplan 2019	This masterplan provides Council and user groups with a direction to support the future use, development, management and maintenance of Central Park. The Reserve is located in Shepparton East, 2.2kms east of the edge of the Shepparton South East PSP area. The facilities at the reserve include a multi-purpose sports oval, tennis and netball courts, a community centre, scout hall, several other smaller buildings used as change-rooms, meeting rooms and for social purposes, caretaker residence and playground. Its user groups are the	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision, especially the reserve's capacity to cater for the Kialla

Name	Description	Implications for assessment
	<p>Shepparton East Football Netball Club, Central Park St Brendans Cricket Club, Central Park Tennis Club and Country Women's Association.</p> <p>The key recommendations of the masterplan were as follows:</p> <ul style="list-style-type: none"> <li>- Upgrade existing netball courts</li> <li>- Redesign recreation reserve entry</li> <li>- Construct new multipurpose change rooms</li> <li>- Resurface or replace the tennis courts</li> <li>- Investigate issues with cricket pitch</li> <li>- Replace the scoreboard</li> <li>- Upgrade toilet facilities</li> </ul>	
Deakin Reserve Future Directions Plan 2017	<p>This Plan provides strategic direction for the future management and development of the Reserve. Deakin Reserve is Greater Shepparton's premier sportsground facility and is home to the Shepparton Bears Football Netball Club, Shepparton United Football Netball Club and Central Park/St Brendan's Cricket Club. The reserve also hosts regional, state and national events and sporting activities. The facilities at the reserve include a senior size oval, 2 netball courts, 3 sets of clubrooms, grandstand, support infrastructure including, shelters, public accessible toilets, car parking including disabled parking bays, access roads, guide hall and playground.</p> <p>The key recommendations of the masterplan are as follows:</p> <ul style="list-style-type: none"> <li>- Investigate alternative training locations for the clubs using Deaking Reserve</li> <li>- Construct a 2nd netball court</li> <li>- Upgrade the oval surface to enhance capacity</li> <li>- Provide more seating around the reserve</li> <li>- Increase storage facilities.</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.
Princess Park Future Directions Plan 2019	<p>The Plan provides Council with a vision for supporting the future use, development, management, and maintenance of Princess Park. The reserve comprises two playing fields, pavilion, changerooms, netball court, support infrastructure including, shelters, public accessible toilets, car parking including disabled parking bays, access roads, fencing, some storage, Shepparton Italian Social Club facility including bocce courts, enclosed grandstand providing sheltered spectator seating, public toilet facilities and scoreboard. The main users are the Shepparton Swans Football Netball Club, Shepparton Runners Club, Shepparton and Youth Club United Cricket Club Shepparton Junior Cricket Association and Shepparton Italian Social Club:</p> <p>The key recommendations of the masterplan are as follows:</p> <ul style="list-style-type: none"> <li>- Investigate feasibility of developing a multipurpose pavilion for football, netball, soccer</li> <li>- Provide female friendly changerooms</li> <li>- Upgrade public toilets, improve spectator amenities – seating and shelter</li> <li>- Relocate netball court</li> <li>- Provide picnic facilities</li> <li>- Formalise carpark.</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.

Name	Description	Implications for assessment
Vibert Reserve Master Plan (2004)	<p>This Plan provides a framework for redeveloping the sporting infrastructure and providing new social facilities for the community at the Reserve. The facilities proposed include:</p> <ul style="list-style-type: none"> <li>- A Community Hub including a library, offices, meeting rooms and community house</li> <li>- A kindergarten and childcare centre</li> <li>- A building for the Wilmot Primary School after school care program adjacent to the existing multi-purpose hall</li> <li>- One new Australian Rules football oval adjacent to the College junior football</li> <li>- Four new cricket grounds (2 turf and 2 synthetic wickets)</li> <li>- Two soccer pitches (one with training lights)</li> <li>- Six new tennis courts with competition standard lighting (two courts to include dual line marking for basketball)</li> <li>- A new sports pavilion of the cricket and soccer clubs</li> <li>- A new indoor basketball stadium adjacent to the existing stadium at McGuire College</li> <li>- A down ball court adjacent to the tennis courts</li> <li>- A new road network and parking for approximately 100 vehicles</li> </ul>	-
Vibert Reserve Pavilion Redevelopment Plan (2020)	<p>Stage 1 of the Vibert Reserve Pavilion was constructed in 2009. The facility included a small function space, kitchenette, two multi-use change rooms and club storage area. The pavilion was expanded in 2013. The expansion included the construction of two more multi-use change rooms, umpires wing and an external accessible toilet for sports use. Stage 3 of the pavilion development is about to be undertaken. This Stage will involve the relocation of the South Shepparton Community Centre to the site. Works include:</p> <ul style="list-style-type: none"> <li>- Demolition of car park and part playground</li> <li>- Relocation of Irrigation water tanks and irrigation system</li> <li>- Construction of new car park, car park lighting and landscaped areas and entrance</li> <li>- Construction of pavilion extension (neighbourhood house &amp; sporting clubs area) including increasing social room space, store rooms, meeting rooms, office space, kitchen, bar and bathroom facilities, laundry and foyer areas.</li> </ul>	The works proposed in the redevelopment plan and the relocation of the South Shepparton community centre to the Vibert Site should be noted when considering the community facility needs of the Kialla community.
Congupna Recreation Reserve Masterplan (2019)	<p>The Plan provides Council with a vision for supporting the future use, development, management and maintenance of Congupna Recreation Reserve. The reserve comprises an oval, football changerooms, netball changerooms, old tennis pavilion, netball courts (X2), tennis courts (X4), toilet block and changerooms. It is used by Congupna Football Netball Club, Shepparton United Juniors Football Club, Congupna Primary School (Cluster days), private bookings, Congupna CWA and Feyes Line Dancing. The key recommendations of the masterplan are as follows:</p> <ul style="list-style-type: none"> <li>- Upgrade the community centres: heating and cooling, toilets and compliance</li> <li>- Upgrade the football change rooms</li> <li>- Erect an electronic scoreboard</li> <li>- New community changerooms</li> <li>- Improve oval lighting</li> <li>- Provide netball shelters</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.

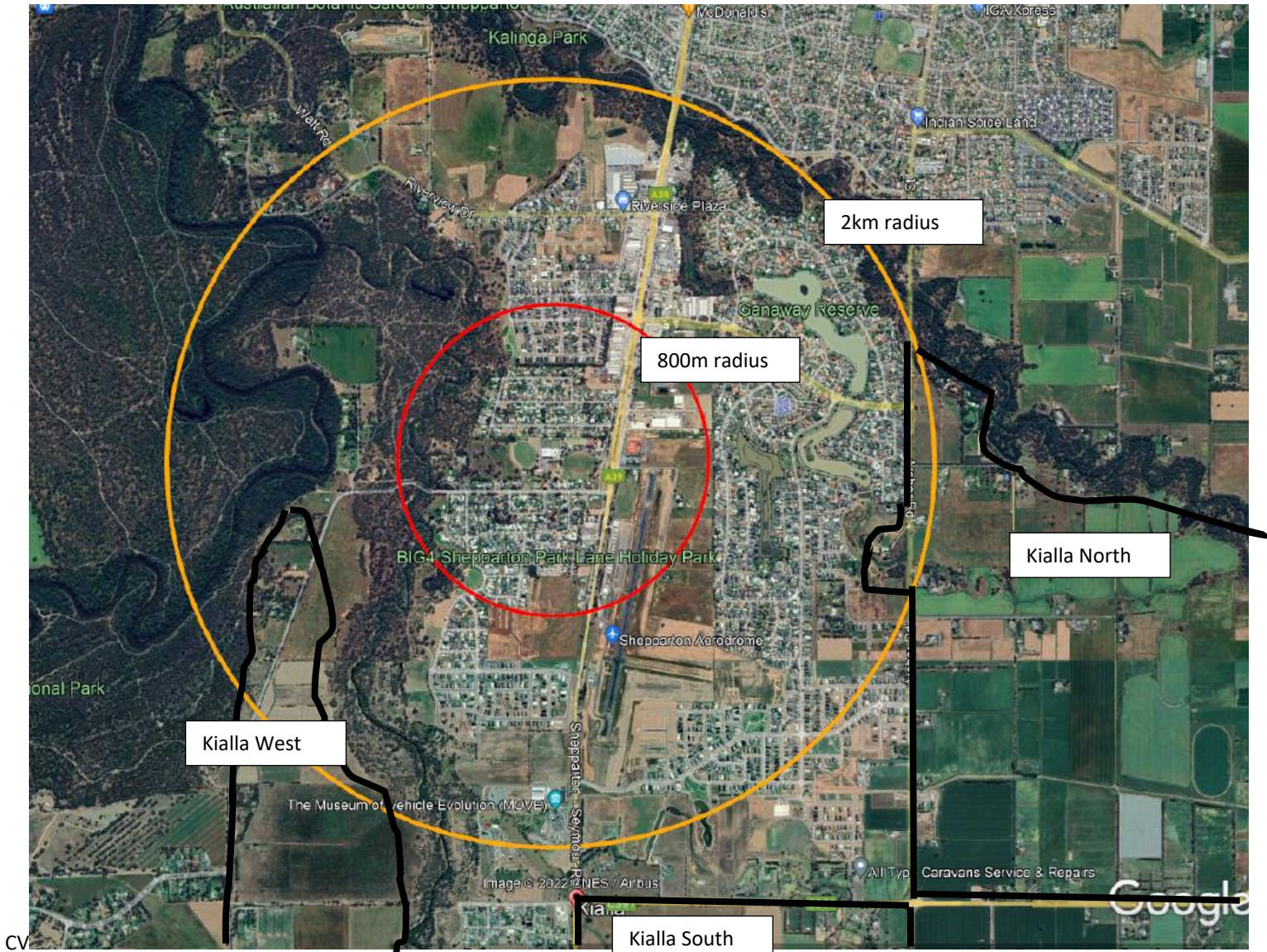


Kialla

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Name	Description	Implications for assessment
	<ul style="list-style-type: none"><li>- Improve netball court drainage</li><li>- Improve oval drainage</li><li>- Upgrade wakking track</li><li>Upgrade and relocate cricket nets</li></ul>	

Appendix B – Supply analysis for active sports reserves



# **Mooroopna Community Infrastructure Needs Assessment**

**Final Report V1  
March 2023**

ASR Research Pty Ltd

## EXECUTIVE SUMMARY

### 1. Objectives of community infrastructure needs assessment

- Identify the demand for community infrastructure generated by future residential development in the Mooroopna West Growth Corridor in the context of the broader development of Shepparton City.
- Identify the capacity of existing and planned infrastructure in Mooroopna and the remainder of Shepparton City to cater for this demand.
- Identify the gaps in infrastructure provision in Mooroopna and how these gaps could be addressed in Mooroopna and the remainder of Shepparton City.

### 2. Development context

- Mooroopna West Growth Corridor – existing development area, around 3,840 people at full development
- Existing Mooroopna – around 8527 people
- Mooroopna Township - at full development, around 12,367 people

Area	Population at full development
Mooroopna West Growth Corridor	3,840
Existing Mooroopna Township	8,527
Mooroopna Township at full development (growth corridor and existing township)	12,367
Shepparton City	83,247

### 3. Key findings of community infrastructure assessment

#### 3.1 Early years facilities

- There are five operational kindergarten locations in Mooroopna. Echuca Rd has been permanently closed due to flood damage. There is no location in Mooroopna West. The operational kindergartens offer 127 kindergarten places. At full development, Mooroopna Township will generate demand for 270 kindergarten places. The existing kindergarten programs in Mooroopna Township will not have the capacity to meet this demand – shortfall of 143 places. Consideration is being given to constructing an additional kindergarten room at Frank Pullar Children’s Centre and/or Mooroopna Park Primary School. This could provide an additional 30-60 places. A planning permit has been issued for a new childcare centre in Mooroopna. This could provide an extra 30 places. There still could remain a deficit of up to 80 places. Provision should be made for a 3 room kindergarten facility in Mooroopna. From an access perspective, this should be in the Mooroopna West Growth Corridor
- There are three M&CH centres in Mooroopna – Frank R Pullar (1 room), Morrell St (2 rooms) and Rumbalara (1 room). At full development, Mooroopna will generate demand for 14 sessions per week. The existing centres in Mooroopna have the capacity for 40 sessions and can meet this demand.
- Mooroopna Township at full development will generate demand for 260 childcare places. There are three existing and one proposed childcare centres in Mooroopna offering 289 places. They have the capacity to meet future demand.

### 3.2 Health/Community Support Services and Facilities

- Shepparton North's primary health and mental health care needs will continue to be met by the Goulburn Valley Regional Hospital, Shepparton Private Hospital, Goulburn Valley Health, Rumbalara Health Services, Primary Connect, Headspace, APMHA HealthCare Ltd and private allied health and community health practitioners.
- Several GP, dental and allied health clinics operate in Mooroopna. The further development of Mooroopna West will increase demand for these services - a rise in Mooroopna's population of 3,840 will generate demand for 2/-3 more general practitioners. These practitioners will join existing or new practices and will most likely operate from purpose-built premises. Specialist medical and allied health practitioners, such as physiotherapists, may also operate from these practices.
- 25 community support/care providers operate in Mooroopna and Shepparton City on a full or part-time basis. These services will expand as the populations of Mooroopna and Shepparton City grow. Other providers may also establish programs in Mooroopna and Shepparton City. Many of the providers will occupy their own or rented spaces. Some will seek access to publicly owned facilities.

### 3.3 Education Facilities

- The quantitative assessment indicates that, at full development, Mooroopna will generate 1,240 primary school enrolments. This includes 350 from the Growth Corridor. The existing schools in Mooroopna and Shepparton have spare capacity and will be able to meet most of this demand. However, an additional school location/s may be needed. The Mooroopna West Growth Corridor Structure Plan makes provision for a primary school site. DET has indicated that this facility will not be required.
- There are six secondary school locations in Shepparton City. At full development, Shepparton City will generate 6,560 secondary school enrolments. This includes 885 students from Mooroopna. The existing schools and the new Anglican College in Shepparton and Kyabram P-12 College will be able to meet most of this demand. However, an additional school location may be needed. From a geographic distribution perspective, the Kialla area would be the best location for this school.
- GO TAFE, Latrobe University and Melbourne University operate in Shepparton. All have expanded their facilities in recent years and are planning further expansions over the next decade. These institutions have regional and state-wide catchments. They will be able to meet future demand.

### 3.4 Cultural facilities/community centres/meeting spaces

- The recently opened Shepparton Art Museum has the capacity to meet future demand for art exhibition and museum displays from Mooroopna and Shepparton City. There are two performing arts venues in Shepparton City – the Eastbank Function Centre/Theatre facility in Shepparton and the Westside Theatre at the former Mooroopna Secondary School Site. The theatres at Eastbank and Westside have spare capacity and could provide for future demand. Council has undertaken some preliminary research into how to provide for future demand for function facilities. The research suggested a facility option where the Eastbank Centre was redeveloped as two distinct facilities – a theatre and function centre. This venue would have the capacity to satisfy future demand for function facilities.
- There are two static libraries in Shepparton City – the Shepparton and Mooroopna libraries. The Mooroopna Library is large enough to meet future demand. However, it needs updating and possibly reconfiguration to



provide more activity areas. The Shepparton Library will not be able to meet future demand at full. Additional library capacity will be needed in the medium to long term. The preferred location for a library site would be in Kialla. The facility would be similar to the Mooroopna Library (around 500m public space).

- There is a branch library in Mooroopna. It is considered to be large enough to meet future demand. However, it needs updating and possibly reconfiguration to provide more activity area.

### 3.5 Recreation facilities

- A redeveloped/expanded Aquamoves centre will be able to cater for Mooroopna's aquatic needs at full development. The 16 existing and four planned multipurpose indoor courts in Shepparton City (including one in Mooroopna) will be sufficient to meet the demand from Mooroopna and Shepparton City at full development. The 17 tennis courts, two bowling greens and 2 netball courts at Mooroopna Recreation Reserve will have the capacity to satisfy future demand.
- Some additional capacity will be needed in Mooroopna to meet future outdoor sporting demand. The works recommended in the Mooroopna Recreation Reserve Masterplan to enhance the capacity of the existing facilities in the Reserve should be undertaken. School facilities in Mooroopna should be used for community sport, where feasible.
- Mooroopna residents have access to a wide range of municipal and regional level facilities in Shepparton City. These facilities include a velodrome, BMX track, hockey venue, all water athletics track, aquatic centre and equestrian centre. Enhancement works are being proposed for many of these facilities. They will have the capacity to cater for Shepparton City and Mooroopna at full development.

## 4. Summary of strategies for meeting future demand

	Demand		Strategy for meeting demand
	Mooroopna West Growth Corridor	Mooroopna Township AFD	
<b>Population</b>	<b>3,840</b>	<b>12,367</b>	
<b>3 and 4yo kindergarten (place)</b>	84	270	Optimal use of existing and planned kindergarten programs in Mooroopna A new integrated 3 kindergarten room children's/community centre in Mooroopna West
<b>M&amp;CH (session)</b>	4	14	Optimal use of existing M&CH centres in Mooroopna
<b>Long day childcare (places)</b>	81	260	Optimal use of existing and planned long day care centres
<b>Multipurpose community centre</b>	0.13	0.42	Optimal use of existing facilities - Mooroopna Mechanics Hall, O'Brien Hall, Mooroopna Education and Activity Centre, McLennan Sports Centre, Treacy Community Room, school and church halls, and guide and scout halls Activity spaces in the proposed children's/community centre in Mooroopna West
<b>Centre based library</b>	0.13	0.42	Upgrade and reconfiguration of Mooroopna Library
<b>Centre based library floor space (sqms)</b>	175	562	
<b>Cultural facilities</b>	0.13	0.29	Optimal use of modernised Eastbank and Westside facilities Redevelopment of the Eastbank venue as two distinct facilities – theatre and function centre Optimal use of Shepparton Arts Museum
<b>Football</b>	1	3	Upgrade of Mooroopna Recreation Reserve as per the Reserve Masterplan
<b>Cricket</b>	1	3	Upgrade of Mooroopna Recreation Reserve as per the Reserve Masterplan

	Demand		Strategy for meeting demand
	Mooroopna West Growth Corridor	Mooroopna Township AFD	
<b>Population</b>	<b>3,840</b>	<b>12,367</b>	
<b>Soccer field</b>	1	3	Upgrade of Mooroopna Recreation Reserve as per the Reserve Masterplan
<b>Fields for lower profile sports</b>	0.29	1	Optimal use of fields and ancillary facilities at Shepparton Sports Precinct area
<b>Tennis court</b>	1	4	Optimal use of existing facilities in Mooroopna
<b>Bowls green</b>	0.4	1	Optimal use of existing facilities in Mooroopna
<b>Aquatic facilities</b>	0.04	0.12	Upgrade of Mooroopna Pool. Optimal use of a redeveloped and expanded Aquamoves Centre
<b>Indoor courts</b>	0.38	1.2	Optimal use of a redeveloped and expanded Shepparton Sports Stadium Optimal use of the stadium in Mooroopna
<b>Primary school education</b>	350	1244	Optimal use of existing primary schools in Mooroopna Possibly, a new primary school in Mooroopna West
<b>Secondary school education</b>	249	885	Optimal use of existing secondary schools in Shepparton City area Optimal use of proposed Anglican School Provision of new Government Secondary College, preferably in Kialla or Tatura

## 5. Modified or new facilities

- The following facilities should be considered for provision in the Mooroopna West Growth Corridor:

Infrastructure items	Catchment area served	Estimated land area required (ha)	Estimated construction cost (\$)	Proportion of demand attributable to Mooroopna West Growth Corridor
A new children's centre – 3 kindergarten rooms, consulting room, activity spaces	Mooroopna West	0.8-1.0ha	6,500,000	100%
Local passive open space and pathways	Mooroopna West	5ha	2,000,000	100%

- New or modified infrastructure will be required elsewhere in Mooroopna to provide for the Mooroopna West Growth Corridor.

Infrastructure items	Catchment area	Estimated land area required (ha)	Estimated construction costs (\$)	Proportion of demand attributable to Mooroopna West Growth Corridor
Upgrade and reconfiguration of Mooroopna Library	Mooroopna Township AFD	-	1,000,000	31%
Upgrade of Mooroopna Recreation Reserve	Mooroopna Township AFD	-	TBD	31%
Upgrade of Mooroopna Pool	Mooroopna Township AFD	-	TBD	31%

New or modified district, sub-municipal and municipal infrastructure will also be required elsewhere in Greater Shepparton City to provide the Mooroopna West community. This infrastructure includes the redeveloped Eastbank Centre, expanded Shepparton Stadium and redeveloped Aquamoves facility. The need to provide this infrastructure



and the facilities listed in above tables should be considered when reviewing the contributions plan for the Mooroopna West Growth Corridor.

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## SECTION ONE – INTRODUCTION

### 1.1 Purpose of study

The purpose of the Study is to identify:

- The demand for community infrastructure generated by future residential development in the Mooroopna West Growth Corridor in the context of the broader development of Shepparton City.
- The capacity of existing and planned infrastructure in Mooroopna and the remainder of Shepparton City to cater for this demand.
- The gaps in infrastructure provision in Mooroopna and how these gaps could be addressed in Mooroopna and the remainder of Shepparton City.

### 1.2 Definition of community infrastructure

Community infrastructure is defined as health, recreation, education, cultural and community support facilities provided by government agencies, community organisations, local government and private organisations.

### 1.3 Terminology

For this purpose of this report:

- Council refers to the Greater Shepparton City Council.
- Mooroopna West Growth Corridor refers to the residential development area in Mooroopna West.
- Existing Mooroopna Township refers to the established Mooroopna township area.
- Mooroopna Township at full development (AFD) refers to the area comprising the established Mooroopna Township and the Mooroopna West Growth Corridor.
- Shepparton City refers to the area which includes the existing and growth areas of Shepparton Urban Area, Shepparton Surrounds, Kialla and Mooroopna.
- Greater Shepparton City refers to the Greater Shepparton City municipal area.
- At full development refers to the time when a geographic area is fully built out.

### 1.4 Study Methodology

The study methodology involved the following steps:

- A review of planning and policy documents developed by the Greater Shepparton City Council and other organisations which have relevance to community infrastructure provision in Mooroopna.
- Identification of existing and planned community infrastructure that caters for or will cater for the Mooroopna.
- An assessment of the capacity of existing and planned infrastructure in Mooroopna and the remainder of Shepparton City to provide for increased demand generated by residential development and population growth in Mooroopna.

- A quantitative analysis of the future demand for community infrastructure generated by the Mooroopna Township AFD.
- Discussion with officers from Council and other relevant organisations involved in the provision of community infrastructure about existing and future community infrastructure provision in Mooroopna.
- A qualitative assessment of community infrastructure needs in Mooroopna based on the findings of the literature review, infrastructure audit, quantitative assessment and consultation process.
- Confirmation of future community infrastructure needs in Mooroopna and how these needs could be addressed.
- Production of draft and final reports.

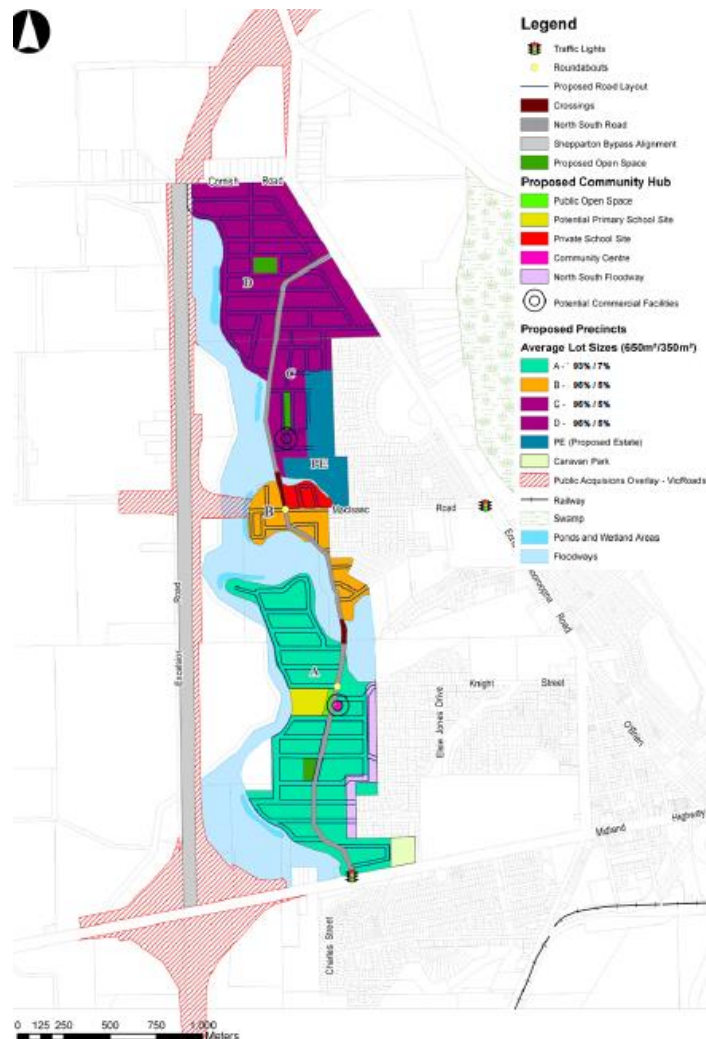
**SECTION TWO – MOOROOPNA DEVELOPMENT CONTEXT**

**2.1 Mooroopna West Growth Corridor**

The Mooroopna West Growth Corridor is 260ha in size and bounded by the established township area to the east, Cornish Road to the north, the Goulburn Valley Highway (Shepparton Bypass) reservation to the west and Midland Highway to the south. The Corridor is broken into five precincts. It is anticipated that, at full development, the precincts will yield 1,600 lots and generate a population size of 3,840. (Note: the lot and population may be less as the northern section of Precinct C and the majority of Precinct D may not be developed due to flooding constraints).

A Structure Plan has been produced for the Corridor. The plan provides for neighbourhood parks, a government school site, private school site, community hub, walking/cycling paths, waterway/drainage reserves and linear park. DET has indicated that the government primary school site is not required and the private school site is being developed for affordable housing.

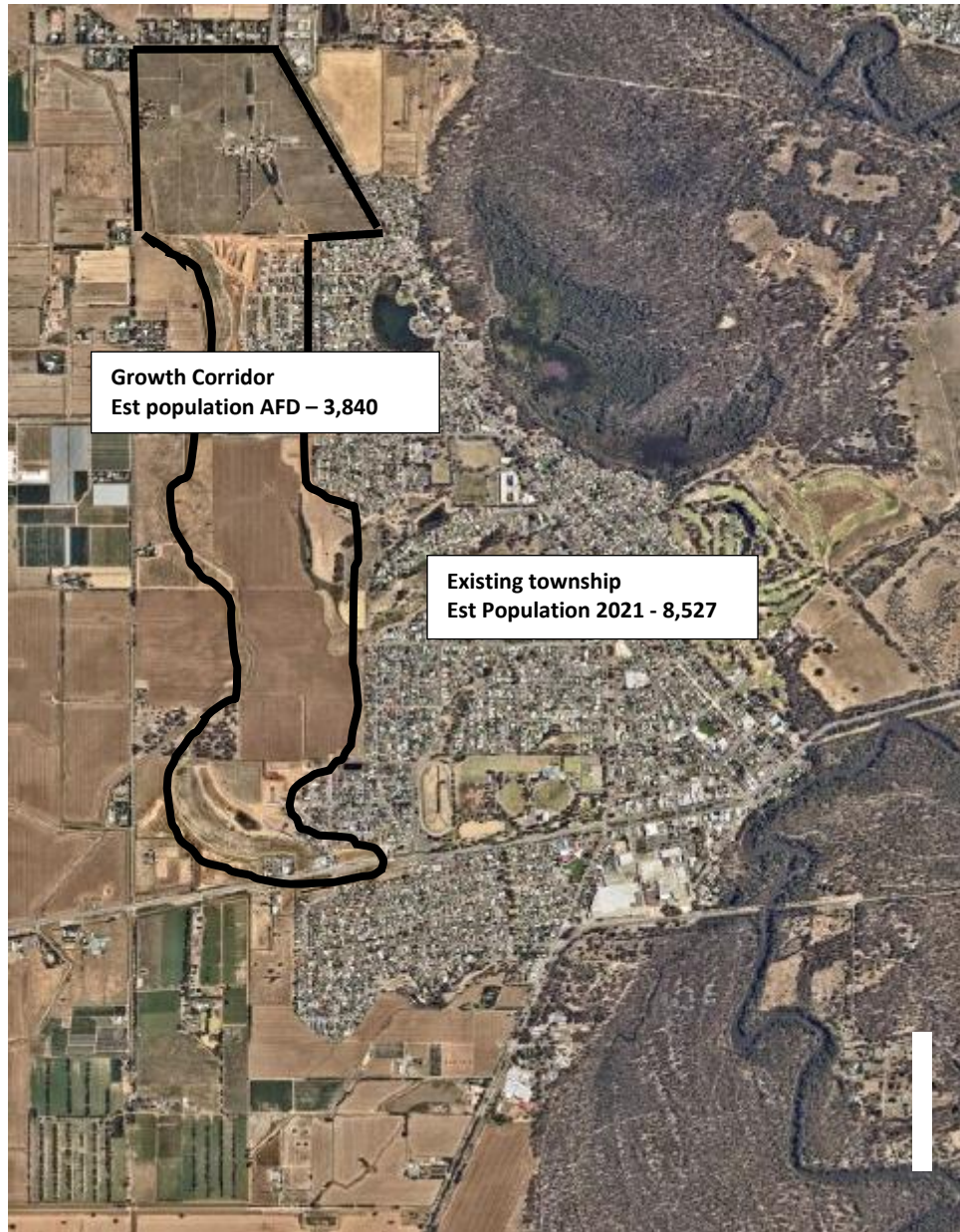
**Figure 1 – Mooroopna West Growth Corridor Structure Plan**



## 2.2 Mooroopna township

The Mooroopna Township AFD is located 6 kms from the Shepparton CBD. It comprises the Growth Corridor and the established Mooroopna Township. The established area has a population of 8,527 (source: id. Population Forecasts). The Township’s population is expected to grow to 12,367 when the Growth Corridor is fully developed.

Figure 2 – Mooroopna Township



## 2.3 Development areas

The Mooroopna West Growth Area is one of ten certain/potential development areas in Shepparton City (note: Shepparton City includes Mooroopna). At full development, the development areas could yield an additional 10,575 lots and accommodate an extra 25,380 people.

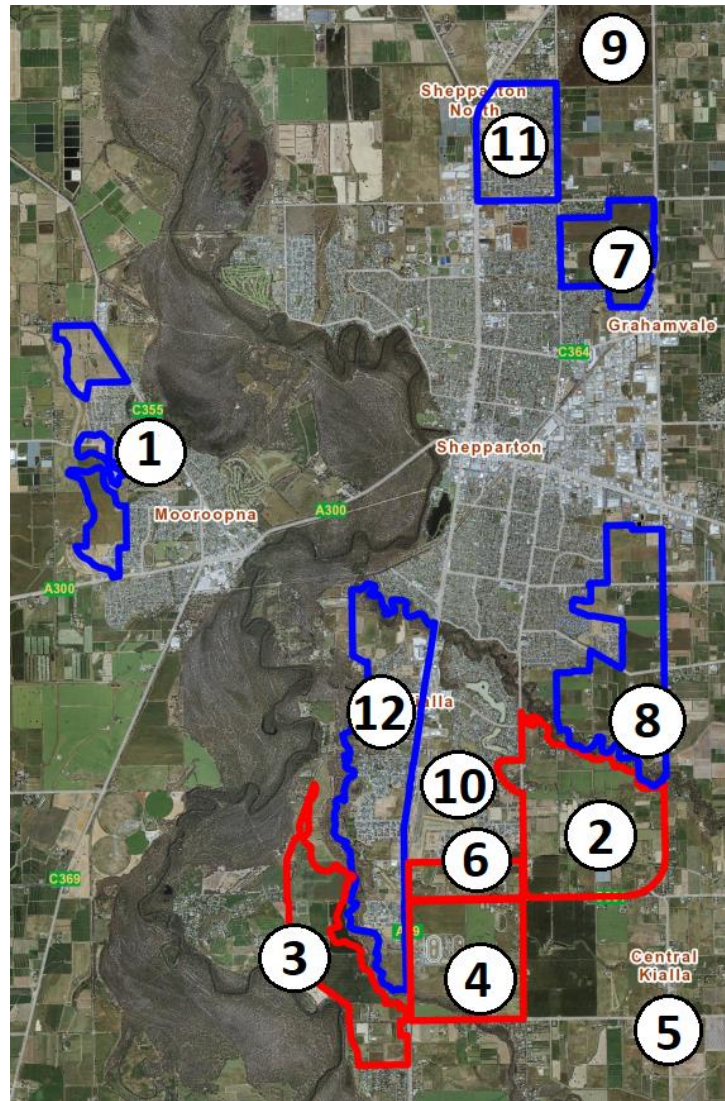
**Table 1 – Development areas: Shepparton City**

	Development areas	Timeframe	Est dwelling yield	Est population yield
1	Mooroopna West Growth Area	Existing	1600	3840
2	Kialla Nth Growth Area	Short (1-5 years)	1500	3600
3	Kialla West Growth Area	Medium (6-10 years)	800	1920
4	Kialla Sth Growth Area	Medium (6-10 years)	350	840
5	Kialla Central	Long term (10+ years)	To be confirmed	To be confirmed
6	Waterbird Creek	Short (1-5 years)	170	408
7	Shepparton North-East PSP Area	Existing	1500	3600
8	Shepparton South-East PSP Area	Short (1-5 years)	2500	6000
9	Former Radio Australia Site	Long term (10+ years)	1725	4140
10	Shepparton Airport Site	Unknown	430	1032
	<b>Total</b>		<b>10575</b>	<b>25380</b>
11	Shepparton North Growth Corridor	Existing	1042	2750
12	Shepparton South Growth Corridor	Existing	1582	4115

Sources: VPA, GSCC and Shepparton and Mooroopna Regional Growth Plan (2021)

**Figure 3 – Development areas**





**Notes:**

- 1 – Blue outlines existing growth corridors and red outlines future growth corridors
- 2 – Boundaries for long term growth corridors have not been included

**2.4 Greater Shepparton City**

The Greater Shepparton City municipal area is projected to experience significant population growth over the next 2-3 decades as a result of infill development and the new residential development areas described in Section 2.5 of this report. The population is estimated to grow from 69,860 in 2021 to in excess of 106,000 at full development. This population growth will substantially increase demand for local and district level community infrastructure (e.g., early years facilities, community meeting spaces, playing fields, parkland) and sub-municipal, municipal and regional level community facilities (e.g., hospitals, performing arts centres, museums, aquatic facilities).

**Table 2 – Population estimates: Greater Shepparton City**

Area	Existing	New residential	Total <sup>1</sup>
<b>SHEPPARTON CITY</b>			
Shepparton Central	2626	-	2893

Area	Existing	New residential	Total <sup>1</sup>
Shepparton North-Central	5742	-	6092
Shepparton South	6903	1032 <sup>2</sup>	8093
Shepparton South-East	7536	6000	13536
Shepparton North-East	5628	7740 <sup>3</sup>	13369
Shepparton North-West	7083	0	7278
Shepparton Surrounds East	3229	200	3820
Shepparton Surrounds South	1735	0	1936
Kialla	7095	6768	13863
Mooroopna	8527	3840	12367
<b>Subtotal</b>	<b>56,104</b>	<b>25,580</b>	<b>83,247</b>
<b>RURAL AREAS</b>			
Tatura	5107	8683	13790
Rural East	1132	-	1198
Rural North	1741	-	1849
Rural North-West	2925	-	3045
Rural South	2846	-	3049
<b>Subtotal</b>	<b>13,751</b>	<b>8,683</b>	<b>22,931</b>
<b>Total</b>	<b>69,855</b>	<b>34,263</b>	<b>106,178</b>

Source: Greater Shepparton City Council Forecast and 2050 Growth Plan

Notes:

1. Table 2 includes population estimate from existing residential areas, new development areas, infill and long term sites (e.g., the Shepparton Airport Site and Former Radio Australia Site)
2. Includes the Shepparton Airport Site
3. Includes former Radio Australia Site (although not formally in the SNE local area)
4. Population estimates for Kialla do not include the Kialla Central Growth Area. Estimates are not yet available for this growth area

Figure 4 – Rural local areas, population growth

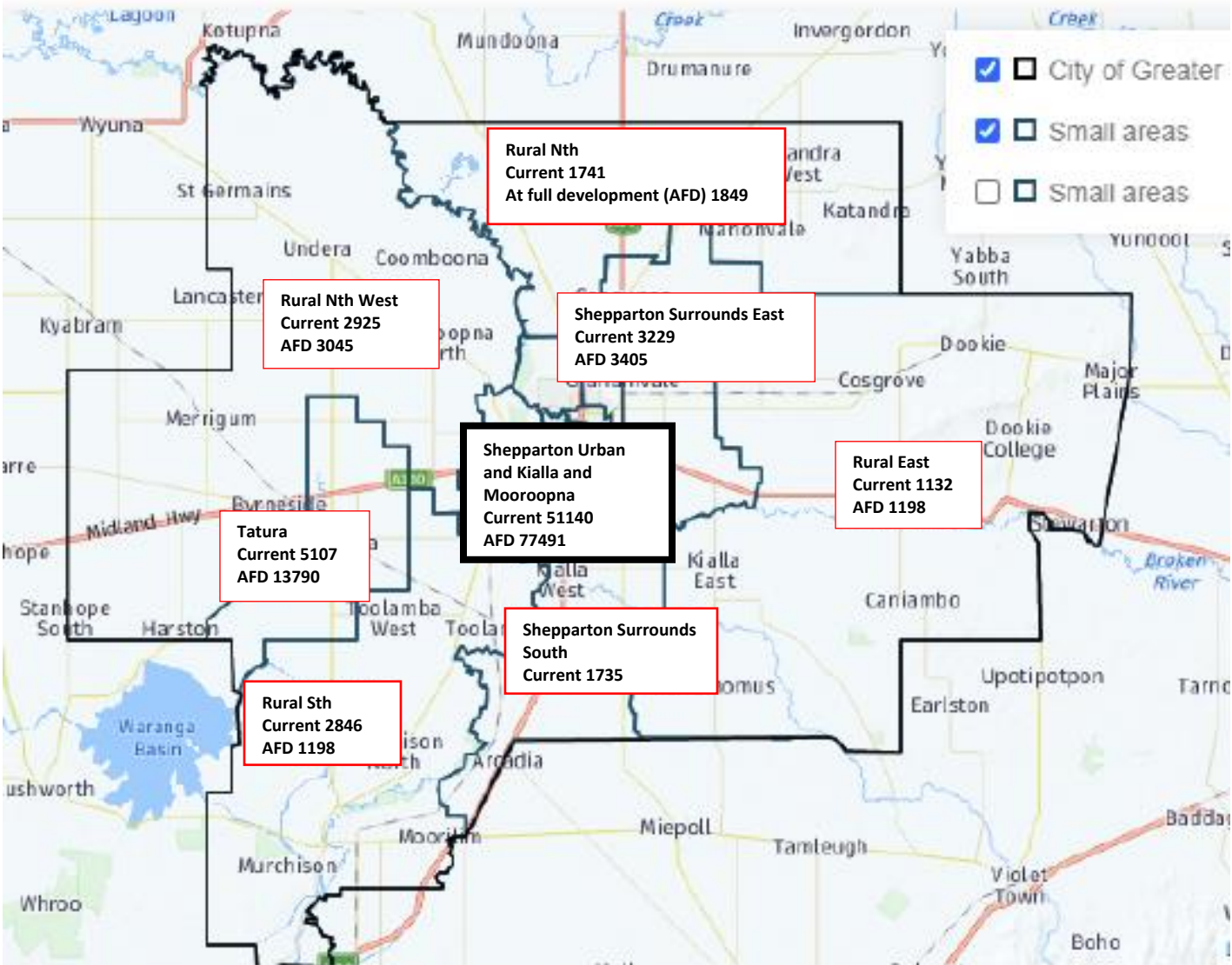
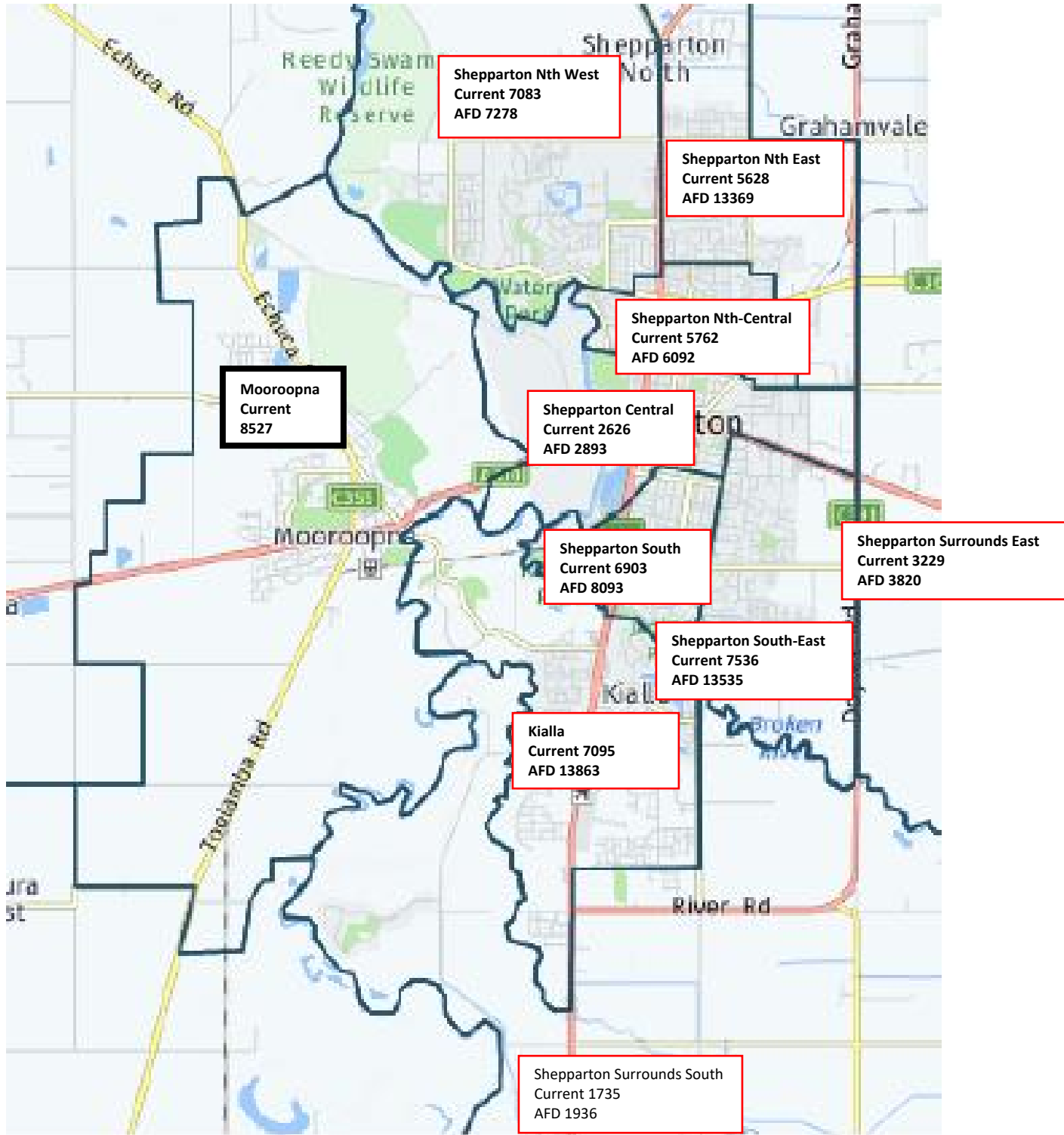


Figure 5 - Shepparton City local areas



## SECTION THREE – LITERATURE REVIEW

### 3.1 Shepparton and Mooroopna 2050 Regional Growth Plan 2021

The Shepparton and Mooroopna 2050 Regional Growth Plan provides a vision and framework for the future development of the Shepparton, Mooroopna and Kialla Growth Areas through to 2050. The Plan indicates that the population of the area is projected to grow from 66,000 in 2021 to around 78,000 in 2031. The Plan identifies:

- Three existing residential growth areas, the being the:
  - Mooroopna West Growth Corridor (accommodating approximately 1,600 lots)
  - Shepparton North East Precinct Structure Plan (accommodating approximately 1,500 lots)
  - Shepparton South East Precinct Structure Plan (accommodating approximately 2,500 lots).
- Six future residential growth areas, the being the:
  - Kialla North Growth Corridor (short-term growth corridor, accommodating approximately 2150 lots, now revised down to 1,500 lots)
  - Kialla West (medium-term growth corridor, accommodating approximately 800 lots)
  - Kialla South (medium-term growth corridor, accommodating approximately 350 lots)
  - Kialla Central (long-term growth corridor, with lot numbers to be confirmed as part of a structure planning process)
  - former Radio Australia Site (long-term growth corridor, with lot numbers to be confirmed as part of a structure planning process)
  - Shepparton Airport (long-term growth corridor, with lot numbers to be confirmed as part of a structure planning process).

The 2050 Growth Plan makes the following references to community infrastructure provision In Shepparton City:

- Munarra Centre for Regional Excellence Masterplan
- Latrobe University expansion
- Greater Shepparton Education Plan implementation
- Shepparton Railway Precinct Masterplan
- GOTAFE Masterplan
- Goulburn Murray Trade Skills Centre development
- RiverConnect Paths Masterplan
- Aquamoves Redevelopment Masterplan
- Shepparton Sports and Events Centre redevelopment
- Shepparton Railway Precinct Masterplan
- Business case for Youth Hub
- Expansion of tertiary courses and facilities in the Shepparton CBD.
- Partnerships or co-location of services between the City library and the STEP Library to provide additional community resources
- Creation of an arts precinct near the STEP site
- Mooroopna Hospital renewal
- Old Mooroopna High School Site redevelopment



### 3.2 Mooroopna West Growth Corridor Structure Plan (2009, Revised 2013)

This document provides a long term development plan for the Growth Corridor. The document contains the following comments about community infrastructure:

- Existing facilities servicing the Mooroopna population are either at capacity or very close to being fully utilised by the existing population base.
- The development of the Mooroopna Hub (co-location and upgrade the community house, preschool, occasional childcare, maternal and child health, senior citizens facilities and an expanded community library) is an example of a response to the need to upgrade and extend existing facilities to meet current needs and expectations.
- The future population and household growth expected within the Mooroopna West Growth Corridor will create a need to extend existing and create new community infrastructure to satisfy local needs and expectations for community services.
- The Demographic and Community Centre Analysis indicates that it is appropriate for there to be an additional hub within the Mooroopna West Growth Corridor. The Structure Plan sets aside an area of land for this future hub.

The concept plan for the Growth Corridor makes provision for a centrally located community hub. It also provides for neighbourhood parks, government school site, private school site, walking/cycling paths, waterway/drainage reserves and linear park. The Mooroopna West GC DCP makes provision for land and construction of a community centre, the construction of a 3.5km walking track and the installation of playgrounds at three parks.

### 3.3 Mooroopna Recreation Reserve Masterplan (2022)

The Mooroopna Recreation Reserve Draft Masterplan 2022 plan provides Council with a vision for supporting the future use, development, management and maintenance of the Reserve. The Plan lists 18 development priorities at the reserve, including:

- Provision of changerooms for football and netball use on the northern side of the main oval.
- Provision of a multi-purpose change, toilet and kiosk building.
- Upgrade of the sports stadium.
- Provision of access to raw water – investigate improvements to raw water through new access points and possible increase of capacity of the dam to ensure there is sufficient water for future developments and to service the bowls and lawn tennis facilities.
- Upgrade of Max Connors Pavilion toilet.
- Upgrade of Sir Ian McLennan Centre to incorporate toilets and enhanced social facilities for the tennis club.
- Provision of off-leash dog area within the harness track.

### 3.4 Mooroopna Community Plan (2022- 2026)

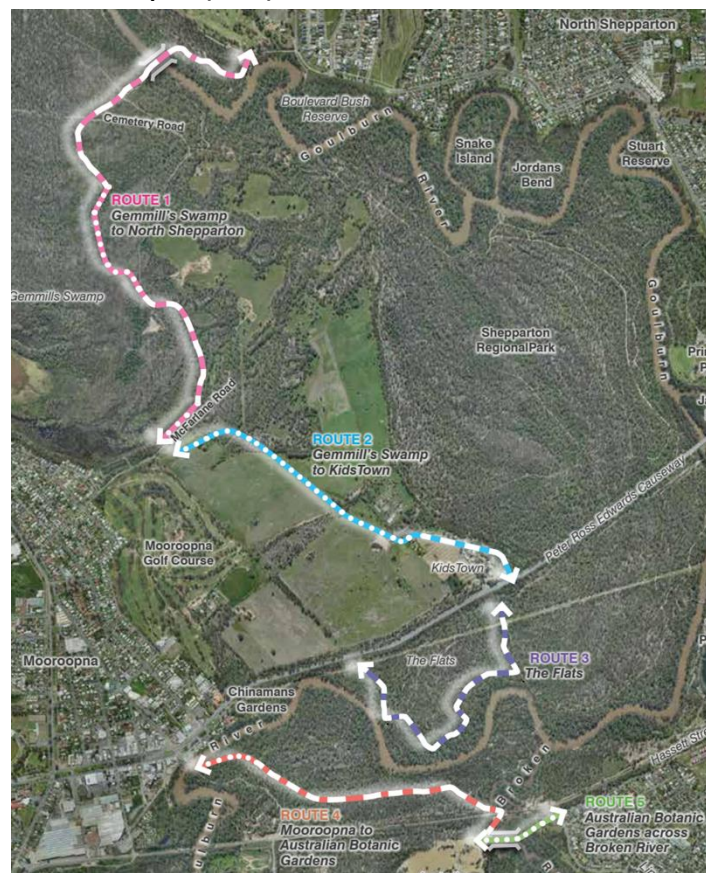
This plan identified the key priorities of the Mooroopna Community with respect to the future development of the Mooroopna township. The community infrastructure related priorities were as follows:

- Support the development of a walking track between Gemmill Swamp and Kidstown.
- Advocate for the continuation of the Elsie Jones Drive footpath and improved lighting.
- Advocate to DET around continued access and ongoing safety of Stadiums and Community Halls.
- Participate in consultation and provide feedback to Council around the reuse of significant buildings or redevelopment of the old Mooroopna Hospital site.
- Advocate for, and support the implementation of, the Greater Shepparton Playspace Strategy.
- Advocate for additional shade at Charles St playground.
- Advocate for improved safety at Craigmuir Lake Park and explore fencing and additional shade options.
- Stevens Crescent Park – Paint bollards and progress Stage 2 of development and activation.
- Explore opportunities for a Water / Splash Park.
- Explore improvements to Kaieltheban Park in collaboration with local Aboriginal Community.
- Advocate and support all community groups, public halls, recreation reserves and open spaces and support their priorities.
- Advocate for the GV Trails project.

### 3.5 RiverConnect Paths Masterplan (2015)

This document contains a plan for the development of walking and bike paths in the Mooroopna and Shepparton area. With respect to Mooroopna, the plan proposes that a path be constructed between Mooroopna and the Australian Botanical Gardens in Shepparton.

**Figure 6 – Riverconnect Paths Masterplan (2015)**





### 3.6 Other documents

Other documents relating to community infrastructure provision were reviewed (see Appendix A). They included the following:

- Shepparton North-East Precinct Structure Plan (2019)
- Shepparton South-East Precinct Structure Plan (PSP) Draft Plan (2021)
- Shepparton Education Plan (Stages One, Two and Three) (2016-2021)
- Shepparton Health and Tertiary Education Action Plan (Action Plan) 2020
- Shepparton Sport 2050 Report (draft 2021)
- Central Park Reserve and Masterplan (2019)
- Deakin Reserve Future Directions Plan (2017)
- Princess Park Future Directions Plan (2019)
- Vibert Reserve Masterplan (2004)
- Vibert Reserve Pavilion Redevelopment Plan (2020)
- Shepparton Sports Precinct Masterplan Report (2007)
- Shepparton Sports City Masterplan Report (2022)
- Shepparton Sports Stadium Future Directions Plan (2019)
- Congupna Recreation Reserve Masterplan (2020)
- Kialla Park Masterplan (2015)
- Aquamoves Masterplan (2020)
- Greater Shepparton Playspace Strategy (2021)
- Greta Shepparton Cycling Strategy (2013-2017)
- Whole of Sport Plans: Cricket and Tennis (2017)

These documents provide the following information:

- A development framework for the Shepparton North-East PSP area.
- The State Government's Plans with respect to the provision of education facilities across Shepparton.
- A vision and set of guiding principles for the expansion of higher education facilities in Shepparton.
- A plan to grow Shepparton as a health and tertiary education destination.
- A set of principles/standards relating to the provision of sport facilities in Greater Shepparton City.
- Directions to support the future use, development, management and maintenance of Central Park, Deakin Reserve, Princess Park, Vibert Reserve/Pavilion, Congupna Recreation Reserve and Kialla Park.
- Redevelopment plan for the Shepparton Sports Precinct, Sports Stadium and Aquamoves Aquatic Centre.
- Directions for supporting participation in tennis and cricket in Greater Shepparton City.

The principles, standards, findings and recommendations contained in the documents should be considered when assessing the demand for community infrastructure provision in Mooroopna, investigating gaps or deficiencies in provision and identifying future facility options.

## SECTION FOUR – QUANTITATIVE ASSESSMENT OF COMMUNITY INFRASTRUCTURE DEMAND

### 4.1 Methodology

The quantitative assessment of demand involved the application of infrastructure provision ratios/standards to the projected lot yields and population sizes of new development and established areas in Mooroopna and Shepparton City.

**Table 3 – Geographic areas, quantitative analysis**

Area	Population at full development
Mooroopna West Growth Corridor	3,840
Existing Mooroopna Township	8,527
Mooroopna Township at full development (growth corridor and existing township)	12,367
Shepparton City	83,247

The ratios have been derived from several sources including the VPA Precinct Structure Planning Guidelines (2021). They are consistent with ratios used in infrastructure assessments conducted for growth areas in other regional cities, such as Ballarat, Geelong, Bendigo and Wodonga. The quantitative assessment has been confined to infrastructure items that are normally provided by Council (e.g., early years facilities, playing fields, community centres etc) and Government and private facilities that could be central components of community hubs (e.g., primary and secondary colleges etc). Some ratios apply to specific age cohorts and others to the entire population. The age breakdown projected in the ID population forecast for the Mooroopna local area in 2036 was used when specific age cohort sizes were required.

It should be noted that there are multiple provision ratios for some infrastructure items. For example, there are two distance ratios for active recreation reserves - the VPA standard of 1 reserve within 800m of all households and the Greater Shepparton City Council standard of 1 reserve within 2kms of all households. Both standards have been applied in the quantitative assessment but the Council standard has been used in the qualitative assessment as it considers local circumstances, e.g., housing density and ease of travel.

### 4.2 Outcomes

The outcomes of the quantitative assessment are provided in table 4. The table contains the following information:

1. Provision ratios/standards for each infrastructure type.
2. The service/facility demand generated by Mooroopna West Growth Corridor and Mooroopna Township AFD.
3. The overall facility demand generated by Shepparton City at full development.

The assessment confirms that:

- The Mooroopna West Growth Corridor will generate significant demand for local level infrastructure, e.g., 56 kindergarten places, 81 childcare places, 350 primary school students.
- Population growth across Mooroopna and the rest of Shepparton City will generate considerable demand for sub-municipal and municipal level infrastructure, e.g., 4 indoor courts, 1,500m<sup>2</sup> of library floor space.

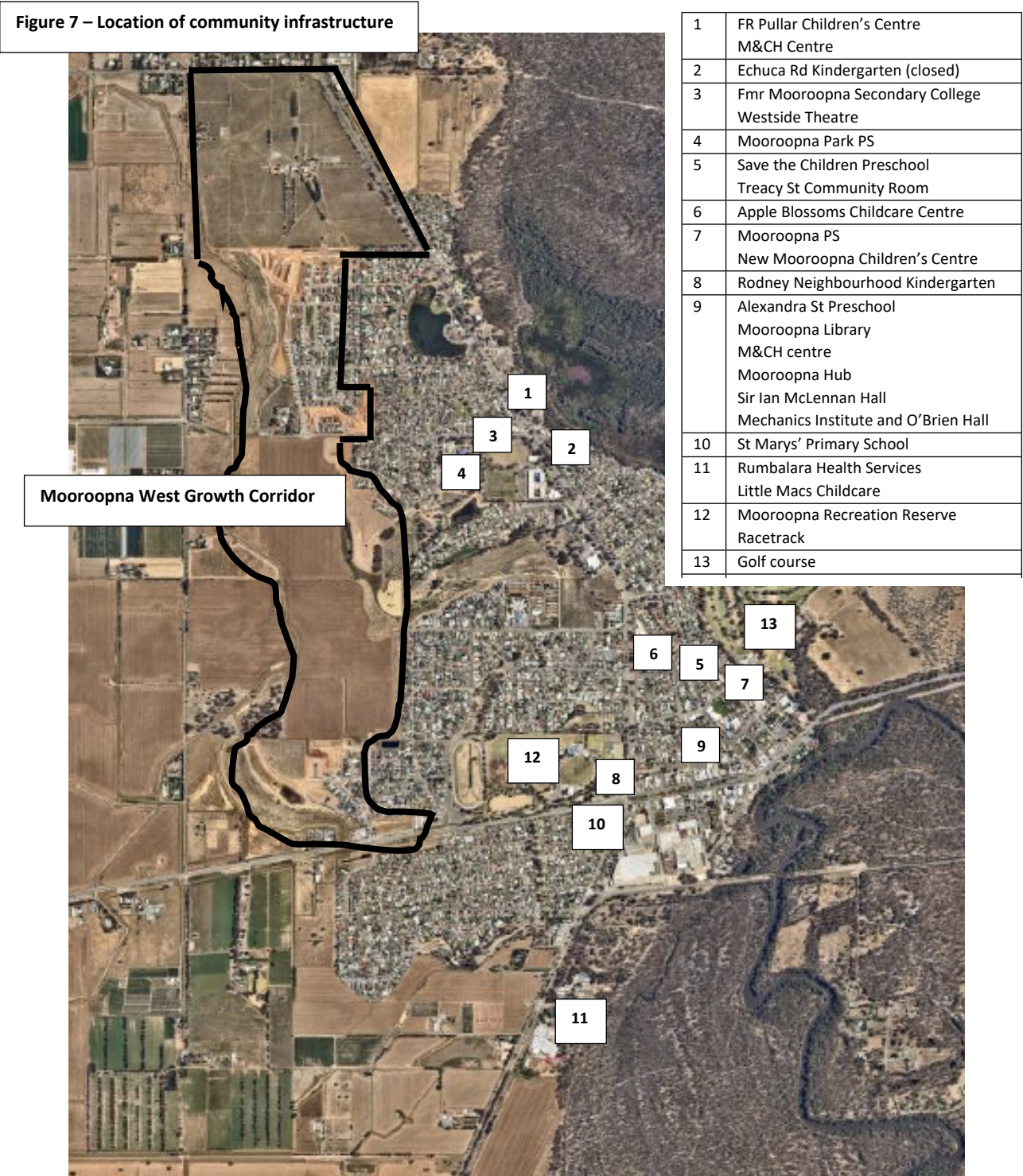
Table 4 – Quantitative Analysis Community Infrastructure Demand

Infrastructure item	Provision ratio	Demand generated at full development			
		Mooroopna West Growth Corridor	Existing Mooroopna Township	Mooroopna Township AFD	Total Shepparton City
	<b>Population</b>	<b>3,840</b>	<b>8,527</b>	<b>12,367</b>	<b>83,247</b>
<b>Family/children services</b>					
Kindergarten children 3yo	3yo children 100% participation	56	124	180	1205
Kindergarten children 4yo	4yo children 100% participation	56	124	180	1205
Kindergarten (place):3yo	1 place: 2 children aged 3yo	28	62	90	602
Kindergarten (place):4yo	1 place: 1 child aged 4yo	56	124	180	1205
Total kindergarten places	3 and 4yo 100% participation	84	186	270	1807
Maternal and Child Health (session)	1 session: 14 infants (0 year olds)	4	9	14	83
Long day childcare (place)	1 place: 4.8 children aged 0-6	81	179	260	1747
Occasional care	1 place: 28 children aged 0-6	14	31	45	297
<b>Community facilities</b>					
Neighbourhood house centre	1 centre: 16,000 residents	0.24	0.53	0.77	5.20
Multipurpose community centre	1 centre: 30,000 residents	0.13	0.29	0.42	8.40
Community meeting room/hall	1 room: 6,000 residents	0.64	1.42	2.06	13.88
Youth space/facility	1 venue: 1: 30,000 residents	0.13	0.29	0.42	2.77
<b>Cultural facilities</b>					
Centre based library	1 static library: 30,000 residents	0.13	0.29	0.42	2.80
	45 sqms per 1000 residents	175	388	562	3746
Community arts venue	1 venue: municipality (100,000 residents)	0.04	0.08	0.12	0.85
Museum	1 venue: municipality	0.04	0.08	0.12	0.85
Art Gallery	1 venue: municipality	0.04	0.08	0.12	0.85
Performing arts venue	1 venue: municipality	0.04	0.08	0.12	0.85
Civic/cultural space	1 venue: municipality	0.04	0.08	0.12	0.85
<b>Open space</b>	venue: municipality				
Open space – overall (ha)	10% of NDA	18	-	-	-
Local parks (ha)	3-5% of NDA	5-9	-	-	-

Infrastructure item	Provision ratio	Demand generated at full development			
		Mooroopna West Growth Corridor	Existing Mooroopna Township	Mooroopna Township AFD	Total Shepparton City
	<b>Population</b>	<b>3,840</b>	<b>8,527</b>	<b>12,367</b>	<b>83,247</b>
Local park	Within 400m of all dwellings (VPA)	2	4	6	-
Sports space (spaces)	1 space with 2km of all households (GSRC)	Northern section of corridor outside the 2km radius	-	-	-
Sports reserve (>1ha)	Within 800m of all dwellings (VPA)	All of corridor outside the 800m radius	-	-	-
Sports space (ha)	1ha – 1000 residents	3.8	8.5	12.3	85
Sports fields (ha)	5-7% of NDA	9-12	-	-	-
Football field	1 field: 5,000 residents	0.80	1.77	2.57	17
Cricket field	1 field: 4,000 residents	0.95	2.09	3.04	21
Soccer field	1 field: 5,000 residents	0.80	1.77	2.57	17
Field for lower profile sports	1 field: 15,000 residents	0.29	0.64	0.93	6
Tennis court	1 court: 3,000 residents	1.31	2.90	4.21	28
Lawn bowls green	1 green: 10,000 residents	0.38	0.85	1.23	8.5
Indoor multipurpose court	1 court: 10,000 residents	0.38	0.85	1.23	8.5
Indoor aquatic/leisure centre	1 venue: municipality	0.04	0.08	0.12	0.9
<b>Education facilities</b>					
Government primary students	53% of children aged 5-11	195	478	693	5918
Government secondary students	64% of children aged 12-17	159	390	565	3946
Catholic primary students	44% of children aged 5-11	146	358	519	1794
Catholic secondary students	28% of children aged 12-17	70	172	249	1769
Other non-government primary	3% of children aged 12-17	9	22	32	485
Other non-government secondary	8% of children aged 12-17	20	49	71	847

**SECTION FIVE – COMMUNITY INFRASTRUCTURE IN MOOROOPNA**

Figure 7 below shows the locations of community infrastructure in Mooroopna. The figure indicates that there is an extensive range of infrastructure which is largely concentrated in 3 locations – around the former secondary school site, the Library and the Mooroopna Recreation Reserve.





## SECTION SIX – QUALITATIVE ASSESSMENT

### 6.1 Introduction

This section contains a qualitative assessment of community infrastructure needs in Mooroopna and Shepparton City. The qualitative assessment has been undertaken by service/facility type, i.e., early years, health, education, cultural, community services and recreation facilities.

The following information has been considered in conducting the assessment (where relevant):

- The recommendations contained in relevant Council and external documents.
- The findings of the quantitative assessment with respect to the number of facilities by infrastructure type required to cater for the Mooroopna AFD and Shepparton City.
- The comments of Council staff and other relevant providers and facility managers about current and future infrastructure needs and options for satisfying these needs.

### 6.2 Assessment

#### 6.2.1 Early Years Education and Care Services/Facilities

##### *3 and 4yo kindergarten*

There are five operational kindergarten locations in Mooroopna. Echuca Rd has been permanently closed due to flood damage. There is no location in Mooroopna West. The operational kindergartens offer 127 kindergarten places.

**Table 5 – Kindergarten programs**

Name	Address	Licensed places (equivalent)
<b>SESSIONAL</b>		
Save the Children	506 Central Avenue	35
Rodney Neighbourhood	5 Echuca Rd	29
<b>INTEGRATED</b>		
Mooroopna Children's Centre	18 O'Brien St	25
Frank R Pullar Children's Centre	Echuca Rd	20
Apple Blossom ELC	21 Anne St	18
		<b>127</b>
Echuca Rd	160 Echuca Rd	29

The quantitative assessment of demand indicated that, at full development, Mooroopna will generate demand for 270 kindergarten places (see Table 6). *Note: the State Government has announced its intention to fund 4yo kindergarten for 30 hours per week (up from 15 hours). This funding is proposed to be introduced from 2028 and fully implemented by 2032. The demand figures in Table 6 make provision for the 30 hour, 4yo program.*

The existing kindergartens in Mooroopna do not have the capacity to meet this demand – shortfall of 143 places. Consideration is being given to providing an additional kindergarten room at Frank Pullar Children’s Centre and/or Mooroopna Park Primary School. This could provide an additional 30-60 places. A planning permit has been issued for a new childcare centre in Mooroopna. This could provide an extra 30 places. There still could remain a deficit of up to 80 places. Provision should be made for a 3 room kindergarten facility in Mooroopna. From an access perspective, this should be in the Mooroopna West Growth Corridor

**Table 6 – Estimated kindergarten demand**

Infrastructure item	Demand generated at full development			
	Mooroopna West Growth Corridor	Existing Mooroopna Township	Mooroopna Township AFD	Total Shepparton City
	<b>3,840</b>	<b>8,527</b>	<b>12,367</b>	<b>83,247</b>
Kindergarten (place)	84	186	270	1807

*M&CH*

There are three M&CH centres in Mooroopna – Frank R Pullar (1 room), Morrell St (2 rooms) and Rumbalara (1 room). At full development, Mooroopna will generate demand for 14 sessions per week. The existing centres in Mooroopna have the capacity for 40 sessions and can meet this demand.

**Table 7 – M&CH centres**

Name	Address	No of rooms
Mooroopna MCH Service	15 Morrell Street Mooroopna	2
Rumbalara MCH Service	Rumbalara Road Mooroopna	1
Frank R Pullar	Echuca Rd	1
<b>Total</b>		<b>40</b>

*Childcare*

There are 3 centres in Mooroopna – FR Pullar, Mooroopna Children’s Centre and Apple Blossom. Combined they offer 179 places.

**Table 8 – Childcare centres, Shepparton City**

Name	Address	Places
Frank R Pullar Children’s Centre	Echuca Rd Mooroopna	78
Apple Blossom	21 Ann Street Mooroopna	69
Mooroopna Children’s and Families Centre	16-18 O’Brien Street Mooroopna	32
Arthur Dickmann Children’s Centre	104 Maude Street	100
Wyndham Early Learning	617 Wyndham Street	128
Florina Preschool and Childcare	Crn Hawdon and Knight Street	82
Balaclava Road Children’s Centre	205 Balaclava Road	64
Good Start Early Learning	49-51 Bourchier Street	106
Good Start Early Learning	132-314 Archer Street	90
Guthrie St Childcare	52-54 Guthrie Street	80
Kiddie Care Child Care	122 Graham Street	114



Name	Address	Places
Knight Street Children's Centre	164 Knight Street	60
Inspira Kids Shop	21C Riverside Plaza Kialla	122
Kialla Children's Centre	Reserve Street Kialla	36
Proposed centres – Kialla, Shepparton NE and South		300

The demand assessment indicates that the Mooroopna Township at full development will generate demand for 260 places. Currently, there are 179 places in Mooroopna, leaving a shortfall of 81 places. This demand could be met by centres in Shepparton, existing providers in Mooroopna expanding their facilities and/or a new private centre being built. *Note: A planning permit has been issued for a 110 place childcare centre at the Mooroopna Hospital.*

**Table 9 – Estimated childcare demand**

Infrastructure item	Demand generated at full development			
	Mooroopna West Growth Corridor	Existing Mooroopna Township	Mooroopna Township AFD	Total Shepparton City
	<b>3,840</b>	<b>8,527</b>	<b>12,367</b>	<b>83,247</b>
Long day childcare (place)	81	179	260	1747

### 6.2.2 Health/Community Support Services and Facilities

#### *Primary care and community/mental health facilities*

Mooroopna's primary health care needs are met by the Goulburn Valley Regional Hospital, Shepparton Private Hospital and various day clinics. The growing population across Greater Shepparton (including Mooroopna) will substantially increase the demand for services at these facilities. The hospitals/clinics will meet this demand by:

- Providing new and redeveloping existing facilities to increase productivity and throughput and respond to changes in medical and surgical treatment processes - the Goulburn Valley Hospital is currently being expanded to provide additional capacity. The redevelopment/expansion will double the size of the emergency department and dialysis unit and provide additional inpatient and intensive care beds, theatre rooms and a new maternity unit.
- Constantly updating processes and equipment to improve productivity.
- Using waiting lists to manage demand, where required.

Mooroopna's community/mental health care needs are currently being met by programs provided by Goulburn Valley Health, Rumbalara Health Services, Primary Connect, Headspace, APMHA HealthCare Ltd and private allied health and community health practitioners. These needs will continue to be met by these services and facilities as the population of Mooroopna and Shepparton City grows.

#### *GP services/Dental/Allied Health Services*

A larger number of public and private health, dental and allied health clinics operate in Mooroopna and the rest of Shepparton City. The further development of Mooroopna will increase demand for these services - a rise in Mooroopna's population of 3,500 will generate demand for 2-3 more general practitioners. These practitioners will join existing or new practices and will most likely operate from purpose-built premises. Specialist medical and allied

health practitioners, such as physiotherapists, may also operate from these practices. Consideration should be given to nominating a location for health facilities in the Mooroopna West Growth Corridor.

### *Community Support Services*

Around 25 community support/care providers operate in Mooroopna and Shepparton on a full or part-time basis. These services will expand as the population of Mooroopna and Shepparton City grows. Other providers may also establish programs in Mooroopna and Shepparton. Many of the providers will occupy their own or rented spaces. Some will seek access to publicly owned facilities.

### **6.2.3 Education Facilities**

#### *Primary Schools*

21 primary schools are located in Shepparton City – 13 government and 7 independent. In 2021, the schools had 5,477 enrolments. Three schools are located in the Mooroopna Township – Mooroopna, Mooroopna Park and St Mary's. One, Mooroopna North, is located in the rural district north of Mooroopna.

**Table 10 – Primary schools, Shepparton City**

Schools	Enrolments
<b>Government</b>	
<b>Mooroopna Nth</b>	<b>35</b>
<b>Mooroopna Park</b>	<b>146</b>
<b>Mooroopna</b>	<b>231</b>
Wilmot Rd PS	294
Bourchier St	644
Cowrie St	237
Guthrie St	490
Shepparton East	268
St George's Rd	494
Kialla Central	82
Kialla West	220
Orrvale PS	373
Congupna	78
	<b>3592</b>
<b>Independent</b>	
<b>St Mary's</b>	<b>311</b>
St Brendan's	408
St Mel's	282
St Luke's	269
Goulburn Valley GS (P-Y6)	369
Shepparton Christian School (P-Y6)	126
St Anne's (P-6)	120
	<b>1885</b>
Anglican independent school P-12 opening in 2024	Est. capacity, 700 students

The quantitative assessment indicates that, at full development, Mooroopna will generate 1,240 primary school enrolments. This includes 350 from the Growth Corridor. The existing schools in Mooroopna and Shepparton have

spare capacity and will be able to meet most of this demand. However, an additional school location/s may be needed. The Mooroopna West Growth Corridor Structure Plan makes provision for a primary school site. DET has indicated that this facility will not be required.

**Table 11 – Estimated demand for primary school education**

Infrastructure item	Demand generated at full development			
	Mooroopna West Growth Corridor	Existing Mooroopna Township	Mooroopna Township AFD	Total Shepparton City
	<b>3,840</b>	<b>8,527</b>	<b>12,367</b>	<b>83,247</b>
Government primary students	195	478	693	5917
Catholic primary students	146	358	519	1794
Other non-government primary	9	22	32	485

### Secondary Colleges

There is one government secondary college and 5 independent schools in Shepparton. In 2021, the schools had 3,456 enrolments. An additional school is being planned in Shepparton City – an independent P-12 school which will commence operation 2024. There is no secondary school in Mooroopna.

**Table 12 – Secondary schools, Shepparton City**

Secondary schools	Enrolments
<b>Government</b>	
Greater Shepparton College	2260
<b>Independent</b>	
Notre Dame College	1625
Shepparton ACE Secondary College	86
Goulburn Valley GS (Y7-Y12)	317
Shepparton Christian College (Y7-Y12)	108
St Anne's College currently (Y7-8)	60
<b>Total</b>	<b>3456</b>
Anglican independent school P-12 opening in 2024	Est. 600 students

The quantitative assessment indicates that, at full development, Shepparton City will generate 6,560 secondary school enrolments. This includes 885 students from Mooroopna Township AFD. The existing schools in Shepparton City, the Kyabram P-12 college and the new Anglican College in Shepparton will be able to meet most of this demand. However, an additional school location may be needed. It is unlikely that Mooroopna would be considered as a potential location as the secondary school in Mooroopna was recently merged. Kialla or Tatura would be more likely options.

**Table 13 – Estimated demand for secondary school education, Shepparton City**

Infrastructure item	Demand generated at full development			
	Mooroopna West Growth Corridor	Existing Mooroopna Township	Mooroopna Township AFD	Total Shepparton City
	<b>3,840</b>	<b>8,527</b>	<b>12,367</b>	<b>83,247</b>
Government secondary students	159	390	565	3946
Catholic secondary students	70	172	249	1769
Other non-government secondary students	20	49	71	847

*University/TAFE*

GO TAFE, Latrobe University and Melbourne University operate in Shepparton. All have expanded their facilities in recent years and are planning further expansions over the next decade. These institutions have regional and state-wide catchments. They will be able to meet future demand.

**6.2.4 Cultural facilities**

The recently opened Shepparton Art Museum has the capacity to meet future demand for art exhibition and museum displays. There are two performing arts venues in Shepparton City – the Eastbank Function Centre/Theatre in Shepparton and the Westside Theatre at the former Mooroopna Secondary School Site. The theatres at Eastbank and Westside have spare capacity and could provide for future demand. Council has undertaken some preliminary research into how to provide for future demand. The research suggested a facility option where the Eastbank Centre was redeveloped as two distinct facilities – a theatre and function centre. This venue combined with Westside would have the capacity to satisfy future demand.

There is a static library in Mooroopna. It is considered to be large enough to meet future demand. However, it needs updating and possibly reconfiguration to provide more activity area.

**Table 14 – Estimated demand for cultural facilities**

Infrastructure item	Demand generated at full development			
	Mooroopna West Growth Corridor	Existing Mooroopna Township	Mooroopna Township AFD	Total Shepparton City
	<b>3,840</b>	<b>8,527</b>	<b>12,367</b>	<b>83,247</b>
Community arts venue	0.04	0.08	0.12	0.85
Museum	0.04	0.08	0.12	0.85
Art Gallery	0.04	0.08	0.12	0.85
Performing arts venue	0.04	0.08	0.12	0.85
Centre based library	0.13	0.29	0.42	2.80
Library Floor area	175	388	562	3746

### 6.2.5 Community centres/meeting spaces

Mooroopna's community centre/meeting spaces needs are currently met by the Mooroopna Mechanics Hall, O'Brien Hall, Mooroopna Education and Activity Centre, McLennan Sports Centre, Treacy Community Room, school and church halls, and guide and scout halls. Community facilities in Shepparton can also provide for Mooroopna residents. These facilities have the capacity to cater for future demand from the Mooroopna community. The Mooroopna West GC Structure Plan makes provision for a community/children's centre. This report also recommends that this centre be developed. The new centre and existing should have the capacity to cater for future meeting space demand from the Mooroopna community.

**Table 15 – Estimated demand for community facilities**

Infrastructure item	Demand generated at full development			
	Mooroopna West Growth Corridor	Existing Mooroopna Township	Mooroopna Township AFD	Total Shepparton City
	<b>3,840</b>	<b>8,527</b>	<b>12,367</b>	<b>82,839</b>
Neighbourhood house centre	0.24	0.53	0.77	5.20
Multipurpose community centre	0.13	0.29	0.42	8.40
Community meeting room/hall	0.64	1.42	2.06	13.88
Youth space/facility	0.13	0.29	0.42	2.77

### 6.2.6 Recreation facilities

#### *Indoor recreation facilities*

There are two aquatic facilities in Shepparton City – Aquamoves and the Mooroopna Outdoor War Memorial Pool. Aquamoves is a regional level indoor/outdoor facility which provides for Greater Shepparton Rural City and beyond. The Aquamoves Masterplan 2020 proposes a 10-part redevelopment for the centre. The works would include the refurbishment of the kitchen, offices and changerooms and provision of new facilities including a warm water pool, wellness area, expanded gym and water slide facilities. Council is about to undertake an aquatic facilities plan which will identify whether any works are required to update the Mooroopna pool. A redeveloped/expanded centre and the redeveloped Mooroopna Pool will be able to cater for Mooroopna at full development.

There are currently 6 indoor sports facilities in Shepparton City. 4 are located at former school sites, one at a private school and one at the Shepparton Sports Precinct. 2 additional courts will soon be provided at the new Greater Shepparton Secondary College. Council recently completed a future directions plan for the Shepparton Sports Stadium. The plan recommends that 2 additional courts be provided at the Stadium. Combined, the schools and sport stadium could provide 16 courts.

**Table 16 – Indoor sport facilities, Shepparton City**

Location	No of courts
<b>Existing</b>	
Shepparton Sports Stadium	4
Visy Stadium	2
Former Mooroopna Secondary School	1
Former McGuire College	1

Location	No of courts
Greater Shepparton Secondary College	2
Notre Dame College	2
<b>Planned/potential additional</b>	
Greater Shepparton Secondary College	2
Shepparton Sports Stadium	2
<b>Total</b>	<b>16</b>

The quantitative analysis of demand indicated that, at full development, one court is needed to cater for Mooroopna and 8 courts for Shepparton City. There are sufficient existing and planned courts in Mooroopna and Shepparton City (16) to more than meet this demand.

**Table 17 – Estimated demand for indoor courts**

Infrastructure item	Demand generated at full development			
	Mooroopna West Growth Corridor	Existing Mooroopna Township	Mooroopna Township AFD	Total Shepparton City
	<b>3,840</b>	<b>8,527</b>	<b>12,367</b>	<b>83,247</b>
Indoor multipurpose court	0.4	0.9	1	8

### *Playing fields*

There are 13 active recreation reserves in Shepparton City. These reserves accommodate a range of playing fields, e.g., soccer, cricket, hockey and equestrian. The largest reserve is the multi-faceted Shepparton Sports Precinct. It contains 11 playing fields including regional soccer and hockey venues. In addition to the 13 active reserves, there are 5 schools in Shepparton City that have playing fields which are suitable for junior sport and, at some venues, senior sport.

Mooroopna has one active reserve. It contains 4 football/cricket fields, rectangular space that can be used for 2 soccer fields, 17 tennis courts, 2 netball courts and 5 bowling greens. Council has recently produced a masterplan for the reserve which makes recommendations about improving the condition and capacity of the playing fields, courts and pavilions at the reserve.

The quantitative assessment for outdoor active recreation spaces contains distribution standards and field/area to population ratios. The distribution standards specify the maximum distances that all households can be from a sporting reserve – Council standard 2kms, VPA 800ms. The application of these standards to Mooroopna Township AFD indicates that:

- The northern portion of the Mooroopna West Growth Corridor is outside the 2km standard.
- All of the Growth Corridor is outside the 800m radius standard.

The field/area to population standards specify the amount (area) of space and number of fields that are needed. The application of these standards to Mooroopna indicates the following:

- 12ha of active recreation space is required across Mooroopna AFD.
- 4ha is required to cater for the Mooroopna West Growth Corridor.

- 3 football, 3 cricket and 3 soccer fields are needed to cater for Mooroopna AFD. There are currently 5 cricket/football fields and 2 soccer fields.

Council's Sports 2050 Plan identifies that there is sufficient supply of fields across Mooroopna/Shepparton City to meet current and future soccer and cricket demand. The Plan indicates that more capacity may be required for football. The Plan recommends that the capacity of existing playing fields be optimised through surface improvements, lights etc. It also recommends that greater public use be made of school facilities. The Mooroopna Recreation Reserve Masterplan makes similar recommendations about enhancing capacity.

**Table 18 – Estimated demand for sports fields**

Infrastructure item	Demand generated at full development			
	Mooroopna West Growth Corridor	Existing Mooroopna Township	Mooroopna Township AFD	Total Shepparton City
	<b>3,840</b>	<b>8,527</b>	<b>12,367</b>	<b>83,247</b>
Sports space (spaces)	Northern section of corridor outside the 2km radius	-	-	-
Sports reserve (>1ha)	All of corridor outside the 800m radius	-	-	-
Sports space (ha)	3.8	8.5	12.3	85
Sports fields (ha)	9-12	-	-	-
Football field	0.80	1.77	2.57	17
Cricket field	0.95	2.09	3.04	21
Soccer field	0.80	1.77	2.57	17
Field for lower profile sports	0.29	0.64	0.93	6

### *Courts and greens*

There are 17 tennis courts, 5 bowling greens and 2 netball courts in Mooroopna. This is more than a sufficient number to satisfy demand from Mooroopna at full development.

### *Regional and municipal recreation venues*

Mooroopna residents have access to a wide range of municipal and regional level facilities in nearby Tatura and Shepparton. These facilities include a velodrome, BMX track, hockey venue, all water athletics track, aquatic centre and equestrian centre. These facilities have the capacity to cater for Shepparton City and Mooroopna.

### **6.2.7 Passive areas**

The Mooroopna community has access to the full hierarchy of passive open space – major/regional, district and local/ neighbourhood parks. The Shepparton Regional Park is located within a 5-minute drive of Mooroopna. Other major/regional parks located in or near Shepparton include Victoria Park, Goulburn River Linear Park, Shepparton Botanical Gardens, Gemmills Swamp Water Conservation Reserve and Kidstown Adventure Playground. Mooroopna has around 15 neighbourhood and local parks, including Norton Preserve, Rodney Park and Smyth Reserve. The Mooroopna West Structure Plan provides for 3 new local parks and wetland area in the Structure Plan area. These new and existing parks will meet the passive recreation needs of the future Mooroopna West community.



## SECTION SEVEN – SUMMARY OF INFRASTRUCTURE REQUIREMENTS

## 7.1 Summary of strategies for meeting future demand

Table 19 provides strategies for satisfying the additional demand generated by population growth in Mooroopna.

Table 19– Strategies for satisfying additional demand

	Demand		Strategy for meeting demand
	Mooroopna West Growth Corridor	Mooroopna Township AFD	
<b>Population</b>	<b>3,840</b>	<b>12,367</b>	
<b>3 and 4yo kindergarten (place)</b>	84	270	Optimal use of existing and planned kindergarten programs in Mooroopna A new integrated 3 kindergarten room children's/community centre in Mooroopna West
<b>M&amp;CH (session)</b>	4	14	Optimal use of existing M&CH centres in Mooroopna
<b>Long day childcare (places)</b>	81	260	Optimal use of existing and planned long day care centres
<b>Multipurpose community centre</b>	0.13	0.42	Optimal use of existing facilities - Mooroopna Mechanics Hall, O'Brien Hall, Mooroopna Education and Activity Centre, McLennan Sports Centre, Treacy Community Room, school and church halls, and guide and scout halls Activity spaces in the proposed children's/community centre in Mooroopna West
<b>Centre based library</b>	0.13	0.42	Upgrade and reconfiguration of Mooroopna Library
<b>Centre based library floor space (sqms)</b>	175	562	
<b>Cultural facilities</b>	0.13	0.29	Optimal use of modernised Eastbank and Westside facilities Redevelopment of the Eastbank venue as two distinct facilities – theatre and function centre Optimal use of Shepparton Arts Museum
<b>Football</b>	1	3	Upgrade of Mooroopna Recreation Reserve as per the Reserve Masterplan
<b>Cricket</b>	1	3	Upgrade of Mooroopna Recreation Reserve as per the Reserve Masterplan
<b>Soccer field</b>	1	3	Upgrade of Mooroopna Recreation Reserve as per the Reserve Masterplan
<b>Fields for lower profile sports</b>	0.29	1	Optimal use of fields and ancillary facilities at Shepparton Sports Precinct area
<b>Tennis court</b>	1	4	Optimal use of existing facilities in Mooroopna
<b>Bowls green</b>	0.4	1	Optimal use of existing facilities in Mooroopna
<b>Aquatic facilities</b>	0.04	0.12	Upgrade of Mooroopna Pool Optimal use of a redeveloped and expanded Aquamoves Centre
<b>Indoor courts</b>	0.38	1.2	Optimal use of a redeveloped and expanded Shepparton Sports Stadium

	Demand		Strategy for meeting demand
	Mooroopna West Growth Corridor	Mooroopna Township AFD	
<b>Population</b>	<b>3,840</b>	<b>12,367</b>	
			Optimal use of the stadium in Mooroopna
<b>Primary school education</b>	350	1244	Optimal use of existing primary schools in Mooroopna Possibly, a new primary school in Mooroopna West
<b>Secondary school education</b>	249	885	Optimal use of existing secondary schools in Shepparton City area Optimal use of proposed Anglican School Provision of new Government Secondary College, preferably in Kialla or Tatura

## 7.2 Details of required new or modified facilities

Table 20 lists the facilities that should be considered for location in the Mooroopna West Growth Corridor and identifies the catchment area served by the facility. There are five catchment areas:

- Mooroopna West Growth Corridor – 3,840 people
- Mooroopna Township AFD – 12,367 people
- Shepparton City – 82,840 people
- Greater Shepparton City – 105,770 people

The table provides detail on the land areas required for the facilities and construction costs. Note that these figures are 'ESTIMATES' and will need to be firmed up through detailed planning processes. The table also provides figures on the proportion of demand that can be attributed to the Mooroopna West Growth Corridor. The proportions are determined by dividing the population of the Mooroopna West Growth Corridor into the catchment population for the facility.

**Table 20 – Proposed facilities in the Mooroopna West Growth Corridor**

Infrastructure items	Catchment area served	Estimated land area required (ha)	Estimated construction cost (\$)	Proportion of demand attributable to Mooroopna West Growth Corridor
A new children's centre – 3 kindergarten rooms, consulting room, activity spaces	Mooroopna West	0.8-1.0ha	6,500,000	100%
Local passive open space and pathways	Mooroopna West	5ha	2,000,000	100%

New or modified infrastructure will be required elsewhere in Mooroopna to provide for the Mooroopna West Growth Corridor. This infrastructure is outlined in Table 21.

**Table 21 – Potential facilities elsewhere in Mooroopna and Shepparton City**

Infrastructure items	Catchment area	Estimated land area required (ha)	Estimated construction costs (\$)	Proportion of demand attributable to Mooroopna West Growth Corridor
Upgrade and reconfiguration of Mooroopna Library	Mooroopna Township AFD	-	1,000,000	31%
Upgrade of Mooroopna Recreation Reserve	Mooroopna Township AFD	-	TBD	31%
Upgrade of Mooroopna Pool	Mooroopna Township AFD		TBD	31%

New or modified district, sub-municipal and municipal infrastructure will also be required elsewhere in Greater Shepparton City to provide the Mooroopna West community. This infrastructure includes the redeveloped Eastbank Centre, expanded Shepparton Stadium and redeveloped Aquamoves facility. The need to provide this infrastructure and the facilities listed in Tables 21 and 22 should be considered when reviewing the contributions plan for the Mooroopna West Growth Corridor.

**APPENDICES**

## Appendix A – Literature Review

Name	Description	Implications for assessment
Shepparton North-East Precinct Structure Plan	<p>This Plan provides a development framework for the Shepparton North-East PSP area. The Area is projected to yield around 1,500 homes and accommodate a population of around 4,000. The PSP provides for:</p> <ul style="list-style-type: none"> <li>- Land and construction of a district park and 3 local parks</li> <li>- Bike and shared paths</li> <li>- Land for a private school and government school</li> <li>- Land and construction of a community facility</li> </ul>	The provision made in Shepparton North-East PSP for a government and non-government school should be considered when assessing the need for school facilities in Mooroopna.
Shepparton Education Plan (Stage One)	<p>This document outlines the State Government’s Plan with respect to the provision of education facilities across Shepparton. Stage One covered secondary education. It recommended that the four secondary schools in Shepparton - McGuire College, Mooroopna Secondary College, Shepparton High School and Wanganui Park Secondary College - merge to form one new single-campus secondary school. The key characteristics of the Plan were:</p> <ul style="list-style-type: none"> <li>- Merging all four secondary schools to form a new secondary school on one site, capacity 3000 students</li> <li>- A school within a school or ‘House model’ of around 300 students from all year levels to ensure effective engagement, wellbeing and catering for individual students</li> <li>- The provision of new buildings including specialist and technical facilities</li> <li>- A secondary students’ support Hub that will provide integrated support services.</li> </ul>	The capacity of the merged secondary school to cater for Shepparton City should be investigated in the community needs assessment.
Shepparton Education Plan (Stage Two)	The Stage Two covered early years education. It made 17 recommendations, one specifically related to infrastructure - the provision of an integrated early years service in Mooroopna.	The recommendations contained in the plan should be noted when undertaking the Mooroopna Assessment.
Shepparton Education Plan (Stage Three)	<p>The Stage Three covers primary education. It does not contain any specific recommendations relating to infrastructure. Instead, it outlines the following framework for the future provision of primary education in Shepparton:</p> <ul style="list-style-type: none"> <li>- Create a positive climate for learning and development where services demonstrate the highest levels of respect and inclusion and, as a result, Koorie children and learners of all ages feel strong in their identity within all services</li> <li>- Build community engagement in learning and development so that, through partnership and collaboration, services work together with Koorie people to find innovative ways to improve outcomes in local communities</li> <li>- Build a culture of professional leadership where success for Koorie Victorians is core business for all educational leaders</li> <li>- Achieve excellence in teaching, learning and development at all education stages.</li> </ul>	The principles/framework contained in the plan should be noted when undertaking the Mooroopna Assessment.

Name	Description	Implications for assessment
Shepparton Health and Tertiary Education Precinct 2020 (Action Plan)	<p>This Document contains a vision and set of guiding principles for the expansion of higher education facilities in Shepparton. Infrastructure related recommendations/suggestions were as follows:</p> <ul style="list-style-type: none"> <li>- Using the Precinct as a catalyst for urban revitalisation and projects that improve amenity and function both within the Precinct and throughout the CBD</li> <li>- Updating the facilities in the Precinct to lift the image and attractiveness of the precinct</li> <li>- Making sure that any future design and redevelopment for the Precinct is based around creating an urban style campus that feels open and provides spaces, places and connections that improve and form part of the City</li> <li>- Opening-up buildings for different uses for the local community and hosting events</li> <li>- Providing training facilities and opportunities that can be used by the local community and become part of the city fabric and daily life</li> </ul>	The information contained in the Plan should be noted when considering the higher education needs of the Mooroopna community.
Shepparton Health and Tertiary Education Action Plan (Action Plan) 2020	<p>This Plan aims to grow Shepparton as a health and tertiary education destination. The Plan indicates that there are currently two health and education hubs in Shepparton. Hub One is the Shepparton CBD Health and Tertiary Education Hub which comprises La Trobe University, Goulburn Ovens Institute of TAFE (GOTAFE), Goulburn Valley Health (GV Health) Community, Youth Foyer and Genesis Care Radiation Therapy Centre. Hub Two is the Graham Street Precinct which comprises GV Health's major acute referral hospital, The University of Melbourne Shepparton Rural Clinical School and, potentially, the proposed GV Health and La Trobe University Clinical Health School.</p> <p>The Plan contains the following recommendations:</p> <ul style="list-style-type: none"> <li>- Establish the Shepparton Health and Tertiary Education Steering Committee</li> <li>- Prepare a business case to attract investment in the health and tertiary education sector</li> <li>- Invest in infrastructure to enhance connectivity to and between health and tertiary education facilities.</li> <li>- Deliver urban realm improvements in the Shepparton CBD to enhance the location as one to study, work, live and invest</li> <li>- Advocate for funding for the GV Health and La Trobe University Clinical Health School at Graham Street.</li> </ul>	The information contained in the Plan should be noted when considering the higher education needs of the Mooroopna community.

Name	Description	Implications for assessment
Shepparton Sport 2050 Report	<p>This document contains a number of principles/standards which relate to the provision of sports facilities. These are:</p> <ul style="list-style-type: none"> <li>- Preferably, sports facilities will have multiple playing fields/elements</li> <li>- In smaller towns, sports facilities should be located in hubs</li> <li>- 1ha of sports space should be provided for every 1000 people</li> <li>- Every household in an urban setting should have a sports space within 2kms</li> <li>- Sport facilities should be categorised as follows – 1) Premier/Regional, 2) District, 3) High demand local, 4) Low Demand local</li> <li>- All sports facilities should be optimally used</li> <li>- New spaces/facilities should only be provided if existing fields are being used to their optimum and cannot cater for additional demand</li> <li>- Investment aimed at increasing capacity and existing facilities should be made before new facilities are built</li> <li>- School sporting facilities should be used for community sport where feasible.</li> </ul> <p>The document contains an assessment of the provision of sport spaces in each township with respect to the 2km radius provision standards. The assessment found as follows:</p> <ul style="list-style-type: none"> <li>- Shepparton: there is a lack of sport soaces in the eastern areas of Shepparton. This may be exacerbated further in the coming years with the release of the growth corridors and in-fill areas - Radio Australia site, the Shepparton North East in-fill site and the Shepparton South East Growth Corridor</li> <li>- Kialla: a large portion of the Kialla North Growth Corridor and a portion of the Kialla West Growth Corridor will fall outside of the 2km buffer zone of the current sport facilities.</li> <li>- Mooroopna: a large area of northern Mooroopna and the infill areas of Mooroopna West are not within a 2km zone. The planned in-fill development noted as Mooroopna West will further increase the area not serviced by existing sports facilities</li> <li>- Tatura: a small portion of the north of Tatura is not within the 2km buffer zone (excludes the Hill Top Golf &amp; Country Club).</li> </ul>	<p>The provision standards outlined in the report should be applied in quantitative assessment of demand. The findings from applying the standards should be considered in the qualitative assessment of community infrastructure provision.</p>
Shepparton Sports City Masterplan 2022	<p>This masterplan makes recommendations about the broad range of district, municipal and regional level sporting infrastructure that is provided at the reserve. The major works listed in the action plan that relate to providing more capacity and higher quality recreation facilities are as follows:</p> <ul style="list-style-type: none"> <li>- Upgrade and enhancement of the capacity of Wanganui Oval – lighting, resurfacing, irrigation, pavilion replacement.</li> <li>- Development of the Munarra Centre</li> <li>- Retirement of the existing Shepparton Sports Stadium and construction of a new 6 court stadium.</li> <li>- Retention of Visy Stadium.</li> <li>- Development of a shared circuit trail.</li> <li>- Redevelopment of the netball centre to provide 8 compliant floodlit courts with shelters and seating and an expanded pavilion.</li> <li>- Replacement of the existing indoor courts with a new 6 court indoor stadium.</li> </ul>	<p>The recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.</p>



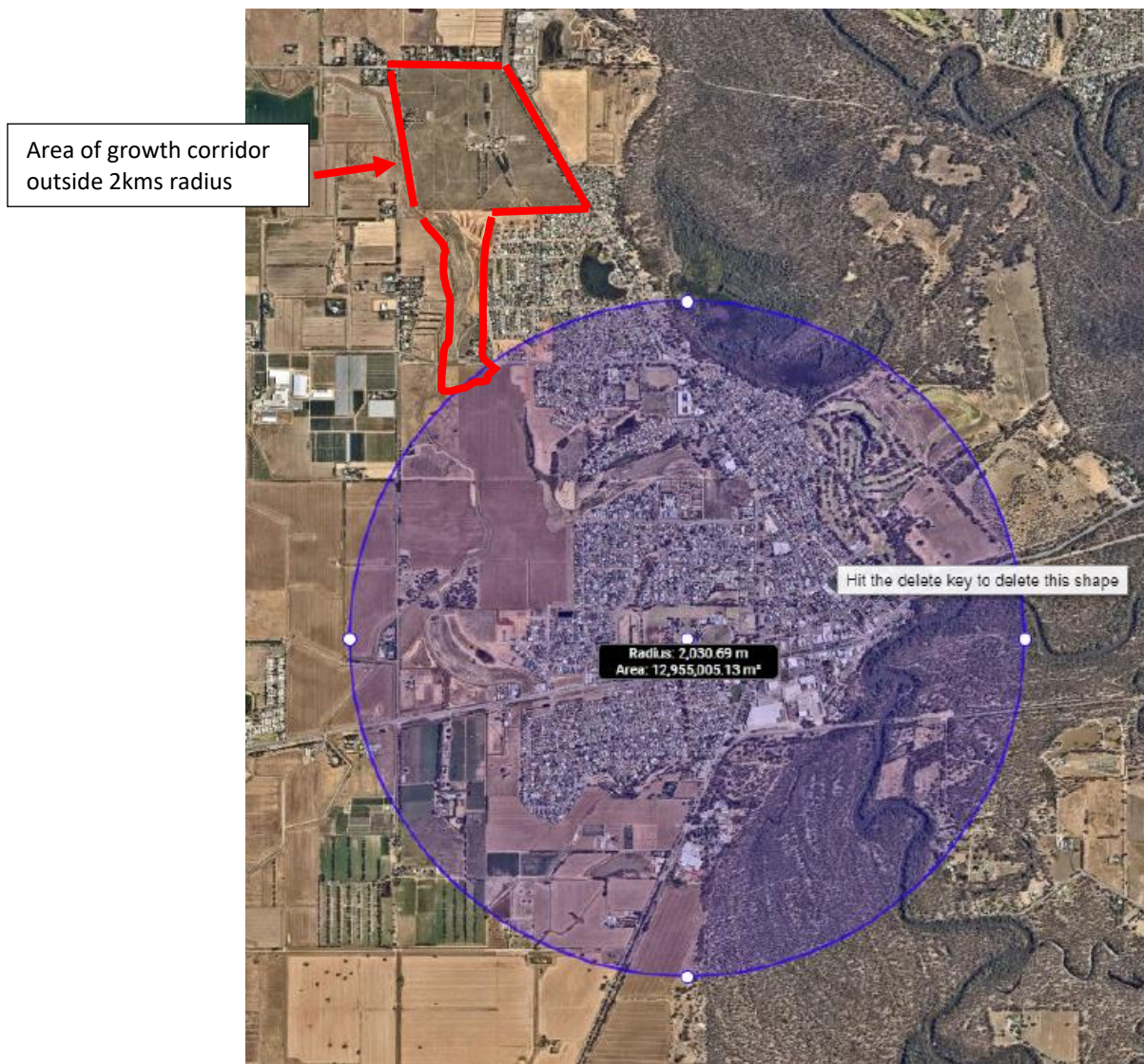
Name	Description	Implications for assessment
	<ul style="list-style-type: none"> <li>- Redevelopment of the athletics centre to provide and expanded pavilion and facilities for field events.</li> <li>- Upgrade of the tennis pavilion and courts.</li> <li>- Upgrade of the floodlighting and extension of the pavilion at the hockey centre.</li> <li>- Expansion of the soccer pavilion.</li> <li>- Lengthening of the main soccer field to make it suitable for other sports.</li> <li>- Provision of a new cycling pavilion.</li> <li>- Increasing the number of powered sites at the Equestrian facility.</li> </ul>	
Shepparton Sports Stadium Future Directions Plan 2019	The document contains a redevelopment/expansion plan for the Shepparton Sports Stadium. The plan provides for the refurbishment of the existing centre, two additional courts, retractable seating for 1500m new multipurpose room, six squash courts and a new sports house/hub on the mezzanine floor (est cost \$18.5m).	The recommendations in the plan should be considered in the qualitative assessment of sports facility provision.
Aquamoves Masterplan 2020	The Aquamoves Centre is being developed in two stages. Stage One is complete. Stage Two is still outstanding. The masterplan reviewed the merits of continuing with Stage Two in the context of existing and future aquatic needs of the Shepparton community. The masterplan proposes a 10 part redevelopment of the facility. The works will include the refurbishment of many areas within the centre – kitchen, offices, changerooms etc – and the provision of major new facilities including a warm water pool, wellness area, expanded gym and water slide facilities. The cost of the expansion/redevelopment is estimated to be \$32m.	The recommendations in the plan should be considered in the qualitative assessment of aquatic facility provision.
Whole of Sports Plan Cricket	<p>This Plan provides Council with a vision for supporting cricket at a local and regional level and to guide the development of improved facilities that will meet current and future community need. The plan states that participation in cricket in Greater Shepparton has been in decline over the last 10 years. The Plan found that:</p> <ul style="list-style-type: none"> <li>- There were 31 cricket locations in Shepparton</li> <li>- The locations were well distributed</li> <li>- There were sufficient facilities to meet existing and future demand</li> <li>- The quality of the facilities varied.</li> </ul>	The finding that cricket participation is declining and there is sufficient capacity to cater for future demand should be noted in the qualitative assessment of sports field provision
Whole of Sport Plan Tennis	This Plan provides Council with a vision for supporting tennis at a local and regional level and to guide the development of improved facilities that will meet current and future community need. The plan states that broadly at a local level there have been significant declines in participation by adults and in competitive tennis. It finds that there are sufficient courts to meet current and future demand. The Plan commits Council to supporting tennis participation and working with Clubs and Tennis Victoria to include club facilities.	The finding that cricket participation is declining and there is sufficient capacity to cater for future demand should be noted in the qualitative assessment of tennis court provision
Central Park Reserve and Masterplan 2019	This masterplan provides Council and user groups with a direction to support the future use, development, management and maintenance of Central Park. The Reserve is located in Shepparton East, 2.2kms east of the edge of the Shepparton South East PSP area. The facilities at the reserve include a multi-purpose sports oval, tennis and netball courts, a community centre, scout hall, several other smaller buildings used as change-rooms, meeting rooms and for social purposes, caretaker residence and playground. Its user groups are the	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision, especially the reserve's capacity to cater for the Mooroopna

Name	Description	Implications for assessment
	<p>Shepparton East Football Netball Club, Central Park St Brendans Cricket Club, Central Park Tennis Club and Country Women's Association.</p> <p>The key recommendations of the masterplan were as follows:</p> <ul style="list-style-type: none"> <li>- Upgrade existing netball courts</li> <li>- Redesign recreation reserve entry</li> <li>- Construct new multipurpose change rooms</li> <li>- Resurface or replace the tennis courts</li> <li>- Investigate issues with cricket pitch</li> <li>- Replace the scoreboard</li> <li>- Upgrade toilet facilities</li> </ul>	
Deakin Reserve Future Directions Plan 2017	<p>This Plan provides strategic direction for the future management and development of the Reserve. Deakin Reserve is Greater Shepparton's premier sportsground facility and is home to the Shepparton Bears Football Netball Club, Shepparton United Football Netball Club and Central Park/St Brendan's Cricket Club. The reserve also hosts regional, state and national events and sporting activities. The facilities at the reserve include a senior size oval, 2 netball courts, 3 sets of clubrooms, grandstand, support infrastructure including, shelters, public accessible toilets, car parking including disabled parking bays, access roads, guide hall and playground.</p> <p>The key recommendations of the masterplan are as follows:</p> <ul style="list-style-type: none"> <li>- Investigate alternative training locations for the clubs using Deaking Reserve</li> <li>- Construct a 2nd netball court</li> <li>- Upgrade the oval surface to enhance capacity</li> <li>- Provide more seating around the reserve</li> <li>- Increase storage facilities.</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.
Princess Park Future Directions Plan 2019	<p>The Plan provides Council with a vision for supporting the future use, development, management, and maintenance of Princess Park. The reserve comprises two playing fields, pavilion, changerooms, netball court, support infrastructure including, shelters, public accessible toilets, car parking including disabled parking bays, access roads, fencing, some storage, Shepparton Italian Social Club facility including bocce courts, enclosed grandstand providing sheltered spectator seating, public toilet facilities and scoreboard. The main users are the Shepparton Swans Football Netball Club, Shepparton Runners Club, Shepparton and Youth Club United Cricket Club Shepparton Junior Cricket Association and Shepparton Italian Social Club:</p> <p>The key recommendations of the masterplan are as follows:</p> <ul style="list-style-type: none"> <li>- Investigate feasibility of developing a multipurpose pavilion for football, netball, soccer</li> <li>- Provide female friendly changerooms</li> <li>- Upgrade public toilets, improve spectator amenities – seating and shelter</li> <li>- Relocate netball court</li> <li>- Provide picnic facilities</li> <li>- Formalise carpark.</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.

Name	Description	Implications for assessment
Vibert Reserve Master Plan (2004)	<p>This Plan provides a framework for redeveloping the sporting infrastructure and providing new social facilities for the community at the Reserve. The facilities proposed include:</p> <ul style="list-style-type: none"> <li>- A Community Hub including a library, offices, meeting rooms and community house</li> <li>- A kindergarten and childcare centre</li> <li>- A building for the Wilmot Primary School after school care program adjacent to the existing multi-purpose hall</li> <li>- One new Australian Rules football oval adjacent to the College junior football</li> <li>- Four new cricket grounds (2 turf and 2 synthetic wickets)</li> <li>- Two soccer pitches (one with training lights)</li> <li>- Six new tennis courts with competition standard lighting (two courts to include dual line marking for basketball)</li> <li>- A new sports pavilion of the cricket and soccer clubs</li> <li>- A new indoor basketball stadium adjacent to the existing stadium at McGuire College</li> <li>- A down ball court adjacent to the tennis courts</li> <li>- A new road network and parking for approximately 100 vehicles</li> </ul>	-
Vibert Reserve Pavilion Redevelopment Plan (2020)	<p>Stage 1 of the Vibert Reserve Pavilion was constructed in 2009. The facility included a small function space, kitchenette, two multi-use change rooms and club storage area. The pavilion was expanded in 2013. The expansion included the construction of two more multi-use change rooms, umpires wing and an external accessible toilet for sports use. Stage 3 of the pavilion development is about to be undertaken. This Stage will involve the relocation of the South Shepparton Community Centre to the site. Works include:</p> <ul style="list-style-type: none"> <li>- Demolition of car park and part playground</li> <li>- Relocation of Irrigation water tanks and irrigation system</li> <li>- Construction of new car park, car park lighting and landscaped areas and entrance</li> <li>- Construction of pavilion extension (neighbourhood house &amp; sporting clubs area) including increasing social room space, store rooms, meeting rooms, office space, kitchen, bar and bathroom facilities, laundry and foyer areas.</li> </ul>	The works proposed in the redevelopment plan and the relocation of the South Shepparton community centre to the Vibert Site should be noted when considering the community facility needs of the Mooroopna community.
Congupna Recreation Reserve Masterplan (2019)	<p>The Plan provides Council with a vision for supporting the future use, development, management and maintenance of Congupna Recreation Reserve. The reserve comprises an oval, football changerooms, netball changerooms, old tennis pavilion, netball courts (X2), tennis courts (X4), toilet block and changerooms. It is used by Congupna Football Netball Club, Shepparton United Juniors Football Club, Congupna Primary School (Cluster days), private bookings, Congupna CWA and Feyes Line Dancing. The key recommendations of the masterplan are as follows:</p> <ul style="list-style-type: none"> <li>- Upgrade the community centres: heating and cooling, toilets and compliance</li> <li>- Upgrade the football change rooms</li> <li>- Erect an electronic scoreboard</li> <li>- New community changerooms</li> <li>- Improve oval lighting</li> <li>- Provide netball shelters</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.

Name	Description	Implications for assessment
	<ul style="list-style-type: none"> <li>- Improve netball court drainage</li> <li>- Improve oval drainage</li> <li>- Upgrade wakking track</li> <li>Upgrade and relocate cricket nets</li> </ul>	
Kialla Park Recreation Masterplan (2015)	<p>The Kialla Park Recreation Reserve Masterplan aims to provide strategic guidance for the future planning, management and operations of the reserve over the next 10 years. Kialla Park comprises facilities for lawn bowls, cricket, football and tennis as well as a child care centre, a playground and community centre.</p> <p>The plan outlines a number recommendations including;</p> <ul style="list-style-type: none"> <li>- Establishing an informal Reserve Committee made up of user groups.</li> <li>- Continuing discussions with AFL to determine future strategic directions in the region.</li> <li>- Undertaking a feasibility study for the development of an artificial turf oval</li> <li>- Upgrading the main oval surface including expansion, surface improvements and lighting to the main oval.</li> <li>- Sealing roadways, improve traffic calming measures and signage.</li> <li>- Bowls Club to work towards replacement of carpet on undercover bowls green and develop a future capital replacement program.</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.

Appendix B – Sports fields, 2km radius, Mooroopna



# **Shepparton North Community Infrastructure Needs Assessment**

**Final Report V1  
March 2023**

ASR Research Pty Ltd



## EXECUTIVE SUMMARY

### 1. Objectives of community infrastructure needs assessment

- Identify the demand for community infrastructure generated by future residential development in Shepparton North in the context of the broader development of Shepparton City.
- Identify the capacity of existing and planned infrastructure in Shepparton North and the remainder of Shepparton City to cater for this demand.
- Identify the gaps in infrastructure provision in Shepparton North and how these gaps could be addressed in Shepparton North and the remainder of Shepparton City.
- Identify the new or modified facilities that should be considered for provision in Shepparton North.

### 2. Development context

- Existing Shepparton North Area – around 18,998 people.
- Three recent or new residential development areas in Shepparton North – Shepparton North Growth Corridor, Shepparton North East PSP Area and Former Radio Australia Site.
- The Corridor is already largely developed. The North East PSP Area is currently being developed. The Radio Australia Site has a long term timeframe (10+ years).

Development area	Timeframe	Est dwelling yield	Est population yield at full development
Shepparton North East PSP Area	Being developed	1500	3600
Former Radio Australia Site	Long term (10+ years)	1725	4140
Shepparton North Growth Corridor	Already largely developed	1042	2750

### 3. Key findings of community infrastructure assessment

#### 3.1 Early years facilities

- At full development, Shepparton North will generate demand for 563 kindergarten places. The existing kindergarten programs in Shepparton North will not have the capacity to meet this demand. A new childcare centre is being planned for Shepparton North. This will provide some additional capacity. However, more capacity will be needed. Seven new kindergarten rooms facilities should be provided in Shepparton North – a 3 room centre in the North East PSP Area and 4 room centre in the Former Radio Australia Site.
- There are two M&CH centres in Shepparton North (capacity 40 sessions per week). Shepparton North at full development will generate demand for 27 sessions per week. The existing centres in Shepparton North will have the capacity to meet this demand. Council, from an accessibility and convenience perspective, may want to provide a location in the one of the Growth Areas. The Shepparton North East PSP DCP provides for a maternal health facility in the proposed community centre. From an equity of distribution perspective, it is recommended that this facility be reallocated to the Radio Australia Site.
- Shepparton North at full development will generate demand for 563 childcare places. There are three existing and one proposed childcare centres in Shepparton North offering 384 places - leaving a shortfall of 180 places. Additional capacity will be needed. This should be provided by the private/community/Council sectors.



### 3.2 Health/Community Support Services and Facilities

- Shepparton North's primary health and mental health care needs will continue to be met by the Goulburn Valley Regional Hospital, Shepparton Private Hospital, Goulburn Valley Health, Rumbalara Health Services, Primary Connect, Headspace, APMHA HealthCare Ltd and private allied health and community health practitioners.
- Several GP, dental and allied health clinics operate in Shepparton North. The further development of Shepparton North will increase demand for these services - a rise in Shepparton North's population of 8,000 will generate demand for 5-7 more general practitioners. These practitioners will join existing or new practices and will most likely operate from purpose-built premises. Specialist medical and allied health practitioners, such as physiotherapists, may also operate from these practices.
- 25 community support/care providers operate in Shepparton North and Shepparton City on a full or part-time basis. These services will expand as the populations of Shepparton North and Shepparton City grow. Other providers may also establish programs in Shepparton North and Shepparton City. Many of the providers will occupy their own or rented spaces. Some will seek access to publicly owned facilities.

### 3.3 Education Facilities

- Five primary schools are located in Shepparton North. At full development, Shepparton North will generate 2,490 primary school enrolments. This includes 720 from the growth areas. The existing schools in Shepparton North and Shepparton City have some spare capacity and will be able to meet some of this demand. However, an additional primary school location/s may be needed. Provision should be made for a primary school in the Shepparton North growth areas. From timing of development and geographic distribution perspectives, the Radio Australia Site is the most suitable location.
- There are six secondary school locations in Shepparton City, including three in Shepparton North. At full development, Shepparton City will generate 6,560 secondary school enrolments. This includes 2,115 students from Shepparton North. The existing schools and the new Anglican College in Shepparton will be able to meet most of this demand. However, an additional school location may be needed. From a geographic distribution perspective, the Kialla area would be the best location for this school.
- GO TAFE, Latrobe University and Melbourne University operate in Shepparton. All have expanded their facilities in recent years and are planning further expansions over the next decade. These institutions have regional and state-wide catchments. They will be able to meet future demand.

### 3.4 Cultural facilities/community centres/meeting spaces

- The recently opened Shepparton Art Museum has the capacity to meet future demand for art exhibition and museum displays from Shepparton North and Shepparton City. There are two performing arts venues in Shepparton City – the Eastbank Function Centre/Theatre facility in Shepparton and the Westside Theatre at the former Mooroopna Secondary School Site. The theatres at Eastbank and Westside have spare capacity and could provide for future demand. Council has undertaken some preliminary research into how to provide for future demand for function facilities. The research suggested a facility option where the Eastbank Centre was redeveloped as two distinct facilities – a theatre and function centre. This venue would have the capacity to satisfy future demand for function facilities.

- There are two static libraries in Shepparton City – the Shepparton and Mooroopna libraries. The Mooroopna Library is large enough to meet future demand. However, it needs updating and possibly reconfiguration to provide more activity areas. The Shepparton Library will not be able to meet future demand at full. Additional library capacity will be needed in the medium to long term. The preferred location for a library site would be in Kialla. The facility would be similar to the Mooroopna Library (around 500m public space).
- Population growth in Shepparton North will generate additional demand for meeting space. Extra capacity will be required. This could be provided with the proposed Shepparton North library in existing Shepparton North, the children's/community centre in the Shepparton North East PSP area, the proposed children's/community centre at the Radio Australia Site and the enhanced facilities at the Munarra Centre and Shepparton Sports Precinct.

### 3.5 Recreation facilities

- A redeveloped/expanded Aquamoves centre will be able to cater for Shepparton North's aquatic needs at full development. The 12 existing and four planned multipurpose indoor courts in Shepparton City will be sufficient to meet the demand from Shepparton North and Shepparton City at full development. The 16 tennis courts, two bowling greens and 18 netball courts in Shepparton North will have the capacity to satisfy future demand.
- Additional capacity will be needed in Shepparton North to meet future outdoor sporting demand. Provision should be made for two ovals at the Shepparton Sports Precinct in the area in the northern section of the Precinct for extra fields. The works recommended in the Shepparton Sports Precinct Masterplan to enhance the capacity of the existing facilities in the Precinct should be undertaken. School facilities in Shepparton North should be used for community sport, where feasible.
- Shepparton North residents have access to a wide range of municipal and regional level facilities in Shepparton City. These facilities include a velodrome, BMX track, hockey venue, all water athletics track, aquatic centre and equestrian centre. Enhancement works are being proposed for many of these facilities. They will have the capacity to cater for Shepparton City and Shepparton North at full development.

## 4. Summary of strategies for meeting future demand

	Demand			Strategies for meeting demand in Shepparton North
	Sh'ton NE PSP Area	Radio Australia Site	Sh'ton Nth	
<b>Population</b>	<b>3,600</b>	<b>4,140</b>	<b>26,738</b>	
<b>3 and 4yo kindergarten (place)</b>	78	90	583	Optimal use of existing and planned sessional and integrated kindergarten programs in Shepparton North Additional capacity provided by existing childcare centres A new 3 kindergarten room integrated children's/community centre in the Shepparton North East PSP Area A new 4 room integrated children's/community centre in the Radio Australia Site
<b>M&amp;CH (session)</b>	4	4	27	Optimal use of existing M&CH centres in Shepparton North Consulting room/s at proposed integrated children's/community centre in the Radio Australia Site

	Demand			Strategies for meeting demand in Shepparton North
	Sh'ton NE PSP Area	Radio Australia Site	Sh'ton Nth	
<b>Population</b>	<b>3,600</b>	<b>4,140</b>	<b>26,738</b>	
<b>Long day childcare (places)</b>	76	87	563	Optimal use of existing and planned long day care centres New private centre/s in the Shepparton North East PSP area and Radio Australia Site (encourage private provision in the growth areas by nominating a preferred location/s – e.g., near integrated children's/community centres). Potentially some childcare places at the proposed children's centres in the Shepparton North East PSP Area and Radio Australia Site Council
<b>Centre based library</b>	0.12	0.14	0.91	Optimal use of Shepparton Library New library facility in Kialla
<b>Centre based library floor space (sqms)</b>	164	188	352	
<b>Multipurpose community centre/community meeting space</b>	0.36	0.42	2.68	Optimal use of existing facilities in Shepparton North and elsewhere in Shepparton City Activity spaces at the new integrated children's/community centres in Shepparton North East PSP Area and Radio Australia Site Meeting/activity areas at the redeveloped Munarra Centre and redeveloped facilities in Shepparton Sports Precinct
<b>Cultural/performing arts facilities</b>	0.04	0.04	0.26	Optimal use of modernised Eastbank and Westside facilities Redevelopment of the Eastbank venue as two distinct facilities – theatre and function centre Optimal use of Shepparton Arts Museum
<b>Football field</b>	0.8	0.9	5.7	Optimal use of school sporting fields Upgrade of Munarra Oval at Shepparton Sports Precinct are per the Precinct Masterplan 2 additional ovals at the Shepparton Sports Precinct in the area in the north of the Precinct allocated for extra playing fields
<b>Cricket field</b>	0.9	1.0	6.4	Optimal use of school sporting fields Upgrade of Munarra Oval at Shepparton Sports Precinct are per Precinct Masterplan 2 additional ovals at the Shepparton Sports Precinct in the area in the north of the Precinct allocated for extra playing fields
<b>Soccer field</b>	0.8	0.9	5.7	Optimal use of school sporting fields Upgrade of soccer fields at Shepparton Sports Precinct are per Precinct Masterplan
<b>Fields for lower profile sports</b>	0.3	0.3	2.0	Optimal use of fields and ancillary facilities at Shepparton Sports Precinct Upgrade of various fields at Shepparton Sports Precinct are per Precinct Masterplan
<b>Tennis court</b>	1	1	9	Optimal use of existing facilities in Shepparton North Upgrade of courts at Shepparton Sports Precinct are per Precinct Masterplan
<b>Bowls green</b>	0.4	0.4	2.7	Optimal use of existing facilities in Shepparton North
<b>Aquatic facilities</b>	0.04	0.04	0.8	Optimal use of the redeveloped and expanded Aquamoves Centre

	Demand			Strategies for meeting demand in Shepparton North
	Sh'ton NE PSP Area	Radio Australia Site	Sh'ton Nth	
<b>Population</b>	<b>3,600</b>	<b>4,140</b>	<b>26,738</b>	
<b>Indoor courts</b>	0.4	0.4	2.7	Optimal use of a redeveloped and expanded Shepparton Sports Stadium Optimal use of other indoor courts in Shepparton City
<b>Primary school education</b>	335	385	2485	Optimal use of existing primary schools in Shepparton North and Shepparton Possibly, a new government primary school at the Radio Australia Site
<b>Secondary school education</b>	285	328	2115	Optimal use of existing secondary schools in Shepparton City area Optimal use of proposed Anglican School Possibly, provision of new government secondary college, preferably in Kialla (Kialla North)

## 5. Modified or new facilities

- The following facilities should be considered for location in the Shepparton North PSP Area and Radio Australia Site:

Infrastructure items	Catchment area served	Location	Estimated land area required (ha)	Estimated construction cost (\$)	Proportion of demand attributable to growth areas	
					NE PSP	Radio Australia Site
A new 3 kindergarten room children's/ community centre (a 2 room already provided for in Shepparton NE PSP DCP). Some childcare capacity also provided	Shepparton NE PSP Area Part of Shepparton North	Shepparton NE PSP Area	0.8ha (was 0.4ha in DP)	7,000,000 (was \$5.2m in DCP)	78% (was 50% in DCP)	-
A new 4 kindergarten room children's/ community centre (located with school if provided). Some childcare capacity also provided	Radio Australia Site Part of Shepparton North	Radio Australia Site	1ha	9,000,000	-	67%
Possibly, a new government primary school	NE PSP Area and Radio Australia Site	Radio Australia Site	3.5ha	NA	46%	54%

New or modified local, district, sub-municipal and municipal infrastructure will be required elsewhere in Shepparton North to provide the future Shepparton North community. This infrastructure includes two new ovals at the Shepparton Sports Precinct, a proposed library/community centre in the Shepparton North Activity Centre, expanded Shepparton Stadium and upgraded/additional facilities at Shepparton Sports Precinct.

Infrastructure items	Catchment area served	Location	Estimated land area required(ha)	Estimated construction cost (\$)	Proportion of demand attributable to growth areas	
					NE PSP	Radio Australia Site
Two ovals and associated infrastructure at the Shepparton Sports Precinct in the area allocated for additional fields	NE PSP Area and Radio Australia Site	Shepparton Sports Precinct	-	8,000,000	46%	54%
Upgrade of facilities at Shepparton Sports Precinct as per the Shepparton Sports City Masterplan	Shepparton City	Shepparton Sports Precinct	-	60,000,000	4%	5%
Redevelopment of Shepparton Stadium	Shepparton City	Shepparton Sports Precinct	-	20,000,000	4%	5%
New community building in Shepparton North Activity Centre – library 300m <sup>2</sup> , activity rooms (120m <sup>2</sup> , 40m <sup>2</sup> , 20m <sup>2</sup> ), consulting rooms (15m <sup>2</sup> , 15m <sup>2</sup> ) <sup>1</sup>	Shepparton North	Shepparton North Activity Centre	1ha	3,500,000 <i>Building could be a leased space</i>	13%	15%

New or modified district, sub-municipal and municipal infrastructure will also be required elsewhere in Shepparton City to provide for the Shepparton North community. This infrastructure includes the redeveloped Eastbank Centre, expanded Shepparton Stadium and redeveloped Aquamoves facility. The need to provide this infrastructure and the facilities listed in Tables above should be considered when reviewing/preparing contributions plans for the Shepparton North East PSP Area and Radio Australia Site.

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## SECTION ONE – INTRODUCTION

### 1.1 Objectives of Study

The purpose of the Study is to identify:

- Identify the demand for community infrastructure generated by future residential development in Shepparton North in the context of the broader development of Shepparton City.
- Identify the capacity of existing and planned infrastructure in Shepparton North and the remainder of Shepparton City to cater for this demand.
- Identify the gaps in infrastructure provision in Shepparton North and how these gaps could be addressed in Shepparton North and the remainder of Shepparton City.
- Identify the new or modified facilities that should be considered for provision in Shepparton North.

### 1.2 Definition of community infrastructure

Community infrastructure is defined as health, recreation, education, cultural and community support facilities provided by government agencies, community organisations, local government and private organisations.

### 1.3 Terminology

For this purpose of this report:

- Council refers to the Greater Shepparton City Council.
- The Shepparton North Growth Areas refer to two potential growth areas in Shepparton North – Shepparton North East PSP Area and the Former Radio Australia Site.
- Shepparton North refers to the area which encompasses the existing residential areas in Shepparton North (Shepparton North West, Shepparton North Central and Shepparton North East local areas) and the growth areas (Shepparton North East PSP Area and Radio Australia Site).
- Shepparton City refers to the area which encompasses the existing and growth areas of Shepparton and Mooroopna. It includes the following local areas - Shepparton Central, Shepparton North Central, Shepparton South, Shepparton South East, Shepparton North East, Shepparton North West, Shepparton Surrounds East, Shepparton Surrounds South, Kialla and Mooroopna.
- Greater Shepparton City refers to the Greater Shepparton City municipal area.
- At full development (AFD) refers to the time when a geographic area is fully built out.

### 1.4 Study Methodology

The study methodology involved the following steps:

- A review of planning and policy documents developed by the Greater Shepparton City Council and other organisations which have relevance to community infrastructure provision in Shepparton North and Shepparton City.



- Identification of existing and planned community infrastructure that caters for or will cater for Shepparton North.
- An assessment of the capacity of existing and planned infrastructure in Shepparton North and the remainder of Shepparton City to provide for increased demand generated by residential development and population growth in Shepparton North.
- A quantitative analysis of the future demand for community infrastructure generated by Shepparton North at full development.
- Discussion with officers from Council and other relevant organisations involved in the provision of community infrastructure about existing and future community infrastructure provision in Shepparton North.
- A qualitative assessment of community infrastructure needs in Shepparton North based on the findings of the literature review, infrastructure audit, quantitative assessment and consultation process.
- Confirmation of future community infrastructure needs in Shepparton North and how these needs could be addressed.
- Identification of the community infrastructure that should be considered for provision in Shepparton North.
- Production of draft and final reports.

**SECTION TWO – SHEPPARTON NORTH DEVELOPMENT CONTEXT**

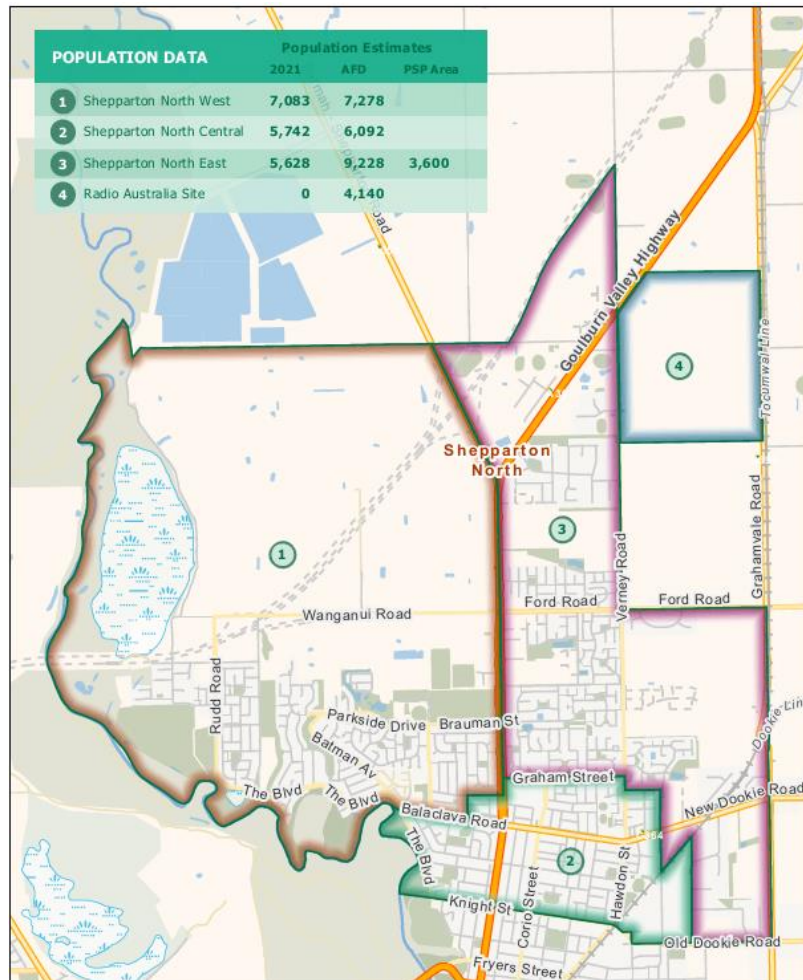
**2.1 Shepparton North**

Shepparton North comprises the Shepparton North Central, North East and North West local areas. The Shepparton North Central and North West local areas are established suburbs with populations of around 5,740 and 7,080 people respectively. The Shepparton North East local area comprises an established area (population size 5,628 people, includes Shepparton North Growth Corridor) and two growth areas – the Shepparton North East PSP Area (est. population 3,600 AFD) and Radio Australia Site growth area (est. population 4,140 people AFD). Shepparton North has a current estimated population of 18,450. At full development, this figure is projected to grow to 26,740.

**Table 1 – Component areas of Shepparton North, population**

Area	Existing 2021	New residential AFD	Total AFD
Shepparton North Central	5742	-	6092
Shepparton North West	7083	-	7278
Shepparton North East (includes the NE PSP Area)	5628	3600	9228
Radio Australia Site	0	4140	4140
<b>Total</b>	<b>18,453</b>	<b>7,740</b>	<b>26,738</b>

**Figure 1 – Shepparton North, population 2021 and at full development**



## 2.2 Shepparton North East Precinct Structure Plan Area

The Shepparton North East PSP Area is an 177ha site (145ha NDA) located to the north east of the Shepparton CBD. It is bound by Ford Road to the north, Grahamvale Road to the east, a drainage reserve to the south and Verney Road to the west. The PSP Area has an urban lot mix. Household structures are expected to be predominantly young families and the average household size is predicted to be around 2.4 persons. It is projected that the PSP Area will yield around 1,500 lots and a population of 3,600 people.

Figure 2 – Shepparton North East PSP Area



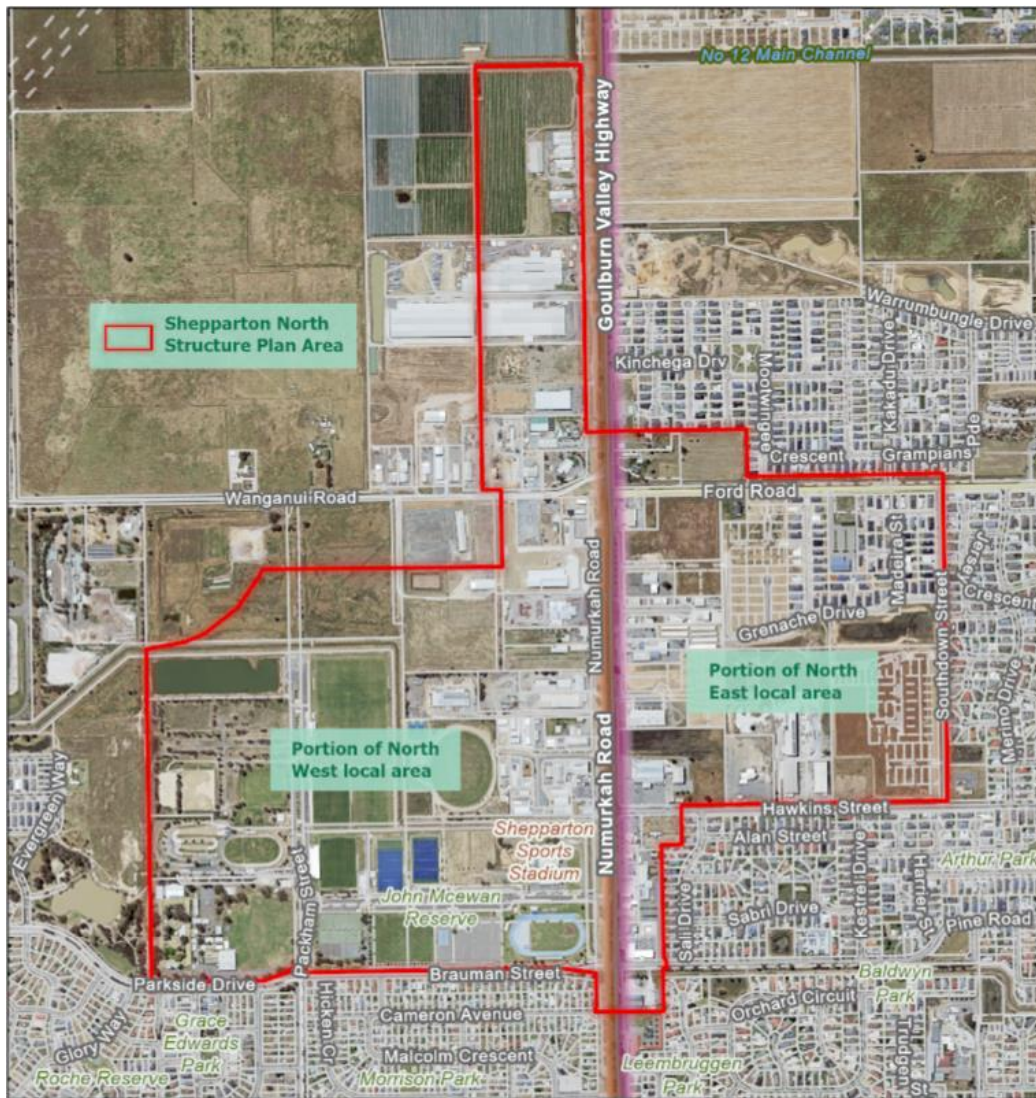
## 2.3 Shepparton North Structure Plan

The Shepparton North Structure Plan Area is comprised of the following:

- All the commercial land on both sides of Goulburn Valley Highway between Ford Road and Pine Road.
- Residential interface areas, including the recently constructed The Vines residential estate.
- The commercial and industrial land on the western and eastern sides of Numurkah Road (Goulburn Valley Highway) between Pine Road and Ford Road / Wanganui Road.
- Shepparton Sports City and the Shepparton Sports and Events Centre.

The Structure Plan Area spans parts of the Shepparton North West and North East local areas.

**Figure 3 – Indicative Shepparton North Structure Plan Area**





## 2.4 Radio Australia Site

The Radio Australia Site is located to the north of the North East PSP Area. It is around 235ha in size (NDA 200ha) and could yield 1,725 dwellings and a population of 4,140 people. It has a long term development timeframe.



## 2.5 Development areas

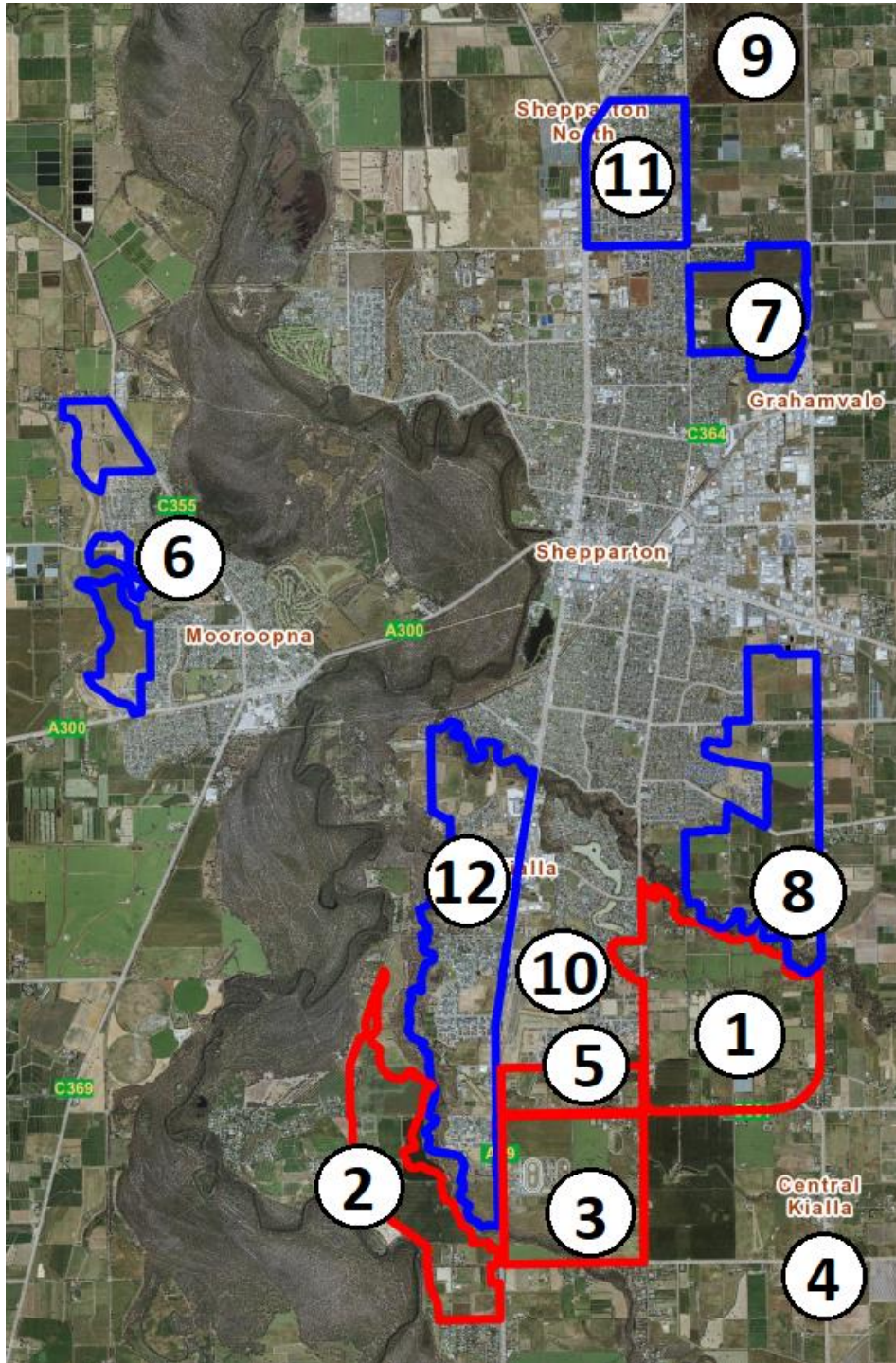
The Shepparton North East PSP Area and Radio Australia Site are two of ten certain/potential development areas in Shepparton City. At full development, the Growth Areas could yield an additional 10,570 lots and accommodate an extra 25,380 people. In addition, there are two almost complete growth areas – the Shepparton North and South Growth Corridors (see table 2 and figure 4).

**Table 2 – Development areas: Shepparton City**

	Development/growth areas	Timeframe	Est dwelling yield	Est population yield
1	Kialla Nth Growth Area	Short (1-5 years)	1500	3600
2	Kialla West Growth Area	Medium (6-10 years)	800	1920
3	Kialla Sth Growth Area	Medium (6-10 years)	350	840
4	Kialla Central	Long term (10+ years)	TBC	TBC
5	Waterbird Creek	Short (1-5 years)	170	408
6	Mooroopna West Growth Area	Existing	1600	3840
7	Shepparton NE PSP Area	Existing	1500	3600
8	Shepparton SE PSP Area	Short (1-5 years)	2500	6000
9	Former Radio Australia Site	Long term (10+ years)	1725	4140
10	Shepparton Airport Site	Unknown	430	1032
	<b>Total</b>		<b>10575</b>	<b>25380</b>
11	Shepparton North Growth Corridor	Existing	1042	2750
12	Shepparton South Growth Corridor	Existing	1582	4115

Source: Greater Shepparton City Council and 2050 Growth Plan

Figure 4 – Development areas in Shepparton City



Notes:

- 1 – Blue outlines existing growth corridors and red outlines future growth corridors
- 2 – Boundaries for long term growth corridors have not been included
- 2.6 Growth in Greater Shepparton City municipal area

The Greater Shepparton City municipal area is projected to experience significant population growth over the next 2-3 decades as a result of infill development and the new residential development areas described in Section 2.5 of this report. The population is estimated to grow from 69,860 in 2021 to in excess of 106,000 at full development. This population growth will substantially increase demand for local and district level community infrastructure (e.g., early years facilities, community meeting spaces, playing fields, parkland) and sub-municipal, municipal and regional level community facilities (e.g., hospitals, performing arts centres, museums, aquatic facilities).

**Table 3 – Population estimates: Greater Shepparton City municipal area**

Area	Existing	New residential	Total <sup>1</sup>
<b>SHEPPARTON CITY</b>			
Shepparton Central	2626	-	2893
Shepparton North-Central	5742	-	6092
Shepparton South	6903	1032 <sup>2</sup>	8093
Shepparton South-East	7536	6000	13536
Shepparton North-East	5628	7740 <sup>3</sup>	13369
Shepparton North-West	7083	0	7278
Shepparton Surrounds East	3229	200	3820
Shepparton Surrounds South	1735	0	1936
Kialla	7095	6768	13863
Mooroopna	8527	3840	12367
<b>Subtotal</b>	<b>56,104</b>	<b>25,580</b>	<b>83,247</b>
<b>RURAL AREAS</b>			
Tatura	5107	8683	13790
Rural East	1132	-	1198
Rural North	1741	-	1849
Rural North-West	2925	-	3045
Rural South	2846	-	3049
<b>Subtotal</b>	<b>13,751</b>	<b>8,683</b>	<b>22,931</b>
<b>Total</b>	<b>69,855</b>	<b>34,263</b>	<b>106,178</b>

Source: Greater Shepparton City Council Forecast and 2050 Growth Plan

**Notes:**

1. Table 3 includes population estimate from existing residential areas, new development areas, infill and long term sites (e.g., the Shepparton Airport Site and Former Radio Australia Site)
2. Includes the Shepparton Airport Site
3. Includes former Radio Australia Site (although not formally in the SNE local area)
4. Population estimates for Kialla do not include the Kialla Central Growth Area. Estimates are not yet available for this growth area



Figure 5 – Rural local areas, population growth

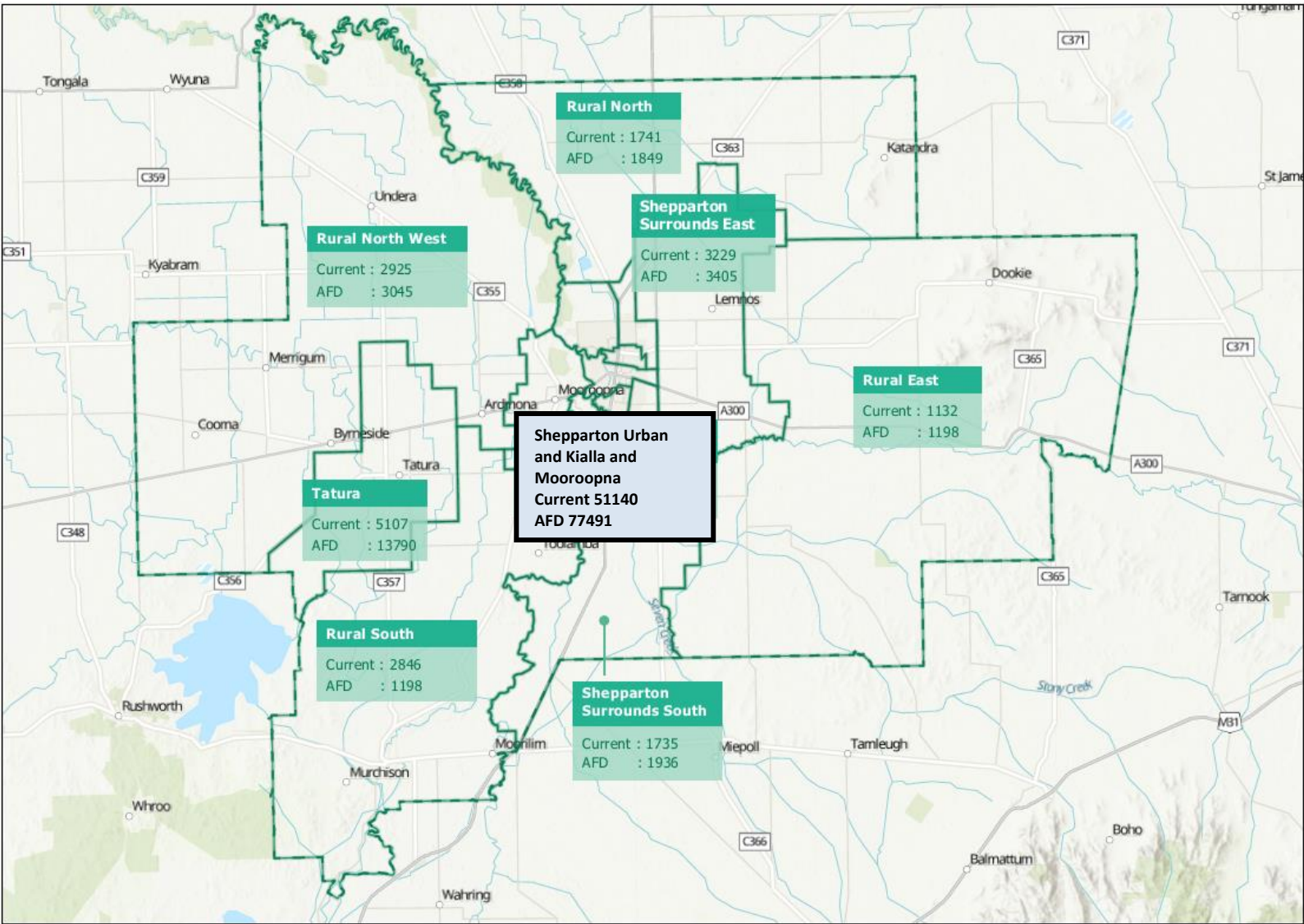
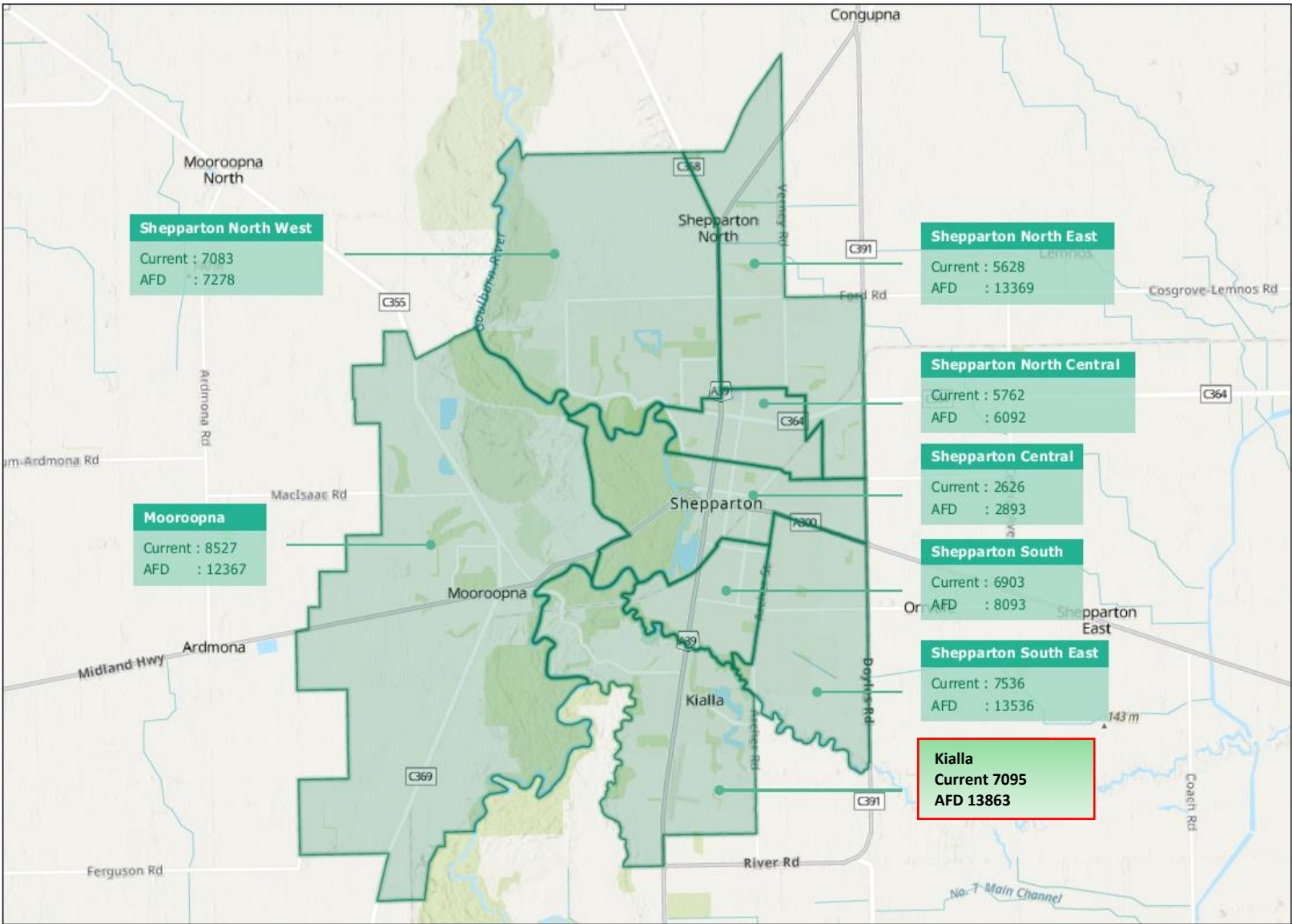


Figure 6 - Shepparton City local areas



## SECTION THREE – LITERATURE REVIEW

### 3.1 Shepparton and Mooroopna 2050: Regional City Growth Plan 2021

The Shepparton and Mooroopna 2050 Regional Growth Plan (the 2050 Growth Plan) provides a vision and framework for the future development of the Shepparton, Mooroopna and Kialla Growth Areas through to 2050. The 2050 Growth Plan indicates that the population of the area is projected to grow from 66,000 in 2021 to around 78,000 in 2031. The 2020 Growth Plan identifies:

- Three existing residential growth areas, these being the:
  - Mooroopna West Growth Corridor (accommodating approximately 1,600 lots)
  - Shepparton North East Precinct Structure Plan (accommodating approximately 1,500 lots)
  - Shepparton South East Precinct Structure Plan (accommodating approximately 2,500 lots).
- Six future residential growth areas, the being the:
  - Kialla North Growth Corridor (short-term growth corridor, accommodating approximately 2,150 lots, note: recent modelling indicated that this number may decrease to 1,500 lots).
  - Kialla West (medium-term growth corridor, accommodating approximately 800 lots)
  - Kialla South (medium-term growth corridor, accommodating approximately 350 lots)
  - Kialla Central (long-term growth corridor, with lot numbers to be confirmed as part of a structure planning process)
  - former Radio Australia Site (long-term growth corridor, with lot numbers to be confirmed as part of a structure planning process)
  - Shepparton Airport (long-term growth corridor, with lot numbers to be confirmed as part of a structure planning process).

The 2050 Growth Plan makes the following references to community infrastructure provision in Shepparton City:

- Munarra Centre for Regional Excellence redevelopment
- Latrobe University expansion
- Greater Shepparton Education Plan
- Shepparton Railway Precinct Masterplan
- GOTAFE Masterplan
- RiverConnect Paths Masterplan
- Aquamoves Redevelopment Masterplan
- Shepparton Sports and Events Centre Masterplan
- Shepparton Railway Precinct Masterplan
- Business case for Youth Hub
- Expansion of tertiary courses and facilities in the Shepparton CBD
- Partnerships or co-location of services between the City library and the STEP Library to provide additional community resources
- Creation of an arts precinct near the STEP site
- Mooroopna Hospital renewal
- Old Mooroopna High School Site redevelopment



### 3.2 Shepparton North East Precinct Structure Plan 2019

The North East Precinct Structure Plan provides a development framework for the Shepparton North East PSP Area. The Area is projected to yield around 1,500 dwellings and a population of around 3,600 people. The PSP and associated DCP provides for:

- Land and construction of a district park and three local parks.
- Bike and shared paths.
- Land for a private school and government school and land and construction of a community facility.



### 3.3 Shepparton North East PSP Area Development Contributions Plan (DCP) 2019

The DCP for the Shepparton North East PSP area provision for the land for and construction of a community centre in the PSP area. The DCP describes the Centre as containing the following elements:

- Two 33 place kindergarten rooms and ancillary spaces – offices, staff and children’s amenities, storage.
- Community meeting room and group room.
- 2 M&CH consulting rooms and ancillary spaces – waiting rooms, parents room, amenities.
- Foyer.

The DCP estimates the cost of construction of the Centre at around \$5.26M. It apportions 50% of the cost of the Centre to the Shepparton North East PSP area. The DCP indicates that the design and component elements of the centre may change depending on the design standards and facility demand at time of construction,

### 3.4 Masterplans

#### 3.4.1 Munarra Centre of Regional Excellence Masterplan 2021

This plan lists the major works that are proposed at the Munarra Centre. The works include:

- New sports pavilion.
- Upgrades to existing community and function space.
- Site improvements including carparking and landscaping.
- Munarra Centre – incorporating Munarra Academy, community and cultural spaces, MCRE administration and leasable space for MCRE partners.
- Student accommodation hub.
- Vehicle parking and equipment storage hub.

#### 3.4.2 Shepparton Sports Precinct Masterplan (2013) and Shepparton Sports City Masterplan (2022)

This 2013 masterplan contains a works plan for the Sports Precinct. It proposes the following major works:

- Construction of five turf soccer fields and one synthetic soccer field and pavilions to serve the fields.
- Renewal of synthetic hockey field and construction of a second field.
- Construction of a synthetic athletics track and pavilion.
- Construction of regional netball complex.
- Upgrade of the multipurpose fields.

The 2022 masterplan reviews the actions taken since the 2013 plan was adopted by Council and contains an updated plan for the Sports Precinct. The major works listed in the updated action plan that relate to providing more capacity and higher quality recreation facilities are as follows:

- Upgrade and enhancement of the capacity of Wanganui Oval – lighting, resurfacing, irrigation, change rooms upgrade.

- Development of the Munarra Centre as described in Section 3.3.1 above.
- Retirement of the existing Shepparton Sports Stadium and construction of a new 6 court stadium.
- Retention of Visy Stadium.
- Development of a shared circuit trail.
- Redevelopment of the netball centre to provide 8 compliant floodlit courts with shelters and seating and an expanded pavilion.
- Replacement of the existing indoor courts with a new 6 court indoor stadium.
- Redevelopment of the athletics centre to provide and expanded pavilion and facilities for field events.
- Upgrade of the tennis pavilion and courts.
- Upgrade of the floodlighting and extension of the pavilion at the hockey centre.
- Expansion of the soccer pavilion.
- Lengthening of the main soccer field to make it suitable for other sports.
- Provision of a new cycling pavilion.
- Increasing the number of powered sites at the Equestrian facility.

### 3.4.3 Shepparton Sports Stadium Future Directions Plan (2019)

The document contains a redevelopment/expansion plan for the Shepparton Sports Stadium. The plan provides for the refurbishment of the existing centre, two additional courts, retractable seating for 1,500 spectators, new multipurpose room, six squash courts and a new sports house/hub on the mezzanine floor. The estimated cost of the facility is \$18.5M. (note: the Shepparton Sports City Masterplan 2022 proposes retractable seating for 3000 spectators).

### 3.5 Other documents

Other documents relating to community infrastructure provision in City were reviewed (see Appendix A). They included the following:

- Shepparton South East Precinct Structure Plan (PSP) Draft Plan (2021).
- Shepparton Education Plan (Stages One, Two and Three) (2016-2021).
- Shepparton Health and Tertiary Education Precinct (Action Plan) 2020.
- Shepparton Health and Tertiary Education Action Plan (Action Plan) 2020.
- Shepparton Sport 2050 Strategic Plan (2022).
- Central Park Reserve and Masterplan (2019).
- Deakin Reserve Future Directions Plan (2017).
- Princess Park Future Directions Plan (2019).
- Vibert Reserve Masterplan (2004).
- Vibert Reserve Pavilion Redevelopment Plan (2020).
- Congupna Recreation Reserve Masterplan (2020).
- Aquamoves Masterplan (2020).
- Whole of Sport Plans: Cricket and Tennis (2017).

These documents provide the following information:

- A development framework for the Shepparton South East PSP Area.

- The State Government's Plans with respect to the provision of education facilities across Shepparton.
- A vision and set of guiding principles for the expansion of higher education facilities in Shepparton.
- A plan to grow Shepparton as a health and tertiary education destination.
- A set of principles/standards relating to the provision of sport facilities in the Greater Shepparton City municipal area.
- Directions to support the future use, development, management and maintenance of Central Park, Deakin Reserve, Princess Park, Vibert Reserve/Pavilion and Congupna Recreation Reserve.
- Redevelopment plan for the Aquamoves Centre.
- Directions for supporting participation in tennis and cricket in Greater Shepparton City.

The principles, standards, findings and recommendations contained in the documents should be considered when assessing the demand for community infrastructure provision in Shepparton North, investigating gaps or deficiencies in provision and identifying future facility options.



## SECTION FOUR – QUANTITATIVE ASSESSMENT OF COMMUNITY INFRASTRUCTURE DEMAND

### 4.1 Methodology

The quantitative assessment of demand involved the application of infrastructure provision ratios/standards to the projected dwelling yields and population sizes (at full development) of new development and established areas in Shepparton North and Shepparton City (see tables 4 and 5).

**Table 4 – Geographic areas, quantitative analysis**

Area	Population at full development
<b>Shepparton North Existing</b>	<b>18,998</b>
– Shepparton North Central Local Area	6,092
– Shepparton North West Local Area	7,278
– Shepparton North East Existing (includes Shepparton North Growth Corridor)	5,628
<b>Shepparton North East PSP Area</b>	<b>3,600</b>
<b>Radio Australia Site</b>	<b>4,140</b>
<b>Total Shepparton North</b>	<b>26,738</b>
<b>Shepparton City</b>	<b>83,247</b>

Source: Greater Shepparton City Council Forecast id, and 2050 Growth Plan

The ratios have been derived from several sources including the VPA Precinct Structure Planning Guidelines (2021). They are consistent with ratios used in infrastructure assessments conducted for growth areas in other regional cities, such as Ballarat, Geelong, Bendigo and Wodonga. The quantitative assessment has been confined to infrastructure items that are normally provided by Council (e.g., early years facilities, playing fields, community centres etc) and Government and private facilities that could be central components of community hubs (e.g., primary and secondary colleges etc). Some ratios apply to specific age cohorts and others to the entire population. The age breakdown projected in the ID population forecasts for the Shepparton Urban Area in 2036 was used when specific age cohort sizes were required.

It should be noted that there are multiple provision ratios for some infrastructure items. For example, there are two distance ratios for active recreation reserves - the VPA standard of 1 reserve within 800m of all households and the Council's standard of 1 reserve within 2kms of all households. Both standards have been applied in the quantitative assessment but the Council standard has been used in the qualitative assessment as it considers local circumstances, e.g., housing density and ease of travel.

### 4.2 Outcomes

The outcomes of the quantitative assessment are provided in table 5. The table contains the following information:

1. Provision ratios/standards for each infrastructure type.
2. The facility demand generated by the **existing Shepparton North Area**, Shepparton North East PSP Area, Radio Australia Site.
3. The facility demand generated by the **total Shepparton North Area AFD**.
4. The overall facility demand generated by Shepparton City at full development.

The assessment confirms that:

- The Shepparton North East PSP Area and Radio Australia Site will generate significant demand for local level infrastructure, e.g., 168 kindergarten places, 163 childcare places, 2 football/cricket fields, 3 tennis courts, 570 government primary school students.
- The total Shepparton North area will generate considerable demand for sub-municipal and municipal level infrastructure, e.g., 3 indoor courts, 1216m<sup>2</sup> of library floor space, 3 bowling greens.

Table 5 – Quantitative Analysis Community Infrastructure Demand

Infrastructure item	Provision ratio	Demand generated at full development					
		Shepparton North Existing	Growth areas			Total Shepparton Nth	Shepparton City
			Shepparton NE PSP Area	Radio Australia	Total new growth areas		
	Population	18,998	3,600	4,140	7,740	26,738	83,247
<b>Early years and facilities</b>							
Kindergarten children 3yo	3yo children 100% participation	276	52	60	112	389	1205
Kindergarten children 4yo	4yo children 100% participation	276	52	60	112	389	1205
Kindergarten (place):3yo	1 place: 2 children aged 3yo	138	26	30	56	194	602
Kindergarten (place):4yo	1 place: 1 child aged 4yo	276	52	60	112	389	1205
Total kindergarten places	3 and 4yos, 100% participation	414	78	90	168	583	1807
Maternal and Child Health (session)	1 session: 14 infants (0 year olds)	19	4	4	8	26	93
Long day childcare (place)	1 place: 4.8 children aged 0-6	400	76	87	163	563	1747
Occasional care/playgroups	1 place: 28 children aged 0-6	67	13	15	27	94	297
<b>Community facilities</b>							
Neighbourhood house centre	1 centre: 16,000 residents	1.18	0.22	0.26	0.48	1.66	5.20
Multipurpose community centre	1 centre: 10,000 residents	1.91	0.36	0.42	0.78	2.68	8.40
Community meeting room/hall	1 room: 6,000 residents	3.17	0.60	0.69	1.29	4.46	13.86
Youth space/facility	1 venue: 1: 30,000 residents	0.64	0.12	0.14	0.26	0.91	2.77
<b>Cultural facilities</b>							
Centre based library	1 static library: 30,000 residents	0.64	0.12	0.14	0.26	0.91	2.80
	45 sqms per 1000 residents	864	164	188	352	1216	3746
Community arts venue	1 venue: municipality (100,000 residents)	0.19	0.04	0.04	0.08	0.26	0.85
Museum	1 venue: municipality	0.19	0.04	0.04	0.08	0.26	0.85
Art Gallery	1 venue: municipality	0.19	0.04	0.04	0.08	0.26	0.85
Performing arts venue	1 venue: municipality	0.19	0.04	0.04	0.08	0.26	0.85
Civic/cultural space	1 venue: municipality	0.19	0.04	0.04	0.08	0.26	0.85

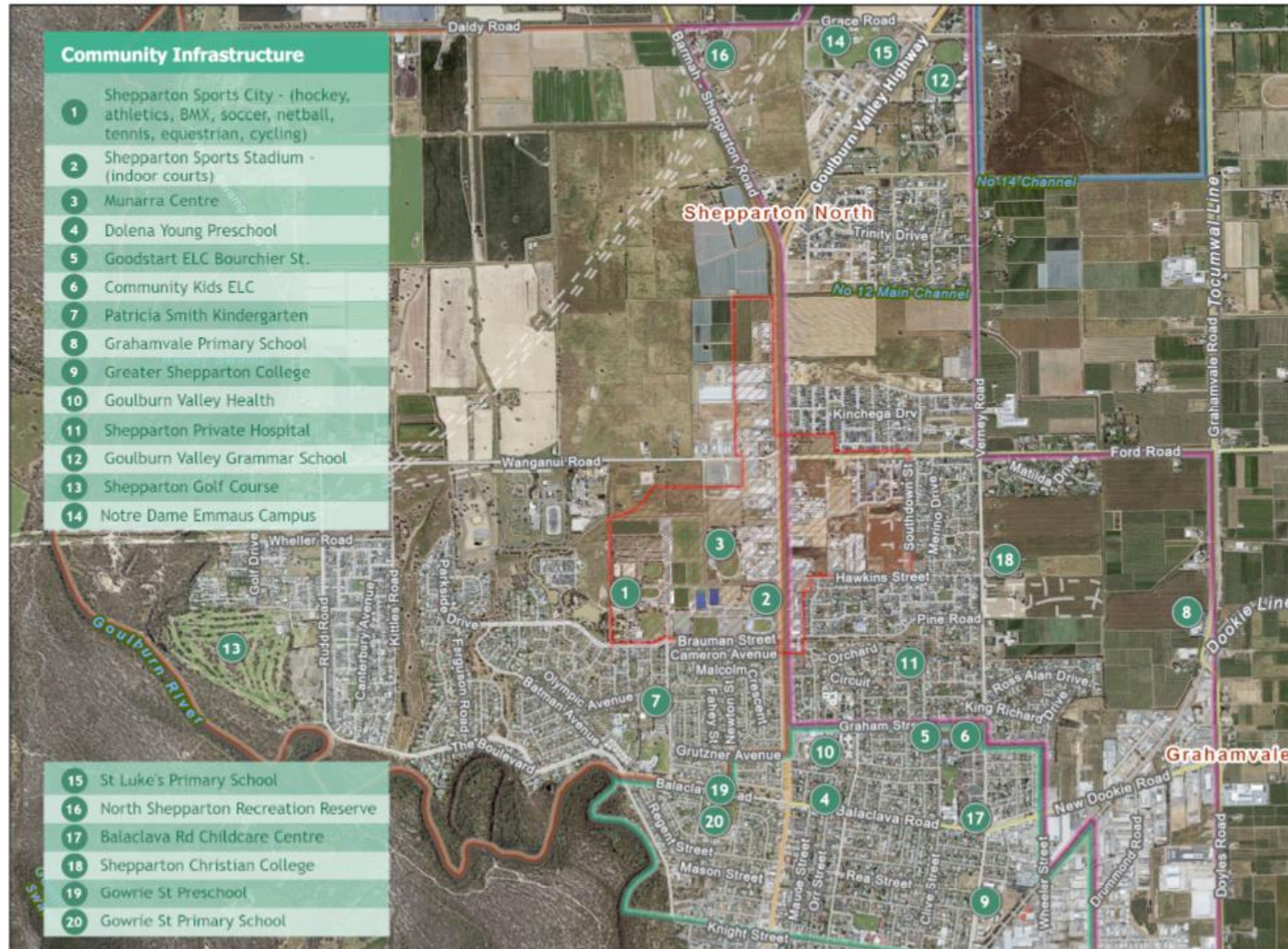
Infrastructure item	Provision ratio	Demand generated at full development					
		Shepparton North Existing	Growth areas			Total Shepparton Nth	Shepparton City
			Shepparton NE PSP Area	Radio Australia	Total new growth areas		
	<b>Population</b>	<b>18,998</b>	<b>3,600</b>	<b>4,140</b>	<b>7,740</b>	<b>26,738</b>	<b>83,247</b>
<b>Open space</b>			145	200	345		
Open space – overall (ha)	10% of NDA 145ha NDA)		14	20	34		-
Local parks (ha)	3-5% of NDA		4-7	6-10	10-17		
Local park	Within 400m of all dwellings (VPA)	-	3	3	6	-	-
Sports space (spaces)	1 space with 2km of all households (GSRC)	-	1	1	2	-	-
Sports reserve (>1ha)	Within 800m of all dwellings (VPA)	-	1	1	2	-	-
Sports space (ha)	1ha – 1000 residents	19	3.6	4.2	7.8	26.7	85
Sports fields (ha)	5-7% of NDA	-	7-10	10-14	17-24	-	-
Football field	1 field: 5,000 residents	4.0	0.8	0.9	1.6	5.7	17
Cricket field	1 field: 4,000 residents	4.6	0.9	1.0	1.9	6.4	21
Soccer field	1 field: 5,000 residents	4.0	0.8	0.9	1.6	5.7	17
Field for lower profile sports	1 field: 15,000 residents	1.4	0.3	0.3	0.6	2.0	6
Tennis court	1 court: 3,000 residents	6.4	1.2	1.4	2.6	9.1	28
Lawn bowls green	1 green: 10,000 residents	1.9	0.4	0.4	0.8	2.6	8.5
Indoor multipurpose court	1 court: 10,000 residents	1.9	0.4	0.4	0.8	2.6	8.5
Indoor aquatic/leisure centre	1 venue: municipality	0.2	0.04	0.04	0.08	0.28	0.9
<b>Education facilities</b>							
Government primary students	77% of children aged 5-11	1398	265	305	570	1968	5918
Catholic primary students	19% of children aged 5-11	311	59	68	127	438	1794
Other non-government primary	4% of children aged 12-17	56	11	12	23	79	485
Government secondary students	33% of children aged 12-17	510	97	111	208	718	1767
Catholic secondary students	53% of children aged 12-17	778	147	170	317	1095	485
Other non-government secondary	14% of children aged 12-17	215	41	47	87	302	847



**SECTION FIVE – COMMUNITY INFRASTRUCTURE IN SHEPPARTON NORTH**

Figure 7 below shows the locations of community infrastructure in Shepparton North. The figure indicates that Shepparton North has an extensive range of community infrastructure which is well distributed across its existing residential areas.

**Figure 7 – Location of community infrastructure**





## SECTION SIX – QUALITATIVE ASSESSMENT

### 6.1 Introduction

This section contains a qualitative assessment of community infrastructure needs in Shepparton North and Shepparton City. The qualitative assessment has been undertaken by service/facility type, i.e., early years, health, education, cultural, community services and recreation facilities. The following information has been considered in conducting the assessment (where relevant):

- The findings and recommendations contained in relevant Council and external documents.
- The findings of the quantitative assessment with respect to the number of facilities by infrastructure type required to cater for the Shepparton North (existing and growth areas) and Shepparton City.
- The comments of Council staff and other relevant providers and facility managers about current and future infrastructure needs and options for satisfying these needs.

### 6.2 Assessment

#### 6.2.1 Early Years Services/Facilities

##### *3 and 4yo kindergarten*

There are 6 kindergarten programs operating in Shepparton North. They offer the equivalent of 210 places. 3 are provided from dedicated/sessional kindergartens and 3 from childcare centres.

**Table 6 – Kindergarten programs**

Name	Address	Licensed places (equivalent)
<b>Sessional</b>		
Dolena Young	135 Balaclava Rd	29
Patricia Smith Children’s Centre	38 Packham St	55
Gowrie St Preschool	1-19 Gowrie St	55
<b>Integrated</b>		
Goodstart ELC Bouchier St	49-51 Bouchier St	26
Community Kids ELC	122 Graham St	29
Balaclava Rd Children’s Centre	205 Balaclava Rd	16
		210

The quantitative assessment of demand indicated that, at full development, Shepparton North will generate demand for 583 kindergarten places (see Table 7). The Shepparton North East PSP area will generate demand for 78 places and the Radio Australia Site, 90 places. *Note: the State Government has announced its intention to fund 4yo kindergarten for 30 hours per week (up from 15 hours). This funding is proposed to be introduced from 2028 and fully implemented by 2032. The demand figures in Table 7 make provision for the 30 hour, 4yo program.*

**Table 7 – Estimated kindergarten demand**

Infrastructure item	Demand generated at full development					
	Shepparton Nth Existing	Growth areas			Total Shepparton Nth	Shepparton City
		Shepparton NE PSP Area	Radio Australia	Total new growth areas		
	<b>18,998</b>	<b>3,600</b>	<b>4,140</b>	<b>7,740</b>	<b>26,738</b>	<b>83,247</b>
Kindergarten (place)	424	78	90	168	583	1807

The existing kindergartens in Shepparton North will not have the capacity to meet this demand – shortfall of 373 places. Expanded or new childcare centres could meet some of the shortfall (assume 33% or 123 places based on their current share of provision across Shepparton City). This would leave a deficit of 250 places or 7 kindergarten rooms. The Shepparton North East PSP provides for a 2 room 66 place kindergarten facility. This should become a 3 room facility. A 4 room facility should also be provided at the Radio Australia Site. These facilities would serve the growth areas and provide some additional capacity for existing Shepparton North. The land area required for the children's/community centre, including a regulation size outdoor play area for the kindergarten, would be a minimum of 0.8ha.

#### *M&CH*

There are two M&CH centres in Shepparton North - the 2 room facilities at North Hub and Balaclava Rd. They have the capacity to offer 40 sessions per week. The quantitative assessment indicated that Shepparton North at full development will generate demand for 27 sessions per week. The existing centres in Shepparton North will have the capacity to meet this demand. However, Council from accessibility and convenience perspectives, may want to provide a location in the one of the Shepparton North growth areas. The Shepparton North East PSP DCP provides for a maternal health facility in the proposed children's community centre. From an equity of distribution perspective, it is recommended that this facility be reallocated to the proposed children's/community centre in the Radio Australia Site.

**Table 8 – Estimated M&CH service demand**

Infrastructure item	Demand generated at full development					
	Shepparton Nth Existing	Growth areas			Total Shepparton Nth	Shepparton City
		Shepparton NE PSP Area	Radio Australia	Total new growth areas		
	<b>18,998</b>	<b>3,600</b>	<b>4,140</b>	<b>7,740</b>	<b>26,738</b>	<b>83,247</b>
Maternal and child health (sessions)	19	4	4	8	27	93

#### *Childcare*

There are 15 childcare centres in Shepparton City. Combined they offer 1,272 places. Three other centres are being planned/constructed – one in Shepparton North East. There are 3 existing centres in Shepparton North. Combined with the proposed centre in Shepparton North, they offer 384 places.

**Table 9 – Childcare centres, Shepparton North**

Name	Address	Places
Balaclava Road Children’s Centre	205 Balaclava Road	64
Good Start Early Learning	49-51 Bouchier Street	106
Community Kids ELC	122 Graham Street	114
Proposed centre – Shepparton NE	TBD	100 (est)

The demand assessment indicates that Shepparton North at full development will generate demand for 563 places. Currently, there are 384 places in Shepparton North, leaving a shortfall of 180 places. Additional capacity will be required. This should be provided by the private sector and potentially Council. Long day care could be offered from the proposed children’s service centres in Shepparton North East PSP Area and Radio Australia Site.

**Table 10 – Estimated childcare demand**

Infrastructure item	Demand generated at full development					
	Shepparton Nth Existing	Growth areas			Total Shepparton Nth	Shepparton City
		Shepparton NE PSP Area	Radio Australia	Total new growth areas		
	18,998	3,600	4,140	7,740	26,738	83,247
Childcare places	400	76	87	163	563	1747

## 6.2.2 Health/Community Support Services and Facilities

### *Primary care and community/mental health facilities*

Shepparton North’s primary health care needs are and will continue to be met by the Goulburn Valley Regional Hospital, Shepparton Private Hospital and various day clinics. The growing population across Greater Shepparton (including Shepparton North) will substantially increase the demand for services at these facilities. The hospitals/clinics will meet this demand by:

- Providing new and redeveloping existing facilities to increase productivity and throughput and respond to changes in medical and surgical treatment processes - the Goulburn Valley Hospital is currently being expanded to provide additional capacity. The redevelopment/expansion will double the size of the emergency department and dialysis unit and provide additional inpatient and intensive care beds, theatre rooms and a new maternity unit.
- Constantly updating processes and equipment to improve productivity.
- Using waiting lists to manage demand, where required.

Shepparton North’s community/mental health care needs are currently being met by programs provided by Goulburn Valley Health, Rumbalara Health Services, Primary Connect, Headspace, APMHA HealthCare Ltd and private allied health and community health practitioners. These needs will continue to be met by these services and facilities as the populations of Shepparton North and Shepparton City grow.

*GP services/Dental/Allied Health Services*

A large number of public and private health, dental and allied health clinics operate in Shepparton North and the rest of Shepparton City. The further development of Shepparton will increase demand for these services - a rise in Shepparton North's population of 8,000 will generate demand for 5-7 more general practitioners. These practitioners will join existing or new practices and will most likely operate from purpose-built premises. Specialist medical and allied health practitioners, such as physiotherapists, may also operate from these practices.

*Community Support Services*

Around 25 community support/care providers operate in Shepparton on a full or part-time basis. These services will expand as the population of Shepparton City grows. Other providers may also establish programs in Shepparton, possibly in Shepparton North. Many of the providers will occupy their own or rented spaces. Some will seek access to publicly owned facilities.

**6.2.3 Education Facilities***Primary Schools*

21 primary schools are located in Shepparton City – 13 government and 7 independent. In 2021, the schools had 5,477 enrolments. Five schools are located in Shepparton North – Bouchier St, Gowrie St, St Luke's, Goulburn Valley Grammar and Shepparton Christian School.

**Table 11 – Primary schools, Shepparton City**

Schools	Enrolments
<b>Government</b>	
<b>Bouchier St</b>	<b>644</b>
<b>Gowrie St</b>	<b>237</b>
Kialla Central	82
Kialla West	220
Mooroopna Nth	35
Mooroopna Park	146
Mooroopna	231
Wilmot Rd PS	294
Guthrie St	490
Shepparton East	268
St George's Rd	494
Orrvale PS	373
Congupna	78
	<b>3,592</b>
<b>Independent</b>	
<b>St Luke's</b>	<b>269</b>
<b>Goulburn Valley GS (P-Y6)</b>	<b>369</b>
<b>Shepparton Christian School (P-Y6)</b>	<b>126</b>
St Mel's	282
	<b>1,885</b>
Anglican independent school P-12 opening in 2024	Est. capacity, 700 students

The quantitative assessment indicates that, at full development, Shepparton North will generate 2,485 primary school enrolments. This includes 335 from the North East PSP Area and 385 from the Radio Australia Site. The existing schools in Shepparton North and the rest of Shepparton City still have spare capacity and will be able to meet some of this demand. However, an additional school location may be needed. Provision should be made for a primary school in one of the growth areas. From a timing perspective, the Radio Australia Site is the most suitable location. The existing school sites should be able to cater for the North East PSP Area. However, they may have reached capacity by the time the Radio Australia Site is developed.

**Table 12 – Estimated demand for primary school education**

Infrastructure item	Demand generated at full development					
	Shepparton Nth Existing	Growth areas			Total Shepparton Nth	Shepparton City
		Shepparton NE PSP Area	Radio Australia	Total new growth areas		
	<b>18,998</b>	<b>3,600</b>	<b>4,140</b>	<b>7,740</b>	<b>26,738</b>	<b>83,247</b>
Government primary students	1398	265	305	570	1968	5918
Catholic primary students	311	59	68	127	438	1794
Other non-government primary	56	11	12	23	79	485

### *Secondary Colleges*

There is one government secondary college and five independent secondary schools in Shepparton. In 2021, the schools had 3,456 enrolments. An additional school is being planned in Shepparton City – an independent P-12 school which will commence operation 2024. There are three secondary schools in Shepparton North – Notre Dame College, Goulburn Valley Grammar School and Shepparton Christian School.

**Table 13 – Secondary schools, Shepparton City**

Secondary schools	Enrolments
<b>Government</b>	
Greater Shepparton College	<b>2260</b>
<b>Independent</b>	
<b>Notre Dame College</b>	<b>1625</b>
<b>Goulburn Valley GS (Y7-Y12)</b>	<b>317</b>
<b>Shepparton Christian College (Y7-Y12)</b>	<b>108</b>
Shepparton ACE Secondary College	86
St Anne's College currently (Y7-8)	60
<b>Total</b>	<b>3456</b>
Anglican independent school P-12 opening in 2024	Est. 600 students

The quantitative assessment indicates that, at full development, Shepparton City will generate 6,560 secondary school enrolments. This includes 2,115 students from Shepparton North (603 in total from Shepparton North East PSP Area and Radio Australia Site). The existing schools and the new Anglican College in Shepparton will be able to meet most of this demand. However, an additional school location may be needed in Shepparton City. There are several schools in or near Shepparton North, therefore Shepparton South or Kialla would be the best location for new secondary school.

Table 14 – Estimated demand for secondary school education

Infrastructure item	Demand generated at full development					
	Shepparton Nth Existing	Growth areas			Total Shepparton Nth	Shepparton City
		Shepparton NE PSP Area	Radio Australia	Total new growth areas		
	18,998	3,600	4,140	7,740	26,738	83,247
Government secondary students	510	97	111	208	718	3946
Catholic secondary students	778	147	170	317	1095	1767
Other secondary students	215	41	47	87	302	847

#### University/TAFE

GO TAFE, Latrobe University and Melbourne University operate in Shepparton City. All have expanded their facilities in recent years and are planning further expansions over the next decade. These institutions have regional and state-wide catchments. They will be able to meet future demand.

#### 6.2.4 Cultural facilities

The recently opened Shepparton Art Museum has the capacity to meet future demand for art exhibition and museum displays. There are two performing arts venues in Shepparton City – the Eastbank Function Centre/Theatre in Shepparton and the Westside Theatre at the former Mooroopna Secondary School Site. The theatres at Eastbank and Westside have spare capacity and could provide for future demand. Council has undertaken some preliminary research into how to provide for future demand. The research suggested a facility option where the Eastbank Centre was redeveloped as two distinct facilities – a theatre and function centre. This venue combined with Westside would have the capacity to satisfy future demand. There are two static libraries in Shepparton City – the Shepparton and Mooroopna libraries. The Mooroopna Library is large enough to meet future demand. However, it needs updating and possibly reconfiguration to provide more activity areas. The Shepparton Library will not be able to meet future demand. The quantitative analysis indicates that around 3700m<sup>2</sup> of library floorspace will be needed in Shepparton City at full development. There is currently around 1500m<sup>2</sup> of floorspace at the Shepparton and Mooroopna Libraries. Additional capacity will be needed in the medium to long term. The preferred location for a library site would be in Kialla. The facility would be similar to the Mooroopna Library (around 500m public space).

Table 15 – Estimated demand for cultural facilities

Infrastructure item	Demand generated at full development					
	Shepparton Nth Existing	Growth areas			Total Shep Nth	Shepparton City
		Shepparton NE PSP Area	Radio Australia	Total new growth areas		
	18,998	3,600	4,140	7,740	26,738	83,247
Centre based library	0.64	0.12	0.14	0.26	0.91	2.80
Library floor area	864	164	188	352	1216	3746
Community arts venue	0.19	0.04	0.04	0.08	0.26	0.85
Museum	0.19	0.04	0.04	0.08	0.26	0.85
Art Gallery	0.19	0.04	0.04	0.08	0.26	0.85
Performing arts venue	0.19	0.04	0.04	0.08	0.26	0.85

#### 6.2.5 Community centres/meeting spaces



Shepparton North's community centre/meeting spaces needs are currently met by the North Shepparton Community and Learning Centre, the nearby Shepparton Library, church halls, education facilities and various other locations in Shepparton. Population growth in Shepparton North will generate additional demand for meeting space. Extra capacity will be required. This could be provided through the enhanced facilities at the Munarra Centre and the recommended children's/community centres in the Shepparton North East PSP Area and Radio Australia Site.

**Table 16 – Estimated demand for community facilities**

Infrastructure item	Demand generated at full development					
	Shepparton Nth Existing	Growth areas			Total Shepparton Nth	Shepparton City
		Shepparton NE PSP Area	Radio Australia	Total new growth areas		
	<b>18,998</b>	<b>3,600</b>	<b>4,140</b>	<b>7,740</b>	<b>26,738</b>	<b>83,247</b>
Neighbourhood house centre	1.18	0.22	0.26	0.48	1.66	5.2
Multipurpose community centre	1.91	0.36	0.42	0.78	2.68	8.4
Community meeting room/hall	3.17	0.60	0.69	1.29	4.46	13.86
Youth space/facility	0.64	0.12	0.14	0.26	0.91	2.77

## 6.2.6 Recreation facilities

### *Indoor recreation facilities*

There are two aquatic facilities in Shepparton City – Aquamoves and the Mooroopna Outdoor War Memorial Pool. Aquamoves is a regional level indoor/outdoor facility which provides for Greater Shepparton Rural City and beyond. The Aquamoves Masterplan 2020 proposes a 10-part redevelopment for the centre. The works would include the refurbishment of the kitchen, offices and changerooms and provision of new facilities including a warm water pool, wellness area, expanded gym and water slide facilities. A redeveloped/expanded centre and the Mooroopna Pool will be able to cater for Shepparton North's aquatic needs at full development.

There are currently 6 indoor sports facilities in Shepparton City. 4 are located at former school sites, one at a private school and one at the Shepparton Sports Precinct. 2 additional courts will soon be provided at the new Greater Shepparton Secondary College. Council recently completed a future directions plan for the Shepparton Sports Stadium. The plan recommends that 2 additional courts be provided at the Stadium. Combined, the schools and sport stadium could provide 16 courts.

**Table 17 – Indoor sport facilities, Shepparton City**

Location	No of courts
<b>Existing</b>	
Shepparton Sports Stadium	4
Visy Stadium	2
Former Mooroopna Secondary School	1
Former McGuire College	1
Greater Shepparton Secondary College	2
Notre Dame College	2

Location	No of courts
<b>Planned/potential additional</b>	
Greater Shepparton Secondary College	2
Shepparton Sports Stadium	2
<b>Total</b>	<b>16</b>

The quantitative analysis of demand indicated that at full development, 3 indoor courts are needed to cater for Shepparton North and 8 courts for Shepparton City. There are sufficient courts in Shepparton North and City to meet this demand.

**Table 18 – Estimated demand for indoor courts**

Infrastructure item	Demand generated at full development					
	Shepparton Nth Existing	Growth areas			Total Shepparton Nth	Shepparton City
		Shepparton NE PSP Area	Radio Australia	Total new growth areas		
	<b>18,998</b>	<b>3,600</b>	<b>4,140</b>	<b>7,740</b>	<b>26,738</b>	<b>83,247</b>
Indoor court	1.9	0.4	0.4	0.8	2.7	8.5

### *Playing fields*

There are 13 active recreation reserves in Shepparton City. These reserves accommodate a range of playing fields, e.g., soccer, cricket, hockey and equestrian. The largest reserve in Shepparton is located in Shepparton North – the Sports Precinct. This multi-faceted reserve contains 11 playing fields including a senior football/cricket oval and regional soccer and hockey venues. The Precinct services the broader Shepparton City area. There are also 4 schools in Shepparton North that have playing fields which are suitable for junior sport and, at some venues, senior sport. A redevelopment masterplan has recently been produced for the Sports Precinct. The masterplan nominates an area for the future provision of additional playing fields. The masterplan also recommends a range of actions to enhance the capacity and quality of the sport facilities at the Precinct; these being:

- Upgrade and enhancement of the capacity of Wanganui Oval – lighting, resurfacing, irrigation, pavilion replacement.
- Development of the Munarra Centre.
- Retirement of the existing Shepparton Sports Stadium and construction of a new 6 court stadium.
- Retention of Visy Stadium.
- Development of a shared circuit trail.
- Redevelopment of the netball centre to provide 8 compliant floodlit courts with shelters and seating and an expanded pavilion.
- Replacement of the existing indoor courts with a new 6 court indoor stadium.
- Redevelopment of the athletics centre to provide and expanded pavilion and facilities for field events.
- Upgrade of the tennis pavilion and courts.
- Upgrade of the floodlighting and extension of the pavilion at the hockey centre.
- Expansion of the soccer pavilion.
- Lengthening of the main soccer field to make it suitable for other sports.
- Provision of a new cycling pavilion.

- Increasing the number of powered sites at the Equestrian facility.

The quantitative assessment for outdoor active recreation spaces contains distribution standards and field/area to population ratios. The distribution standards specify the maximum distances that all households can be from a sporting reserve – Council standard 2kms, VPA 800ms. The application of these standards to the North East PSP Area and Radio Australia Site indicates that (see Appendix B).

- Both areas are fully outside the 800m radius.
- The Radio Australia Site and nearly all of the North East PSP Area are outside the 2km radius.

The field/area to population standards specify the amount (area) of space and number of fields that are needed. The application of these standards to Shepparton North indicates the following:

- 17- 24ha of active recreation space is required to cater for the North East PSP Area and Radio Australia Site.
- 6 football, 7 cricket and 6 soccer fields are needed to cater for Shepparton North. There is currently one football/cricket field and 6 soccer fields (other than the school sites).

Council's Sports 2050 Strategic Plan identifies that there is sufficient supply of fields across Shepparton City to meet current and future soccer and cricket demand. The Plan indicates that more capacity may be required for football. The Plan recommends that the capacity of existing playing fields be optimised through surface improvements, lights etc. It also recommends that greater public use be made of school facilities.

Additional playing field capacity will be needed in Shepparton North to meet future outdoor sporting demand. Provision should be made for two ovals at the Shepparton Sports Precinct in the area in the northern section of the Precinct designated for extra fields. The works recommended in the Shepparton Sports City Masterplan 2022 to enhance the capacity of the existing facilities in the Precinct should also be undertaken. School facilities in Shepparton North should be used for community sport, where feasible.

**Table 19 – Estimated demand for sports fields**

Infrastructure item	Demand generated at full development					
	Shepparton Nth Existing	Growth areas			Total Shepparton Nth	Shepparton City
		Shepparton NE PSP Area	Radio Australia	Total new growth areas		
	18,998	3,600	4,140	7,740	26,738	83,247
		145	200	345		
Sports fields (ha)	-	7-10	10-14	17-24	-	-
Football field	4.0	0.8	0.9	1.6	5.7	17
Cricket field	4.6	0.9	1.0	1.9	6.4	21
Soccer field	4.0	0.8	0.9	1.6	5.7	17
Field for lower profile sports	1.4	0.3	0.3	0.6	2.0	6

*Courts and greens*

There are 16 tennis courts, 2 bowling greens and 18 netball courts in Shepparton North. This is more than a sufficient number to satisfy demand from Shepparton North at full development.

*Regional and municipal recreation venues*

Shepparton North residents have access to a wide range of municipal and regional level facilities in nearby Tatura and Shepparton. These facilities include a velodrome, BMX track, hockey venue, all water athletics track, aquatic centre and equestrian centre. The Sports Precinct Masterplan is recommending that many of these facilities be updated and some expanded. This will enhance their capacity to cater for Shepparton North and Shepparton City.

## SECTION SEVEN – SUMMARY OF INFRASTRUCTURE REQUIREMENTS

## 7.1 Summary of strategies for meeting future demand

Table 20 provides strategies for satisfying the additional demand generated by population growth in Shepparton North.

Table 20 - Strategies for satisfying additional demand

	Demand			Strategies for meeting demand
	Shepparton NE PSP Area	Radio Australia Site	Shepparton Nth	
<b>Population</b>	<b>3,600</b>	<b>4,140</b>	<b>26,738</b>	
<b>3 and 4yo kindergarten (place)</b>	78	90	583	Optimal use of existing and planned sessional and integrated kindergarten programs in Shepparton North Additional capacity provided by existing childcare centres A new 3 kindergarten room integrated children's/community centre in the Shepparton North East PSP Area A new 4 room integrated children's/community centre in the Radio Australia Site
<b>M&amp;CH (session)</b>	4	4	27	Optimal use of existing M&CH centres in Shepparton North Consulting room/s at proposed integrated children's/community centre in the Radio Australia Site
<b>Long day childcare (places)</b>	76	87	563	Optimal use of existing and planned long day care centres New private centre/s in the Shepparton North East PSP area and Radio Australia Site (encourage private provision in the growth areas by nominating a preferred location/s – e.g., near integrated children's/community centres). Potentially some childcare places at the proposed children's centres in the Shepparton North East PSP Area and Radio Australia Site Council
<b>Centre based library</b>	0.12	0.14	0.91	Optimal use of Shepparton Library
<b>Centre based library floor space (sqms)</b>	164	188	352	New library facility in Kialla

	Demand			Strategies for meeting demand
	Shepparton NE PSP Area	Radio Australia Site	Shepparton Nth	
<b>Population</b>	<b>3,600</b>	<b>4,140</b>	<b>26,738</b>	
<b>Multipurpose community centre/community meeting space</b>	0.36	0.42	2.68	Optimal use of existing facilities in Shepparton North and elsewhere in Shepparton City Activity spaces at the new integrated children's/community centres in Shepparton North East PSP Area and Radio Australia Site Meeting/activity areas at the redeveloped Munarra Centre and redeveloped facilities in Shepparton Sports Precinct
<b>Cultural/performing arts facilities</b>	0.04	0.04	0.26	Optimal use of modernised Eastbank and Westside facilities Redevelopment of the Eastbank venue as two distinct facilities – theatre and function centre Optimal use of Shepparton Arts Museum
<b>Football field</b>	0.8	0.9	5.7	Optimal use of school sporting fields Upgrade of Munarra Oval at Shepparton Sports Precinct are per Precinct Masterplan 2 additional ovals at the Shepparton Sports Precinct in the area in the north of the Precinct allocated for extra playing fields
<b>Cricket field</b>	0.9	1.0	6.4	Optimal use of school sporting fields Upgrade of Munarra Oval at Shepparton Sports Precinct are per Precinct Masterplan 2 additional ovals at the Shepparton Sports Precinct in the area in the north of the Precinct allocated for extra playing fields
<b>Soccer field</b>	0.8	0.9	5.7	Optimal use of school sporting fields Upgrade of soccer fields at Shepparton Sports Precinct are per Precinct Masterplan
<b>Fields for lower profile sports</b>	0.3	0.3	2.0	Optimal use of fields and ancillary facilities at Shepparton Sports Precinct Upgrade of various fields at Shepparton Sports Precinct are per Precinct Masterplan
<b>Tennis court</b>	1	1	9	Optimal use of existing facilities in Shepparton North Upgrade of courts at Shepparton Sports Precinct are per Precinct Masterplan
<b>Bowls green</b>	0.4	0.4	2.7	Optimal use of existing facilities in Shepparton North
<b>Aquatic facilities</b>	0.04	0.04	0.8	Optimal use of the redeveloped and expanded Aquamoves Centre
<b>Indoor courts</b>	0.4	0.4	2.7	Optimal use of a redeveloped and expanded Shepparton Sports Stadium Optimal use of other indoor courts in Shepparton City

	Demand			Strategies for meeting demand
	Shepparton NE PSP Area	Radio Australia Site	Shepparton Nth	
<b>Population</b>	<b>3,600</b>	<b>4,140</b>	<b>26,738</b>	
<b>Primary school education</b>	335	385	2485	Optimal use of existing primary schools in Shepparton North and Shepparton Possibly, a new government primary school at the Radio Australia Site
<b>Secondary school education</b>	285	328	2115	Optimal use of existing secondary schools in Shepparton City area Optimal use of proposed Anglican School Possibly, provision of new government secondary college, preferably in Kialla (Kialla North)

## 7.2 Details of required new or modified facilities

Table 21 lists the facilities that should be considered for location in the Shepparton North East PSP Area and Radio Australia Site and identifies the catchment area served by the facilities. There are five catchment areas:

- Shepparton North East PSP Area – 3,600 people
- Radio Australia Site – 4,140 people
- Shepparton North East PSP Area and Radio Australia Site – 7,740 people
- Shepparton North – 26,738 people
- Shepparton City – 83,247 people

The table provides detail on the land areas required for the facilities and construction costs. Note that these figures are 'ESTIMATES' and will need to be firmed up through detailed planning processes. The table also provides figures on the proportion of demand that can be attributed to the Shepparton North Growth Areas. The proportions are determined by dividing the population of the Shepparton North Growth Areas into the catchment population for the facility.



Table 21 – Proposed facilities in the Shepparton North Growth Areas

Infrastructure items	Catchment area served	Location	Estimated land area required (ha)	Estimated construction cost (\$)	Proportion of demand attributable to growth areas	
					NE PSP	Radio Australia Site
A new 3 kindergarten room children's/ community centre (a 2 room already provided for in Shepparton NE PSP DCP). Some childcare capacity also provided	Shepparton NE PSP Area Part of Shepparton North	Shepparton NE PSP Area	0.8ha (was 0.4ha in DP)	7,000,000 (was \$5.2m in DCP)	78% (was 50% in DCP)	-
A new 4 kindergarten room children's/ community centre (located with school if provided). Some childcare capacity also provided	Radio Australia Site Part of Shepparton North	Radio Australia Site	1ha	9,000,000	-	67%
Possibly, a new government primary school	NE PSP Area and Radio Australia Site	Radio Australia Site	3.5ha	NA	46%	54%

New or modified local, district, sub-municipal and municipal infrastructure will be required elsewhere in Shepparton North to provide the future Shepparton North community. This infrastructure includes two new ovals at the Shepparton Sports Precinct, a proposed library/community centre in the Shepparton North Activity Centre, expanded Shepparton Stadium and upgraded/additional facilities at Shepparton Sports Precinct.

Table 22 – Proposed facilities in Shepparton North (other than the growth areas)

Infrastructure items	Catchment area served	Location	Estimated land area required (ha)	Estimated construction cost (\$)	Proportion of demand attributable	
					NE PSP	Radio Australia Site
Two ovals and associated infrastructure at the Shepparton Sports Precinct in the area allocated for additional fields	NE PSP Area and Radio Australia Site	Shepparton Sports Precinct	-	8,000,000	46%	54%
Upgrade of facilities at Shepparton Sports Precinct as per the Shepparton Sports City Masterplan	Shepparton City	Shepparton Sports Precinct	-	60,000,000	4%	5%
Redevelopment of Shepparton Stadium	Shepparton City	Shepparton Sports Precinct	-	20,000,000	4%	5%

New or modified district, sub-municipal and municipal infrastructure will also be required elsewhere in Shepparton City to provide the Shepparton North community. This infrastructure includes the redeveloped Eastbank Centre, expanded Shepparton Stadium and redeveloped Aquamoves facility. The need to provide this infrastructure and the facilities listed in the tables above should be considered when preparing a contributions plan for the Shepparton North East PSP Area and Radio Australia Site.

**APPENDICES**

## Appendix A – Literature Review

Name	Description	Implications for assessment
Shepparton North-East Precinct Structure Plan 2019	<p>This Plan provides a development framework for the Shepparton North-East PSP Area. The Area is projected to yield around 1,500 homes and accommodate a population of around 4,000. The PSP provides for:</p> <ul style="list-style-type: none"> <li>- Land and construction of a district park and 3 local parks</li> <li>- Bike and shared paths</li> <li>- Land for a private school and government school</li> <li>- Land and construction of a community facility</li> </ul>	The provision made in Shepparton North-East PSP for a government and non-government school should be considered when assessing the need for school facilities in Shepparton North.
Shepparton Education Plan (Stage One)	<p>This document outlines the State Government's Plan with respect to the provision of education facilities across Shepparton. Stage One covered secondary education. It recommended that the four secondary schools in Shepparton - McGuire College, Mooroopna Secondary College, Shepparton High School and Wanganui Park Secondary College - merge to form one new single-campus secondary school. The key characteristics of the Plan were:</p> <ul style="list-style-type: none"> <li>- Merging all four secondary schools to form a new secondary school on one site, capacity 3000 students</li> <li>- A school within a school or 'House model' of around 300 students from all year levels to ensure effective engagement, wellbeing and catering for individual students</li> <li>- The provision of new buildings including specialist and technical facilities</li> <li>- A secondary students' support Hub that will provide integrated support services.</li> </ul>	The capacity of the merged secondary school to cater for Shepparton City should be investigated in the community needs assessment.
Shepparton Education Plan (Stage Two)	The Stage Two covered early years education. It made 17 recommendations, one specifically related to infrastructure - the provision of an integrated early years service in Mooroopna.	The recommendations contained in the plan should be noted when undertaking the Shepparton North Assessment.
Shepparton Education Plan (Stage Three)	<p>The Stage Three covers primary education. It does not contain any specific recommendations relating to infrastructure. Instead, it outlines the following framework for the future provision of primary education in Shepparton:</p> <ul style="list-style-type: none"> <li>- Create a positive climate for learning and development where services demonstrate the highest levels of respect and inclusion and, as a result, Koorie children and learners of all ages feel strong in their identity within all services</li> <li>- Build community engagement in learning and development so that, through partnership and collaboration, services work together with Koorie people to find innovative ways to improve outcomes in local communities</li> <li>- Build a culture of professional leadership where success for Koorie Victorians is core business for all educational leaders</li> <li>- Achieve excellence in teaching, learning and development at all education stages.</li> </ul>	The principles/framework contained in the plan should be noted when undertaking the Shepparton North Assessment.

Name	Description	Implications for assessment
Shepparton Health and Tertiary Education Precinct 2020 (Action Plan)	<p>This Document contains a vision and set of guiding principles for the expansion of higher education facilities in Shepparton. Infrastructure related recommendations/suggestions were as follows:</p> <ul style="list-style-type: none"> <li>- Using the Precinct as a catalyst for urban revitalisation and projects that improve amenity and function both within the Precinct and throughout the CBD</li> <li>- Updating the facilities in the Precinct to lift the image and attractiveness of the precinct</li> <li>- Making sure that any future design and redevelopment for the Precinct is based around creating an urban style campus that feels open and provides spaces, places and connections that improve and form part of the City</li> <li>- Opening-up buildings for different uses for the local community and hosting events</li> <li>- Providing training facilities and opportunities that can be used by the local community and become part of the city fabric and daily life</li> </ul>	The information contained in the Plan should be noted when considering the higher education needs of the Shepparton North community.
Shepparton Health and Tertiary Education Action Plan (Action Plan) 2020	<p>This Plan aims to grow Shepparton as a health and tertiary education destination. The Plan indicates that there are currently two health and education hubs in Shepparton. Hub One is the Shepparton CBD Health and Tertiary Education Hub which comprises La Trobe University, Goulburn Ovens Institute of TAFE (GOTAFE), Goulburn Valley Health (GV Health) Community, Youth Foyer and Genesis Care Radiation Therapy Centre. Hub Two is the Graham Street Precinct which comprises GV Health's major acute referral hospital, The University of Melbourne Shepparton Rural Clinical School and, potentially, the proposed GV Health and La Trobe University Clinical Health School.</p> <p>The Plan contains the following recommendations:</p> <ul style="list-style-type: none"> <li>- Establish the Shepparton Health and Tertiary Education Steering Committee</li> <li>- Prepare a business case to attract investment in the health and tertiary education sector</li> <li>- Invest in infrastructure to enhance connectivity to and between health and tertiary education facilities.</li> <li>- Deliver urban realm improvements in the Shepparton CBD to enhance the location as one to study, work, live and invest</li> <li>- Advocate for funding for the GV Health and La Trobe University Clinical Health School at Graham Street.</li> </ul>	The information contained in the Plan should be noted when considering the higher education needs of the Shepparton North community.

Name	Description	Implications for assessment
Shepparton Sport 2050 Strategic Plan 2022	<p>This document contains a number of principles/standards which relate to the provision of sports facilities. These are:</p> <ul style="list-style-type: none"> <li>- Preferably, sports facilities will have multiple playing fields/elements</li> <li>- In smaller towns, sports facilities should be located in hubs</li> <li>- 1ha of sports space should be provided for every 1000 people</li> <li>- Every household in an urban setting should have a sports space within 2kms</li> <li>- Sport facilities should be categorised as follows – 1) Premier/Regional, 2) District, 3) High demand local, 4) Low Demand local</li> <li>- All sports facilities should be optimally used</li> <li>- New spaces/facilities should only be provided if existing fields are being used to their optimum and cannot cater for additional demand</li> <li>- Investment aimed at increasing capacity and existing facilities should be made before new facilities are built</li> <li>- School sporting facilities should be used for community sport where feasible.</li> </ul> <p>The document contains an assessment of the provision of sport spaces in each township with respect to the 2km radius provision standards. The assessment found as follows:</p> <ul style="list-style-type: none"> <li>- Shepparton: there is a lack of sport spaces in the eastern areas of Shepparton. This may be exacerbated further in the coming years with the release of the growth corridors and in-fill areas - Radio Australia Site, the Shepparton North East in-fill site and the Shepparton South East Growth Corridor</li> <li>- Kialla: a large portion of the Kialla North Growth Corridor and a portion of the Kialla West Growth Corridor will fall outside of the 2km buffer zone of the current sport facilities.</li> <li>- Mooroopna: a large area of northern Mooroopna and the infill areas of Mooroopna West are not within a 2km zone. The planned in-fill development noted as Mooroopna West will further increase the area not serviced by existing sports facilities</li> <li>- Tatura: a small portion of the north of Tatura is not within the 2km buffer zone (excludes the Hill Top Golf &amp; Country Club).</li> </ul>	<p>The provision standards outlined in the report should be applied in quantitative assessment of demand. The findings from applying the standards should be considered in the qualitative assessment of community infrastructure provision.</p>
Shepparton Sports City Masterplan 2022	<p>This masterplan makes recommendations about the broad range of district, municipal and regional level sporting infrastructure that is provided at the reserve. The major works listed in the action plan that relate to providing more capacity and higher quality recreation facilities are as follows:</p> <ul style="list-style-type: none"> <li>- Upgrade and enhancement of the capacity of Wanganui Oval – lighting, resurfacing, irrigation, pavilion replacement.</li> <li>- Development of the Munarra Centre</li> <li>- Retirement of the existing Shepparton Sports Stadium and construction of a new 6 court stadium.</li> <li>- Retention of Visy Stadium.</li> <li>- Development of a shared circuit trail.</li> <li>- Redevelopment of the netball centre to provide 8 compliant floodlit courts with shelters and seating and an expanded pavilion.</li> <li>- Replacement of the existing indoor courts with a new 6 court indoor stadium.</li> </ul>	<p>The recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.</p>

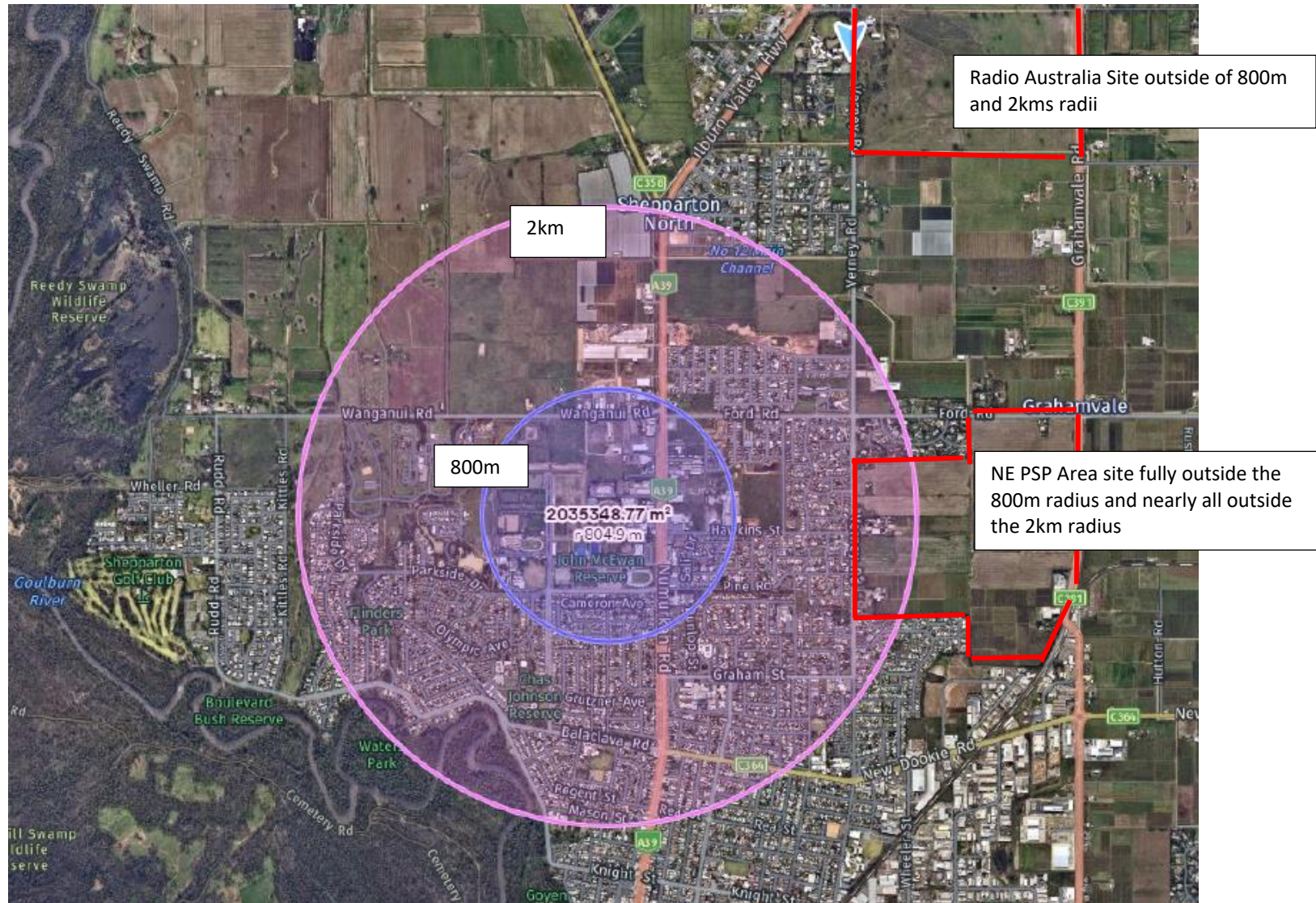
Name	Description	Implications for assessment
	<ul style="list-style-type: none"> <li>- Redevelopment of the athletics centre to provide and expanded pavilion and facilities for field events.</li> <li>- Upgrade of the tennis pavilion and courts.</li> <li>- Upgrade of the floodlighting and extension of the pavilion at the hockey centre.</li> <li>- Expansion of the soccer pavilion.</li> <li>- Lengthening of the main soccer field to make it suitable for other sports.</li> <li>- Provision of a new cycling pavilion.</li> <li>- Increasing the number of powered sites at the Equestrian facility.</li> </ul>	
Shepparton Sports Stadium Future Directions Plan 2019	The document contains a redevelopment/expansion plan for the Shepparton Sports Stadium. The plan provides for the refurbishment of the existing centre, two additional courts, retractable seating for 1500m new multipurpose room, six squash courts and a new sports house/hub on the mezzanine floor (est cost \$18.5m).	The recommendations in the plan should be considered in the qualitative assessment of sports facility provision.
Aquamoves Masterplan 2020	The Aquamoves Centre is being developed in two stages. Stage One is complete. Stage Two is still outstanding. The masterplan reviewed the merits of continuing with Stage Two in the context of existing and future aquatic needs of the Shepparton community. The masterplan proposes a 10 part redevelopment of the facility. The works will include the refurbishment of many areas within the centre – kitchen, offices, changerooms etc – and the provision of major new facilities including a warm water pool, wellness area, expanded gym and water slide facilities. The cost of the expansion/redevelopment is estimated to be \$32m.	The recommendations in the plan should be considered in the qualitative assessment of aquatic facility provision.
Whole of Sports Plan Cricket	<p>This Plan provides Council with a vision for supporting cricket at a local and regional level and to guide the development of improved facilities that will meet current and future community need. The plan states that participation in cricket in Greater Shepparton has been in decline over the last 10 years. The Plan found that:</p> <ul style="list-style-type: none"> <li>- There were 31 cricket locations in Shepparton</li> <li>- The locations were well distributed</li> <li>- There were sufficient facilities to meet existing and future demand</li> <li>- The quality of the facilities varied.</li> </ul>	The finding that cricket participation is declining and there is sufficient capacity to cater for future demand should be noted in the qualitative assessment of sports field provision
Whole of Sport Plan Tennis	This Plan provides Council with a vision for supporting tennis at a local and regional level and to guide the development of improved facilities that will meet current and future community need. The plan states that broadly at a local level there have been significant declines in participation by adults and in competitive tennis. It finds that there are sufficient courts to meet current and future demand. The Plan commits Council to supporting tennis participation and working with Clubs and Tennis Victoria to include club facilities.	The finding that cricket participation is declining and there is sufficient capacity to cater for future demand should be noted in the qualitative assessment of tennis court provision
Central Park Reserve and Masterplan 2019	This masterplan provides Council and user groups with a direction to support the future use, development, management and maintenance of Central Park. The Reserve is located in Shepparton East, 2.2kms east of the edge of the Shepparton South East PSP Area. The facilities at the reserve include a multi-purpose sports oval, tennis and netball courts, a community centre, scout hall, several other smaller buildings used as change-rooms, meeting rooms and for social purposes, caretaker residence and playground. Its user groups are the	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.



Name	Description	Implications for assessment
	<p>Shepparton East Football Netball Club, Central Park St Brendans Cricket Club, Central Park Tennis Club and Country Women's Association.</p> <p>The key recommendations of the masterplan were as follows:</p> <ul style="list-style-type: none"> <li>- Upgrade existing netball courts</li> <li>- Redesign recreation reserve entry</li> <li>- Construct new multipurpose change rooms</li> <li>- Resurface or replace the tennis courts</li> <li>- Investigate issues with cricket pitch</li> <li>- Replace the scoreboard</li> <li>- Upgrade toilet facilities</li> </ul>	
Deakin Reserve Future Directions Plan 2017	<p>This Plan provides strategic direction for the future management and development of the Reserve. Deakin Reserve is Greater Shepparton's premier sportsground facility and is home to the Shepparton Bears Football Netball Club, Shepparton United Football Netball Club and Central Park/St Brendan's Cricket Club. The reserve also hosts regional, state and national events and sporting activities. The facilities at the reserve include a senior size oval, 2 netball courts, 3 sets of clubrooms, grandstand, support infrastructure including, shelters, public accessible toilets, car parking including disabled parking bays, access roads, guide hall and playground.</p> <p>The key recommendations of the masterplan are as follows:</p> <ul style="list-style-type: none"> <li>- Investigate alternative training locations for the clubs using Deaking Reserve</li> <li>- Construct a 2nd netball court</li> <li>- Upgrade the oval surface to enhance capacity</li> <li>- Provide more seating around the reserve</li> <li>- Increase storage facilities.</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.
Princess Park Future Directions Plan 2019	<p>The Plan provides Council with a vision for supporting the future use, development, management, and maintenance of Princess Park. The reserve comprises two playing fields, pavilion, changerooms, netball court, support infrastructure including, shelters, public accessible toilets, car parking including disabled parking bays, access roads, fencing, some storage, Shepparton Italian Social Club facility including bocce courts, enclosed grandstand providing sheltered spectator seating, public toilet facilities and scoreboard. The main users are the Shepparton Swans Football Netball Club, Shepparton Runners Club, Shepparton and Youth Club United Cricket Club Shepparton Junior Cricket Association and Shepparton Italian Social Club:</p> <p>The key recommendations of the masterplan are as follows:</p> <ul style="list-style-type: none"> <li>- Investigate feasibility of developing a multipurpose pavilion for football, netball, soccer</li> <li>- Provide female friendly changerooms</li> <li>- Upgrade public toilets, improve spectator amenities – seating and shelter</li> <li>- Relocate netball court</li> <li>- Provide picnic facilities</li> <li>- Formalise carpark.</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.

Name	Description	Implications for assessment
Vibert Reserve Pavilion Redevelopment Plan (2020)	<p>Stage 1 of the Vibert Reserve Pavilion was constructed in 2009. The facility included a small function space, kitchenette, two multi-use change rooms and club storage area. The pavilion was expanded in 2013. The expansion included the construction of two more multi-use change rooms, umpires wing and an external accessible toilet for sports use. Stage 3 of the pavilion development is about to be undertaken. This Stage will involve the relocation of the South Shepparton Community Centre to the site. Works include:</p> <ul style="list-style-type: none"> <li>- Demolition of car park and part playground</li> <li>- Relocation of Irrigation water tanks and irrigation system</li> <li>- Construction of new car park, car park lighting and landscaped areas and entrance</li> <li>- Construction of pavilion extension (neighbourhood house &amp; sporting clubs area) including increasing social room space, store rooms, meeting rooms, office space, kitchen, bar and bathroom facilities, laundry and foyer areas.</li> </ul>	<p>The works proposed in the redevelopment plan and the relocation of the South Shepparton community centre to the Vibert Site should be noted when considering the community facility needs of the Shepparton North community.</p>
Vibert Reserve Master Plan (2004)	<p>This Plan provides a framework for redeveloping the sporting infrastructure and providing new social facilities for the community at the Reserve. The facilities proposed include:</p> <ul style="list-style-type: none"> <li>- A Community Hub including a library, offices, meeting rooms and community house</li> <li>- A kindergarten and childcare centre</li> <li>- A building for the Wilmot Primary School after school care program adjacent to the existing multi-purpose hall</li> <li>- One new Australian Rules football oval adjacent to the College junior football</li> <li>- Four new cricket grounds (2 turf and 2 synthetic wickets)</li> <li>- Two soccer pitches (one with training lights)</li> <li>- Six new tennis courts with competition standard lighting (two courts to include dual line marking for basketball)</li> <li>- A new sports pavilion of the cricket and soccer clubs</li> <li>- A new indoor basketball stadium adjacent to the existing stadium at McGuire College</li> <li>- A down ball court adjacent to the tennis courts</li> <li>- A new road network and parking for approximately 100 vehicles</li> </ul>	-
Congupna Recreation Reserve Masterplan (2019)	<p>The Plan provides Council with a vision for supporting the future use, development, management and maintenance of Congupna Recreation Reserve. The reserve comprises an oval, football changerooms, netball changerooms, old tennis pavilion, netball courts (X2), tennis courts (X4), toilet block and changerooms. The key recommendations of the masterplan are as follows:</p> <ul style="list-style-type: none"> <li>- Upgrade the community centres: heating and cooling, toilets and compliance</li> <li>- Upgrade the football change rooms</li> <li>- Erect an electronic scoreboard and new community changerooms</li> <li>- Improve oval lighting</li> <li>- Provide netball shelters</li> <li>- Improve netball court drainage</li> <li>- Improve oval drainage and upgrade walking track</li> <li>- Upgrade and relocate cricket nets</li> </ul>	<p>The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.</p>

Appendix B – Supply analysis for active sports reserves, 800m and 2km radius distance standards



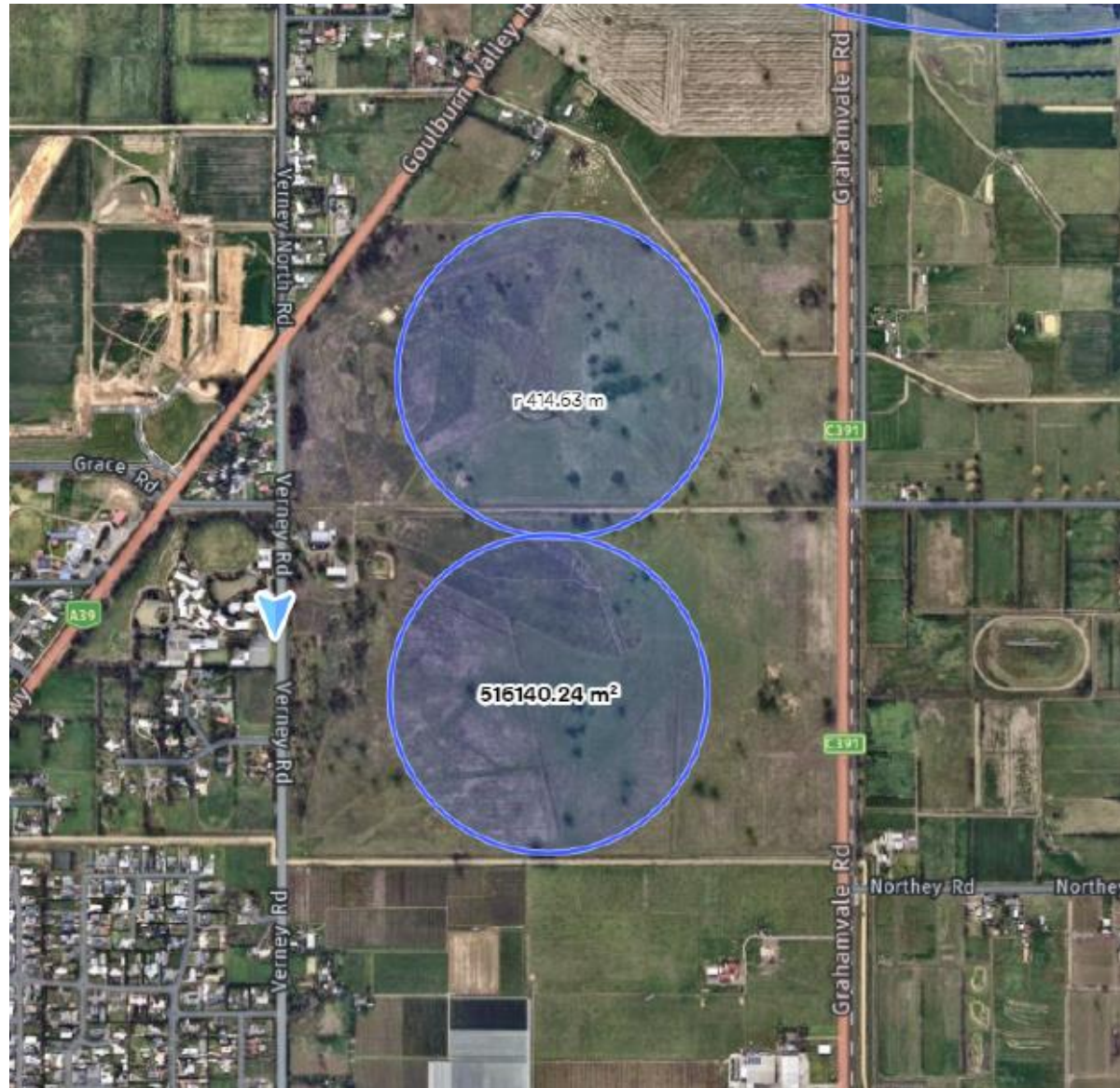


Appendix C – Distance analysis for local parks, 400m radius distance standard

Shepparton North East PSP



Radio Australia Site



# **South Shepparton Community Infrastructure Needs Assessment**

**Final Report – V1  
March 2023**

**ASR Research Pty Ltd**

## EXECUTIVE SUMMARY

### 1. Objectives of community infrastructure needs assessment

- Identify the demand for community infrastructure generated by residential development in South Shepparton in the context of the broader development of Shepparton City.
- Identify the capacity of existing and planned infrastructure in South Shepparton and Shepparton City to cater for this demand.
- Identify the gaps in infrastructure provision in South Shepparton and how these gaps could be addressed in the Shepparton South-East PSP area, the existing areas of South Shepparton and Shepparton City.

### 2. Development context

- South Shepparton at full development – 21,623; made up of
  - Proposed Shepparton South-East PSP Area – 6,000 people
  - Existing Shepparton South-East Area: around 7,540 people.
  - Existing South Shepparton Area: around 8,093 people

Area	Population at full development
Shepparton South-East PSP	6,000
Shepparton South-East (existing)	7,530
Shepparton South	8,093
Total South Shepparton	21,623

### 3. Key findings of community infrastructure assessment

#### 3.1 Early years health, education and care services and facilities

- There are 6 kindergarten programs operating in South Shepparton which offer the equivalent of 198 places. The quantitative assessment of demand indicated that, at full development, South Shepparton will generate demand for 470 kindergarten places. The PSP area will generate demand for 132 places. The existing kindergartens in South Shepparton will not have the capacity to meet this demand – a shortfall of 272 places. Expanded or new childcare centres could meet some of the shortfall - 33% or 90 places based on childcare centres' current share of provision across Shepparton City. This would leave a deficit of 180 places.
- Additional kindergarten capacity will be needed in the PSP area and existing South Shepparton. A new 3 playroom kindergarten facility is needed in the PSP area to meet demand. The Leslie Gribble and Colliver St kindergartens are ageing. It has been proposed that a kindergarten facility be constructed at the Wilmot Road Primary School site and that the Leslie Gribble Kindergarten and/or the Colliver St Kindergarten be relocated to the School Site. The new centre at Wilmot Primary School (2-3 playrooms) will be needed in addition to the Colliver St and Leslie Gribble Kindergartens. They should be retained and upgraded or replaced by a new two playroom facility at a suitable location in existing South Shepparton.



### 3.2 Health/Community Support Services and Facilities

- South Shepparton's primary health and mental health care needs will continue to be met by the Goulburn Valley Regional Hospital, Shepparton Private Hospital, Goulburn Valley Health, Rumbalara Health Services, Primary Connect, Headspace, APMHA HealthCare Ltd and private allied health and community health practitioners.
- Several GP, dental and allied health clinics operate in South Shepparton. The further development of South Shepparton will increase demand for these services - a rise in South Shepparton population of 6,000 will generate demand for 4-5 more general practitioners. These practitioners will join existing or new practices and will most likely operate from purpose-built premises. Specialist medical and allied health practitioners, such as physiotherapists, may also operate from these practices.
- 25 community support/care providers operate in South Shepparton and Shepparton City on a full or part-time basis. These services will expand as the populations of South Shepparton and Shepparton City grow. Other providers may also establish programs in South Shepparton and Shepparton City. Many of the providers will occupy their own or rented spaces. Some will seek access to publicly owned facilities.

### 3.3 Education Facilities

- Four primary schools are located in South Shepparton. At full development South Shepparton will generate 2129 primary school enrolments. This includes 590 from the Shepparton South-East PSP Area. The existing schools in South Shepparton and Shepparton City have some spare capacity and will be able to meet some of this demand. However, an additional primary school location may be needed. The Draft Shepparton South makes provision for a proposed primary school site in the PSP area
- There are six secondary school locations in Shepparton City. There are no schools in South Shepparton. At full development, Shepparton City will generate 6,560 secondary school enrolments. This includes 1,704 students from South Shepparton. The existing schools and the new Anglican College in Shepparton will be able to meet most of this demand. However, an additional school location may be needed. From a geographic distribution perspective, the Kialla area would be the best location for this school.
- GO TAFE, Latrobe University and Melbourne University operate in Shepparton. All have expanded their facilities in recent years and are planning further expansions over the next decade. These institutions have regional and state-wide catchments. They will be able to meet future demand.

### 3.4 Cultural facilities/community centres/meeting spaces

- The recently opened Shepparton Art Museum has the capacity to meet future demand for art exhibition and museum displays from South Shepparton and Shepparton City. There are two performing arts venues in Shepparton City – the Eastbank Function Centre/Theatre facility in Shepparton and the Westside Theatre at the former Mooroopna Secondary School Site. The theatres at Eastbank and Westside have spare capacity and could provide for future demand. Council has undertaken some preliminary research into how to provide for future demand for function facilities. The research suggested a facility option where the Eastbank Centre was redeveloped as two distinct facilities – a theatre and function centre. This venue would have the capacity to satisfy future demand for function facilities.
- There are two static libraries in Shepparton City – the Shepparton and Mooroopna libraries. The Mooroopna Library is large enough to meet future demand. However, it needs updating and possibly reconfiguration to

provide more activity areas. The Shepparton Library will not be able to meet future demand at full. Additional library capacity will be needed in the medium to long term. The preferred location for a library site would be in Kialla. The facility would be similar to the Mooroopna Library (around 500m public space).

- Population growth in South Shepparton will generate additional demand for meeting space. Extra capacity will be required. This could be provided with the proposed children's/community centre in the PSP area, the Wilmot Road Children's Centre and the expanded Nancy Vibert Centre.

### 3.5 Recreation facilities

- A redeveloped/expanded Aquamoves centre will be able to cater for South Shepparton's aquatic needs at full development. The 12 existing and 4 planned multipurpose indoor courts in Shepparton City will be sufficient to meet the demand from South Shepparton and Shepparton City at full development. The existing tennis courts, two bowling greens and netball courts in South Shepparton and Shepparton City will have the capacity to satisfy future demand.
- Additional capacity will be needed in South Shepparton to meet future outdoor sporting demand. The draft Shepparton South-East PSP provides for an open space parcel next to the proposed school. This space should be used for a senior size football oval. 4-5ha will be required. A 2-3ha space reserve which could provide for one oval or 2 soccer fields is also recommended. School facilities in South Shepparton should be used for community sport, where feasible.
- South Shepparton residents have access to a wide range of municipal and regional level facilities in Shepparton City. These facilities include a velodrome, BMX track, hockey venue, all water athletics track, aquatic centre and equestrian centre. Enhancement works are being proposed for many of these facilities. They will have the capacity to cater for Shepparton City and South Shepparton at full development.

## 4. Summary of strategies for meeting future demand

	Demand		Strategies for meeting demand
	Shepparton South-East PSP	South Shepparton	
<b>Population</b>	<b>6000</b>	<b>20900</b>	
<b>3 and 4yo kindergarten (place)</b>	132	470	Optimal use of existing and planned kindergarten programs in South Shepparton Additional capacity provided by private childcare centres New integrated children's/community centre in the Shepparton South-East PSP area (should adjoin the proposed school site) – 3 kindergarten playrooms New 2-3 playroom kindergarten facility at Wilmot Rd Primary School Colliver and/or Leslie Gribble retained and updated or, if not feasible (and funding available), replaced by a new 2 room facility at a suitable location in existing South Shepparton
<b>M&amp;CH (session)</b>	7	24	Consultation room/s at proposed children's/community centre in Shepparton South-East PSP Optimal use of Westmorland M&CH Centre (relocate Wilmot Rd Primary School)
<b>Long day childcare (places)</b>	126	454	Existing long day care centres New centre/s provided in South Shepparton by the private/community sector

	Demand		Strategies for meeting demand
	Shepparton South-East PSP	South Shepparton	
<b>Population</b>	<b>6000</b>	<b>20900</b>	
			Council may encourage provision in the PSP area by nominating a preferred location for a private centre - near integrated children's/community centre or convenience store
<b>Occasional care (place)</b>	22	28	Provision made for occasional care at proposed children's/community centre in Shepparton South-East PSP area Optimal use of existing occasional care services
<b>Community meeting space</b>	0.20	0.73	Optimal use of the Vibert Pavilion/Community Centre Expansion of the Vibert Centre as per the Stage 3 Redevelopment Plan Activity space in proposed Wilmot Road Children's Centre Activity spaces in proposed children's/community centre in Shepparton South-East PSP area
<b>Centre based library</b>	0.20	0.27	Optimal use of Shepparton Library
<b>Centre based library floor space (m2)</b>	272	364	New branch library in Kialla
<b>Cultural facilities</b>	0.06	0.22	Optimal use of modernised Eastbank and Westside facilities Redevelopment of the Eastbank venue as two distinct facilities – theatre and function centre Optimal use of Shepparton Arts Museum
<b>Football</b>	1	4	New football/cricket oval in Shepparton South-East PSP area adjoining the proposed school site Optimal use of Vibert Reserve
<b>Cricket</b>	1	5	New football/cricket oval in Shepparton South-East PSP area adjoining the proposed school site Optimal use of Vibert Reserve
<b>Soccer field</b>	1	4	Two fields in Shepparton South-East PSP area adjoining the proposed school site Optimal use of Vibert Reserve
<b>Fields for lower profile sports</b>	0.4	1.5	Optimal use of fields and ancillary facilities at Shepparton Sports Precinct area
<b>Tennis court</b>	2	7	Optimal use of existing facilities in Shepparton City
<b>Bowls green</b>	0.6	2	Optimal use of existing facilities in Shepparton City
<b>Aquatic facilities</b>	0.05	0.22	Optimal use of a redeveloped and expanded Aquamoves Centre
<b>Playspace</b>	5	17	Replace of Ducat Reserve playspace Playspace in park in the northern portion of the Shepparton South-East PSP area Playspace in proposed active recreation reserve in Shepparton South-East PSP area Playspaces in parks in the northern and southern portion of the Shepparton South-East PSP area, e.g., near Broken River.
<b>Indoor court</b>	0.6	2	Optimal use of a redeveloped and expanded Shepparton Sports Stadium Optimal use of existing indoor court facilities in Shepparton City
<b>Primary school education</b>	590	2129	New government primary school in Shepparton South-East PSP area

	Demand		Strategies for meeting demand
	Shepparton South-East PSP	South Shepparton	
Population	6000	20900	
			Optimal use of existing primary schools in South Shepparton Optimal use of proposed Anglican School
Secondary school education	472	1704	Optimal use of existing secondary schools in Shepparton City area Optimal use of proposed Anglican School Provision of new Government Secondary College, preferably in South Shepparton/Kialla

## 5. Modified or new facilities

- The following facilities should be considered for location in the Shepparton South-East PSP Area:

Infrastructure items	Catchment area served	Estimated land area required (ha)	Estimated construction cost (\$)	Proportion of demand attributable to Shepparton South-East PSP Area
Multi-purpose children's/community centre – 3 playrooms, 2 room M&CH centre, activity spaces (adjacent to Primary School (PS))*	Shepparton South-East PSP Area	0.8-1.0ha	7,000,000	100%
One senior size football field adjoining school site with, lights, pavilion, playground and ancillary facilities (adjacent to PS)	Shepparton South-East PSP Area	4-5ha	6,000,000	100%
Two senior size soccer fields adjoining school site with, lights, pavilion and ancillary facilities (adjacent to PS)	Shepparton South-East PSP Area	2-3ha	5,000,000	100%
Local passive open space and pathways	Shepparton South-East PSP Area	10ha	3,000,000	100%
Playgrounds	Shepparton South-East PSP Area	-	800,000	100%

New or modified community infrastructure will be required elsewhere in **South Shepparton** to provide for the South Shepparton Area. This infrastructure includes the expanded Vibert Reserve Community Centre (as per the Stage 3 Development Plan), expanded and upgraded Ducat Reserve Playspace and the development of new children's centre at Wilmot Road Primary School.

Infrastructure items	Catchment area	Estimated land area required (ha)	Estimated construction costs (\$)	Proportion of demand attributable to Shepparton South-East PSP Area
New children's centre at Wilmot Rd Primary School – 2-3 kindergarten rooms, consulting room, activity room	Shepparton South/Shepparton South East Existing	-	5,500,000	0%
Update of Colliver and Leslie Gribble Kindergartens Or	Shepparton South/Shepparton South East Existing	-	2,000,000	0%
Closure of Colliver and Leslie Gribble Kindergartens and construction of a new 2 room facility in existing South Shepparton	Shepparton South/Shepparton South East Existing	-	4,500,000	0%
Expansion of Vibert Reserve Pavilion/Community Centre (as per the Stage 3 masterplan)	South Shepparton	-	4,800,000	25%
Expansion/upgrade of Ducat Reserve Playspace	South Shepparton	-	750,000	25%

New or modified infrastructure will be required elsewhere in **Shepparton City** to provide for the South Shepparton Area. This infrastructure includes a new branch library in Kialla, redeveloped Eastbank Centre, expanded Shepparton Stadium, redeveloped Aquamoves facility and upgraded facilities at Shepparton Sports Precinct. The need to provide this infrastructure and the facilities listed in the tables above should be considered when preparing a contributions plan for the Shepparton South-East PSP Area. Further discussions should also occur with DET about the provision of a government secondary school site in the Kialla/South Shepparton Area.

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## SECTION ONE – INTRODUCTION

### 1.1 Purpose of Study

The purpose of the Study is to identify:

- The demand for community infrastructure generated by residential development in South Shepparton in the context of the broader development of Shepparton City.
- The capacity of existing and planned infrastructure in South Shepparton and Shepparton City to cater for this demand.
- The gaps in infrastructure provision in South Shepparton and how these gaps could be addressed in the Shepparton South-East PSP area, the existing areas of South Shepparton and Shepparton City.

### 1.2 Definition of Community Infrastructure

Community infrastructure is defined as health, recreation, education, cultural and community support facilities provided by government agencies, community organisations, local government and private organisations.

### 1.3 Terminology

For this purpose of this report:

- Council refers to the Greater Shepparton City Council.
- Shepparton South-East PSP area or PSP area refers to the Shepparton South-East Precinct Structure Plan Area.
- South Shepparton refers to the area which includes the existing Shepparton South and Shepparton South-East residential areas and the Shepparton South-East PSP area.
- Shepparton Urban refers to the area which includes the Shepparton Central, North Central, South, South-East, North-East and North-West local areas.
- Shepparton City refers to the area which includes the Shepparton Urban Area, Shepparton Surrounds, Kialla and Mooroopna.
- Greater Shepparton City refers to the Greater Shepparton City municipal area.
- At full development refers to the time when a geographic area is fully built out.

### 1.4 Study Methodology

The study methodology involved the following steps:

- A review of planning and policy documents developed by the Greater Shepparton City Council and other organisations which have relevance to community infrastructure provision in South Shepparton and Shepparton City.
- Identification of existing and planned community infrastructure that caters for or will cater for the South Shepparton and Shepparton City communities.



- An assessment of the capacity of existing and planned infrastructure in South Shepparton and Shepparton City to provide for increased demand generated by residential development and population growth in these two areas.
- A quantitative analysis of the future demand for community infrastructure generated by the Shepparton South-East PSP area, South Shepparton and Shepparton City communities.
- Discussion with officers from Council and other relevant organisations involved in the provision of community infrastructure about existing and future community infrastructure provision in South Shepparton and Shepparton City.
- A qualitative assessment of community infrastructure needs in South Shepparton based on the findings of the literature review, infrastructure audit, quantitative assessment, desired facility models and consultation process.
- Confirmation of future community infrastructure needs in the Shepparton South-East PSP area and the remainder of South Shepparton and how these needs could be addressed.
- Production of draft and final reports.

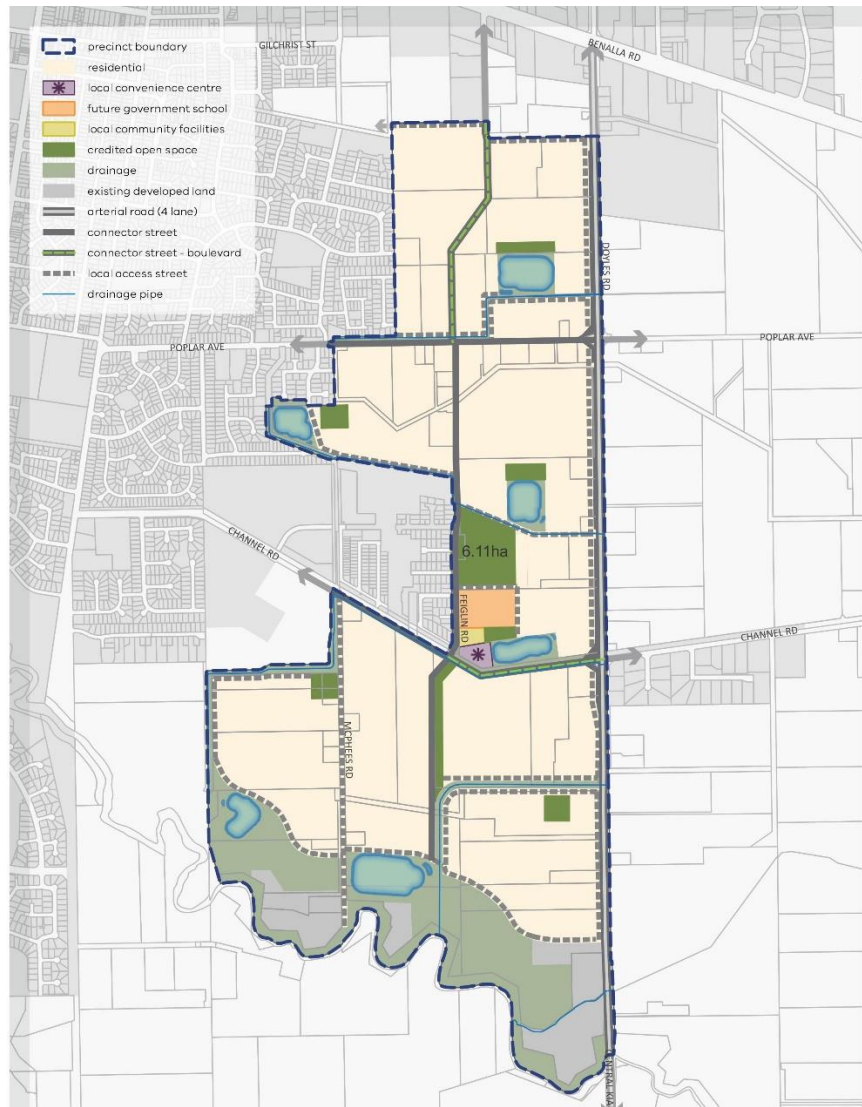
**SECTION TWO – SOUTH SHEPPARTON DEVELOPMENT CONTEXT**

**2.1 Shepparton South-East PSP area**

The Shepparton South-East PSP Area is a 385ha site located in the eastern portion of the Shepparton South-East local area. The site is bounded by Doyles Road (Shepparton Alternative Route) to the east, Benalla Road (Midland Highway) to the north, Broken River to the south and existing residential development to the west. It is anticipated that the PSP Area will have an urban lot mix. Household structures are expected to be predominantly young families and the average household size is predicted to be around 2.4 persons. It is projected that the PSP area will have a net development area of 240ha and yield around 2,500 lots and a population of 6,000 people.

[A draft plan has been produced for the PSP area.](#) The plan provides for neighbourhood parks, a convenience store, government school site, active recreation reserve, community facility, waterway/drainage reserves and a linear park along the Broken River.

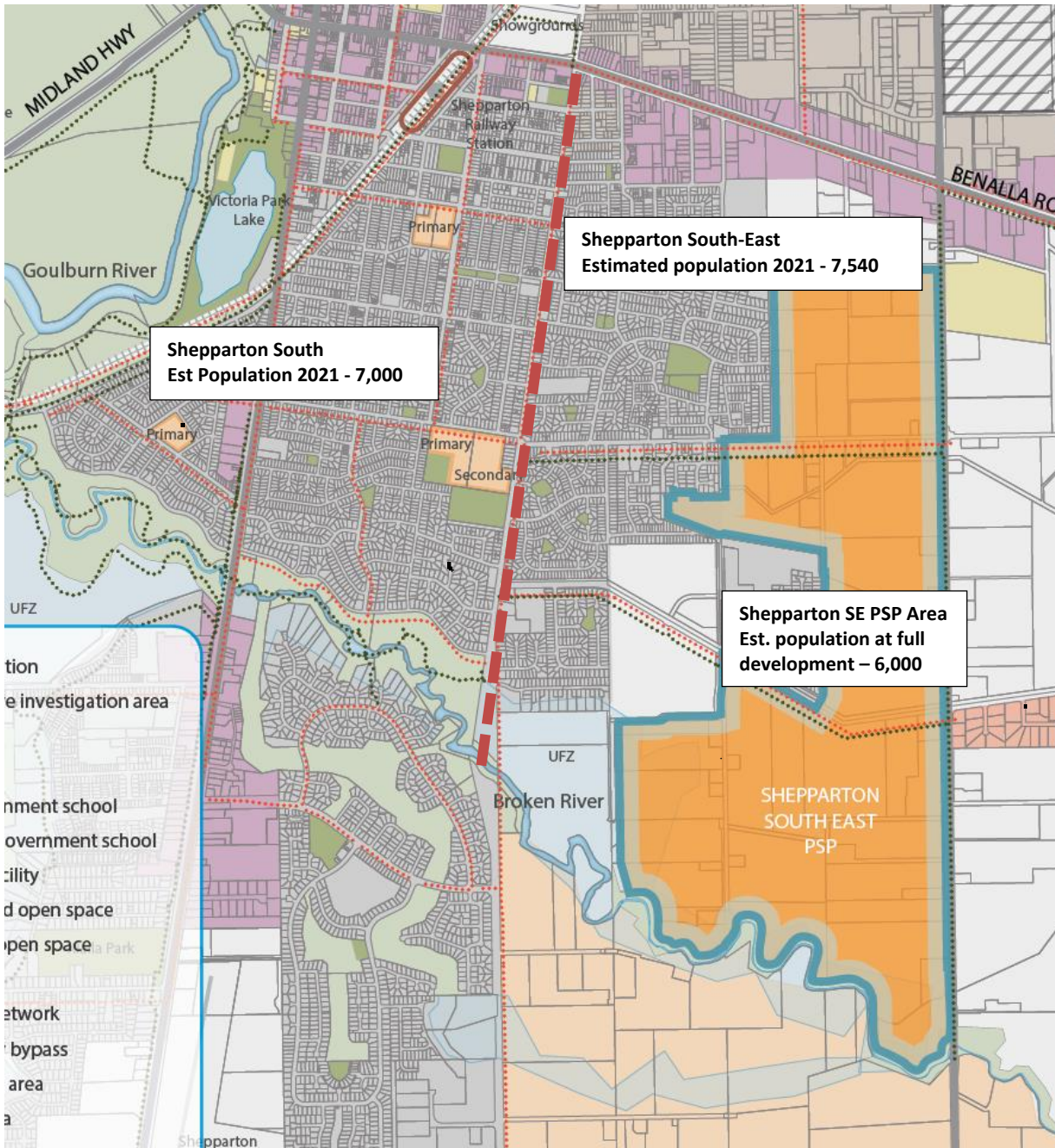
**Figure 1 – Shepparton South-East PSP Area**



## 2.2 South Shepparton

The South Shepparton Area comprises the Shepparton South and Shepparton South-East local areas. The Shepparton South local area is an established suburb with a population of around 7,000 residents. The Shepparton South-East local area comprises an established area (population size 7,540) and the greenfields Shepparton South-East PSP area (estimated lot and population yields, 2,500 and 6,000 respectively).

Figure 2 – South Shepparton Area.





## 2.3 Development areas

The Shepparton South-East PSP Area is one of ten certain/potential development areas in Shepparton City. At full development, the areas could yield 10,575 lots and accommodate around 25,380 people (also see Figure 3)

**Table 1 – Development areas: Shepparton City**

	Development areas	Timeframe	Est dwelling yield	Est population yield
1	Kialla Nth Growth Area	Short (1-5 years)	1500	3600
2	Kialla West Growth Area	Medium (6-10 years)	800	1920
3	Kialla Sth Growth Area	Medium (6-10 years)	350	840
4	Kialla Central	Long term (10+ years)	To be confirmed	To be confirmed
5	Waterbird Creek	Short (1-5 years)	170	408
6	Mooroopna West Growth Area	Existing	1600	3840
7	Shepparton North-East PSP Area	Existing	1500	3600
8	Shepparton South-East PSP Area	Short (1-5 years)	2500	6000
9	Former Radio Australia Site	Long term (10+ years)	1725	4140
10	Shepparton Airport Site	Unknown	430	1032
	<b>Total</b>		<b>10575</b>	<b>25380</b>

Source: VPA, GSCC and Shepparton and Mooroopna Regional Growth Plan (2021)

## 2.4 Greater Shepparton City

Greater Shepparton City is projected to experience significant population growth over the next 2-3 decades as a result of infill development and the new residential development areas in Shepparton City and Tatura. The population could grow from 69,860 in 2021 to 106,178 at full development.

**Table 2 – Population estimates: Greater Shepparton City**

Area	Existing	New residential	Total <sup>1</sup>
<b>SHEPPARTON CITY</b>			
Shepparton Central	2626	-	2893
Shepparton North-Central	5742	-	6092
Shepparton South	6903	1032 <sup>2</sup>	8093
Shepparton South-East	7536	6000	13536
Shepparton North-East	5628	7740 <sup>3</sup>	13369
Shepparton North-West	7083	0	7278
Shepparton Surrounds East	3229	200	3820
Shepparton Surrounds South	1735	0	1936
Kialla	7095	6768	13863
Mooroopna	8527	3840	12367
<b>Subtotal</b>	<b>56,104</b>	<b>25,580</b>	<b>83,247</b>
<b>RURAL AREAS</b>			
Tatura	5107	8683	13790
Rural East	1132	-	1198
Rural North	1741	-	1849
Rural North-West	2925	-	3045
Rural South	2846	-	3049
<b>Subtotal</b>	<b>13,751</b>	<b>8,683</b>	<b>22,931</b>
<b>Total</b>	<b>69,855</b>	<b>34,263</b>	<b>106,178</b>

Source: VPA, GSRC, Forecast Id and Shepparton and Mooroopna Regional Growth Plan (2021)

Notes: 1 Includes population from existing residential areas, new development areas, infill and other, 2 Shepparton Airport Site, 3 includes former Radio Australia Site



**Table 3 – Development areas of Shepparton City**

	Development/growth areas	Timeframe	Est dwelling yield	Est population yield
1	Kialla Nth Growth Area	Short (1-5 years)	1500	3600
2	Kialla West Growth Area	Medium (6-10 years)	800	1920
3	Kialla Sth Growth Area	Medium (6-10 years)	350	840
4	Kialla Central	Long term (10+ years)	TBC	TBC
5	Waterbird Creek	Short (1-5 years)	170	408
6	Mooroopna West Growth Area	Existing	1600	3840
7	Shepparton NE PSP Area	Existing	1500	3600
8	Shepparton SE PSP Area	Short (1-5 years)	2500	6000
9	Former Radio Australia Site	Long term (10+ years)	1725	4140
10	Shepparton Airport Site	Unknown	430	1032
	<b>Total</b>		<b>10575</b>	<b>25380</b>
11	Shepparton North Growth Corridor	Existing	1042	2750
12	Shepparton South Growth Corridor	Existing	1582	4115

Source: VPA, GSCC and Shepparton and Mooroopna Regional Growth Plan (2021)

**Figure 3 – Development areas**

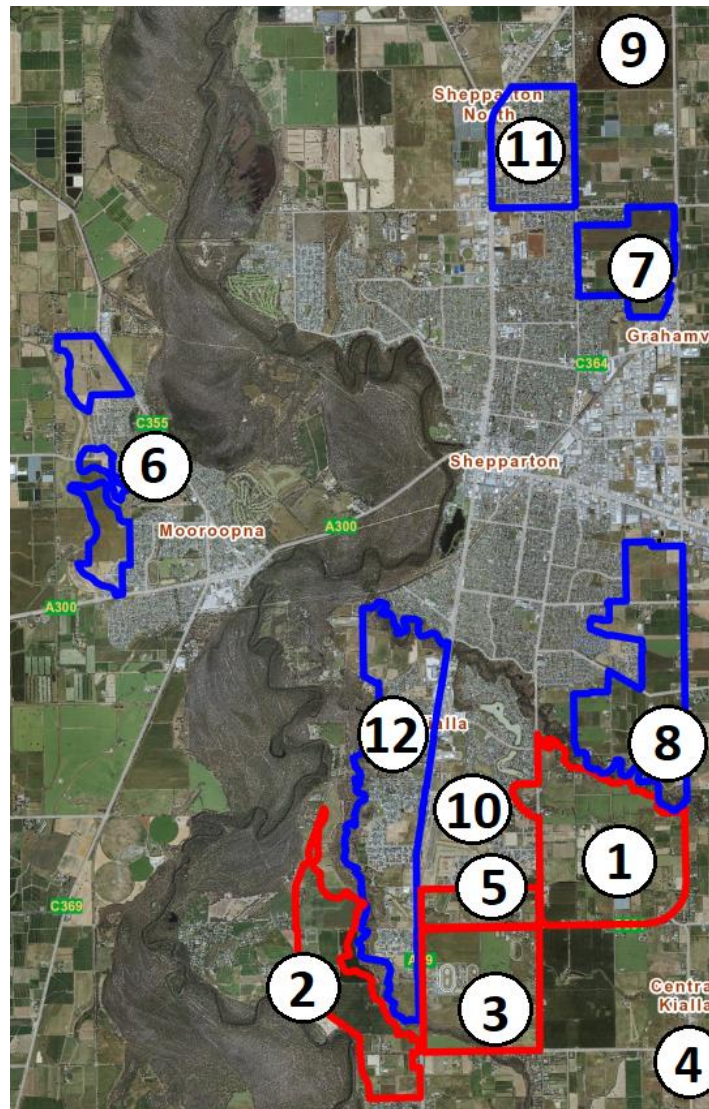


Figure 4 – Rural local areas, population growth

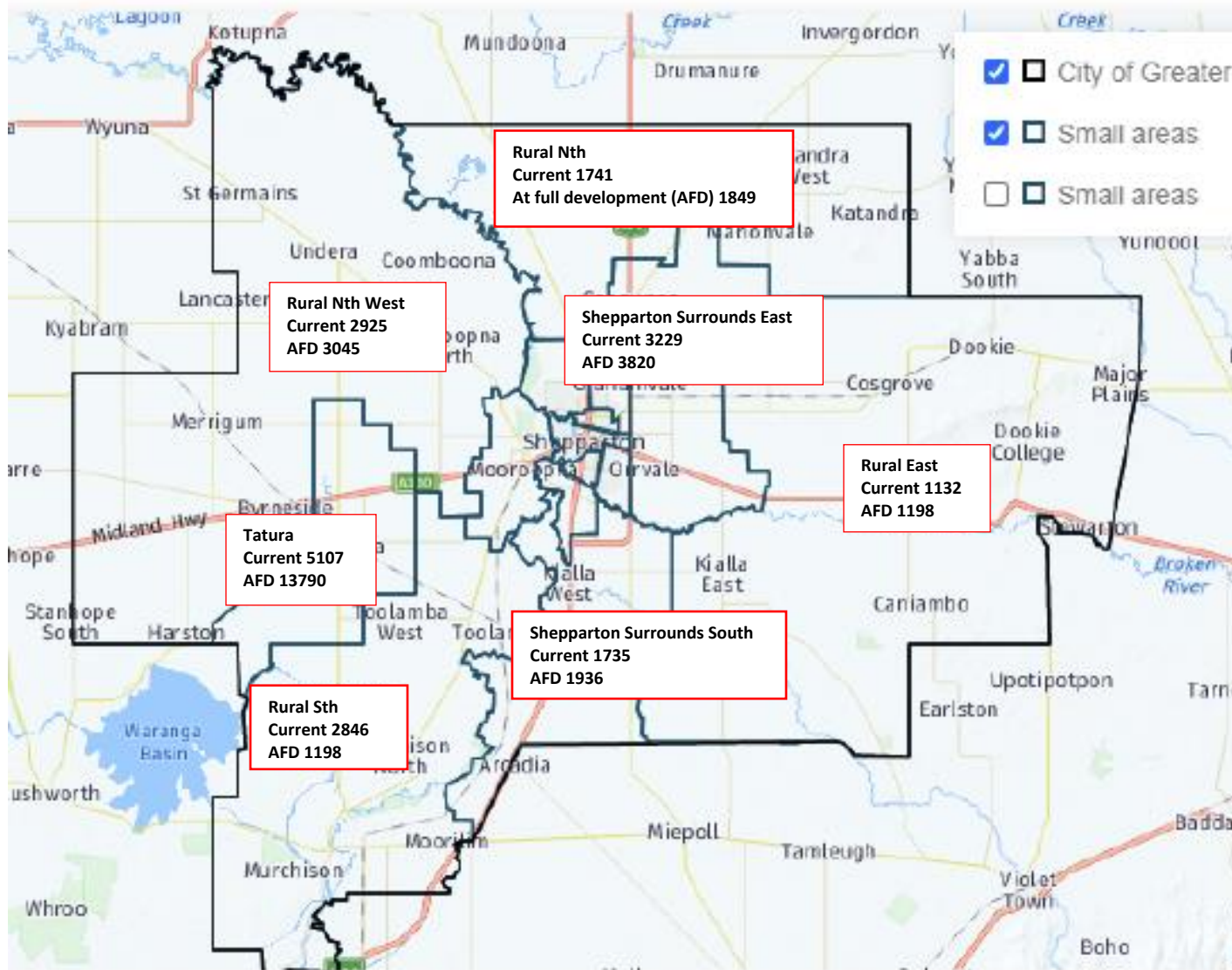
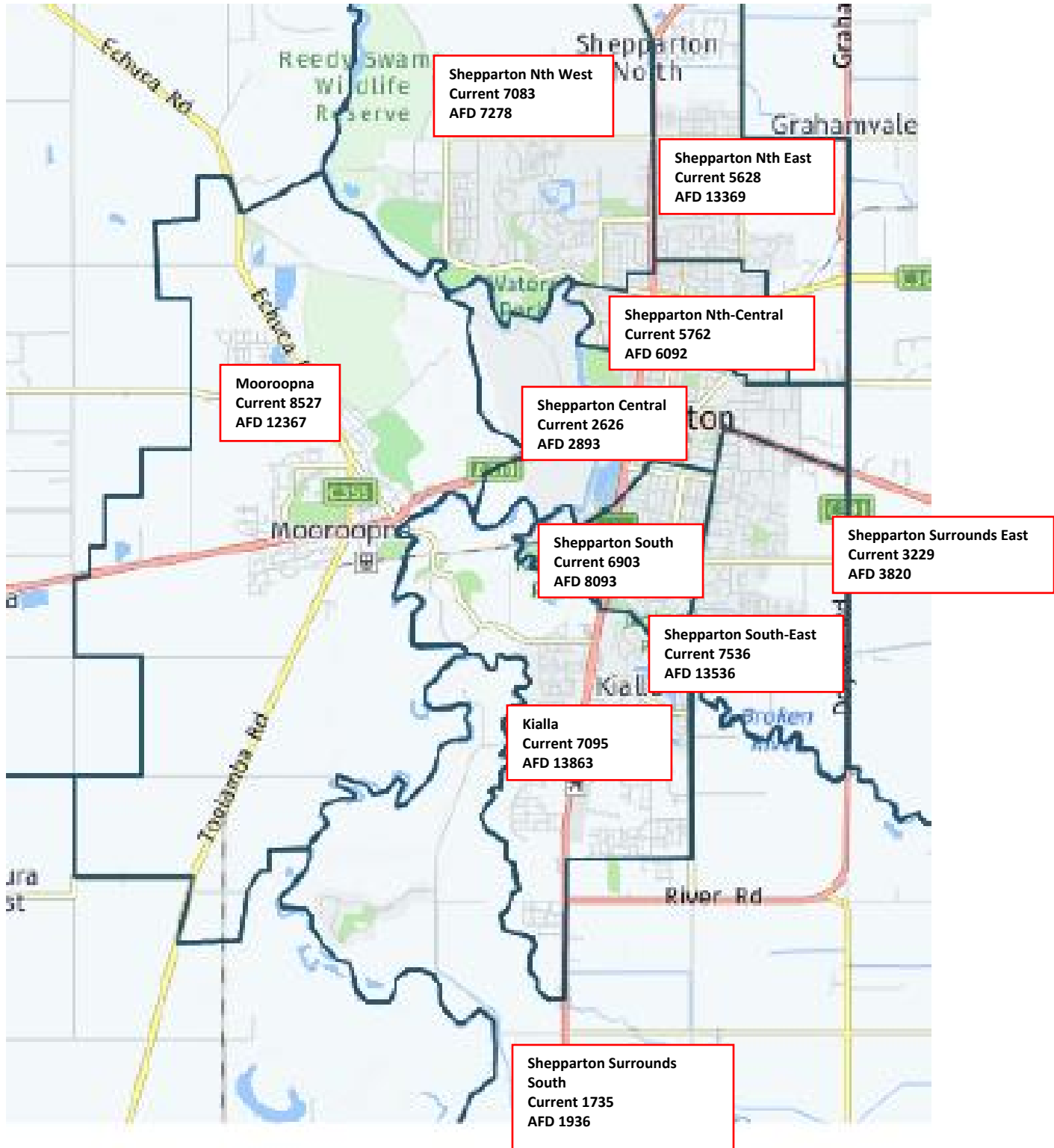




Figure 5 - Shepparton City local areas



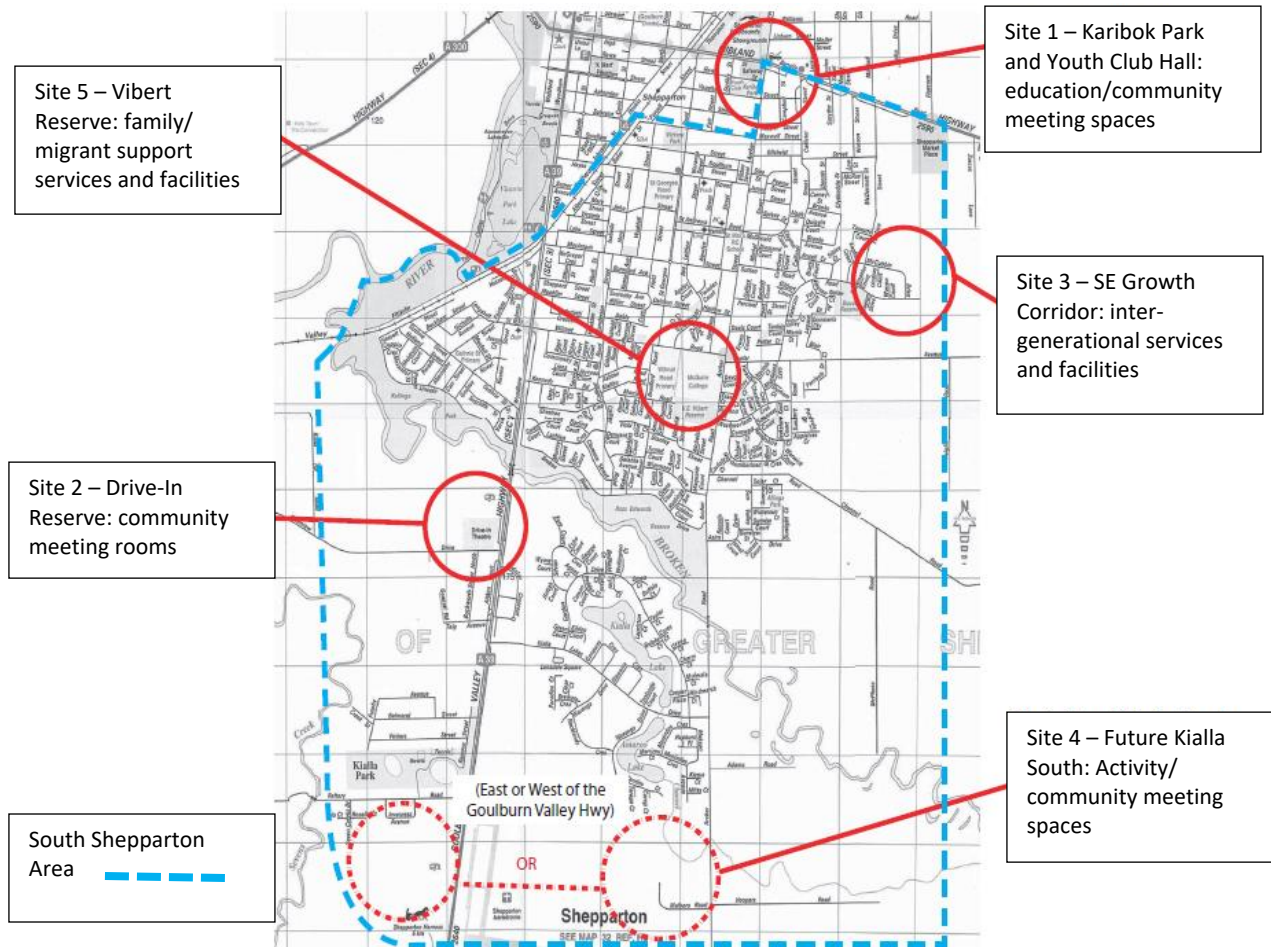
**SECTION THREE – LITERATURE REVIEW**

**3.1 South Shepparton Community Infrastructure Needs Assessments**

**1.1.1 2009 Assessment**

The [2009 CINA Assessment](#) investigated the community infrastructure needs of the South Shepparton area (note: the South Shepparton Area included Shepparton South, Shepparton South-East and Kialla-Shepparton Surrounds South local areas). The assessment was based on an estimated total population size for South Shepparton in 2031 of around 25,000 with 8,800 in Shepparton South-East, 6,250 in Shepparton South and 9,950 in Kialla Shepparton Surrounds (see Appendix A for full summary). The Assessment recommended that community infrastructure be aggregated across five sites in South Shepparton. The sites and their proposed functions and recommended infrastructure were as follows:

**Figure 6 – Community infrastructure sites**



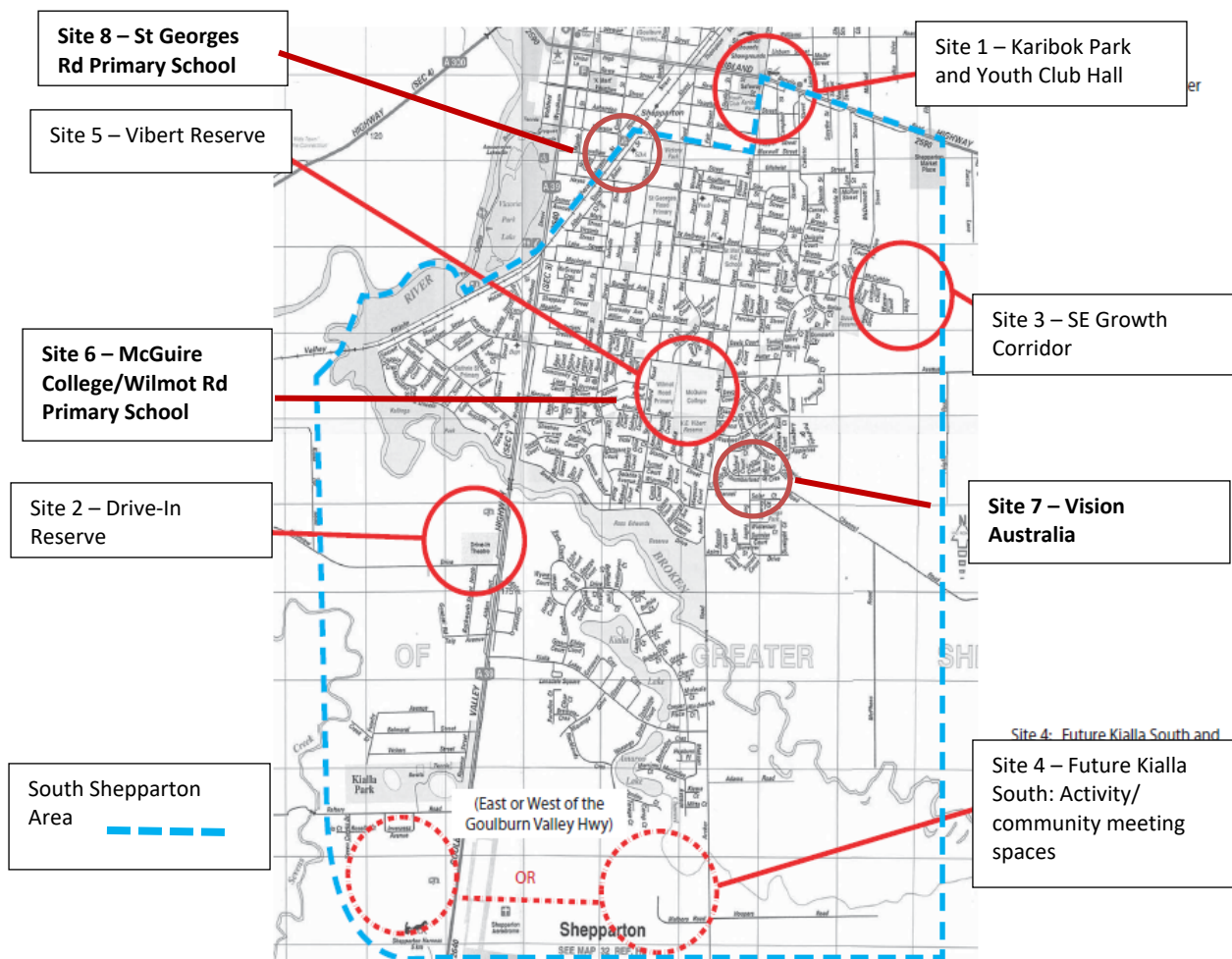
Site 3 is located in the Shepparton South-East PSP Area. It was proposed that the site accommodate an early years facility (including the relocation of the Westmorland Crescent MCH and Leslie Gribble Preschool to the site), sports fields and community activity spaces.

1.1.2 South Shepparton CINA (Update and Review 2011)

The 2011 CINA Assessment reviewed and updated the 2009 Assessment. The Assessment identified several limitations and gaps in the provision of community infrastructure in the South Shepparton area and recommended that three more development sites be added to the five development sites identified in the 2009 assessment.

Site	Recommendations
Site 6: McGuire College/Wilmot Road Primary School Site (if the school regeneration project goes ahead as currently proposed)	<ul style="list-style-type: none"> <li>Relocate the Westmorland Crescent MCH and Leslie Gribble Preschool to the primary school site.</li> <li>Use the primary school for community purposes.</li> <li>Use McGuire College’s language school for broader community purposes</li> </ul>
Site 7: Vacant land (owned by the CFA) adjacent to Vision Australia	<ul style="list-style-type: none"> <li>Partner with Vision Australia to develop an intergenerational hub that includes:                             <ul style="list-style-type: none"> <li>Neighbourhood house/lifelong learning (potential relocation of South Shepparton Community House to site).</li> <li>Men’s Shed and community garden/sensory garden.</li> <li>Secure playground and shelter for playgroups</li> </ul> </li> </ul>
Site 8 - St Georges Road Primary School	<ul style="list-style-type: none"> <li>Relocate the Colliver Road Children’s Centre and St Andrews Kindergarten (co-located to the primary school site).</li> </ul>

Figure 7 – Community infrastructure sites



### 3.2 Other documents

Other documents relating to community infrastructure provision were reviewed (see Appendix B). They included the following:

- [Shepparton and Mooroopna 2050 Regional Growth Plan 2021](#)
- [Shepparton North-East Precinct Structure Plan \(2019\)](#)
- [Shepparton South-East Precinct Structure Plan \(PSP\) Draft Plan \(2021\)](#)
- Shepparton Education Plan (Stages One, Two and Three) (2016-2021)
- [Shepparton Health and Tertiary Education Precincts \(Action Plan\) 2020](#)
- Shepparton Sport 2050 Strategic Plan (2022).
- [Greater Shepparton City Playspace Strategy \(2020-2030\)](#)
- [Central Park Reserve and Masterplan \(2019\)](#)
- [Deakin Reserve Future Directions Plan \(2017\)](#)
- [Princess Park Future Directions Plan \(2019\)](#)
- Vibert Reserve Masterplan (2004)
- [Vibert Reserve Pavilion Redevelopment Plan \(2020\)](#)
- [Shepparton Sports Precinct Masterplan Report \(2007\)](#)
- Shepparton Sports Precinct Masterplan Report: review and update (2021)
- Shepparton Sports Stadium Future Directions Plan (2019)
- [Congupna Recreation Reserve Masterplan \(2020\)](#), [Kialla Park Masterplan \(2015\)](#), [Mooroopna Reserve Masterplan \(draft 2021\)](#)
- [Aquamoves Masterplan \(2020\)](#)
- [Whole of Sport Plan: Cricket \(2017\)](#), [Whole of Sport Plan: Tennis \(2017\)](#)

These documents provide the following information:

- A vision and framework for the future development of the Shepparton/Mooroopna Area through to 2050.
- A development framework for the Shepparton North-East PSP area.
- The State Government's Plans with respect to the provision of education facilities across Shepparton.
- A vision and set of guiding principles for the expansion of higher education facilities in Shepparton.
- A plan to grow Shepparton as a health and tertiary education destination.
- A set of principles/standards relating to the provision of sport facilities and directions about the future provision and development of play spaces in Greater Shepparton City.
- Directions to support the future use, development, management and maintenance of a number of active recreation reserves in Greater Shepparton City.
- A revised and updated redevelopment masterplan for the Shepparton Sports Precinct.
- Redevelopment/expansion plans for the Shepparton Sports Stadium and Aquamoves.
- Directions for supporting participation in tennis and cricket in Greater Shepparton City.

The principles, standards, findings and recommendations contained in the documents should be considered when assessing the demand for community infrastructure provision in South Shepparton, investigating gaps or deficiencies in provision and identifying future facility options.

## SECTION FOUR – QUANTITATIVE ASSESSMENT OF COMMUNITY INFRASTRUCTURE DEMAND/FACILITY PROVISION MODELS

### 4.1 Quantitative Assessment

#### 4.1.1 Methodology

The quantitative assessment of demand involved the application of infrastructure provision ratios/standards to the projected lot yields and population sizes of new development and established areas in South Shepparton and Shepparton City (see table 4).

**Table 4 – Geographic areas, quantitative analysis**

Area	Population at full development
Shepparton South-East PSP	6,000
Shepparton South-East (existing)	7,530
Shepparton South	8,093
Total South Shepparton	21,623
Total Shepparton City	83,247

The ratios have been derived from several sources including the [VPA Precinct Structure Planning Guidelines \(2021\)](#). (see Table 5, column 3 for the sources of the standards/ratios). They are consistent with ratios used in infrastructure assessments conducted for growth areas in other regional cities, such as Ballarat, Geelong and Wodonga. The quantitative assessment has been confined to infrastructure items that are normally provided by Council (e.g., early years facilities, playing fields, community centres etc) and Government and private facilities that could be central components of community hubs (e.g., primary and secondary colleges etc). Some ratios apply to specific age cohorts and others to the entire population. The age breakdown projected in the ID population forecasts for the Shepparton Urban Area in 2036 were used when specific age cohort sizes were required.

It should be noted that there are multiple provision ratios for some infrastructure items. For example, there are two distance ratios for active recreation reserves – the VPA standard of 1 reserve within 800m of all households and the Greater Shepparton City Council standard of 1 reserve within 2kms of all households. Both standards have been applied in the quantitative assessment but the Shepparton standard has been used in the qualitative assessment as it considers local circumstances, e.g., housing density and ease of travel.

#### 4.1.2 Outcomes

The outcomes of the quantitative assessment are provided in table 5. The table contains the following information:

1. Provision ratios for each infrastructure type.
2. The facility demand generated by the new development and established areas.
3. The overall facility demand generated by Shepparton City at full development.

The assessment confirms that:

- The Shepparton South-East PSP area will generate significant demand for local level infrastructure, e.g., 132 kindergarten places, 110 childcare places, one cricket/football oval, one soccer field.
- Population growth across Shepparton City will generate considerable demand for sub-municipal and municipal level infrastructure, e.g., 4 indoor courts, 1,500m<sup>2</sup> of library floor space.

#### **4.2 Facility models**

Facility models for Council supplied community infrastructure are presented in Table 6. The table provides the following information for each infrastructure item – provision ratio, setting and hierarchy, land area, component elements, catchment area and population triggers. The models have been informed by:

- The provision ratio, standards and hierarchies presented in table 5
- The models previously and currently used in Shepparton.
- The models used in other Victorian regional city growth areas.
- Facility guidelines developed by peak associations.
- Discussion with Council officers and external service providers.

Note: the models are not meant to be applied strictly and prescriptively. However, they should be used a guide considered when undertaking the qualitative analysis of community infrastructure provision.



Table 5 – Quantitative Analysis Community Infrastructure Demand: Shepparton SE PSP, Shepparton South Established, Shepparton South total

Infrastructure item			Demand generated at full development				
			Shepparton South-East PSP	Shepparton South-East existing	Shepparton South established	Total South Shepparton	Total Shepparton City
	Population		6000	7536	8093	21623	83247
	Provision ratio/standard						
	Ratio/standard	Source					
<b>Early years services</b>							
Kindergarten children 3yo	3yo children - 100% participation)	Victorian Govt target	88	109	117	313	1205
Kindergarten children 4yo	4yo children - (100% participation)	Victorian Govt target	88	109	117	313	1205
Kindergarten (place) – 3yo	1 place: 2 children aged 3 years	Victorian Govt target	44	55	59	157	603
Kindergarten place – 4yo	1 place: 1 child aged 4 years	Victorian Govt target	88	109	117	313	1205
Total kindergarten places			132	164	176	470	1808
Maternal and Child Health (session)	1 session: 14 infants (0 year olds)	Working industry benchmark	7	8	9	24	93
Long day childcare (place)	1 place: 4.8 children aged 0-6	Current provision rate across Victoria	126	158	170	454	1747
Occasional care/playgroups	1 place: 28 children aged 0-6	Current provision rate across Victoria	22	27	28	77	297
<b>Community facilities</b>							
Neighbourhood house centre	1 centre: 16,000 residents	ASR standard based on provision rates in other regional cities	0.38	0.47	0.50	1.35	5.2
Multipurpose community centre	1 centre: 10,000 residents	As above	0.6	0.7	0.8	2.1	8.4
	80% of dwellings within 800m	VPA PSP Guidelines 2021	-	-	-	-	-
Community meeting room/hall	1 room: 6,000 residents	ASR standard based on provision rates in other regional cities	1.00	1.25	1.35	3.6	13.86
Youth space/facility	1 venue: 30,000 residents	ASR standard based on provision rates in other regional cities	0.20	0.25	0.27	0.72	2.77
Community arts venue	1 venue: municipality (100,000 residents)	As above	0.06	0.08	0.08	0.22	0.85

Infrastructure item			Demand generated at full development				
			Shepparton South-East PSP	Shepparton South-East existing	Shepparton South established	Total South Shepparton	Total Shepparton City
	Population		6000	7536	8093	21623	83247
	Provision ratio/standard						
	Ratio/standard	Source					
Centre based library	1 static library: 30,000 residents	ASR standard based on provision rates in other regional cities	0.20	0.26	0.27	0.73	2.81
	45 sqms per 1000 residents	NSW Public Library Standards 2001	272	337	364	973	3746
Museum	1 venue: municipality	ASR standard based on provision rates in other regional cities	0.06	0.08	0.08	0.22	0.85
Art Gallery	1 venue: municipality	As above	0.06	0.08	0.08	0.22	0.85
Performing arts venue	1 venue: municipality	As above	0.06	0.08	0.08	0.22	0.85
Civic/cultural space	1 venue: municipality	As above	0.06	0.08	0.08	0.22	0.85
<b>Open space</b>							
Open space – overall (ha)	10% of NDA	VPA PSP Guidelines 2021	24	-	-	-	-
Local park	Within 400m of all dwellings	As above	3	-	-	-	-
Sports space (spaces)	1 space with 2km of all households (GSRC)	Shepparton Sport 2050 Report (GSRC draft 2021)	Part of PSP area is outside 2kms	-	-	-	-
Sports reserve (>1ha)	Within 800m of all dwellings	VPA PSP Guidelines 2021	All of PSP is outside 800m	-	-	-	-
Sports fields (ha)	5-7% of NDA	As above	12-16	-	-	-	-
Sports space (ha)	1ha – 1000 residents	Shepparton Sport 2050 Report (GSRC draft 2021)	6	8	8	22	85
Playspace	Within 500m of all households	Referred to in Playspace Strategy (GSCC 2020-2030)	3	-	-	-	-
Playspace	1 playspace for 1,000 people	As above	6	7	8	21	81
Playspace	1 playspace for every 250 children 0-12 years	As above	5	6	6	17	66

Infrastructure item			Demand generated at full development				
			Shepparton South-East PSP	Shepparton South-East existing	Shepparton South established	Total South Shepparton	Total Shepparton City
	Population		6000	7536	8093	21623	83247
	Provision ratio/standard						
	Ratio/standard	Source					
Football field	1 field: 5,000 residents	ASR standard based on provision rates in other regional cities and Melbourne	1.3	1.5	1.6	4.4	17
Cricket field	1 field: 4,000 residents	As above	1.5	1.9	2.1	5.5	21.2
Soccer field	1 field: 5,000 residents	As above	1.3	1.5	1.6	4.4	17
Tennis court	1 court: 3,000 residents	As above	2.0	2.5	2.8	7.3	28.1
Lawn bowls green	1 green: 10,000 residents	As above	0.6	0.8	0.8	2.2	8.5
Field for lower profile sports	1 field: 15,000 residents	As above	0.4	0.5	0.6	1.5	5.8
Indoor multipurpose court	1 court: 10,000 residents	As above	0.6	0.8	0.8	2.2	8.5
Indoor aquatic/leisure centre	1 venue: municipality	As above	0.06	0.08	0.08	0.22	0.9
<b>Education facilities</b>							
Government primary students	72% of children aged 5-11	As per breakdown in Census 2016	426	535	576	1537	5918
Government secondary students	60% of children aged 12-17	As above	284	357	384	1025	3946
Catholic primary students	22% of children aged 5-11	As above	129	163	174	466	1794
Catholic secondary students	27% of children aged 12-17	As above	127	160	172	459	1767
Other non-government primary	6% of children aged 12-17	As above	35	44	47	126	485
Other non-government secondary	13% of children aged 12-17	As above	61	77	82	220	847

Table 6 – Facility models

Activity	Provision ratio	Facility models for Council provided facilities			
		Setting and hierarchy	Land area	Elements/fields	Population trigger
<b>EARLY YEARS SERVICES</b>					
<b>M&amp;CH service</b>	1 session: 14 infants 1 consulting room: 140 infants	A facility with a minimum of 2 consulting rooms within a children's centre, community centre, community health centre or shopping centre which is accessibly located in its catchment area. The facility could also be at a primary school if integrated with a preschool. A one room centre could be satisfactory if the development area is small and/or bounded by significant barriers.	Depends on setting – around 0.02ha land area required for M&CH component of a children's/ community centre	2 consulting rooms (one would be permissible if the catchment area is small). Waiting room Kitchen area Staff and family amenities Storage facility	1 <sup>st</sup> room - 2,000 people 2 <sup>nd</sup> room – 10,000 people
<b>3 and 4yo preschool</b>	1 place: 2 children aged 3 1 place for every 1 child aged 4 years	A minimum of 3 licensed rooms (33 place each) within a children's/community centre/hub A lesser facility (e.g., 2 room facility) may be provided if the development area is small and/or bounded by significant barriers. A stand-alone facility could also be constructed in these circumstances. The centre should be accessibly located in its local catchment area. The centre could be at a primary school (Victorian Government's Kinder Co-Location Commitment, see <a href="https://www.schoolbuildings.vic.gov.au/kindergartens-or-next-door-schools">https://www.schoolbuildings.vic.gov.au/kindergartens-or-next-door-schools</a> )	Part of children's/ community centre	33 place playrooms Kitchen Staff areas Amenities Storage Outdoor play area	2 <sup>1</sup> rooms: 1,000 people 3 <sup>rd</sup> room: 3,000 people
<b>Occasional childcare</b>	1 room: 28 children aged 0-6 years	A licensed education and care room within a children's/community centre/hub, recreation centre, neighbourhood house or centre. Room could be used for other purposes when not needed for OCC.	Part of children's/ community centre	22-33 place playroom Kitchen, staff areas, amenities Storage Outdoor play area	22 place area – 2,000 people
<b>Playgroups</b>	-	Access to activity spaces within a community activity centre, recreation centre, sports pavilion, community arts centre, hall and/or neighbourhood house.	-	Activities area Kitchen, amenities Storage Outdoor play area (preferable)	When demand emerges
<b>COMMUNITY/CULTURAL SERVICES</b>					
<b>Community meetings/ activities</b>	1 room: 6,000 people	Residents should have access to a hierarchy of spaces ranging from large rooms (300 people capacity – standing) through to small meeting rooms for 10 people. The spaces could be located at community activity centres, arts facilities, recreation centres, schools, churches, sports pavilions, civic building etc.	Part of a range of facilities	Activity spaces Kitchen Storage Amenities area Outdoor area	A community room should be provided as early as possible in the development
<b>Community Centre</b>	1 centre: 10,000 people	Multipurpose venues that could contain kindergarten, M&CH and childcare facilities, neighbourhood house and spaces for community activities. The centre would be prominently located near a school or community hub.	0.6-0.8ha	Kindergarten/M&CH Centre Activity spaces, kitchen, storage, amenities area, outdoor play area	A community centre should be provided as early as possible in the development

Activity	Provision ratio	Facility models for Council provided facilities			
		Setting and hierarchy	Land area	Elements/fields	Population trigger
<b>N'bourhood house</b>	1 facility: 16,000 people	Suitable facilities within a community centre or as a stand-alone building or complex (which is prominently located within the development area)	Part of children's/ community centre 0.3ha if stand-alone	Offices Classrooms/art areas Activity/meeting spaces Licensed children's room Consulting rooms	6,000 people
<b>Library</b>	1 library: 30,000 people 45sqms: 1,000 people	Dedicated library facility in a prominent community, commercial or recreation hub. Could be integrated with other community/recreation facilities.	0.5-1ha (single storey)	Offices Book storage areas Reading, IT and study areas Children's activity space Meeting rooms Social area/café space	18,000 people
<b>Performing arts</b>	Municipal level facility 1 centre: 100,000 people	Dedicated municipal level centre located in prominent commercial/community civic hub	0.5-1ha	Theatres Foyer spaces Offices Changerooms Kitchen/Amenities	60,000
<b>Art Gallery</b>	Municipal level facility 1 centre: 100,000 people	Dedicated municipal level centre located in prominent commercial/community civic hub	0.5-1ha	Foyer spaces Display area Store Workshop Offices Kitchen/Amenities	60,000
<b>Museum</b>	Municipal level facility 1 centre: 100,000 people	Dedicated municipal level centre located in prominent commercial/community civic hub	0.5-1ha	Foyer spaces Display areas Store Workshop Offices Kitchen/Amenities	60,000
<b>RECREATION</b>					
<b>Australian rules football</b>	1 oval: 5,000 people	Recreation reserve capable of accommodating at least 2 senior size playing fields, associated infrastructure and an appropriate buffer to surrounding properties.  One field venues may be provided if the development area is small and/or bounded by significant barriers.  Junior size oval/s could be provided if Council determines that venues will be permanently assigned for junior sport.  The pavilion will have at least two change areas per oval, umpires' rooms, social areas, first aid room, kiosk/kitchen, official rooms, externally accessible	Single oval – 4-5ha 2 oval venue – 8ha	<b>Playing fields:</b> Preferred: 160mX140m Preferred NS orientation Irrigated, drained and lit Suitable grasses for football Note: smaller size fields may be allowed if the fields are to be permanently allocated as a lower grade senior or junior field.	Oval 1 and pavilion at 3,000 people Oval 2 at 6,000 people

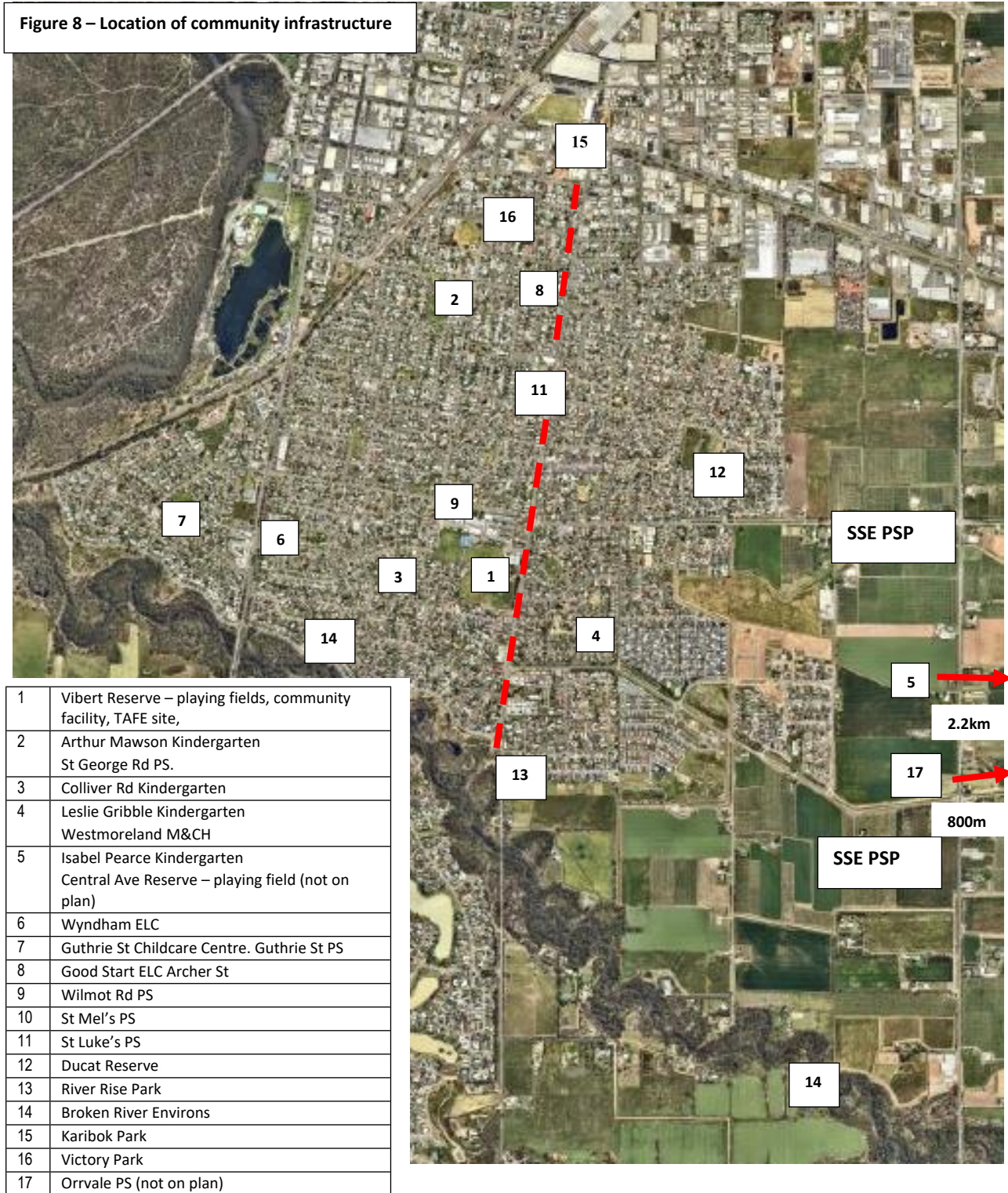
Activity	Provision ratio	Facility models for Council provided facilities			
		Setting and hierarchy	Land area	Elements/fields	Population trigger
		<p>toilets, storage etc. The change and amenities areas will be suitable for male and female use.</p> <p>Reserve will be centrally and prominently located in local catchment area, preferably near schools and/or activity centres and location which is accessible to residential areas but where the impact on residential amenity is minimized.</p> <p>The pavilion and playing fields will comply with AFL Victoria's Facility Design Guidelines.</p>			
<b>Soccer</b>	1:5,000 people (grass field)	<p>Active recreation reserve capable of accommodating the equivalent of at least 2 full size senior size fields, associated infrastructure and an appropriate buffer to surrounding properties and roads.</p> <p>The size and configuration of the fields may vary. For a senior venue, full size fields are provided. For a junior/senior venue, a mix of senior, medium and small fields for small sided games are provided. Fields at schools may be used for community soccer. In the main, the fields are dedicated to soccer. Some may be used for lower grade senior and junior cricket with the pitch in the gap between 2 parallel soccer fields</p> <p>The pavilion has at least 2 change areas per field, social rooms, umpires rooms, first aid room, official rooms, externally accessible toilets etc. The pavilion and playing fields comply with Football Federation Victoria's Design Specifications. The change and amenities areas are designed so that they are suitable for male and female use.</p> <p>Centrally and prominently located within the local catchment area. Preferably sited near schools and/or activity centres and in sites which are accessible to residential areas but where the impact on residential amenity is minimized.</p>	2 fields – 2-3ha	<p><b>Playing fields:</b> Min:100mX65m for senior fields Irrigated, drained and lit Suitable grasses for soccer Suitable synthetic surface for soccer</p> <p>Note: smaller size fields may be considered if permanently allocated for junior and small sided games</p>	Field 1 at 2,000 people Field 2 at 6,000 people
<b>Cricket</b>	1 field:4 000 people	<p>Active recreation reserve capable of accommodating at least 2 senior size playing fields, associated infrastructure and an appropriate buffer to surrounding properties. One field venues may be provided if the development area is small and/or bounded by significant barriers. Junior size oval/s could be provided</p>	Single oval – 4-5ha 2 oval venue – 8ha	<p><b>Playing fields:</b> Preferred:150mX130m Irrigated, drained and lit Suitable grasses for football</p> <p>Note: smaller size fields may be considered if permanently allocated as a junior field.</p>	Oval 1 and pavilion at 4000 people Oval 2 at 10000 people



Activity	Provision ratio	Facility models for Council provided facilities			
		Setting and hierarchy	Land area	Elements/fields	Population trigger
		<p>if Council determines that venues will be permanently assigned for junior sport.</p> <p>The pavilions have at least two change areas per oval, umpires' rooms, social areas, first aid room, kiosk/kitchen, official rooms, externally accessible toilets, storage etc. The change and amenities areas are designed so that they are suitable for women.</p> <p>Centrally and prominently located in local catchment area, preferably near schools and/or activity centres and in sites which are accessible to residential areas.</p>			
<b>Outdoor tennis</b>	1 court: 3,000 people	<p>A venue with 4-10 lit courts, a clubhouse and carparking. The pavilion could have meeting space areas suitable for general community use.</p> <p>Centrally and prominently located in local catchment area, preferably near schools and/or activity centres and in sites which are accessible to residential areas.</p>	4-10 court facility: 0.6-2ha	Courts - synthetic grass, synthetic clay, clays or acrylic resin surfaces Irrigated, drained, lit and suitably fenced Pavilion	4 courts and pavilion – 8 people Additional 6 courts – 15,000 people
<b>Outdoor bowls</b>	1 green: 10,000 people	<p>A venue with at least 2 lit greens, a club house and carparking with land for an additional 2 greens.</p> <p>Centrally and prominently located in a district catchment area, preferably near schools and/or activity centres and in sites which are accessible to residential areas. The clubhouse could have meeting space areas suitable for general community use.</p>	2 green facility - 0.6ha	20mX40m greens Synthetic grass or natural grass Pavilion	1 green facility – 8,000 people 2 green facility – 14,000 people
<b>Indoor courts</b>	1 court: 10,000 residents	<p>An indoor multipurpose centre with 2-8 courts multi-lined for high and low ball sports.</p> <p>Centrally and prominently located in a district catchment area, preferably near schools and/or activity centres and in sites which are accessible to residential areas. The centre could have meeting space areas suitable for general community use.</p>	0.6-4ha facility	Courts Change areas Foyer Café Training rooms Activity spaces	2 courts – 12,000 people Additional single courts every 10,000 people

**SECTION FIVE – COMMUNITY INFRASTRUCTURE IN SOUTH SHEPPARTON**

Figure 8 below shows the locations of community infrastructure in South Shepparton. The figure indicates that most of the infrastructure is in the Shepparton South local area, some distance from the Shepparton South-East PSP area. The nearest active reserve is Vibert Reserve, 1.2kms from the PSP area. The nearest primary school is Orrvale PS, 800m from the edge of the PSP.



## SECTION SIX – QUALITATIVE ASSESSMENT

### 6.1 Introduction

This section contains a qualitative assessment of community infrastructure needs in South Shepparton and Shepparton City. The qualitative assessment has been undertaken by service/facility type, i.e., early years, health, education, cultural, community services and recreation facilities.

The following information has been considered in conducting the assessment (where relevant):

- The recommendations contained in relevant Council and external documents.
- The findings of the quantitative assessment with respect to the number of facilities by infrastructure type required to cater for the nominated areas in Shepparton City.
- The facility provision models outlined in Table 6.
- The comments of Council staff and other relevant providers and facility managers about current and future infrastructure needs and options for satisfying these needs.

### 6.2 Assessment

#### 6.2.1 Early Years Health, Education and Care Services and Facilities

##### *3 and 4yo kindergarten*

There are 6 kindergarten programs operating in South Shepparton. They offer the equivalent of 198 places. 4 are provided from dedicated/sessional kindergartens and 2 from childcare centres.

**Table 7 – Kindergarten programs, South Shepparton**

Name	Address	Licensed places for kindergarten
<b>SESSIONAL</b>		
Arthur Mawson Kindergarten	120 St Georges Rd	30
Colliver Road Kindergarten	21 Colliver Rd	29
Leslie Gribble Kindergarten	13 Westmorland Crescent	29
Isabel Pearce Kindergarten	506 Central Avenue	58
<b>INTEGRATED</b>		
Wyndham Early Learning	617 Wyndham Street	32
Guthrie St Childcare	52-54 Guthrie Street	20
Total		<b>198</b>

The quantitative assessment of demand indicated that, at full development, South Shepparton will generate demand for 470 kindergarten places (see Table 8). The PSP area will generate demand for 132 places. *Note: the State Government has announced its intention to fund 4yo kindergarten for 30 hours per week (up from 15 hours). This funding is proposed to be introduced from 2028 and fully implemented by 2032. The demand figures in Table 8 make provision for the 30 hour, 4yo program.*

**Table 8 – Estimated kindergarten demand**

Infrastructure item	Demand generated at full development				
	Shepparton South-East PSP	Shepparton South-East Established	Shepparton South	Total South Shepparton	Total Shepparton City
	<b>6000</b>	<b>7536</b>	<b>8093</b>	<b>21623</b>	<b>83247</b>
Kindergarten (place)	132	164	176	470	1808

The existing kindergartens in South Shepparton will not have the capacity to meet this demand – shortfall of 272 places. Expanded or new childcare centres could meet some of the shortfall - 33% or 90 places based on their current share of provision across Shepparton City. This would leave a deficit of 180 places. Additional capacity will be needed in the PSP area and existing South Shepparton. A new 3 playroom kindergarten facility (99 places) should be provided in the PSP area to meet this demand. Ideally, this would be constructed as part of an integrated children's/community centre in the PSP area, adjacent to the proposed school. The land area required for the children's/community centre, including a regulation size outdoor play area for the kindergarten, would be a minimum of 0.8ha (see Table 6 – Facility Model, Kindergarten).

The Leslie Gribble and Colliver St kindergartens are ageing. [The 2011 CINA Assessment Report](#) (pages 20 and 22) proposed that a kindergarten facility be constructed at the Wilmot Road Primary School site and that the Leslie Gribble Kindergarten and/or the Colliver St Kindergarten be relocated to the School Site. The assessment for this report indicates that more capacity will be needed in existing South Shepparton. The new centre at Wilmot Primary School (2-3 playrooms) (66 places) will be needed in addition to the Colliver St and Leslie Gribble Kindergartens (58 places). They should be retained and upgraded or, if not feasible, replaced by a new two playroom facility (66 places) at a suitable location in existing South Shepparton.

#### M&CH

There are 9 M&CH centres in Shepparton City. Four have 2 consulting rooms; the others are single room centres. The centres have the capacity to offer 150 sessions per week. Currently, they offer 62 sessions. There is one centre in South Shepparton, the 2 room facility in Westmorland Crescent. Two other centres – Riverside and Kialla Park – also cater for the South Shepparton area.

**Table 9 – M&CH centres, Shepparton City**

Name	Address	No of rooms	Capacity sessions per week	Current Sessions per week
Arthur Dickmann MCH Service	104 – 106 Maude St	1	10	6
Balaclava Road MCH Service	205 Balaclava Road	1	10	6
Nth Hub MCH Service	10-14 Parkside Drive	2	20	0
Westmorland Ct MCH Service	13-15 Westmorland Crescent	2	20	10
Frank R Pullar MCH Service	168 Echuca Road Mooroopna	1	20	10
Mooroopna MCH Service	15 Morrell Street Mooroopna	2	20	10
Rumbalara MCH Service	Rumbalara Road Mooroopna	1	10	2
Riverside Plaza MCH Service	Shop 21C 8025 GV Highway Kialla	2	20	12
Kialla Park MCH Service	Reserve Street Kialla	1	20	6
<b>Total</b>		<b>15</b>	<b>150</b>	<b>62</b>

The quantitative assessment indicated that Shepparton City will generate demand for 93 sessions per week. The existing centres, with capacity for 150 sessions, can meet this demand. The Shepparton South-East PSP area will generate demand for 7 sessions and South Shepparton 24 sessions. The existing centres in South Shepparton and



Kialla can meet this demand. However, Council from an accessibility and convenience perspective, may want to provide a location in the PSP area. This two consulting room facility could be situated with the kindergarten facility in the proposed integrated children's/community centre (see Table 6 – Facility Model, M&CH Centre). (See Victorian Government's Kinder Co-Location Commitment, see <https://www.schoolbuildings.vic.gov.au/kindergartens-or-next-door-schools>). The 2011 CINA Assessment Report proposed that the Westmorland Crescent M&CH centre be relocated to a children's centre at Wilmot Rd Primary School. This should be given further consideration.

**Table 10 – Estimated M&CH demand**

Infrastructure item	Demand generated at full development				
	Shepparton South-East PSP	Shepparton South-East Existing	Shepparton South	Total South Shepparton	Total Shepparton City
	<b>6000</b>	<b>7536</b>	<b>8093</b>	<b>21623</b>	<b>83247</b>
Maternal and Child Health (session)	7	8	9	24	93

### Childcare

There are 15 childcare centres in Shepparton City. Combined they offer 1,272 places. Three other centres are being planned/constructed – in Shepparton North-East, South and Kialla. There are 3 centres in South Shepparton – Wyndham Early Learning Centre, Good Start Early Learning Centre and Guthrie St. Combined they offer 298 places.

**Table 11 – Childcare centres, Shepparton City**

Name	Address	Places
Arthur Dickmann Children's Centre	104 Maude Street	100
Wyndham Early Learning	617 Wyndham Street	128
Florina Preschool and Childcare	Crn Hawdon and Knight Street	82
Balaclava Road Children's Centre	205 Balaclava Road	64
Good Start Early Learning	49-51 Bouchier Street	106
Good Start Early Learning	132-314 Archer Street	90
Guthrie St Childcare	52-54 Guthrie Street	80
Busy Bees	2/10 St Georges Rd	83
Kiddie Care Child Care	122 Graham Street	114
Knight Street Children's Centre	164 Knight Street	60
Inspira Kids Shop	21C Riverside Plaza Kialla	122
Kialla Children's Centre Reserve	Reserve Street Kialla	36
Frank R Pullar Children's Centre	Echuca Rd Mooroopna	78
Apple Blossom	21 Ann Street Mooroopna	69
Mooroopna Children's and Families Centre	16-18 O'Brien Street Mooroopna	60
Proposed centres – Kialla, Shepparton NE and South		300

The demand assessment indicates that the Shepparton South-East PSP area will generate demand for 126 places and South Shepparton 454 places. Currently, there are 298 places in South Shepparton. This leaves a shortfall of 156 places. This demand should be met by private providers. Consideration could be given to nominating a site for a childcare centre in the Shepparton South-East PSP area. This could be near the proposed integrated children's centre or convenience centre.

**Table 12 – Estimated childcare demand**

Infrastructure item	Demand generated at full development				
	Shepparton South-East PSP	Shepparton South-East Existing	Shepparton South	Total South Shepparton	Total Shepparton City
	<b>6000</b>	<b>7536</b>	<b>8093</b>	<b>21623</b>	<b>83247</b>
Long day childcare (place)	126	158	170	454	1747

*Other early years programs – occasional care/playgroups/other activities*

There are 2 occasional childcare programs operating in Shepparton. There are no programs in South Shepparton. Provision should be made for occasional childcare in the proposed integrated hub in the PSP area. An activity space should also be provided for playgroups and other like children's programs (see Table 6 – Facility Model, Occasional Child Care).

**Table 13 – Occasional childcare programs, Shepparton City**

Name	Address	Places
Nancy Vibert Occasional Child Care Centre	18 Edward Street	15
Gowrie St Preschool and Occasional Care Centre	Balaclava Rd	15

## 6.2.2 Health/Community Support Services and Facilities

*Primary care and community/mental health facilities*

Shepparton City's primary health care needs are and will continue to be met by the Goulburn Valley Regional Hospital, Shepparton Private Hospital and various day clinics. The growing population across Greater Shepparton (including South Shepparton) will substantially increase the demand for services at these facilities. The hospitals/clinics will meet this demand by:

- Providing new and redeveloping existing facilities to increase productivity and throughput and respond to changes in medical and surgical treatment processes - the Goulburn Valley Hospital is currently being expanded to provide additional capacity. The redevelopment/expansion will double the size of the emergency department and dialysis unit and provide additional inpatient and intensive care beds, theatre rooms and a new maternity unit.
- Constantly updating processes and equipment to improve productivity.
- Using waiting lists to manage demand, where required.

Shepparton City's community/mental health care needs are currently being met by programs provided by Goulburn Valley Health, Rumbalara Health Services, Primary Connect, Headspace, APMHA HealthCare Ltd and private allied health and community health practitioners. These needs will continue to be met by these services and facilities as the population of Shepparton City grows.

*GP services/Dental/Allied Health Services*

A larger number of public and private health, dental and allied health clinics operate in Shepparton City. The further development of Shepparton City will significantly increase demand for these services. For example, an increase in Shepparton City's population from 56,000 to 83,000 will generate demand for 13-18 more general practitioners.

These practitioners will join existing or new practices and will most likely operate from purpose-built premises. Specialist medical and allied health practitioners, such as physiotherapists, may also operate from these practices. Consideration should be given to nominating a location for health facilities in the Shepparton South-East PSP area.

#### *Community Support Services*

Around 25 community support/care providers operate in Shepparton City on a full or part-time basis. These services will expand as the population of Shepparton City grows. Other providers may also establish programs in Shepparton. Many of the providers will occupy their own or rented spaces. Some will seek access to publicly owned facilities. The Vibert Reserve Community Facility is a suitable location for these facilities. Consideration should also be given to providing a suitable space at the proposed integrated children's/community centre in the Shepparton South-East PSP area.

### **6.2.3 Education Facilities**

#### *Primary Schools*

21 primary schools are located in Shepparton City – 13 government and 6 independent. In 2021, the schools had 5,477 enrolments. Four schools are located in South Shepparton – Guthrie, Wilmot Rd, St Mel's and St George's Rd.

**Table 14 – Primary schools, Shepparton City**

<b>Schools</b>	<b>Enrolments</b>
<b>Government</b>	
Wilmot Rd PS	294
Bourchier St	644
Cowrie St	237
Guthrie St	490
Shepparton East	268
St George's Rd	494
Kialla Central	82
Kialla West	220
Orrvale PS	373
Mooroopna Nth	35
Mooroopna Park	146
Mooroopna	231
Congupna	78
	<b>3592</b>
<b>Independent</b>	
St Brendan's	408
St Mel's	282
St Luke's	269
St Mary's	311
Goulburn Valley GS (P-Y6)	369
Shepparton Christian School (P-Y6)	126
St Anne's (P-6)	120
	<b>1885</b>
Anglican independent school P-12 opening in 2024	Est. capacity, 700 students



The quantitative assessment indicates that, at full development, Shepparton will generate 8,299 primary school enrolments. This includes 2,129 students from South Shepparton and 590 from the Shepparton South-East PSP area. Some existing schools have spare capacity and will be able to meet some of the extra demand across Shepparton City. However, an additional location/s will be needed. [The Draft Shepparton South-East PSP](#) makes provision for a proposed primary school site in the PSP area. Based on projected demand, this facility, will most likely, be required. (See Victorian Government School Site Selection Criteria, <https://www.education.vic.gov.au/PAL/Victorian-government-school-site-selection-criteria-toolbox.pdf>)

**Table 15 – Estimated demand for primary school education**

Infrastructure item	Demand generated at full development				
	Shepparton South-East PSP	Shepparton South-East existing	Shepparton South	Total South Shepparton	Total Shepparton City
	<b>6000</b>	<b>7536</b>	<b>8093</b>	<b>21623</b>	<b>83247</b>
Government primary students	426	535	576	1537	5918
Catholic primary students	129	163	174	466	1794
Other non-government primary	35	44	47	126	485
<b>Total</b>	<b>590</b>	<b>742</b>	<b>797</b>	<b>2129</b>	<b>8197</b>

### Secondary Colleges

There is one government secondary college and 5 independent schools in Shepparton. In 2021, the schools had 3,456 enrolments. An additional school is being planned in Shepparton City – an independent P-12 school which will commence operation 2024. No schools are located in South Shepparton.

**Table 16 – Secondary schools, Shepparton City**

Secondary schools	Enrolments
<b>Government</b>	
Greater Shepparton College	2260
<b>Independent</b>	
Notre Dame College	1625
Shepparton ACE Secondary College	86
Goulburn Valley GS (Y7-Y12)	317
Shepparton Christian College (Y7-Y12)	108
St Anne's College currently (Y7-8)	60
	2196
<b>Total</b>	<b>3456</b>
Anglican independent school P-12 opening in 2024	Est. 600 students

The quantitative assessment indicates that, at full development, Shepparton City will generate 6,560 secondary school enrolments. This includes 1,704 students from South Shepparton and 472 from the Shepparton South-East PSP area. The existing schools and the new Anglican College will be able to meet some of the extra demand across Shepparton City. For example, Greater Shepparton College has capacity for an additional 800 students. However, an additional location/s may be needed. South Shepparton does not have a secondary college. It could be a suitable location for a secondary school. (See Victorian Government School Site Selection Criteria, <https://www.education.vic.gov.au/PAL/Victorian-government-school-site-selection-criteria-toolbox.pdf>)

Table 17 – Estimated demand for secondary school education

Infrastructure item	Demand generated at full development				
	Shepparton South-East PSP	Shepparton South-East existing	Shepparton South	Total South Shepparton	Total Shepparton City
	<b>6000</b>	<b>7536</b>	<b>8093</b>	<b>21623</b>	<b>83247</b>
Government secondary students	284	357	384	1025	3946
Catholic secondary students	127	160	172	459	1767
Other non-government secondary students	61	77	82	220	847
<b>Total</b>	<b>472</b>	<b>594</b>	<b>638</b>	<b>1704</b>	<b>6560</b>

#### University/TAFE

GO TAFE, Latrobe University and Melbourne University operate in Shepparton. All have expanded their facilities in recent years and are planning further expansions over the next decade. These institutions have regional and state-wide catchments. They will be able to meet future demand.

#### 6.2.4 Cultural facilities

The recently opened Shepparton Art Museum has the capacity to meet future demand for art exhibition and museum displays. There are two performing arts venues in Shepparton City – the Eastbank Function Centre/Theatre facility in Shepparton and the Westside Theatre at the former Mooroopna Secondary School Site. The function activity at Eastbank is operating at capacity. It would not be able to fully satisfy future demand. The theatres at Eastbank and Westside have spare capacity and could provide for future demand. However, if the Westside Theatre was to close (it is located at a school that has recently closed), there would not be sufficient capacity. Council has undertaken some preliminary research into how to provide for future demand. The research suggested a facility option where the Eastbank Centre was redeveloped as two distinct facilities – a theatre and function centre. This venue would have the capacity to satisfy future demand.

There are two static libraries in Shepparton City – the Shepparton and Mooroopna libraries. The Mooroopna Library is large enough to meet future demand. However, it needs updating and possibly reconfiguration to provide more activity areas. The Shepparton Library will not be able to meet future demand. The quantitative analysis indicates that around 3700m<sup>2</sup> of library floorspace will be needed in Shepparton City at full development. There is currently around 1500m<sup>2</sup> of floorspace at the Shepparton and Mooroopna Libraries. Additional capacity will be needed in the medium to long term. The preferred location for a library site would be in Kialla. The facility would be similar to the Mooroopna Library (around 500m public space, see Table 6 – Facility Model, Library).

Table 18 – Estimated demand for cultural facilities

Infrastructure item	Demand generated at full development				
	Shepparton South-East PSP	Shepparton South-East existing	Shepparton South	Total South Shepparton	Total Shepparton City
	<b>6000</b>	<b>7536</b>	<b>8093</b>	<b>21623</b>	<b>83247</b>
Community arts venue	0.06	0.08	0.08	0.22	0.83
Museum	0.06	0.08	0.08	0.22	0.83

Infrastructure item	Demand generated at full development				
	Shepparton South-East PSP	Shepparton South-East existing	Shepparton South	Total South Shepparton	Total Shepparton City
	<b>6000</b>	<b>7536</b>	<b>8093</b>	<b>21623</b>	<b>83247</b>
Art Gallery	0.06	0.08	0.08	0.22	0.83
Performing arts venue	0.06	0.08	0.08	0.22	0.83
Centre based library	0.20	0.26	0.27	0.73	2.8
Library floor area	272	337	364	973	3746

### 6.2.5 Community centres

The pavilion at Vibert Reserve is being redeveloped in stages as a sport/community hub. The first and second stages focused on the provision of sports facilities (changerooms etc). [The third stage](#), which is under construction, focuses on the provision of social and community meeting spaces. The South Shepparton Community Centre/Neighbourhood House will relocate to the site. The facility is being redeveloped to allow for a 500m<sup>2</sup> expansion. This facility will meet the community facility needs of South Shepparton, including the PSP area. This report proposes that an integrated children's/community centre be provided the PSP area. Activity spaces should also be provided in this facility. (see Table 6 – Facility Model, Community Centre).

**Table 19 – Estimated demand for community facilities**

Infrastructure item	Demand generated at full development				
	Shepparton South-East PSP	Shepparton South-East existing	Shepparton South	Total South Shepparton	Total Shepparton City
	<b>6000</b>	<b>7536</b>	<b>8093</b>	<b>21623</b>	<b>83247</b>
Neighbourhood house centre	0.38	0.47	0.50	1.35	5
Multipurpose community centre	0.6	0.7	0.8	2.1	8.4
Community meeting space/hall	1.00	1.25	1.35	3.6	14
Youth space/facility	0.20	0.25	0.27	0.7	3

### 6.2.6 Recreation facilities

#### *Indoor recreation facilities*

There are two aquatic facilities in Shepparton City – Aquamoves and the Mooroopna Outdoor War Memorial Pool. Aquamoves is a regional level indoor/outdoor facility which provides for Greater Shepparton Rural City and beyond. The Aquamoves Masterplan 2020 proposes a 10-part redevelopment for the centre. The works would include the refurbishment of the kitchen, offices and changerooms and provision of new facilities including a warm water pool, wellness area, expanded gym and water slide facilities. A redeveloped/expanded centre will be able to cater for Shepparton City at full development.

*Indoor recreation facilities*

There are currently 6 indoor sports facilities in Shepparton City. 4 are located at former school sites, one at a private school and one at the Shepparton Sports Precinct. 2 additional courts will soon be provided at the new Greater Shepparton Secondary College. Council recently completed a future directions plan for the Shepparton Sports Stadium. The plan recommends that 2 additional courts be provided at the Stadium. Combined, the schools and sport stadium could provide 16 courts.

**Table 20 – Indoor sport facilities, Shepparton City**

Location	No of courts
<b>Existing</b>	
Shepparton Sports Stadium	4
Visy Stadium	2
Former Mooroopna Secondary School	1
Former McGuire College	1
Greater Shepparton Secondary College	2
Notre Dame College	2
<b>Planned/potential additional</b>	
Greater Shepparton Secondary College	2
Shepparton Sports Stadium	2
<b>Total</b>	<b>16</b>

The quantitative analysis of demand indicated that at full development, 2 indoor courts are needed to cater for South Shepparton and 8 courts for Shepparton City. There are sufficient courts in Shepparton City to meet this demand.

**Table 21 – Estimated demand for indoor courts**

Infrastructure item	Demand generated at full development				
	Shepparton South-East PSP	Shepparton South-East existing	Shepparton South	Total South Shepparton	Total Shepparton City
	<b>6000</b>	<b>7536</b>	<b>8093</b>	<b>21623</b>	<b>83247</b>
Indoor multipurpose court	0.6	0.8	0.8	2.1	8.3

*Playing fields*

There are 13 active recreation reserves in Shepparton City. These reserves accommodate a range of playing fields, e.g., soccer, cricket, hockey and equestrian. The largest reserve is the multi-faceted Shepparton Sports Precinct. It contains 11 playing fields including regional soccer and hockey venues. Deakin Reserve is the major football/cricket venue in Shepparton City. In addition to the 13 active reserves, there are 5 (and soon to be 6) schools in Shepparton City that have playing fields which are suitable for junior sport and, at some venues, senior sport.

Council has recently prepared masterplans for six reserves – [Congupna](#), [Deakin](#), [Princess Park](#), [Mooroopna](#), [Kialla Park](#) and [Vibert Reserve Pavilion](#). The masterplans propose works that will enhance the capacity of the reserves. There is one active recreation reserve in Shepparton South - Vibert Reserve. The reserve is adjacent to the playing field at the former McGuire Secondary College Site. The Reserve plus the playing fields occupy 9ha. There are 4 playing fields on this 10ha site – 2 football/cricket and 2 soccer/cricket.

The quantitative assessment for outdoor active recreation spaces contain distribution standards and field/area to population ratios. The distribution standards specify the maximum distances that all households can be from a sporting reserve – Council standard 2kms, VPA 800ms. The application of these standards to South Shepparton indicates the following (see Appendix C):

- Some western positions of the Shepparton South-East PSP area are within the 2km standard. Part of the northern and most of the southern portion are outside the radius.
- All of the PSP area is outside the 800m standard.

The field/area to population standards specify the amount (area) of space and number of fields that are needed. The application of these standards to South Shepparton indicates the following:

- 21ha of active recreation space is required across South Shepparton. There is currently 10ha.
- 5ha-16ha is required to cater for the Shepparton South-East PSP area.
- 4 football, 5 cricket and 4 soccer fields are needed to cater for South Shepparton. There are currently 4 cricket, 2 football and 2 soccer fields.

Council's Sports 2050 Plan (draft) identifies that there is sufficient supply of fields across Shepparton City to meet current and future soccer and cricket demand. The Plan indicates that more capacity may be required for football. The Plan recommends that the capacity of existing playing fields be optimised through surface improvements, lights etc. It also recommends that greater public use be made of school facilities. Even with these measures to enhance capacity and accessing school facilities, a new multi-field active reserve will be required in the Shepparton South-East PSP area. The draft PSP provides for an open space parcel next to the proposed school. This space should be used for a senior size football oval. 4-5ha will be required. A 2-3ha space reserve which could provide for one oval or 2 soccer fields is also recommended. (see Table 6 – Facility Model, Australian Rules, Soccer and Cricket).

**Table 22 – Estimated demand for sports fields**

Infrastructure item	Provision ratio	Demand generated at full development			
		Shepparton South-East PSP	Shepparton South-East existing	Shepparton South	Total South Shepparton
	<b>Population</b>	<b>6000</b>	<b>7536</b>	<b>8093</b>	<b>21623</b>
Sports space (spaces)	1 space with 2km of all households (GSCC)	Part of PSP area is outside 2kms	-	-	-
Sports reserve (>1ha)	Within 800m of all dwellings (VPA)	All of PSP is outside 800m	-	-	-
Sports space (ha)	1ha – 1000 residents	6	8	8	22
Sports fields (ha)	5-7% of NDA	12-16	-	-	-
Football field	1 field: 5,000 residents	1.3	1.5	1.6	4.4
Cricket field	1 field: 4,000 residents	1.5	1.9	2.1	5.5
Soccer field	1 field: 5,000 residents	1.3	1.5	1.6	4.4
Field lower profile sports	1 field: 15,000 residents	0.4	0.5	0.6	1.5

*Courts and greens*

There are 4 tennis venues in Shepparton City. The venues provide 54 tennis courts. There are no courts in South Shepparton. The quantitative assessment indicates that 27 courts will be required in Shepparton City at full development. The existing courts will be able to satisfy demand. The Sports Plan 2050 confirms that there is more than adequate supply. No courts will be needed in the PSP area or South Shepparton. Council may wish to erect a rebound wall in a park to provide for informal play.

There are 4 bowls venues in Shepparton City. The venues provide 9 greens. There are 2 greens in South Shepparton, on the eastern edge of the PSP area. The quantitative assessment indicates that 9 greens will be required in Shepparton City at full development. The existing greens will be able to satisfy demand.

**Table 23 – Estimated demand for tennis courts and bowls greens**

Infrastructure item	Demand generated at full development				
	Shepparton South-East PSP	Shepparton South-East existing	Shepparton South	Total South Shepparton	Total Shepparton City
	<b>6000</b>	<b>7536</b>	<b>8093</b>	<b>21623</b>	<b>83247</b>
Tennis court	2	3	3	7	28
Lawn bowls green	1	1	1	2	98

*Regional and municipal recreation venues*

Shepparton is a regional city and has a wide range of municipal and regional level facilities including a velodrome, BMX track, hockey venue, all water athletics track, aquatic centre and equestrian centre. These facilities have the capacity to cater for Shepparton City and South Shepparton.

**6.2.7 Play spaces**

South Shepparton has one district and 12 neighbourhood playspaces. The neighbourhood playspaces serve their surrounding local areas. The district playspace at Ducat Reserve serves a bigger area, including, in future, part of the Shepparton South-East PSP area. [Council's Playground Strategy](#) recommends that the Ducat Reserve playground be replaced.

The quantitative analysis of demand indicates that 5-6 playspaces will be needed in the Shepparton South-East PSP area. Ducat Reserve could be one of these. [Council's Playground Strategy](#) proposes that a playspace be provided in the PSP area – at the proposed active recreation area. The other playspaces should be provided in the north of the PSP area and in the south - near the Broken River.

**Table 24 – Estimated demand for playspaces**

Infrastructure item	Demand generated at full development				
	Shepparton South-East PSP	Shepparton South-East existing	Shepparton South	Total South Shepparton	Total Shepparton City
	<b>6000</b>	<b>7536</b>	<b>8093</b>	<b>21623</b>	<b>83247</b>
Playspace (based on total population)	6	7	8	21	81
Playspace (based on 0-12 years population)	5	6	6	17	66



## SECTION SEVEN – SUMMARY OF INFRASTRUCTURE REQUIREMENTS

## 7.1 Summary of strategies for meeting future demand

Table 25 provides strategies for satisfying the additional demand generated by population growth in South Shepparton.

Table 25 – Strategies for satisfying additional demand

	Demand		Strategy for meeting demand
	Shepparton South-East PSP	South Shepparton	
<b>Population</b>	<b>6000</b>	<b>20900</b>	
<b>3 and 4yo kindergarten (place)</b>	132	470	Optimal use of existing and planned kindergarten programs in South Shepparton Additional capacity provided by private childcare centres New integrated children's/community centre in the Shepparton South-East PSP area (should adjoin the proposed school site) – 3 playrooms New 2-3 playroom kindergarten facility at Wilmot Rd Primary School Colliver and/or Leslie Gribble retained and updated or, if not feasible (and funding available) replaced by a new 2 room facility at a suitable location in existing South Shepparton
<b>M&amp;CH (session)</b>	7	24	Consultation room/s at proposed children's/community centre in Shepparton South-East PSP Optimal use of Westmorland M&CH Centre (relocate Wilmot Rd Primary School)
<b>Long day childcare (places)</b>	126	454	Existing long day care centres New centre/s provided in South Shepparton by the private/community sector Council may encourage provision in the PSP area by nominating a preferred location for a private centre - near integrated children's/community centre or convenience store
<b>Occasional care (place)</b>	22	28	Provision made for occasional care at proposed children's/community centre in Shepparton South-East PSP area Optimal use of existing occasional care services
<b>Community meeting space</b>	0.20	0.73	Optimal use of the Vibert Pavilion/Community Centre Expansion of the Vibert Centre as per the Stage 3 Redevelopment Plan Activity space in proposed Wilmot Road Children's Centre Activity spaces in proposed children's/community centre in Shepparton South-East PSP area
<b>Centre based library</b>	0.20	0.27	Optimal use of Shepparton Library
<b>Centre based library floor space (m2)</b>	272	364	New branch library in Kialla
<b>Cultural facilities</b>	0.06	0.22	Optimal use of modernised Eastbank and Westside facilities Redevelopment of the Eastbank venue as two distinct facilities – theatre and function centre

	Demand		Strategy for meeting demand
	Shepparton South-East PSP	South Shepparton	
<b>Population</b>	<b>6000</b>	<b>20900</b>	
			Optimal use of Shepparton Arts Museum
<b>Football</b>	1	4	New football/cricket oval in Shepparton South-East PSP area adjoining the proposed school site Optimal use of Vibert Reserve
<b>Cricket</b>	1	5	New football/cricket oval in Shepparton South-East PSP area adjoining the proposed school site Optimal use of Vibert Reserve
<b>Soccer field</b>	1	4	Two fields in Shepparton South-East PSP area adjoining the proposed school site Optimal use of Vibert Reserve
<b>Fields for lower profile sports</b>	0.4	1.5	Optimal use of fields and ancillary facilities at Shepparton Sports Precinct area
<b>Tennis court</b>	2	7	Optimal use of existing facilities in Shepparton City
<b>Bowls green</b>	0.6	2	Optimal use of existing facilities in Shepparton City
<b>Aquatic facilities</b>	0.05	0.22	Optimal use of a redeveloped and expanded Aquamoves Centre
<b>Playspace</b>	5	17	Replace of Ducat Reserve playspace Playspace in park in the northern portion of the Shepparton South-East PSP area Playspace in proposed active recreation reserve in Shepparton South-East PSP area Playspaces in parks in the northern and southern portion of the Shepparton South-East PSP area, e.g., near Broken River.
<b>Indoor court</b>	0.6	2	Optimal use of a redeveloped and expanded Shepparton Sports Stadium Optimal use of existing indoor court facilities in Shepparton City
<b>Primary school education</b>	590	2129	New government primary school in Shepparton South-East PSP area Optimal use of existing primary schools in South Shepparton Optimal use of proposed Anglican School
<b>Secondary school education</b>	472	1704	Optimal use of existing secondary schools in Shepparton City area Optimal use of proposed Anglican School Provision of new Government Secondary College, preferably in South Shepparton/Kialla

## 7.2 Details of required new or modified facilities

Table 26 lists the facilities that should be considered for location in **the Shepparton South-East PSP area** and identifies the catchment area served by the facility. There are three catchment areas:

## South Shepparton

- Shepparton South-East PSP area – 6,000 people
- Shepparton South/Shepparton South-East Existing – 14,540
- South Shepparton – 21,623 people

The table provides details on the land areas required for the facilities and construction costs. Note that these figures are 'ESTIMATES' and will need to be firmed up through detailed planning processes. The table also provides figures on the proportion of demand that can be attributed to the Shepparton South-East PSP area. The proportions are determined by dividing the population of the Shepparton South-East PSP area into the catchment population for the facility.

**Table 26 – Proposed facilities in the Shepparton South-East PSP area**

Infrastructure items	Catchment area served	Estimated land area required (ha)	Estimated construction cost (\$)	Proportion of demand attributable to Shepparton South-East PSP Area
Multi-purpose children's/community centre – 3 playrooms, 2 room M&CH centre, activity spaces (adjacent to Primary School (PS))*	Shepparton South-East PSP Area	0.8-1.0ha	7,000,000	100%
One senior size football field adjoining school site with, lights, pavilion, playground and ancillary facilities (adjacent to PS)	Shepparton South-East PSP Area	4-5ha	6,000,000	100%
Two senior size soccer fields adjoining school site with, lights, pavilion and ancillary facilities (adjacent to PS)	Shepparton South-East PSP Area	2-3ha	5,000,000	100%
Local passive open space and pathways	Shepparton South-East PSP Area	10ha	3,000,000	100%
Playgrounds	Shepparton South-East PSP Area	-	800,000	100%

New or modified community infrastructure will be required elsewhere in **South Shepparton** to provide for the South Shepparton Area. This infrastructure includes the expanded Vibert Reserve Community Centre (as per the Stage 3 Development Plan), expanded and upgraded Ducat Reserve Playspace and the development of new children's centre at Wilmot Road Primary School.

**Table 27 – Potential facilities elsewhere in South Shepparton and Shepparton City**

Infrastructure items	Catchment area	Estimated land area required (ha)	Estimated construction costs (\$)	Proportion of demand attributable to Shepparton South-East PSP Area
New children's centre at Wilmot Rd Primary School – 2-3 kindergarten rooms, consulting room, activity room	Shepparton South/Shepparton South East Existing	-	5,500,000	0%
Update of Colliver and Leslie Gribble Kindergartens Or	Shepparton South/Shepparton South East Existing	-	2,000,000	0%

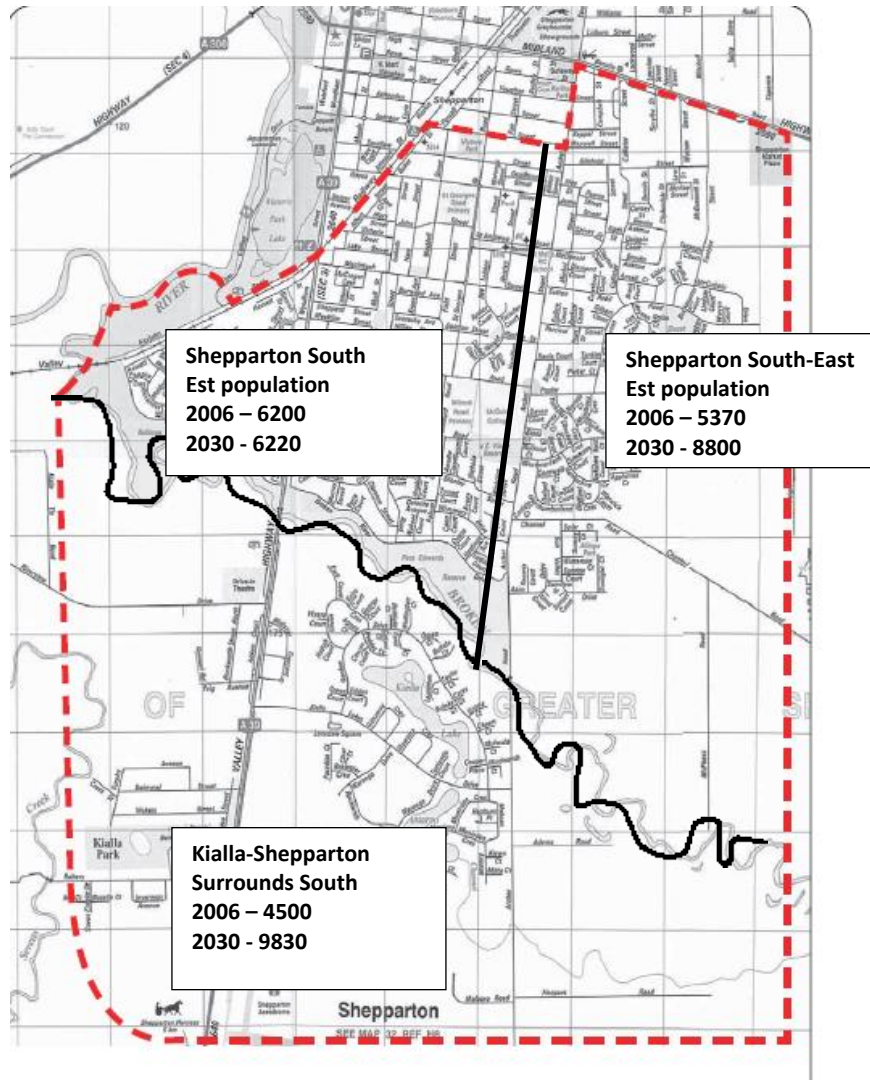
Infrastructure items	Catchment area	Estimated land area required (ha)	Estimated construction costs (\$)	Proportion of demand attributable to Shepparton South-East PSP Area
Closure of Colliver and Leslie Gribble Kindergartens and construction of a new 2 room facility in existing South Shepparton	Shepparton South/Shepparton South East Existing	-	4,500,000	0%
Expansion of Vibert Reserve Pavilion/Community Centre (as per the Stage 3 masterplan)	South Shepparton	-	4,800,000	25%
Expansion/upgrade of Ducat Reserve Playspace	South Shepparton	-	750,000	25%

New or modified infrastructure will be required elsewhere in **Shepparton City** to provide for the South Shepparton Area. This infrastructure includes a new branch library in Kialla, redeveloped Eastbank Centre, expanded Shepparton Stadium, redeveloped Aquamoves facility and upgraded facilities at Shepparton Sports Precinct. The need to provide this infrastructure and the facilities listed in Tables 26/27 should be considered when preparing a contributions plan for the Shepparton South-East PSP Area. Further discussions should also occur with DET about the provision of a government secondary school site in the Kialla/South Shepparton Area.

**APPENDICES**

**Appendix A – South Shepparton Community Infrastructure Needs Assessments 2009 and 2011**

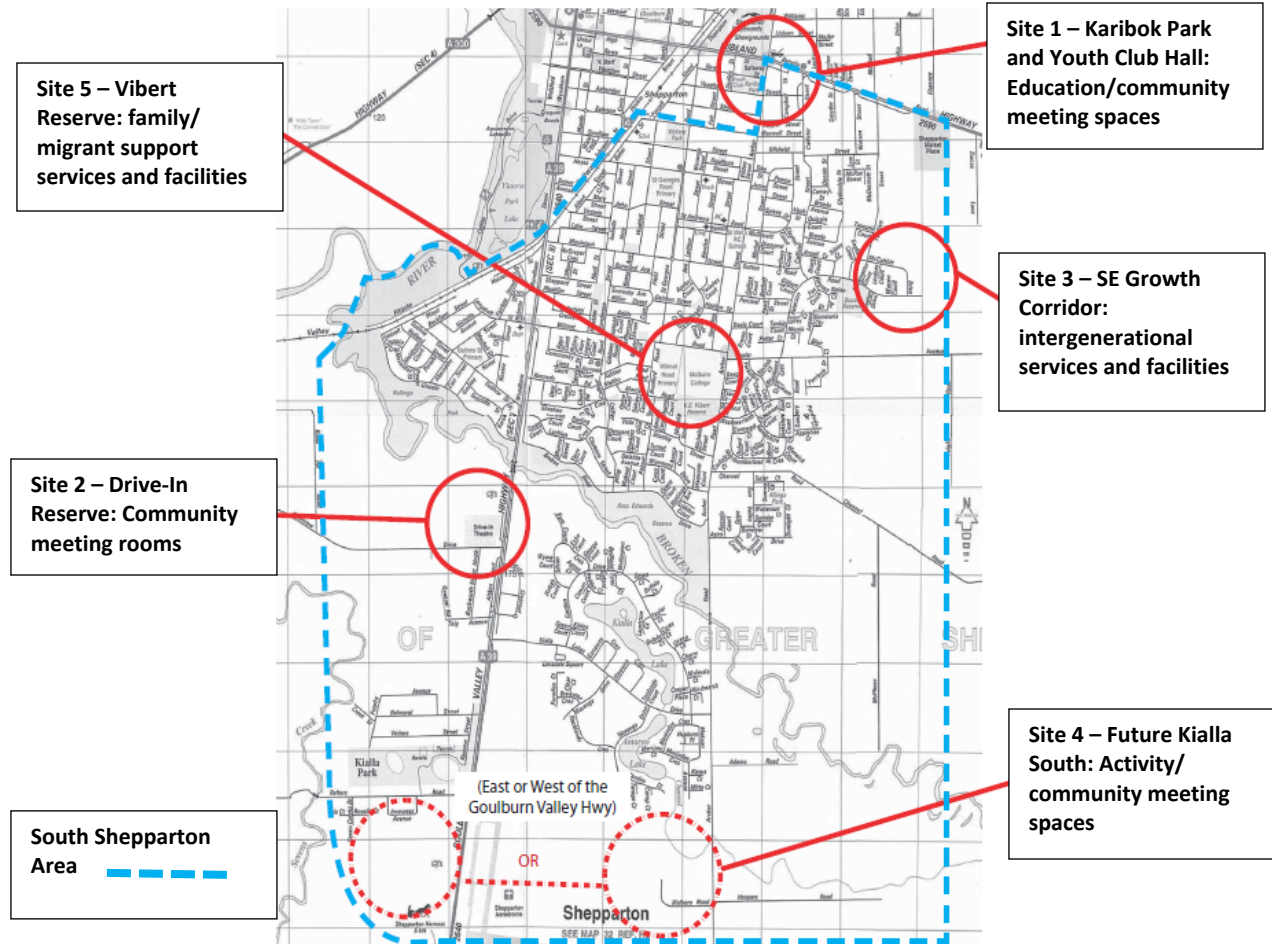
The **2009 Assessment** investigated the community infrastructure needs of the South Shepparton area (note: the South Shepparton Area included Shepparton South, Shepparton South-East and Kialla-Shepparton Surrounds South). The assessment was based on an estimated total population size for South Shepparton in 2031 of around 25,000 with 8,800 in Shepparton South-East, 6,250 in Shepparton South and 9,950 in Kialla Shepparton Surrounds.



The Assessment recommended that community infrastructure be aggregated across five sites in South Shepparton. The sites and their proposed functions and recommended infrastructure were as follows:

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





The 2011 Assessment reviewed and updated the 2009 Assessment. It noted that several policy and planning documents had been produced since the 2009 Assessment. These documents included a Housing Strategy that indicated that population growth could be higher than anticipated in in the 2009 Assessment. The 2011 Review also noted that several key development and planning initiatives had occurred since 2009 that had relevance for community infrastructure provision in Shepparton South. These included:

- The possible Shepparton Secondary School Regeneration Project where the government schools in Shepparton would amalgamate into a senior campus and middle year, primary and early years hubs
- The production of the Shepparton South-East Growth Corridor Plan. The Plan identified that the following community infrastructure should be provided in the Corridor – primary school, M&CH centre, kindergarten, community meeting space and private consulting rooms
- A new pavilion has been constructed at Vibert Reserve. The Pavilion was further extended in 2012 to include more changerooms and meeting/social spaces.
- The former Drive-In site (Site 2 in the 2009 Assessment) had been redeveloped as a retail hub. The hub contained a community facility with an office ad meeting spaces.
- The two stage expansion of the Mercy Aged Care facility had commenced. The expansion would include the provision of additional beds, a dementia unit and an activity space.

The Assessment identified several limitations and gaps in the provision of community infrastructure in the South Shepparton area. These were as follows:

- Ageing and poorly functional M&CH facilities and Westmoreland Children’s Centre and Kialla Central.
- The planned relocation of St Andrew’s Kindergarten to the St Georges Road Primary School.
- The poor condition of and ageing facilities at the Karibok Park and Youth Club Hall site (Site One in the 2009 Assessment).
- The poor functionality and inadequate size of the South Shepparton Community House.
- A lack of community meeting space on in South Shepparton particularly for CALD and older adult groups.
- A lack of non-competition recreation opportunities.
- The need for an outreach M&CH program for CALD groups.
- Gaps in public transport provision in the outer area of Shepparton.
- A lack of health services, particularly for the aged.

The Assessment identified several potential relocation/reconfiguration sites for community infrastructure. These included:

- McGuire College – school regeneration project may free up site, next to Vibert Reserve, suitable site for a sporting precinct.
- Vision Australia - could be a suitable site for an additional hub in South Shepparton (Site 6)
- Wilmot Rd Primary School – school interested in early years facility being located on school site.
- Ethnic Communities Council – potential site for community meeting space
- Uniting Church – Cutting Edge – potential site for youth centre
- St Georges Rd Primary School – future site for the combined Colliver Rd Children Centre and St Andrew’s Kindergarten.

The Assessment made the following recommendations regarding community infrastructure provision in South Shepparton:

### 2009 Sites

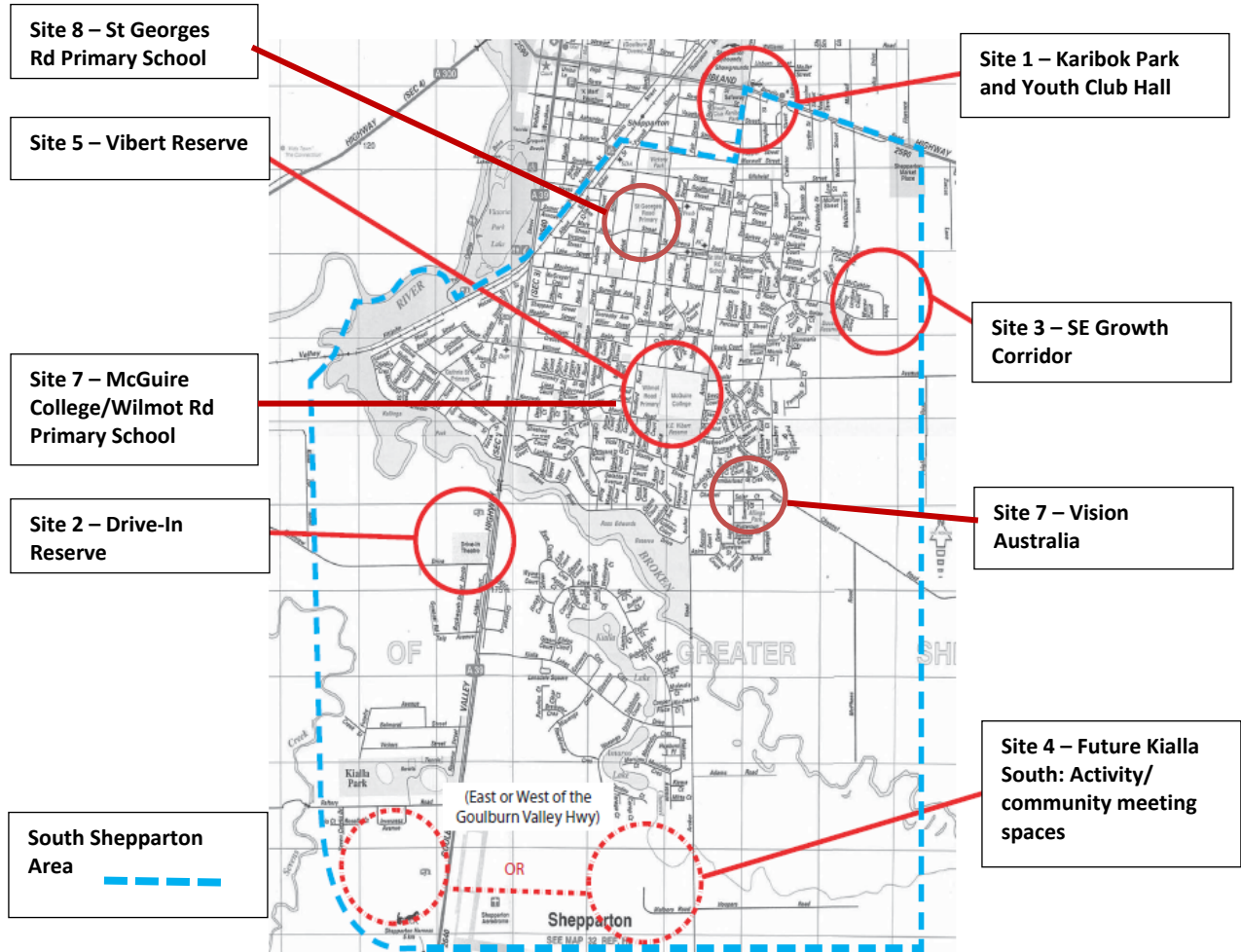
Site	Recommendations
<b>Site 1: Karibok Park and Youth Club Hall (existing site)</b>	<ul style="list-style-type: none"> <li>• Maintain adult/community education facilities (ACE).</li> <li>• Redevelop multi-purpose community space (existing Youth Club Hall) to allow for increased community group use.</li> <li>• Enhancement/revitalise to allow for passive recreation and increased activity at the site. Consider incorporating a community garden for education and community uses</li> </ul>
<b>Site 2: Riverside Plaza (Former Shepparton Drive-In Site)</b>	<ul style="list-style-type: none"> <li>• Continue to focus on family and children services with space for parenting group meetings/sessions.</li> <li>• Consider as potential location for Maternal and Child Health outreach.</li> <li>• Close Scoresby Avenue and relocate to Riverside Plaza. Accessibility issues need to be addressed before the relocation.</li> </ul>
<b>Site 3: South-East Shepparton Growth Corridor (Future)</b>	<ul style="list-style-type: none"> <li>• Develop a primary School.</li> <li>• Develop a maternal and child facility, kindergarten and community meetings spaces and co-locate with the primary school.</li> </ul>

Site	Recommendations
<b>Site 4: Future Kialla South</b>	<ul style="list-style-type: none"> <li>• Develop a large, multi-purpose facility co-located with primary school, which would potentially be located on the current aerodrome site.</li> <li>• Develop an early years facility – M&amp;CH and kindergarten.</li> <li>• Develop a youth.</li> <li>• Develop a pedestrian and cycling network with connects residential areas to established and future community facilities.</li> <li>• Consider the future operation of the Kialla Children’s Centre.</li> </ul>
<b>Site 5: Vibert Reserve</b>	<ul style="list-style-type: none"> <li>• Enhance Vibert Reserve as a sport and recreation hub with St. Andrews Tennis Club relocating adjacent to the Reserve.</li> <li>• Develop a community meeting/training space at the Reserve suitable for 100 people.</li> </ul>

#### Potential new Sites

Site	Recommendations
<b>Site 6: McGuire College/Wilmot Road Primary School Site (if the school regeneration project goes ahead as currently proposed)</b>	<ul style="list-style-type: none"> <li>• Relocate the Westmoreland Crescent MCH and Leslie Gribble Preschool to the primary school site.</li> <li>• Establish an arrangement with the primary school for use of school facilities for community purposes.</li> <li>• Investigate opportunities to use McGuire College’s language school for broader community purposes when the middle school is relocated.</li> </ul>
<b>Site 7: Vacant land (owned by the CFA) adjacent to Vision Australia</b>	<ul style="list-style-type: none"> <li>• Partners with Vision Australia to develop an intergenerational hub that includes: <ul style="list-style-type: none"> <li>– Neighbourhood house/lifelong learning (potential relocation of South Shepparton Community House to site).</li> <li>– Men’s Shed.</li> <li>– Community garden/sensory garden.</li> <li>– Secure playground and shelter for playgroups</li> </ul> </li> </ul>
<b>Site 8 - St Georges Road Primary School</b>	<ul style="list-style-type: none"> <li>• Relocate the Colliver Road Children’s Centre and St Andrews Kindergarten) co-located to the primary school site.</li> </ul>

Site/hub locations



## Appendix B – Literature Review

Name	Description	Implications for assessment
Shepparton and Mooroopna 2050 Regional Growth Plan 2021	<p>This Plan provides a vision and framework for the future development of the Shepparton Mooroopna Area through to 2050. It indicates that the population of the area is projected to grow from 66,000 in 2021 to around 78,000 in 2031. The Plan identifies:</p> <ul style="list-style-type: none"> <li>- 3 existing growth areas: Mooroopna West (1,600 lots), Shepparton North East (1,500 lots) and Shepparton South East 2,500 lots</li> <li>- 6 future growth fronts: Kialla North (short term 2150), Kialla West (medium 800), Kialla Sth (medium 350), Kialla Central (long, TBD), (former Radio Australia Site (long, TBD), Shepparton Airport (Unknown, TBD)</li> </ul> <p>The Plan makes the following reference to community infrastructure provision:</p> <ul style="list-style-type: none"> <li>- Munnara Centre for Regional Excellence</li> <li>- Latrobe University Expansion</li> <li>- Greater Shepparton Education Plan</li> <li>- Shepparton Railway Precinct Masterplan</li> <li>- GOTAFE Masterplan</li> <li>- Goulburn Murray Trade Skills Centre</li> <li>- RiverConnect Paths Masterplan</li> <li>- Aquamoves Redevelopment Masterplan</li> <li>- Shepparton Sports and Events Centre</li> <li>- Shepparton Railway Precinct Masterplan</li> <li>- Business case for Youth Hub</li> <li>- Camping locations</li> <li>- Expansion of tertiary courses and facilities in the Shepparton CBD.</li> <li>- Partnerships or co-location of services between the City library and the STEP Library to provide additional community resources</li> <li>- Creation of an arts precinct near the STEP site</li> </ul>	The references relating to municipal and regional level community infrastructure should be considered when identifying how the demand generated by South Shepparton for these facilities will be met. will be met.
Shepparton North-East Precinct Structure Plan	<p>This Plan provides a development framework for the Shepparton North-East PSP area. The Area is projected to yield around 1,500 homes and accommodate a population of around 4,000. The PSP provides for:</p> <ul style="list-style-type: none"> <li>- Land and construction of a district park and 3 local parks</li> <li>- Bike and shared paths</li> <li>- Land for a private school and government school</li> <li>- Land and construction of a community facility</li> </ul>	The provision made in Shepparton North-East PSP for a government and non-government school should be considered when assessing the need for school facilities in South Shepparton.
Shepparton Education Plan (Stage One)	<p>This document outlines the State Government's Plan with respect to the provision of education facilities across Shepparton. Stage One covered secondary education. It recommended that the four secondary schools in Shepparton - McGuire College, Mooroopna Secondary College, Shepparton High School and Wanganui Park Secondary College - merge to form one new single-campus secondary school. The key characteristics of the Plan were:</p> <ul style="list-style-type: none"> <li>- Merging all four secondary schools to form a new secondary school on one site, capacity 3000 students</li> </ul>	The capacity of the merged secondary school to cater for Shepparton City should be investigated in the community needs assessment.

Name	Description	Implications for assessment
	<ul style="list-style-type: none"> <li>- A school within a school or 'House model' of around 300 students from all year levels to ensure effective engagement, wellbeing and catering for individual students</li> <li>- The provision of new buildings including specialist and technical facilities</li> <li>- A secondary students' support Hub that will provide integrated support services.</li> </ul>	
Shepparton Education Plan (Stage Two)	The Stage Two covered early years education. It made 17 recommendations, one specifically related to infrastructure - the provision of an integrated early years service in Mooroopna.	The recommendations contained in the plan should be noted when undertaking the South Shepparton Assessment.
Shepparton Education Plan (Stage Three)	<p>The Stage Three covers primary education. It does not contain and specific recommendations relating to infrastructure. Instead, it outlines the following framework for the future provision of primary education in Shepparton:</p> <ul style="list-style-type: none"> <li>- Create a positive climate for learning and development where services demonstrate the highest levels of respect and inclusion and, as a result, Koorie children and learners of all ages feel strong in their identity within all services</li> <li>- Build community engagement in learning and development so that, through partnership and collaboration, services work together with Koorie people to find innovative ways to improve outcomes in local communities</li> <li>- Build a culture of professional leadership where success for Koorie Victorians is core business for all educational leaders</li> <li>- Achieve excellence in teaching, learning and development at all education stages.</li> </ul>	The principles/framework contained in the plan should be noted when undertaking the South Shepparton Assessment.
Shepparton Health and Tertiary Education Precinct 2020 (Action Plan)	<p>This Document contains a vision and set of guiding principles for the expansion of higher education facilities in Shepparton. Infrastructure related recommendations/suggestions were as follows:</p> <ul style="list-style-type: none"> <li>- Using the Precinct as a catalyst for urban revitalisation and projects that improve amenity and function both within the Precinct and throughout the CBD</li> <li>- Updating the facilities in the Precinct to lift the image and attractiveness of the precinct</li> <li>- Making sure that any future design and redevelopment for the Precinct is based around creating an urban style campus that feels open and provides spaces, places and connections that improve and form part of the City</li> <li>- Opening-up buildings for different uses for the local community and hosting events</li> <li>- Providing training facilities and opportunities that can be used by the local community and become part of the city fabric and daily life</li> </ul>	The information contained in the Plan should be noted when considering the higher education needs of the South Shepparton community.

Name	Description	Implications for assessment
Shepparton Health and Tertiary Education Action Plan (Action Plan) 2020	<p>This Plan aims to grow Shepparton as a health and tertiary education destination. The Plan indicates that there are currently two health and education hubs in Shepparton. Hub One is the Shepparton CBD Health and Tertiary Education Hub which comprises La Trobe University, Goulburn Ovens Institute of TAFE (GOTAFE), Goulburn Valley Health (GV Health) Community, Youth Foyer and Genesis Care Radiation Therapy Centre. Hub Two is the Graham Street Precinct which comprises GV Health's major acute referral hospital, The University of Melbourne Shepparton Rural Clinical School and, potentially, the proposed GV Health and La Trobe University Clinical Health School.</p> <p>The Plan contains the following recommendations:</p> <ul style="list-style-type: none"> <li>- Establish the Shepparton Health and Tertiary Education Steering Committee</li> <li>- Prepare an business case to attract investment in the health and tertiary education sector</li> <li>- Invest in infrastructure to enhance connectivity to and between health and tertiary education facilities.</li> <li>- Deliver urban realm improvements in the Shepparton CBD to enhance the location as one to study, work, live and invest</li> <li>- Advocate for funding for the GV Health and La Trobe University Clinical Health School at Graham Street.</li> </ul>	The information contained in the Plan should be noted when considering the higher education needs of the South Shepparton community.
Shepparton Sport 2050 Report	<p>This document contains a number of principles/standards which relate to the provision of sports facilities. These are:</p> <ul style="list-style-type: none"> <li>- Preferably, sports facilities will have multiple playing fields/elements</li> <li>- In smaller towns, sports facilities should be located in hubs</li> <li>- 1ha of sports space should be provided for every 1000 people</li> <li>- Every household in an urban setting should have a sports space within 2kms</li> <li>- Sport facilities should be categorised as follows – 1) Premier/Regional, 2) District, 3) High demand local, 4) Low Demand local</li> <li>- All sports facilities should be optimally used</li> <li>- New spaces/facilities should only be provided if existing fields are being used to their optimum and cannot cater for additional demand</li> <li>- Investment aimed at increasing capacity and existing facilities should be made before new facilities are built</li> <li>- School sporting facilities should be used for community sport where feasible.</li> </ul> <p>The document contains an assessment of the provision of sport spaces in each township with respect to the 2km radius provision standards. The assessment found as follows:</p> <ul style="list-style-type: none"> <li>- Shepparton: there is a lack of sport spaces in the eastern areas of Shepparton. This may be exacerbated further in the coming years with the release of the growth corridors and in-fill areas - Radio Australia site, the Shepparton North East in-fill site and the Shepparton South East Growth Corridor</li> <li>- Kialla: a large portion of the Kialla North Growth Corridor and a portion of the Kialla West Growth Corridor will fall outside of the 2km buffer zone of the current sport facilities.</li> </ul>	The provision standards outlined in the report should be applied in quantitative assessment of demand. The findings from applying the standards should be considered in the qualitative assessment of community infrastructure provision.



Name	Description	Implications for assessment
	<ul style="list-style-type: none"> <li>- Mooroopna: a large area of northern Mooroopna and the infill areas of Mooroopna West are not within a 2km zone. The planned in-fill development noted as Mooroopna West will further increase the area not serviced by existing sports facilities</li> <li>- Tatura: a small portion of the north of Tatura is not within the 2km buffer zone (excludes the Hill Top Golf &amp; Country Club).</li> </ul>	
Shepparton Sports City Masterplan 2022	<p>This masterplan makes recommendations about the broad range of district, municipal and regional level sporting infrastructure that is provided at the reserve. The major works listed in the action plan that relate to providing more capacity and higher quality recreation facilities are as follows:</p> <ul style="list-style-type: none"> <li>- Upgrade and enhancement of the capacity of Wanganui Oval – lighting, resurfacing, irrigation, pavilion replacement.</li> <li>- Development of the Munarra Centre</li> <li>- Retirement of the existing Shepparton Sports Stadium and construction of a new 6 court stadium.</li> <li>- Retention of Visy Stadium.</li> <li>- Development of a shared circuit trail.</li> <li>- Redevelopment of the netball centre to provide 8 compliant floodlit courts with shelters and seating and an expanded pavilion.</li> <li>- Replacement of the existing indoor courts with a new 6 court indoor stadium.</li> <li>- Redevelopment of the athletics centre to provide and expanded pavilion and facilities for field events.</li> <li>- Upgrade of the tennis pavilion and courts.</li> <li>- Upgrade of the floodlighting and extension of the pavilion at the hockey centre.</li> <li>- Expansion of the soccer pavilion.</li> <li>- Lengthening of the main soccer field to make it suitable for other sports.</li> <li>- Provision of a new cycling pavilion.</li> </ul> <p>Increasing the number of powered sites at the Equestrian facility.</p>	The recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.
Shepparton Sports Stadium Future Directions Plan 2019	The document contains a redevelopment/expansion plan for the Shepparton Sports Stadium. The plan provides for the refurbishment of the existing centre, two additional courts, retractable seating for 1500m new multipurpose room, six squash courts and a new sports house/hub on the mezzanine floor (est cost \$18.5m).	The recommendations in the plan should be considered in the qualitative assessment of sports facility provision.
Greater Shepparton City Council Playspace Strategy (2020-2030)	<p>This document provides strategic guidance and direction to Council for the future provision and development of play spaces throughout Greater Shepparton City. The Strategy contains an audit of existing play spaces in Greater Shepparton City. The relevant findings of the audit were as follows:</p> <ul style="list-style-type: none"> <li>- Shepparton has more than enough play spaces to service the community in terms of numbers. However, there is a need for more district level play spaces in densely populated areas</li> <li>- Consideration should be given to the decentralisation of a regional play space</li> </ul>	The findings of the audit should be considered in the qualitative assessment of playground provision. The provision standards should be applied in the quantitative assessment of playground demand.

Name	Description	Implications for assessment
	<ul style="list-style-type: none"> <li>- Additional neighbourhood and district level play spaces will be required in the growth areas</li> <li>- South Shepparton has 13 playgrounds – 11 neighbourhood, 1 district. A new playground will be needed in the Shepparton SE PSP area.</li> <li>- Many of playground in South Shepparton need upgrade.</li> </ul> <p>The Strategy makes reference to some provision standards for playgrounds in urban areas – a playground within 500m of all households, a playground per 1000 head of population, a playground for every 250 children aged 0-12 years.</p>	
Aquamoves Masterplan 2020	<p>The Aquamoves Centre is being developed in two stages. Stage One is complete. Stage Two is still outstanding. The masterplan reviewed the merits of continuing with Stage Two in the context of existing and future aquatic needs of the Shepparton community. The masterplan proposes a 10 part redevelopment of the facility. The works will include the refurbishment of many areas within the centre – kitchen, offices, changerooms etc – and the provision of major new facilities including a warm water pool, wellness area, expanded gym and water slide facilities. The cost of the expansion/redevelopment is estimated to be \$32m.</p>	<p>The recommendations in the plan should be considered in the qualitative assessment of aquatic facility provision.</p>
Whole of Sports Plan Cricket	<p>This Plan provides Council with a vision for supporting cricket at a local and regional level and to guide the development of improved facilities that will meet current and future community need. The plan states that participation in cricket in Greater Shepparton has been in decline over the last 10 years. The Plan found that:</p> <ul style="list-style-type: none"> <li>- There were 31 cricket locations in Shepparton</li> <li>- The locations were well distributed</li> <li>- There were sufficient facilities to meet existing and future demand</li> <li>- The quality of the facilities varied.</li> </ul>	<p>The finding that cricket participation is declining and there is sufficient capacity to cater for future demand should be noted in the qualitative assessment of sports field provision</p>
Whole of Sport Plan Tennis	<p>This Plan provides Council with a vision for supporting tennis at a local and regional level and to guide the development of improved facilities that will meet current and future community need. The plan states that broadly at a local level there have been significant declines in participation by adults and in competitive tennis. It finds that there are sufficient courts to meet current and future demand. The Plan commits Council to supporting tennis participation and working with Clubs and Tennis Victoria to include club facilities.</p>	<p>The finding that cricket participation is declining and there is sufficient capacity to cater for future demand should be noted in the qualitative assessment of tennis court provision</p>
Central Park Reserve and Masterplan 2019	<p>This masterplan provides Council and user groups with a direction to support the future use, development, management and maintenance of Central Park. The Reserve is located in Shepparton East, 2.2kms east of the edge of the Shepparton South East PSP area. The facilities at the reserve include a multi-purpose sports oval, tennis and netball courts, a community centre, scout hall, several other smaller buildings used as change-rooms, meeting rooms and for social purposes, caretaker residence and playground. Its user groups are the Shepparton East Football Netball Club, Central Park St Brendans Cricket Club, Central Park Tennis Club and Country Women's Association.</p> <p>The key recommendations of the masterplan were as follows:</p> <ul style="list-style-type: none"> <li>- Upgrade existing netball courts</li> <li>- Redesign recreation reserve entry</li> </ul>	<p>The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision, especially the reserve's capacity to cater for the South Shepparton</p>

Name	Description	Implications for assessment
	<ul style="list-style-type: none"> <li>- Construct new multipurpose change rooms</li> <li>- Resurface or replace the tennis courts</li> <li>- Investigate issues with cricket pitch</li> <li>- Replace the scoreboard</li> <li>- Upgrade toilet facilities</li> </ul>	
Deakin Reserve Future Directions Plan 2017	<p>This Plan provides strategic direction for the future management and development of the Reserve. Deakin Reserve is Greater Shepparton's premier sportsground facility and is home to the Shepparton Bears Football Netball Club, Shepparton United Football Netball Club and Central Park/St Brendan's Cricket Club. The reserve also hosts regional, state and national events and sporting activities. The facilities at the reserve include a senior size oval, 2 netball courts, 3 sets of clubrooms, grandstand, support infrastructure including, shelters, public accessible toilets, car parking including disabled parking bays, access roads, guide hall and playground.</p> <p>The key recommendations of the masterplan are as follows:</p> <ul style="list-style-type: none"> <li>- Investigate alternative training locations for the clubs using Deaking Reserve</li> <li>- Construct a 2nd netball court</li> <li>- Upgrade the oval surface to enhance capacity</li> <li>- Provide more seating around the reserve</li> <li>- Increase storage facilities.</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.
Princess Park Future Directions Plan 2019	<p>The Plan provides Council with a vision for supporting the future use, development, management, and maintenance of Princess Park. The reserve comprises two playing fields, pavilion, changerooms, netball court, support infrastructure including, shelters, public accessible toilets, car parking including disabled parking bays, access roads, fencing, some storage, Shepparton Italian Social Club facility including bocce courts, enclosed grandstand providing sheltered spectator seating, public toilet facilities and scoreboard. The main users are the Shepparton Swans Football Netball Club, Shepparton Runners Club, Shepparton and Youth Club United Cricket Club Shepparton Junior Cricket Association and Shepparton Italian Social Club:</p> <p>The key recommendations of the masterplan are as follows:</p> <ul style="list-style-type: none"> <li>- Investigate feasibility of developing a multipurpose pavilion for football, netball, soccer</li> <li>- Provide female friendly changerooms</li> <li>- Upgrade public toilets, improve spectator amenities – seating and shelter</li> <li>- Relocate netball court</li> <li>- Provide picnic facilities</li> <li>- Formalise carpark.</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.

Name	Description	Implications for assessment
Vibert Reserve Master Plan (2004)	<p>This Plan provides a framework for redeveloping the sporting infrastructure and providing new social facilities for the community at the Reserve. The facilities proposed include:</p> <ul style="list-style-type: none"> <li>- A Community Hub including a library, offices, meeting rooms and community house</li> <li>- A kindergarten and childcare centre</li> <li>- A building for the Wilmot Primary School after school care program adjacent to the existing multi-purpose hall</li> <li>- One new Australian Rules football oval adjacent to the College junior football</li> <li>- Four new cricket grounds (2 turf and 2 synthetic wickets)</li> <li>- Two soccer pitches (one with training lights)</li> <li>- Six new tennis courts with competition standard lighting (two courts to include dual line marking for basketball)</li> <li>- A new sports pavilion of the cricket and soccer clubs</li> <li>- A new indoor basketball stadium adjacent to the existing stadium at McGuire College</li> <li>- A down ball court adjacent to the tennis courts</li> <li>- A new road network and parking for approximately 100 vehicles</li> </ul>	-
Vibert Reserve Pavilion Redevelopment Plan (2020)	<p>Stage 1 of the Vibert Reserve Pavilion was constructed in 2009. The facility included a small function space, kitchenette, two multi-use change rooms and club storage area. The pavilion was expanded in 2013. The expansion included the construction of two more multi-use change rooms, umpires wing and an external accessible toilet for sports use. Stage 3 of the pavilion development is about to be undertaken. This Stage will involve the relocation of the South Shepparton Community Centre to the site. Works include:</p> <ul style="list-style-type: none"> <li>- Demolition of car park and part playground</li> <li>- Relocation of Irrigation water tanks and irrigation system</li> <li>- Construction of new car park, car park lighting and landscaped areas and entrance</li> <li>- Construction of pavilion extension (neighbourhood house &amp; sporting clubs area) including increasing social room space, store rooms, meeting rooms, office space, kitchen, bar and bathroom facilities, laundry and foyer areas.</li> </ul>	The works proposed in the redevelopment plan and the relocation of the South Shepparton community centre to the Vibert Site should be noted when considering the community facility needs of the South Shepparton community.
Congupna Recreation Reserve Masterplan (2019)	<p>The Plan provides Council with a vision for supporting the future use, development, management and maintenance of Congupna Recreation Reserve. The reserve comprises an oval, football changerooms, netball changerooms, old tennis pavilion, netball courts (X2), tennis courts (X4), toilet block and changerooms. It is used by Congupna Football Netball Club, Shepparton United Juniors Football Club, Congupna Primary School (Cluster days), private bookings, Congupna CWA and Feyes Line Dancing. The key recommendations of the masterplan are as follows:</p> <ul style="list-style-type: none"> <li>- Upgrade the community centres: heating and cooling, toilets and compliance</li> <li>- Upgrade the football change rooms</li> <li>- Erect an electronic scoreboard</li> <li>- New community changerooms</li> <li>- Improve oval lighting</li> <li>- Provide netball shelters</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.

Name	Description	Implications for assessment
	<ul style="list-style-type: none"> <li>- Improve netball court drainage</li> <li>- Improve oval drainage</li> <li>- Upgrade wakkig track</li> <li>Upgrade and relocate cricket nets</li> </ul>	
Mooroopna Recreation Reserve Master Plan (Draft 2021)	<p>The Draft Plan provides Council with a vision for supporting the future use, development, management and maintenance of the Mooroopna Recreation Reserve. The Plan lists 18 development priorities at the reserve, including:</p> <ul style="list-style-type: none"> <li>- Changerooms for football and netball use on the northern side of the main oval</li> <li>- Multi-purpose change, toilet and kiosk building</li> <li>- Upgrades to the Sports Stadium</li> <li>- Raw water access – investigate improvements to raw water through new access points and possible increase of capacity of the dam to ensure there is sufficient water for future developments and to service the bowls and lawn tennis facilities</li> <li>- Max Connors Pavilion toilet upgrades</li> <li>- Upgrade of Sir Ian McLennan Centre to incorporate toilets and enhanced social facilities for the tennis club</li> <li>- Off-leash dog area within the harness track.</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.
Kialla Park Recreation Masterplan (2015)	<p>The draft Kialla Park Recreation Reserve Masterplan aims to provide strategic guidance for the future planning, management and operations of the reserve over the next 10 years. Kialla Park comprises facilities for lawn bowls, cricket, football and tennis as well as a child care centre, a playground and community centre.</p> <p>The plan outlines a number recommendations including;</p> <ul style="list-style-type: none"> <li>- Establishing an informal Reserve Committee made up of user groups.</li> <li>- Continuing discussions with AFL to determine future strategic directions in the region.</li> <li>- Undertaking a feasibility study for the development of an artificial turf oval</li> <li>- Upgrading the main oval surface including expansion, surface improvements and lighting to the main oval.</li> <li>- Sealing roadways, improve traffic calming measures and signage.</li> <li>- Bowls Club to work towards replacement of carpet on undercover bowls green and develop a future capital replacement program.</li> </ul>	The findings and recommendations of the masterplan should be considered in the qualitative assessment of sports facility provision.



Appendix C – Distance Standard for Active Reserves, 2km radius

