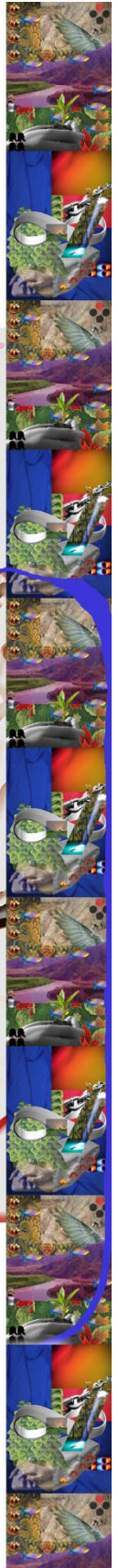




*Corio North  
Community Services  
Infrastructure Plan*



The City of Greater Geelong acknowledges the Wathaurong people and other traditional Aboriginal owners of country throughout Victoria and pays respect to them, their culture and Elders past, present and future.

This document relates to community services infrastructure planning in the Corio North area of the City of Greater Geelong. The plan has been initiated by the Community Services Division and developed by Roger Hastrich Pty Ltd & Wendy Hastrich Architect Pty Ltd, in partnership with:

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Cr Tony Ansett, Windermere Ward

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November 2013

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## Executive summary

The Corio North Community Services Infrastructure Plan project relates to an area within the north-eastern corner of Corio, which is a northern suburb of Geelong.

The primary focus of this project has been to provide a practical vision for Council to plan, design and deliver improved community services infrastructure, with an emphasis on improving outcomes for children.

This vision aligns with community and Council aspirations to support and deliver the most effective community services that will meet identified community need and build on community strengths and connectedness.

To some extent this plan also responds to loss of key community infrastructure through fire – a hall; tennis club rooms and, most recently, a facility for the highly successful Early Learning Centre @ Rosewall. The hall at Hendy Street has been rebuilt. This plan outlines a planning process to identify and address the response by Council to these both fires and the identified strengths and needs of this community. The brief for this project can be summarised as:

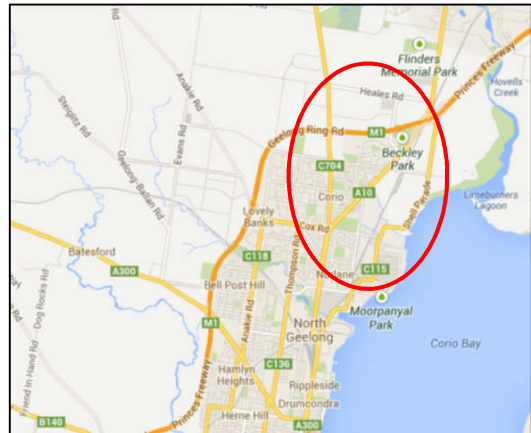
- Further building a sense of place within the Corio North area
- Strengthening the accessibility and flexibility of open space
- Providing infrastructure for core community programs

The planning process has collated and shared information with a wide range of community, Government and service partners to identify steps to reinforce collaborative partnerships and deliver integrated planning and service delivery.

This plan relates to a precinct known as Corio North bounded by Bacchus Marsh Road, the Ring Road, the Princes highway and Harpur Road in Corio. The scope of the project includes community services, focussing on neighbourhood house programs and opportunities for enhanced services for children.

Key project findings include:

- There are significant levels of ‘disadvantage’ across the Corio North precinct that are highly relevant to the planning of Council community services infrastructure
- The overall profile of the precinct is complex, yet it is clear that there are local areas where a series of interacting structures reinforce significant disadvantage for potentially traumatised women and children who may experience difficulties accessing services
- Planning for the whole precinct must balance the aspirations of locally integrated services with Council’s responsibilities to the most vulnerable members of our community.



*Executive summary: continued ...*

An action plan has arisen from a social impact assessment process where options for infrastructure development were explored.

This action plan can be summarised as:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

1. Provide for new community infrastructure at both the Hendy Street and Sharland Road site
2. Support the delivery of services and programs as a whole precinct, yet respond to localised identified community strengths, needs and aspirations
3. Share the same built 'style' so that the community sees the buildings as being connected within a precinct.
4. Are based on flexible modular building systems that enable Council to make long term decisions to reconfigure (add, reduce) built space on either or both sites over time
5. Are constructed on the same time line to reinforce that message that the two facilities are linked – this would even extend to opening the buildings at the one event
6. Are supported by a 'place based' community development strategy, governance model and Council resourcing package that ensures local community ownership and engagement, along with interagency collaboration across the precinct.

The plan outlines arrangements for the development of two facilities, which have been costed within Council's existing budget.

The plan also outlines a broader vision for the development of the Hendy Street area. This broader vision would require additional planning to buy / sell land and address issues such as traffic and open space planning. The broader vision would involve an additional investment that is outside of the current Council budget. It should be noted that the shorter term objectives of establishing the two facilities at both Hendy Street and Sharland Road are not contingent on the development or implementation of the broader vision for Hendy Street.

This plan is provided as a practical, achievable road map for the development of infrastructure that would support the provision of community services for people of all age across the Corio North precinct. This would be achieved by developing an enhanced centre for early years services and a linked facility to accommodate a wide range of neighbourhood house programs. Council recognises and acknowledges the support of many people in the community, within service agencies and Government departments for their contribution to the development of the Corio North community Services Infrastructure Plan.



## 1.0 Project introduction

The City of Greater Geelong has a vision: “Geelong: coast, country and suburbs is the best place to live through prosperous and cohesive communities in an exceptional environment.”

Achieving this vision is a complex process of building social, economic and environmental capital in partnership with diverse communities. Council uses a series of linked planning tools:

- ‘City Plan’ is the key document that guides Council’s strategic direction for the whole municipality
- At a neighbourhood level Council produces Structure Plans to manage a broad range of land use planning issues
- Council also develops other neighbourhood or local plans for specific purposes.

In June 2010 the City of Greater Geelong published a report: *Future Provision of Community Services Infrastructure in Norlane/Corio*. This report mapped broad social and community infrastructure requirements across the suburbs of Norlane and Corio. Recommended approaches to developing community infrastructure were noted in five ‘precincts’.

More recently, Council has drafted a *Structure Plan* for the Norlane Corio area (currently with the Planning Minister at time of writing) which provides further planning direction on these five precincts across both suburbs.

This discussion paper is one component of a planning process that relates specifically to social and community infrastructure in one of those local precincts, which has become known as ‘Corio North’.

The precinct of Corio North as bounded by the Geelong Ring Road, Princes Highway, Harpur Road and Bacchus Marsh Road – see map.



1.0 Project introduction... continued

The primary focus of this project is to plan, design and deliver improved community services infrastructure in the Corio North precinct.

The project is based on the following objectives:

1. Further building a sense of place within the Corio North area	By utilising the current community resources and good will to increase opportunity for participation and community engagement
2. Strengthening the accessibility and flexibility of open space	By exploring opportunities for the development of open space for the benefit of the whole community and providing amenity for passive and active community participation at a local level
3. Providing infrastructure for core community programs	By providing facilities that meet the needs of the community in order to deliver core programs in the Corio North area: <ul style="list-style-type: none"> <li>• Neighbourhood house</li> <li>• Children services: Kindergarten, Maternal and Child Health, Playgroups and Occasional Care.</li> <li>• Place based community development programs</li> </ul>

This project is based on a firm foundation of previous planning work at a local, municipal and even statewide level. The following documents and planning processes provide a structure for the establishment and development of this project:

<i>Initiative</i>	<i>Relevant findings / conclusions / recommendations</i>
Children's Services Infrastructure Plan by K2 Planning 2012-2013 for City of Greater Geelong (draft)	This Plan provides a local area service mapping and audit of existing service infrastructure in order to identify opportunities and requirements for future facilities development. The plan sets out directions for the next 20 years to guide the development of infrastructure required for early childhood services and programs across the municipality. The plan needs to be considered in conjunction with other Council policies and asset management strategies that have been developed more generally.



1.0 Project introduction... continued

Initiative	Relevant findings / conclusions / recommendations
<p>“Future Provision of Community Services Infrastructure in Norlane and Corio” by David Locke &amp; Associates 2010</p>	<p>Corio/ Hendy Street/ Rosewall</p> <ul style="list-style-type: none"> <li>• Upgrading of facilities hall in association with the Primary School redevelopment including minimum neighbourhood infrastructure guidelines (including improved capacity of lifelong learning, technology access, program space, open space and play facilities), investigate the expansion of existing kindergarten and potential inclusion of long-day care in this location.</li> <li>• Investigation of a redevelopment of the neighbourhood house functions at Rosewall to a multi campus approach linking with a new community hub at Hendy Street</li> <li>• Consultations with residents of Rosewall to identify opportunities for redevelopment of local community infrastructure and community enterprise opportunities on the existing site to build on local strengths and needs (eg. Community gardens, men’s / she workshop space, tool hire, and internet café/ community kitchen.</li> <li>• Retain Rosewall Kindergarten in a redeveloped local hub. (NB: <i>these recommendations were made prior to the loss of the kindergarten at Rosewall</i>)</li> </ul>
<p>Best Start DRAFT Strategic Plan 2013 – 2016 (Page 15)</p>	<p>“The Strategy provides the road map for action and for engaging effective partnerships across and between governments, with the non-government sector, and with families around the needs of young children.</p> <p>The Strategy proposes six priority areas for reform to be further developed for COAG in 2010, recognising the different starting points of states and territories and as resources allows:</p> <ul style="list-style-type: none"> <li>• Strengthen universal maternal, child and family health services</li> <li>• Support for vulnerable children</li> <li>• Engaging parents and the community in understanding the importance of Early Child Development</li> <li>• Improve early childhood infrastructure</li> <li>• Strengthen the workforce across Early Childhood Development and family support services, and</li> <li>• Build better information and a solid evidence base.”</li> </ul>



1.0 Project introduction... continued

<i>Initiative</i>	<i>Relevant findings / conclusions / recommendations</i>
<p>Rosewall Neighbourhood Renewal Strategy by SGS for Office of Housing (Date unknown)</p>	<p>Visionary masterplan design options for how passive surveillance and permeability could be improved throughout the suburb.</p>
<p>Corio and Norlane Engagement and Communications Strategy by K2 Planning June 2011 for City of Greater Geelong</p>	<p>Overview of the reports and community engagement that have been compiled or conducted within the Corio and Norlane area for the last three decades. Recommends protocols for the commencement of any additional reports or consultation to ensure continuity and consistency.</p>
<p>Children’s Services Policy 2013</p>	<p>Facility Development and Management</p> <ul style="list-style-type: none"> <li>• Council will continuously monitor community needs through consultation with children, parents and the general community, to ensure adequate provision of early years and associated family services</li> <li>• Services will be planned and developed in consultation with all stakeholders and in consideration of demonstrated community need, demographic trends, government policy and available funding.</li> <li>• Collaborative partnerships and networks that encourage service coordination and integration will be developed and supported</li> <li>• Where possible, and if needed, children and family services will be located in integrated facilities that are able to address broad community needs. Particular attention will be given to the progressive movement toward the development of fully integrated children and family centres that include delivery of maternal and child health services, kindergarten, occasional care, long day care and a range of other early childhood services.</li> <li>• Where possible, children’s service facilities will be located in close proximity to other complementary community services to encourage connectivity between services such as schools, neighbourhood centres, libraries, and other community services.</li> </ul>



1.0 Project introduction... continued

Initiative	Relevant findings / conclusions / recommendations
<p>State Department of Education and Early Childhood Development (DEECD) preferred policy articulated in the DEECD Grant Guidelines for 2012-2013<sup>1</sup>, (Refer page 7)</p>	<p>“The service design (for Integrated Children Centres) should respond to local needs, and where possible be co-located on or near a government school site. Where co-location with a government school is not feasible, there should be a strong focus on collaborative partnerships between schools and other services.</p> <p>Integrated children’s centres may also be co-located with:</p> <ul style="list-style-type: none"> <li>• Government schools</li> <li>• Neighbourhood houses</li> <li>• Municipal libraries</li> <li>• Other community facilities.</li> </ul> <p>A relationship with family services, Child First and child protection is particularly important so that the whole service system works together to intervene earlier to support vulnerable children and families to access the services they need.</p> <p>Integrated children’s centres should become an integral part of Best Start, Neighbourhood Renewal and Community Renewal initiatives where they operate in the local area.”</p>
<p>Healthy Community Plan 2009 – 2013 <i>An initiative of the</i> Corio Norlane Development Advisory Board.</p>	<p>The CN DAB’s seven key action areas are as follows:</p> <ul style="list-style-type: none"> <li>• Promote health and wellbeing</li> <li>• Enhance education and training</li> <li>• Lift employment and expand local economies</li> <li>• Reduce crime and improve safety</li> <li>• Enhance housing and physical environment</li> <li>• Increase access to services and the responsiveness of the Government</li> <li>• Increase civic participation</li> </ul>

<sup>1</sup> Integrated Children’s Centre Grant Guidelines 2013-13. Children’s Facilities Capital Program, <http://www.education.vic.gov.au/Documents/childhood/providers/funding/12iccguidelines.pdf>



1.0 Project introduction... continued

<i>Initiative</i>	<i>Relevant findings / conclusions / recommendations</i>
<p>Community Development in Corio Norlane</p>	<p>The City of Greater Geelong has employed a place based community development strategy in Corio Norlane since 2003. Originally funded by the Department of Victorian Communities for three years, to engage the residents, business and service providers to identify their aspirations and develop inter-agency responses, this Project worked in collaboration with Rosewall Best Start, Neighbourhood Renewal and various other community projects. Council decided to continue this work by providing ongoing worker funding for 1.5 EFT to ensure community retained a voice within Council and had opportunities to influence decision making about their social and economic prosperity and well being.</p> <p>These Community Development Place making staff are currently exploring new ways to expand interconnectedness within this community through digital enhancement and education in technology.</p>
<p>‘Service Sector Reform project’, initiated by the State Department of Human Services and managed by the Victorian council of Social Services (VCOSS)<sup>2</sup>.</p> <p>The Service Sector Reform project aims to “improve how government and the community sector work together to support vulnerable or disadvantaged members of the community”.</p>	<p>This process is chaired by Professor Peter Shergold AC and the most recent publication, ‘Reflections on the consultations’, reinforces key concepts relating to planning and service integration, including reflections such as:</p> <ol style="list-style-type: none"> <li>1. “There needs to be a clear, system-wide vision of the outcomes sought from services delivered to vulnerable and disadvantaged people, including the development of better performance indicators and impact metrics.</li> <li>2. There should be progressive expansion of place-based funding and delivery, providing communities with greater opportunities to tailor services to regional and neighbourhood needs.</li> <li>3. Improved collaboration is required across the system and should be supported by effective partnership arrangements.</li> <li>4. Government should take a strategic approach to commissioning community services.</li> <li>5. There needs to be an holistic approach to addressing disadvantage</li> <li>6. There needs to be greater focus on addressing the underlying causes of disadvantage, vulnerability and social exclusion.”</li> </ol> <p>(Refer page 5)</p>

<sup>2</sup> Refer to website: <http://vcoss.org.au/sectorreform2013/>



1.0 Project introduction... continued

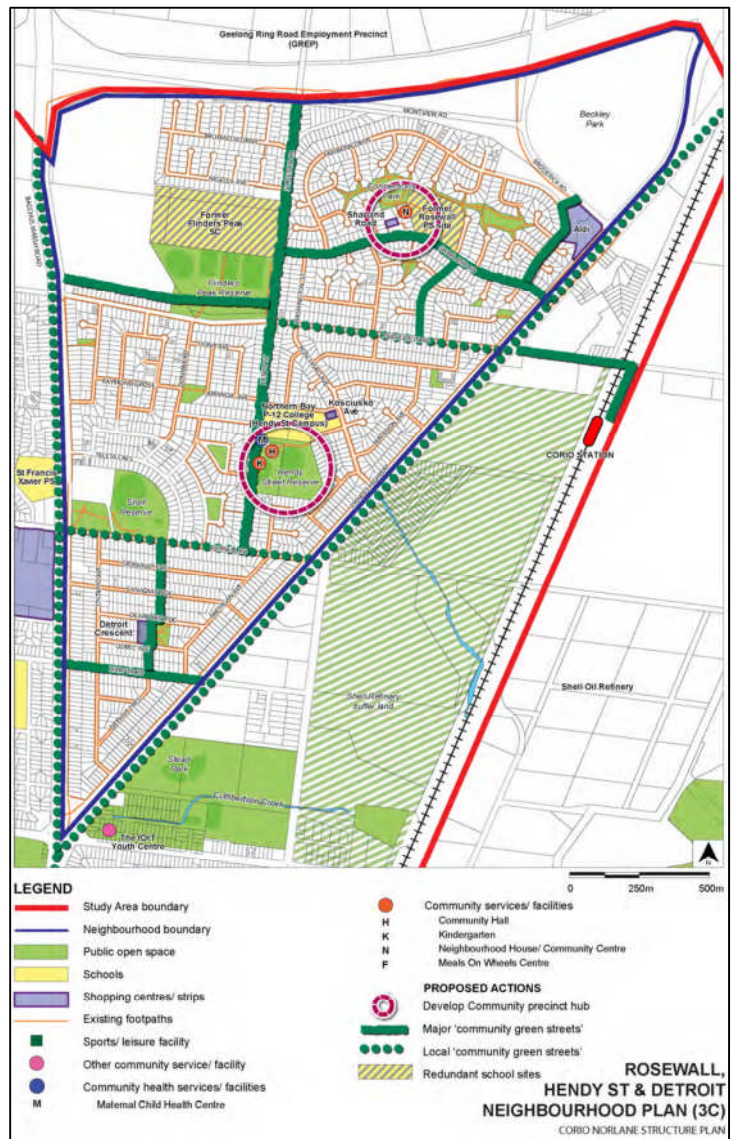
<i>Initiative</i>	<i>Relevant findings / conclusions / recommendations</i>
<p><b>Sustainable Communities Infrastructure Planning Guidelines: City of Greater Geelong, population based planning tool.</b></p>	<p>Given the population of Corio North, at 5,800 people, the guidelines indicate that the following infrastructure (relevant for this project) is recommended:</p> <ul style="list-style-type: none"> <li>• Community meeting room / multipurpose hall</li> <li>• Neighbourhood centre</li> <li>• Maternal and Child Health program</li> <li>• Childcare centre (long day care) 1:4,000-8,000</li> <li>• An occasional care program</li> <li>• Kindergarten, single for population 1:3,000-5,000; double kindergarten 1:6,000-7,500</li> <li>• Early Childhood Centre (child health and parenting information and referrals + children’s medical services) 1:4,000-6,000</li> </ul>
<p><b>Corio Norlane Structure Plan July 2012 – City of Greater Geelong</b></p>	<p>The key formal statement by Council regarding land use in the Corio Norlane area is the structure plan, which informs the development of vibrant, liveable and viable communities. The structure plan provides a set of overall directions for the whole Corio Norlane area and a series of plans for the precincts. In summary the Structure Plan recommends:</p> <ul style="list-style-type: none"> <li>• The development of ‘community precinct hubs’ at both Hendy Street and Sharland Road</li> <li>• The development of housing on the former Rosewall Primary School site, including new roads and increased passive surveillance of the Connections Park area.</li> <li>• The retention of the former Flinders Peak School site “for education or future community use”</li> <li>• Additional housing to the west of the current Flinders Peak school site and drainage basin reserve, along with an additional road access points</li> <li>• The development of ‘major and local green streets’ along key walking and access roads</li> <li>• The development of a Master plan for the Flinders Peak Reserve.</li> </ul>



1.0 Project introduction... continued

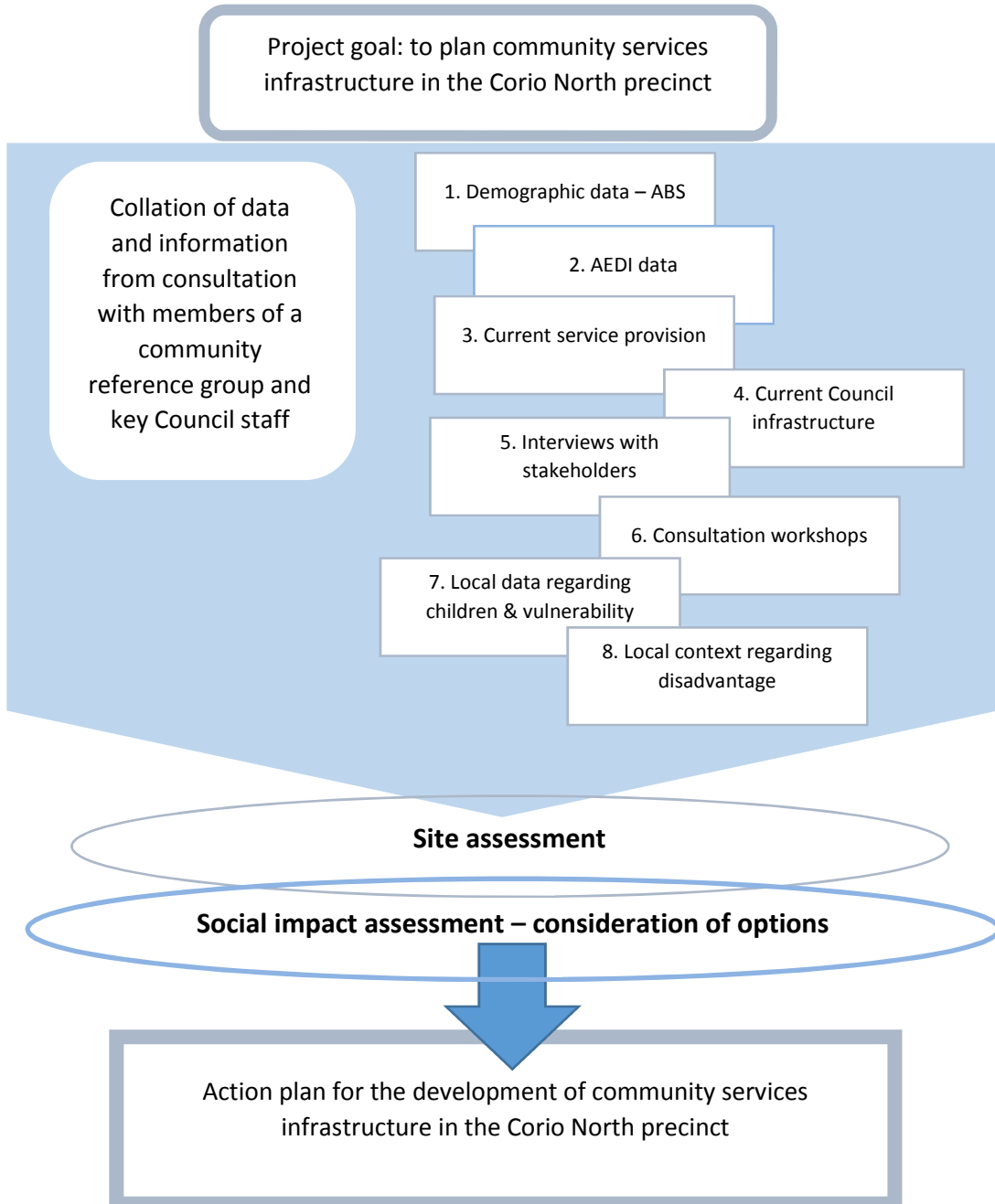
Initiative	Relevant findings / conclusions / recommendations
<p><i>Structure Plan... continued</i></p>	<p>14.1 (page 49)                      Ensure collaboration of local and state government agencies (especially DEECD) and community organisations to plan for integrated community precinct planning, to include a mix of family, children, community, health and learning environments</p> <p>14.2 (Page 49)                      Prepare/ update and implement concept planning for the development of three key integrated community precincts (including multifunctional family services and shared facilities) at:</p> <ol style="list-style-type: none"> <li>1. Norlane / North Shore at Windsor Park</li> <li>2. Corio at Hendy Street/ Rosewall</li> <li>3. Corio West and Purnell Road/ Cloverdale</li> </ol>

The most relevant outcome of the Structure Plan to this project is advocacy for precinct level hub at both the Hendy Street area and the Sharland Road area, as indicated on the map:



## 2.0 Project methodology

The overall approach to the project can be summarised as:



## 2.0 Project methodology... continued

The project methodology involved five sequential stages:

### Stage one: establishment

	Establishment of governance and management structure	Project Control Group (comprising key Council management staff), Project Working Group (comprising key Council staff) and Project Reference Group (comprising stakeholders from key community, Government and local groups)
	Review of previous projects and initiatives	

**Stage two: collection and collation of data from a wide range of sources:** this information is presented in this report as “Project discussion and findings”: See Section 3.0

1	Demographic data	Collation of data from the Australian Bureau of Statistics (ABS) Basic Community Profile, 2011. A summary is provided in Section 3.1
2	Australian Early Development Index (AEDI)	Review of data from the AEDI results for the suburb of Corio – a measure of early childhood development – see Section 3.2
3	Current early years service provision	Mapping of the services across the suburb of Corio that relate to early years – see Section 3.3
4	Current Council community infrastructure in study area	Mapping of current infrastructure relating to community services, owned by Council – see Section 3.4
5	Interviews with Project Working & Project Reference Groups	The consultants interviews all members of both stakeholder groups for this project and mapped comments in relation to previous planning project and initiatives – see Section 3.5
6	Initial consultation workshops	A discussion paper was published and used as the basis for workshops held with both stakeholder groups, the results of these workshops is noted in section 3.6
7	Further local data	At the request of the Project Reference Group, the consultants initiated and completed a local data gathering exercise to further explore questions for vulnerability for local children, the results are provided in Section 3.8
8	Further local context	The recurring theme of ‘disadvantage’ was further explored in a project to more clearly understand the demography of the precinct – the results are summarised in Section 3.9



2.0 Project methodology: continued...

9	Further consultation workshops	A second workshop was held with both stakeholder groups to consider all information, data and ideas gathered to date and to complete an exercise to compare the likely impacts of different built responses across the precinct – an outline of this process is noted in Section 3.9
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**Stage three: assessment of opportunities and challenges of both key sites**

	Site assessment	An assessment of the two key sites within the precinct was undertaken to identify the strengths, opportunities and challenges of each site, known as Hendy Street and Sharland Road. This analysis is outlined in Section 4.0
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**Stage four: assessment of impacts arising from options – completed by stakeholders**

	Social impact assessment	The process to compare options focussed on the possible impacts to the community – both positive and negative. This process has been critical in shaping the final action plan. The results of this analysis, the social impact assessment, is noted in Section 5.0
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**Stage five: development of a final action plan**

	Action plan	The action plan reflects the information, data and ideas collated and aligns with the social impact assessment conclusions. The plan is outlined in Section 6.0
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### 3.1 Demographic data

Interviews with individual members of both the Project Working Group and the Project Reference Group indicated that the suburb of Corio is a community with many strengths and collaborative community partnerships.

All conversations, however, also outlined a set of challenges relating to the health and wellbeing of the community; including concerns regarding education attainment, employment levels, chronic disease prevalence, income and social connectedness.

These concerns are recognised by the Australian Bureau of Statistics (ABS) Socio-Economic Indexes for Areas (SEIFA), which is an index of 'Relative Socio-Economic Disadvantage'. The SEIFA rates the suburb of Corio at 856, which ranks it at number 41 in level of 'disadvantage' among the 1516 suburbs of Victoria. This equates to a rating in the top 3% of 'most disadvantaged' suburbs in the state of Victoria.

One of the most striking conclusions from the interviews with stakeholders was reference to the particular levels of under-resourcing in the Rosewall estate area of the precinct.

Many interviewees emphasised that whilst the whole suburb of Corio could be assessed as 'disadvantaged' in many key social determinants the smaller community within the Rosewall estate represented a more complex socio economic profile.

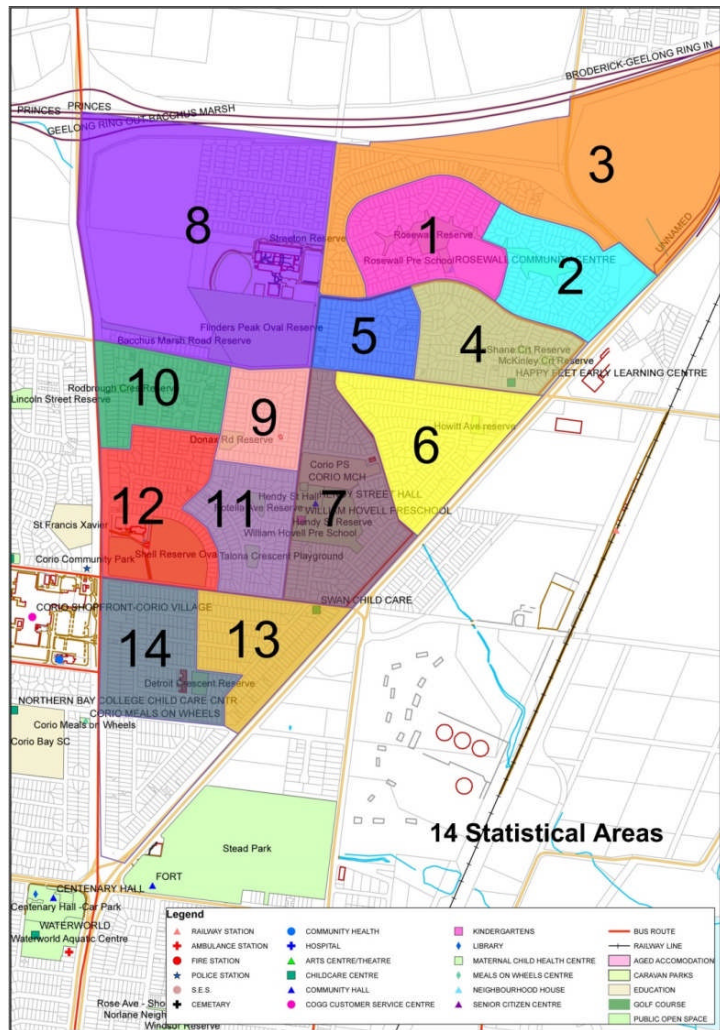
Although interviewees were reluctant to 'pathologise' a community the consultants were asked to be aware that the data relating to the Rosewall estate often differed from the aggregated data relating to the whole suburb or the postcode 3214.

The following summary ABS data is presented with this warning in mind.



3.0 Project discussion and findings... continued

Analysis of ABS data for this project has used the fourteen ABS “Statistical Local Areas” within the precinct. Five of the collector districts are located in the Rosewall area with the perimeter of the area being Plantation Road to the south, Hendy Street to the west, Princes Hwy to the east and the ring road to the north. The other 9 collector districts comprise the remaining area that takes the study area up to Purnell Road to the south and Bacchus Marsh Road to the west, as indicated in the map:



The 2011 ABS Census indicates that Corio North is:

- Home to 5,894 people who live in 2,270 households
- The median age of the population is 36 whilst the median age for Geelong is 39.

Average median income for households measured as:

- The average income for households in Australia is \$ 1,234
- The average income for households in Victoria is \$1,216
- The average income for households in Geelong is \$1,049
- The average income for households in Corio is \$824
- The average income for our study area is \$823
- The average income for Rosewall is \$794
- The average income for the remainder of the study area is \$839



### 3.0 Project discussion and findings... continued

The percentage households with one parent families:

- For Australia is 15.9%
- For Victoria is 15.5%
- For Corio is 28.4%
- For Rosewall is 29.8% with one collector district being as high as 40.7 %
- For the remainder of our study area the percentage is 17.2

The distribution of Social Housing within the precinct is:

- 251 Office of Housing dwellings in the study area.
- 210 Office of Housing dwellings in Rosewall. This translates to 83.6% of social housing is contained within 37.6% of the study area
- 41 Office of Housing dwellings in the remainder of the study area. This translates to 16.4% of social housing in the study area is contained within the remaining 62.4% of the study area.

The number of children aged 0-4 in the study area is:

- 457 in total area
- 227 in the Rosewall area – which constitutes 49.7 % for 37.6% of the study area
- 230 in the remainder of the study area – which constitutes 50.3% for 62.4% of the study area.

The percentage of households with cars:

- For Australia is 91.4%
- For Victoria is 91.5%
- For Corio is 88.6%
- For Rosewall is 87.5% with one collector district within Rosewall having only 74% car ownership. This collector district also has 33.8% of households with single parent families.
- For the remainder of the study area households with cars is 89.3%

This data indicates two key features of the study area:

1. A level of under-resourcing identified in the Corio North area, and,
2. The significant complexity and variability within the community we recognise as Corio North.

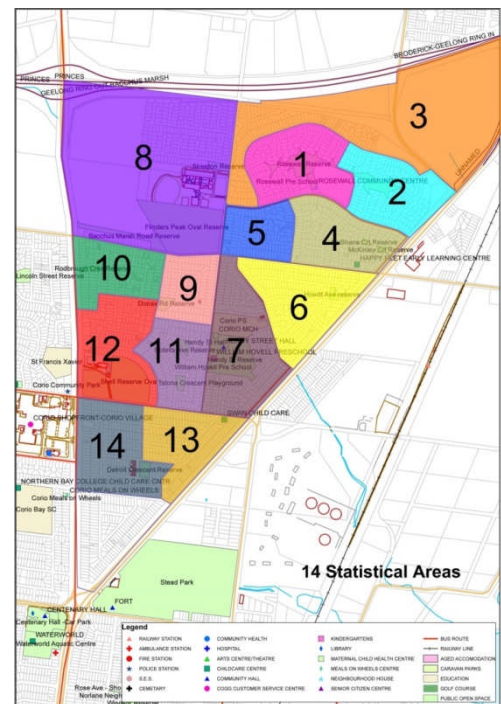
The questions of under-resourcing and complexity /variability can be further explored by the industrial history of the northern suburbs of Geelong.



3.0 Project discussion and findings... continued

The housing to the south (around Purnell Road, listed as areas 6,7,9,10,11,12,13 & 14) is linked to the manufacturing and car industry as these suburbs were developed for employees at International Harvester and Ford. These are primarily private dwellings and now house people with an older profile as the general population has aged. The statistics for the number of older lone households in the study area are as follows:

- Area 1: 2.85%
- Area 2: 2.15%
- Area 3: 4.8%
- Area 4: 1.73%
- Area 5: 9.1%
- Area 6: 5.6%
- Area 7: 9.7%
- Area 8: 1.47%
- Area 9: 12.8%
- Area 10: 11.7%
- Area 11: 13.7%
- Area 12: 9.6%
- Area 13: 12.5%
- Area 14: 11.9%



The housing to the north of Plantation Road (listed as areas 1, 2, 3, 4 and 5) was developed by the then Ministry of Housing as a model suburb, based on the ‘Radburn’ model of urban design, featuring a major open space to link people and facilities. This open space now raises safety concerns due to the lack of passive surveillance, as noted repeatedly in other studies and during interviews for this project. The high concentration of social housing within this area will continue well into the future as demand for social housing remains high. These three bedroom houses are specifically allocated to families, usually women and children escaping domestic violence.

The recent development (Area 8) to the north of the former Flinders Peak Secondary College site, known as Rose Park, is predominantly occupied by young families with clear indications of high levels of home ownership and mortgagee stress (ABS Data).

The historical development of the area has created distinct localised characteristics which the statistical analysis of the 2011 ABS data identifies.



### 3.2 Australian Early Development Index (AEDI)

The City of Greater Geelong has been an active participant in Australian Early Development Index (AEDI), in both 2005 and 2009. The index is a population measure of children's health and early development, based on a teacher completed checklist for every child enrolled in the first year of primary school. The AEDI measures five areas of early childhood development:

- Physical health and well-being
- Social competence
- Emotional maturity
- Language and cognitive skills
- Communication skills and general knowledge.

Results are analysed and reported at a population level e.g. community; state and national levels.

The results for the City of Greater Geelong are not available at the precinct level. The information below, however, demonstrates that there are several areas across the municipality where there are indications of significant vulnerability. The Corio North precinct is included in that group of locations.

The most recent set of results have been summarised by Best Start as:

'Analysis of 2012 Australian Early Development Index (AEDI) data reveals that more than 30% of children in the Corio-Norlane area are vulnerable on one or more of the five AEDI domains (compared with 18.8% for Greater Geelong LGA). In addition, more than 20% of children in Corio are vulnerable on two or more domains ....(compared with 9.3% for Greater Geelong LGA Geelong). The 2012 AEDI represent an increased rate of vulnerability for children in Corio compared with the results in 2009.'

Refer Best Start Draft Strategic Plan.

The results across all domains are outlined below:



3.0 Project discussion and findings... continued

**2012 Community results table**  
AEDI Greater Geelong community, Victoria

**Legend values**

Highest proportion	
Lowest proportion	
0.0 = There are no children developmentally vulnerable	

# AEDI data collection is greater than or equal to 60% and less than 80% of the ABS five-year-old population; interpret with caution.  
 \* AEDI data collection is less than 60% of the ABS five-year-old population. The AEDI may not accurately reflect the population of children; interpret with caution.  
 N/A Data for this local community is not available.

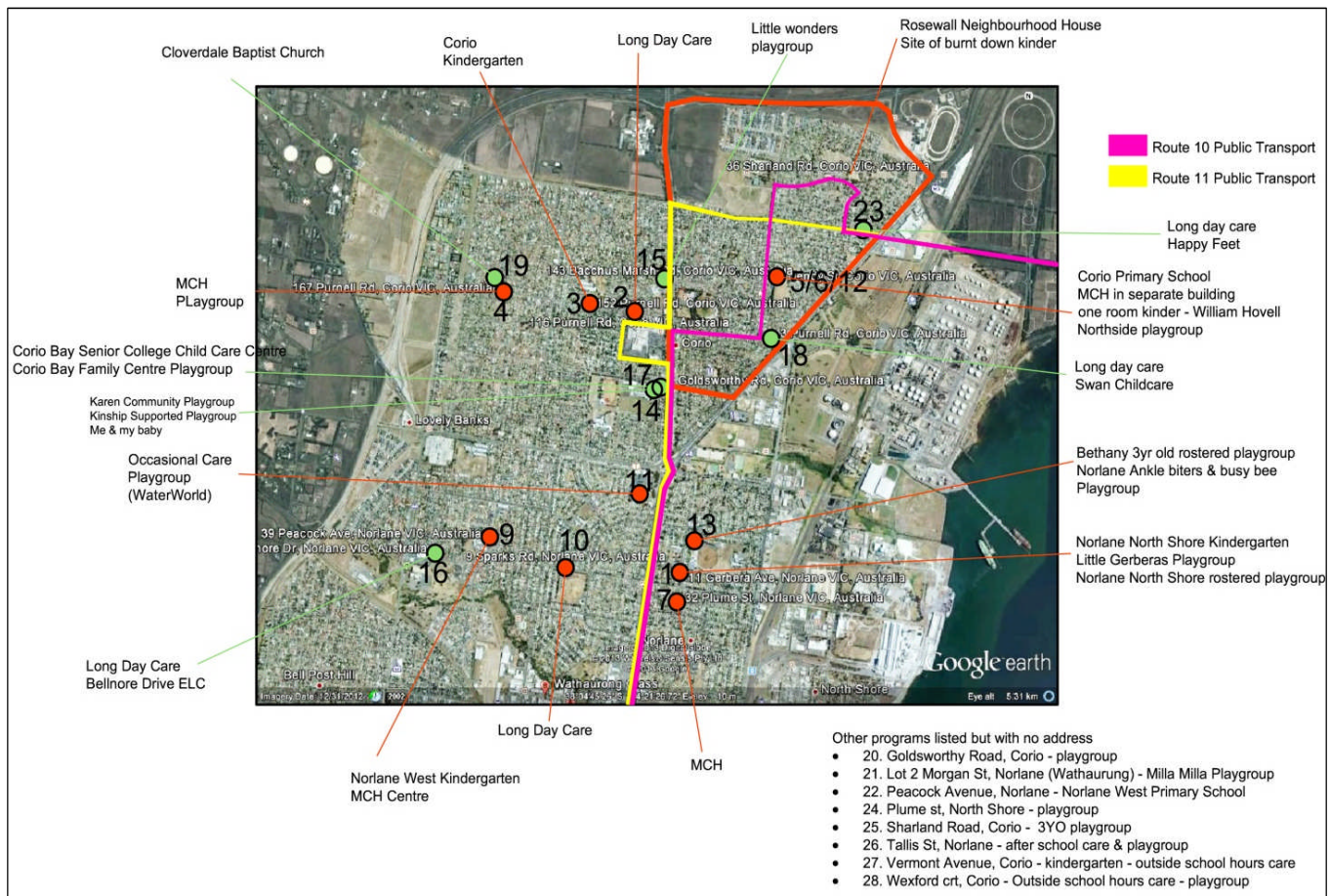
Greater Geelong community	Number of children surveyed	Proportion of children developmentally vulnerable (%)						
		Physical health and wellbeing	Social competence	Emotional maturity	Language and cognitive skills (school-based)	Communication skills and general knowledge	Vulnerable on one or more domains of the AEDI	Vulnerable on two or more domains of the AEDI
Australia	289,973	9.3	9.3	7.6	6.8	9.0	22.0	10.8
Victoria	67,931	7.8	8.1	7.2	6.1	8.0	19.5	9.5
Greater Geelong Community	2,642	8.6	7.3	7.8	5.5	7.4	18.8	9.3
<b>Local Community</b>								
Anakie/Balliang/Batesford #	23	4.3	8.7	4.5	4.3	8.7	13.6	4.3
Barwon Heads and surrounds	67	3.0	4.5	6.0	0.0	1.5	10.4	4.5
Bell Park	57	21.2	7.7	11.3	7.5	11.5	34.6	13.3
Bell Post Hill	44	15.4	12.1	7.5	10.0	15.8	30.3	18.4
Belmont	168	5.1	3.2	1.9	3.2	2.6	11.7	3.2
Clifton Springs/Curlew #	101	4.0	4.0	7.0	5.0	4.0	16.0	5.0
Corio	252	14.8	15.7	14.0	13.7	17.9	33.1	21.7
Drysdale	42	5.1	2.6	2.6	5.1	0.0	7.7	5.1
East Geelong #	38	2.7	2.7	8.1	5.4	0.0	13.5	5.4
Geelong #	39	2.9	5.7	5.7	5.7	5.7	11.4	11.4
Geelong West #	84	6.3	5.1	3.8	8.9	6.3	17.5	6.3
Grovedale/Marshall and surrounds	181	6.4	5.9	5.6	3.5	4.1	14.3	6.5
Hamiyn Heights	68	1.5	4.5	4.8	6.1	4.5	9.7	6.1
Herne Hill/Pfansford #	30	10.3	10.3	17.2	3.4	10.3	27.6	10.3
Highton	187	3.5	2.3	2.3	2.3	1.2	7.6	2.3
Lara/Little River	241	7.2	7.7	7.8	2.7	6.7	18.9	8.6
Leopold	144	6.5	8.6	10.1	2.9	5.0	18.0	9.4

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### 3.3 Current early years service provision

A key consideration in assessing the feasibility of the building options for the re-instatement of an Early Years centre within the precinct is the location of neighbouring program and facilities within the broader area of Corio. This analysis indicates the range of options available to parents.



*3.0 Project discussion and findings... continued*

It is understood, through the draft Children's Services Infrastructure Plan by K2 Planning 2012-2013 for City of Greater Geelong, that parents can and do travel some distance to take their children to an Early Years Centre. There are a variety of reasons why this occurs:

- Location of a centre in relation to place of parent's work
- Reputation of a centre
- Historical connections.

This map indicates a wide range of options for people who have access to a car as there are several kindergarten and day care programs available across the northern suburbs. Options for those people without a car (up to 11% of households in one Statistical Local Area in Rosewall) are significantly limited. Public transport to more distant locations would involve significant travel time – potentially more time spent travelling to the facility than the duration of a kindergarten session.



### 3.4 Current Council community infrastructure in study area

Council owns, manages and maintains a range of community services infrastructure in the precinct:

<p>Community Development staff building 5 Coolidge Street, Corio</p>	<p>This building is owned by Council as the base for the Placemaking team within the Community Development Unit. COGG Asset Register – Building Externals This building was constructed in 1970 and has a floor area of 152 sm (footprint of 235 sm) on land of approximately 690 sm. The building is assessed to be in a good condition with a requirement of \$9,000 to be allocated annually over the next 20 years for its maintenance.</p>
<p>Maternal and Child Health Building 22-34 Hendy St, Corio</p>	<p>Identified in the Children’s Services Infrastructure Plan – Jan 2013 “Physically isolated facility (<i>stand alone between the Primary school and the Scout Hall</i>) built in early 1980’s. Single consulting room, facility does not meet service requirements. Recommendation: Examine opportunity for potential relocation of service to a new enhanced early childhood facility to be developed in conjunction with replacement of Rosewall Kindergarten and/or redevelopment of William Hovell Kindergarten also located in Hendy Street. Conduct architectural assessment of existing facility and examine requirements and options. Decommission existing children’s services facility, and dispose, or examine alternative options for future use of the building. Dispose of facility or examine alternative options for future use of building.</p> <hr/> <p>COGG Asset register – Building Externals Floor area 270 sm. Constructed 1980 Brick construction. Slab on ground. Considered to require \$4,650 per year in maintenance for the next 20 years.</p>
<p>Hendy Street Hall 22-34 Hendy Street, Corio</p>	<p>COGG Asset Register – Building Externals Built in 2006 as a multi-purpose community based facility with a floor area of 612 sm. Constructed from composite external wall panels/ colourbond roofing/ slab on ground. Building footprint 651 sm. Building elements are considered to be in good condition requiring an average of \$18,536 per year in maintenance for the next 20 years.</p>



3.0 Project discussion and findings... continued

<p><b>William Hovell Preschool</b> <b>22-34 Hendy Street, Corio</b></p>	<p>Identified in the Children’s Services Infrastructure Plan – Jan 2013</p> <p>“Single room kindergarten built in 1980 located in residential area in close proximity to other children’s services and local primary school. Preliminary architectural assessment indicates opportunity for further expansion of existing facilities into existing adjacent space.</p> <p>Recommendation: Conduct architectural assessment of existing facility to be developed in conjunction with replacement of Rosewall Kindergarten and Corio MCH Centre.</p>
	<p>COGG Asset Register – Building Externals</p> <p>Constructed in 1980 with a floor area of 242 sm. Building elements considered to be in good condition. An estimated \$10,200 will need to be allocated annually for maintenance over the next twenty years.</p> <p>The building elements are deemed to be in good condition</p>
<p><b>Rosewall Neighbourhood Centre</b> <b>36-38 Sharland Road, Corio</b></p>	<p>COGG Asset Register – Building Externals</p> <p>The building was built in 1985 with a floor area of 253 sm. The description on the assessment states “Building is a purpose built brick veneer multi use community centre. Opened in 1980 with a building size of 640 sm.”</p> <p><i>NOTE: there has been discussion with the Building and Maintenance department about the structure of the building and there is a suggestion that some temporary style buildings have been incorporated into the footprint of the original building. These have since been clad to make them more permanently incorporated. This may account for the different areas quoted in the assessment sheet.</i></p> <p>The building is in a fair to reasonable condition with an estimate of \$21,000 required annually over the next 20 years for maintenance work.</p>



### 3.0 Project discussion and findings... continued

#### 3.5 Interviews with Project Working and Project Reference Group

Interviewees were asked to relate their professional experience of the precinct and reflect on the opportunities and constraints of the two key sites.

The first group, Project Working Group, included the following Council Officers.

Ms	Liz	Coles	Coordinator Community Facilities	Community Development
Ms	Liz	Wood	Social Planner	Community Development
Mr	Peter	Schembri	Senior Strategic Planner	Strategic Planning
Ms	Cathy	Walker	Place Manager	Community Development
Mr	Steve	Singline	Community Development Project Officer	Community Development
Mr	Frank	Giggins	Family Services Co-ordinator	Family Services
Ms	Maree	Crellin	Coordinator Community Child Health	Family Services
Mr	Stephen	Parker	Coordinator Recreation & Open Space	Recreation & Open Space
Mr	Lindsay	Allan	Manager	Corporate Strategy & Property Management
Mr	Steve	Williams	Coordinator Capital Projects	Capital Projects
Mr	Ron	Lincoln	Senior Technical Officer	Corporate Strategy & Property Management
Ms	Vicki	Shelton	Coordinator Infrastructure Management	Engineering Services



## 3.0 Project discussion and findings... continued

The second group formed the Project Reference Group and included the following people and organisations.

Ms	Bev	Brown	Manager	Rosewall Neighbourhood Centre Inc
Mr	John	Holliday	Chairperson	Rosewall Neighbourhood Centre Inc
Ms	Tina	Martin	Managing Director	Geelong Kindergarten Association Inc
Ms	Catherine	Wilson	President	William Hovell Pre-school Inc
Mr	Greg	Ince	President	Corio Football & Netball Club Inc
Ms	Rebecca	Veitch	Club Representative	Corio Cricket Club Inc
Mr	Layke	Rossiello	President	Bay City Buccaneers Gridiron Club Inc
Mr	Fred	Clarke	Principal	Northern Bay College
Mr	Steve	McNamara	Campus Principal	Northern Bay College - Hendy Campus
Ms	Michelle	Lowe	Regional Representative	Dept of Education and Early Childhood Development
Ms	John	Murray	Regional Representative	Dept of Human Services
Ms	Virginia	Todd	Social Engagement	Dept Planning and Community Development
Ms	Tracey	Currie	Chief Executive Officer	Wathaurong Aboriginal Cooperative
Mr	David	O'Connor	Principal	St Francis Xavier Primary School
Dr	Mark	Kennedy	Chair	Corio Norlane Development Advisory Board
Ms	Susan	Parker	Health Promotion	Barwon Health
Ms	Lisa	Demajo	Coordinator City Learning & Care	City of Greater Geelong
Ms	Jodie	Bath	Rosewall Kindergarten	City of Greater Geelong
Mr	Wayne	Gunn	Regional Commissioner	Scout Association of Australia



### 3.0 Project discussion and findings... continued

The following notes record significant comments that arose in more than one interview session. Comments have been sorted to relate to the two key sites within the precinct.

#### Comments relating to the Hendy Street area

Interviewees discussed a number of community **strengths** at Hendy Street including:

- There has been considerable investment at the school with positive outcomes. For example; a reduction in vandalism and increased parental participation.
- The Extended Schools Hub project at the school has led to successful community based outcomes.
- There are further opportunities to build on collaborative relationships between the school and the kindergarten program at the William Hovell Centre.
- The hall at Hendy Street is well patronised and the bookings are managed by the Rosewall Neighbourhood Centre.

Interviewees also raised a number of **challenges**:

- Hendy Street has also had its encounter with fire with the burning down of the previous Hendy Street Hall and the Tennis clubrooms. Prior to the fire – particularly the club rooms – the site had been vibrant and well-patronised.
- The Northern Bay College P-8 campus at Hendy Street has had ten Principals in ten years when the interviews were done. This made a continuing connection with the community difficult. The current leadership team at the College had developed strategies to improve community connections.
- Hendy Street is a narrow, straight and consequently, fast street. This needs to be addressed in any future re-development through traffic calming measures.
- With no current neighbourhood centre at the Hendy Street site, significant place making needs to occur to create the next generation of custodians
- The current Maternal and Child Health Centre has been identified “not fit for purpose”. As the facility only accommodates one service (Maternal and Child Health) there are difficulties associated with a lone nurse being isolated. Co-locating this service with other agencies or programs would reduce this problem.
- Many adults in the study area have not had good experiences with schools so it may be a limiting factor for the community if the kinder/ MCH is seen to be directly aligned with the school. Schools can seem intimidating institutions.



### 3.0 Project discussion and findings... continued

- There is the need for any building that is built to be transitional. This means that the visitor should not be overwhelmed by a large piece of architecture. There should be public space around the exterior of the building allowing people to sit and wander in when they are ready. There could be a public playground that is not part of the kindergarten so that people could use the site without having to be part of the organised programs.
- Any development needs to be respectful of the open space and allow passive surveillance otherwise we will create a situation similar to Rosewall.

When asked, the interviewees pointed to the following **opportunities** to improve the Hendy Street area:

- There are great opportunities to improve access to more diverse uses of the open space.
- This area provides opportunities to hub a range of early years services.
- There are opportunities to link the school to the open space.
- The Hendy Street area is almost 'centrally' located within the study precinct.

#### Comments relating to the Sharland Road / Rosewall area

Interviewees described a number of community **strengths** at the Sharland Road / Rosewall including:

- The neighbourhood house is successfully delivering a range of programs that meet identified needs.
- The Community event "Going Potty" has continued to be successful drawing people from across the suburb
- Records indicate that people travel a considerable distance to attend programs, for example; pottery and hospitality training.

Interviewees also raised a number of **challenges**:

1. The Urban Planning philosophy that was present at the time the Rosewall estate was developed has had a huge impact of the liveability of the Rosewall area. The original "Radburn" design (developed by an urban planner in America to give family friendly, shared, spaces to the front of houses and displacing the rear of houses for laneways for cars) was reversed when implemented for Rosewall. The result is that there is no passive surveillance over the open space that dominates the centre of the estate. The consequence is that these spaces are not well used and are dominated by a small proportion of the community and not perceived to be safe.
2. Plans have been developed in the past to rectify some of the poorer aspects of this urban design experiment but to date there has been no investment in these changes.



### 3.0 Project discussion and findings... continued

3. Rosewall is recognised as a vulnerable community that has special needs.
4. Rosewall has a higher proportion of social housing than any other suburb in the northern suburbs.
5. Properties within the Rosewall estate are not of sufficient value to enable the Department of Human Services, Office of Housing to sell properties and change building stock. The Office of Housing houses have been retro-fitted in the last 5 years but are still inefficient buildings that are difficult to heat and cool.
6. Houses owned by the Office of Housing in Rosewall will always be used for vulnerable families in need as all the houses are three bedroom houses. Consequently there is a constant change over of families within this community.
7. The Early Years program at Rosewall was originally operated by a committee of management and then the Rosewall Primary School. When enrolments were identified as declining Best Start offered to work with Council to create a new model. This model was based on extended hours sessional kindergarten along with playgroups, early intervention programs and family counselling, (provided by CatholicCare). The Early Learning Centre @ Rosewall model was successful, with increased enrolment, participation and parent engagement.
8. The fire has had a significant impact on the Rosewall Neighbourhood Centre. There is less foot traffic through the building so there are less opportunities for families and parents to see notices or be engaged with information about up-coming courses and events.
9. The advent of the fire has brought uncertainty to whether the service will be reinstated at Rosewall
10. The neighbourhood Centre was rundown and inadequate before the fire and now is more so whilst still trying to cater for supported playgroup programs in inadequate facilities.
11. The Rosewall community is grieving the loss of their primary school, their kinder building with the additional loss of their local high school. It was agreed by most interviewees that some acknowledgement of Rosewall's loss needs to be made.

When interviewees were asked to suggest **opportunities** relating to this area the following suggestions were made:

- The building needs to be loved and significant
- Could have an external café linked to the hospitality training facility that is orientated to quality external space that gives community members the opportunity to use the building casually
- The building needs to engage with the community through some level of permeability.
- The building needs to be child friendly with a quality play space that is not necessarily linked to a program.
- Walkable loops need to exist.
- Somehow passive surveillance over the open space needs to be incorporated into the estate.



3.0 Project discussion and findings... continued

**3.6 – Initial Consultation Workshops**

The first workshop with both the Project Working Group and then the Project Reference Group confirmed a set of clear objectives for the Corio North Community Services Infrastructure Planning Project:

1. Further building a sense of place within the Corio North area.	By utilising the current community resources and good will to increase opportunity for participation and community engagement.
2. Strengthening the accessibility and flexibility of open space.	By protecting open space for the benefit of the whole community and providing amenity for passive and active community participation at a local level.
3. Providing infrastructure for core community programs	<p>By providing facilities that meet the needs of the community in order to deliver core programs in the Corio North area:</p> <ul style="list-style-type: none"> <li>• Neighbourhood House</li> <li>• Children Services: Kindergarten, Maternal and Child Health, Playgroups and Occasional Care.</li> </ul>

The Project Working Group workshop also reviewed Council’s population based local area planning tool ‘Sustainable Communities Infrastructure Planning Guidelines.’ Given the population of Corio North, at 5,800 people, the guidelines indicate that the following infrastructure (relevant for this project) is recommended:

- Community meeting room/ multipurpose hall
- Neighbourhood centre
- Maternal and Child Health program
- Childcare centre (long day care) 1 for 4,000 to 8,000 people.
- An occasional care program
- Kindergarten, single for population 3,000 to 5,000 people, double kindergarten for 6,000 to 7,000 people
- Early Childhood Centre (child health and parenting information and referrals plus children’s medical services) for a population of 4,000 to 6,000.



### 3.0 Project discussion and findings... continued

The workshop participants were given the feedback from the individual interviews conducted at the commencement of the project plus the statistical analysis compiled from the ABS data. Given the complexity of the issues it was agreed the option of concentrating all facilities in one location as a large hub would not effectively meet community needs. Additional information was collected from the discussion at the two workshops, including:

- The economic diversity in Corio North is also reflected in the social interaction within the community. Anecdotally there are historic tensions between the communities that reside north and south of plantation road and east and west of Hendy Street.
- There are concerns that the pockets of extreme under-resourcing will remain in the long term, given the concentration of social housing coupled with a lack of training opportunities, public transport and social supports.
- The possible imminent closure of the Corio South kindergarten may limit options for parents and transfer demand on remaining facilities and infrastructure
- Whilst other areas of Geelong with high concentration of public housing are being redeveloped (as housing stock reached unviable state) the housing stock in the Rosewall estate, whilst in poor condition, will not be in a condition for wholesale replacement for some time.
- There have been significant examples of community strengthening within the Corio North area:
  - ⇒ The investment in the Hendy Street campus of Northern Bay College is a major long term asset to the community
  - ⇒ The 2008 re-opening of the Rosewall kindergarten service by the City of Greater Geelong, in partnership with the Best Start program, was an example of redesigning a community service to meet the identified needs of the local community.
  - ⇒ The Rosewall Neighbourhood Centre continues to deliver a wide range of programs to people across all age profiles and has demonstrated the capacity to link people to key 'next step' services such as lifelong education and training. That being said, it is acknowledged that aging and inadequate infrastructure is limiting the Rosewall Neighbourhood Centre's capacity to maintain these programs for the future.
  - ⇒ The City of Greater Geelong continues to maintain a Place Based community Development program across the northern suburbs.
  - ⇒ The City of Greater Geelong is delivering local projects such as "Doing your Block" to increase participation, engagement and active transport by engaging with local community members to improve the walkability and cycling options for local streets.
  - ⇒ The key stakeholders across the northern suburbs continue to engage in significant groups such as Corio Norlane Development Advisory Board and Northern Futures.



## 3.0 Project discussion and findings... continued

The priorities identified for the Corio North project that were identified in the two workshops are as follows:

<i>Priority</i>	<i>Clarification</i>
<b>Improving outcomes for children</b>	Some children are significantly behind when they get to prep school  Some programs experience difficulty engaging with parents – particularly single and disengaged parents.
<b>Creating community meeting points: formal/informal and indoor/outdoor</b>	Past urban and infrastructure planning has not created inviting and engaging spaces within the Corio North area – there is limited effective ‘communal’ space.
<b>Continuing to provide Council based community development services</b>	Place management needs to include engaging with residents, community and service providers; building on current strengths and good will and developing improved communication, partnering and pathways between services.  There are opportunities to increase levels of engagement with local based sport and recreation
<b>Building quality infrastructure that connects with the community</b>	Built infrastructure needs to be engaging, high quality, safe, robust and environmentally effective.
<b>Managing increasing housing growth and diversity</b>	The Corio North area has not experienced significant change in housing – growth and diversity would benefit the whole community.
<b>Enabling future growth of facilities, services and programs beyond this project.</b>	Planning must support ‘future proofing’ so that the development of future infrastructure is facilitated, rather than frustrated.

A conundrum was identified at the conclusion of the Project Reference Group workshop.

On one hand the operation of the Early Learning Centre @ Rosewall had been demonstrated to be successful for children (who wanted to come to the centre) and parents (who became engaged in the many activities of the neighbourhood centre programs) – this would seem to indicate that replacing the Early Learning Centre @ Rosewall on the previous site may be beneficial to this local community and the neighbourhood house.



### 3.0 Project discussion and findings... continued

On the other hand, it was clear that State government policy relating to early years services focusses on the idea of locating services such as kindergartens adjacent to schools – such as the proposed approach at Hendy Street, but not at Sharland Road. This would indicate that building a ‘hubbed’ early years service at Hendy St would benefit the local community and the school.

Reference Group members had identified the challenge of equitably meeting the needs of the whole community across the precinct. Members asked for further data that would assist any decision making process, particularly if the data could identify localised needs, with a focus on children and their parents. This work was undertaken and is noted in this report in Section 3.8.

Both workshops concluded with a suggested ‘approach’, as the consultants sought direction on a starting point to consider a range of options. The following approach was discussed and there was general agreement that this was a sound foundation:

- The development of a hub that focused on children’s services at Hendy St would further develop a joined-up service from Maternal and Child Health, kindergarten and school, along with specialist support services, for example counselling
- The development of an improved building for the neighbourhood house program at Sharland Road would strengthen community connectedness in that community and one focus of the program could be engaging with parents to ensure links are made with the hub at Hendy Street.

This preliminary ‘approach’ has been further explored in the options analysis process that is recorded as a social impact assessment in Section 5.0 of this report.



3.0 Project discussion and findings... continued

**3.7 Further local data**

This project has involved extensive consideration of ‘disadvantage’, ‘vulnerability’ and ‘under-resourcing’. The Reference Group members had expressed frustration at the lack of data that specifically considered the place of children in this picture.

In response the project team developed a further data collection activity to gather and analyse information regarding children in the local area. This was done by working alongside local service providers to examine service data relating to questions of ‘vulnerability’ at services including the school, ChildFIRST and the William Hovell Kindergarten service. This additional localised data was also compared with other available data to explore the question of children and vulnerability.

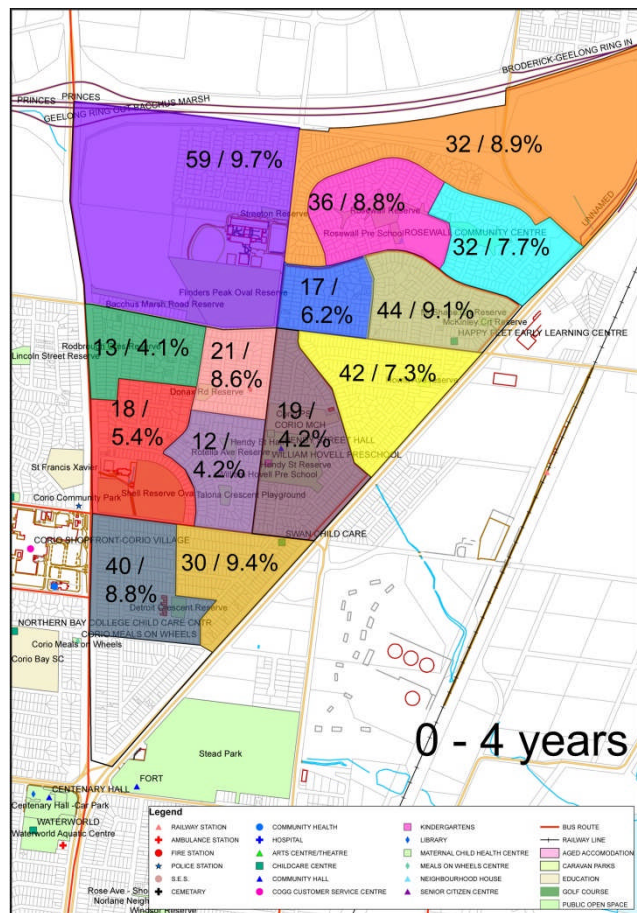
This process delivered the following findings:

**Distribution of children**

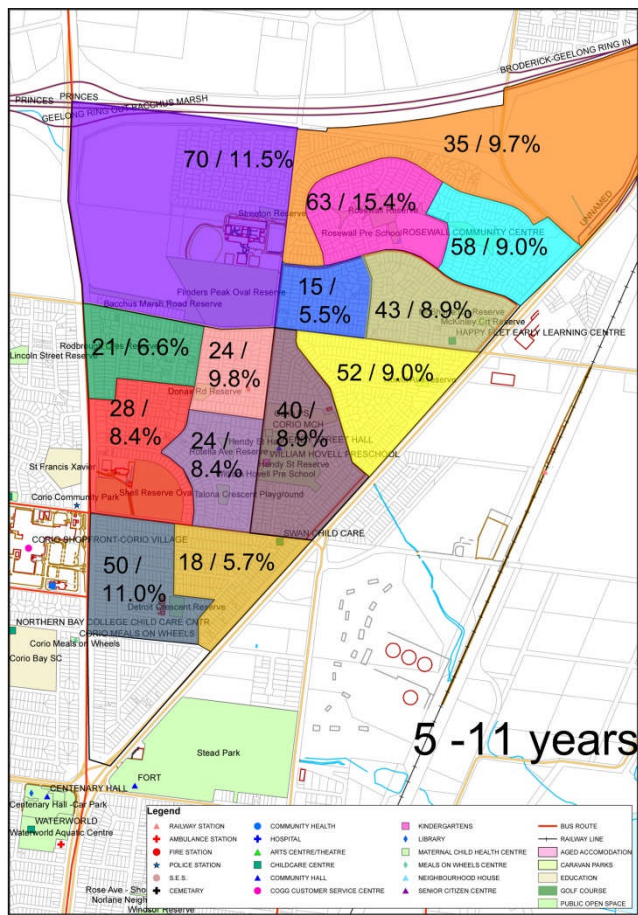
Firstly, the ABS data indicates that children are not evenly distributed across the 14 areas within the precinct.

The figures indicate the number (first number) and the percentage (second number) of the population within that local statistical area.

In the zero to four age group: the highest number is 59 children, compared with 12 whilst the percentages range from 9.7% to 4.1%



3.0 Project discussion and findings... continued



In the five to eleven year age group; the highest number is 70 children and the lowest is 15 whilst the percentages vary from 11.5% to 5.5%

These maps indicate a highly variable concentration of children across the precinct.

**Children in kindergarten**

Following the fire that destroyed the Early Learning Centre @ Rosewall Council relocated the program and 28 children to the facility at Wathaurong Aboriginal Co-operative, in North Geelong.

Now, several years on, the Early Learning Centre @ Rosewall is a vibrant program operating at capacity. There are, however, only two children within the current program who live in the Rosewall area. This raises the obvious question... is it possible to map where children from Rosewall attend kindergarten services?

Unfortunately, there is no collated data that 'tracks' children in early year services and it is impossible to answer such a simple question without both flaunting privacy and manually analysing enrolment data at each kindergarten and four year old child care facility.



### 3.0 Project discussion and findings... continued

It is clear from Australian Bureau of Statistics (ABS) data that the total number of children aged four years (in 2012) was estimated as 223 children in the Corio area. The 2011 estimates indicates 227 children.

The only other data readily available relates to overall enrolment and the 2012 enrolment data for 'stand-alone' kindergartens is provided below:

<i>Kindergarten</i>	<i>4 Year Old Enrolments</i>	<i>3 Year Old Enrolments</i>	<i>Aboriginal Children</i>	<i>Additional Needs</i>
William Hovell Kindergarten	43	18	4	14
Corio Kindergarten	75	30	3	1
Corio South Kindergarten	43	2	3	0
Early Learning Centre @ Rosewall	22	N/A	10	17
<b>Total</b>	<b>183</b>	<b>50</b>	<b>20</b>	<b>32</b>

Unfortunately there is no data relating to children involved in kindergarten programs delivered within four year old childcare services and it is impossible to estimate this number.

Finally, council has completed some preliminary research based on 'place of residence' and kindergarten enrolment and the indications are that some families drive considerable distance to kindergarten facilities. This further confuses any prospect of mapping local enrolment.

The only conclusion arising from this data is that it is impossible to statistically link the provision of four year old kinder with any known characteristics (including the number of children) in a local area. This conclusion has led to other approaches, for the sake of this project, that focus specifically on the Corio North precinct.



3.0 Project discussion and findings... continued

**The question of vulnerability**

This element of the project has delivered a set of data that relates to localised variability in a set of indicators that relate to ‘vulnerability’ for children.

To supplement available data a range of service providers were approached with the following question:

We know from data such as the AEDI (Stage 2 part B) that there are considerable concerns regarding the vulnerability of children in the Corio area across all key domains:

- Physical health and wellbeing
- Social competence
- Emotional maturity
- Language and cognitive skills (school-based)
- Communication skills and general knowledge

**What indicators of vulnerability do you use and how can they be ‘mapped’ within our precinct to provide local information regarding vulnerability?**

The project consultants then worked with each service provider to identify a set of indicators as follows:

<i>Service provider 1.</i>	<i>Indicators</i>
Corio Bay College – Hendy St Campus	<p>A review of selected Prep groups for 2011 and 2012 where the teacher noted individual students where a combination of the following factors indicated vulnerability:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> School readiness at entry</li> <li><input type="checkbox"/> School attendance levels</li> <li><input type="checkbox"/> Progress with learning milestones</li> <li><input type="checkbox"/> Referral to specialist testing and support services</li> <li><input type="checkbox"/> Parental engagement</li> </ul>
	<p>Students who were recorded as less than 80% attendance at school – whole school population, Prep to Year Eight – period February to June 2013. NB: state-wide average school attendance is around 93% and a figure of less than 80% is concerning to teachers</p>

3.0 Project discussion and findings... continued



<i>Service provider 2.</i>	<i>Indicators</i>
ChildFIRST Barwon	All substantive ChildFIRST cases where significant concerns are raised and more than two hours service have been provided by ChildFIRST, 2012/13 financial year to date, all cases for children and young people aged less than 8 years. NB: this is an indication of families and there may be more than one child involved

<i>Service provider 3.</i>	<i>Indicators</i>
William Hovell Kindergarten	Children of concern due to one or more of the following reasons as assessed by the teaching staff: <ul style="list-style-type: none"> <li>▣ Attendance concerns</li> <li>▣ Early Start Children (known to ChildFIRST, Child Protection or of Aboriginal descent)</li> <li>▣ Identified as requiring a second year of preschool due to delays in two or more developmental areas</li> <li>▣ Concerns regarding social connectedness arising from language barriers</li> <li>▣ Children receiving funding under the Kinder Inclusion Support Program</li> <li>▣ Families receiving ongoing support from agencies such as Bethany and Glastonbury</li> </ul>

<i>Service provider 4.</i>	<i>Indicators</i>
City of Greater Geelong – Maternal and Child Health	All clients who received an ‘Enhanced Maternal Child Health’ service or ‘Maternal Child Health / Family Services’ service from the Outreach team for the calendar year of 2012. This services address identified high risk.

A mapping process was then used to identify the residential location in each instance and results were plotted on five maps. To ensure privacy the following maps are labelled as A, B, C etc, rather than identifying the map with the service provider or indicators being studied. The purpose of the maps is to graphically represent these significant indicators of vulnerability.



3.0 Project discussion and findings...  
continued



### *3.0 Project discussion and findings... continued*

The idea behind this approach was to use local micro sources of data to indicate relative levels of vulnerability within the precinct.

Clearly, the data being explored is sensitive and the project has not sought to further stigmatise the community. It is, therefore, not advisable to publish detailed data from this study as it may be possible to identify individual families and / or children from the data collected.

This study outcome has, however, reinforced conclusions drawn from both the ABS data and the anecdotal information collated (see initial Discussion Paper) that the north / south divide in the precinct is real for vulnerable children.

This study highlighted clear indicators of vulnerability for children concentrated in the Rosewall estate area of the precinct across all areas considered:

- Interaction with protective services
- Levels of participation in programs such as kindergarten and school (attendance)
- Readiness for programs such as kindergarten and school
- Attainment of learning goals in kindergarten and school
- Parental involvement and engagement.

#### **Interpretation**

This data correlates with broader ABS data to indicate that there are significant indicators of vulnerability across the whole precinct but that, relatively speaking, there are clear indicators of greater vulnerability in the Rosewall estate area.

This finding is significant to this project as it provides a backdrop to the process of evaluating options for the location and nature of community services infrastructure for this precinct.



### 3.8 Further local context

Within this project terms such as “disadvantaged” or “vulnerable” have been used repeatedly in the data and through consultation processes. These terms have raised concerns that projects such as these can pathologise a community or group.

There is a broad international debate relating to the measurement and conceptual nature of disadvantage. The following table has been adapted from “**Deep and Persistent Disadvantage in Australia**” *Productivity Commission Staff Working Paper July 2013*<sup>3</sup>

The table compares differing approaches to describing disadvantage.

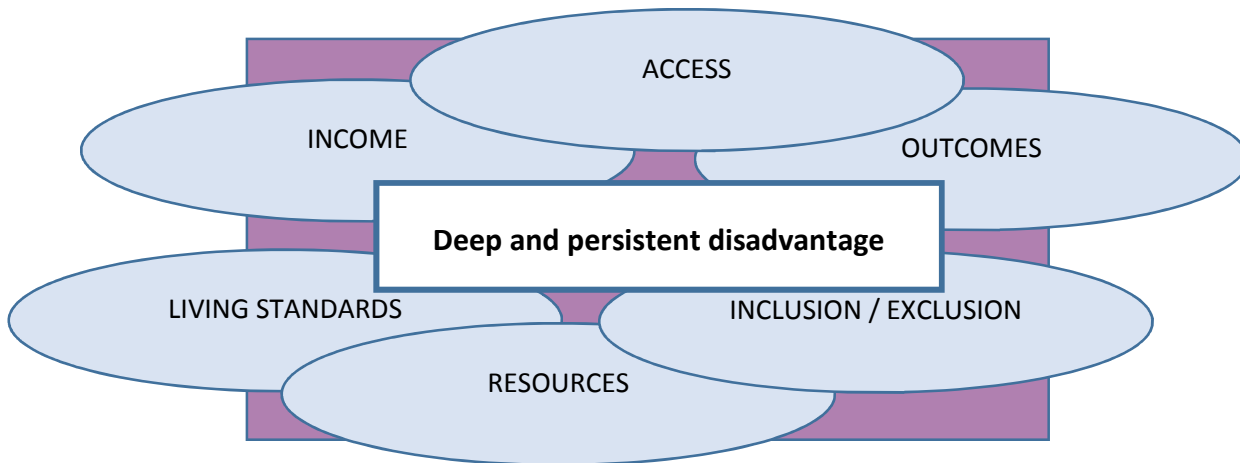
<b>Income measure</b>	Traditional understanding of poverty: eg 50% of median equivalised household income (OECD)  60% median income (European Union)	Point in time + relative to costs / varying needs  “while income has an ‘enormous influence’ on our lives, it is ‘impoverished lives, and not just depleted wallets’ that matter.” Sen (2000)
<b>Deprivation</b>	Exclusion from the minimum acceptable standard of living in one’s own society because of inadequate access to necessary items	Essential items, activities, services that are not available because of income – consider the question of access rather than income
<b>Capability approach</b>	Poverty / disadvantage = low capabilities and functions	The right / opportunity to achieve outcomes such as education, health, self-confidence, engagement (Amartya Sen)
<b>Social exclusion &amp; inclusion</b>	Range of life domains re participation and social connections	Australian Social Inclusion Board (2012) Being socially included = people have resources to learn, work, engage & have a voice

<sup>3</sup> Source: <http://www.pc.gov.au/research/staff-working/deep-persistent-disadvantage>



3.0 Project discussion and findings... continued

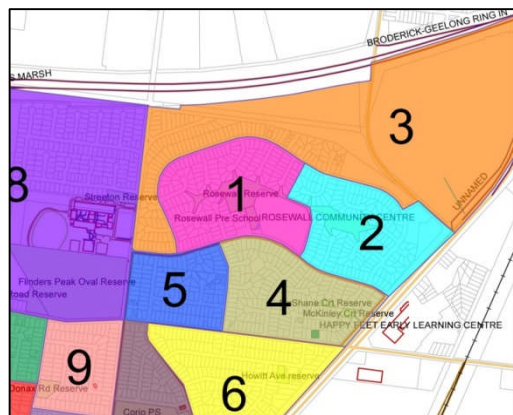
Some of these key terms are potentially useful when examining the overall social impact arising from the data collated through this project.



It is possible to review social impacts by considering these approaches to defining disadvantage and reviewing the data collated for this project.

It is clear that data relating to the whole precinct indicates a significant level of disadvantage in terms of income levels, access to employment, home and car ownership and a range of indicators relating to children.

There is, however, an additional compelling story that highlights deep and persistent disadvantage within the Rosewall area of the precinct, the five local statistical areas used for this study number 1 to 5:



3.0 Project discussion and findings... continued

<i>Issue &amp; evidence relevant to the Rosewall area</i>	<i>Data source</i>	<i>Social impact</i>
<p><b>Income:</b></p> <p>There is evidence of low income levels across the Rosewall area</p>	ABS Census income data	Potential decreased access to goods and services, eg transport
<p><b>Minimum living standards:</b></p> <p>Indicators such as car ownership and home internet connection indicate that essential activities and services may be difficult to access for some families</p>	ABS Census	
<p><b>There is a high concentration of social housing:</b></p> <p>A total of 210 households out of 818 households are social housing. Area 1 has 48.5%, Area 2 has 45%, Area 3 has 18.6%, Area 4 has 14.4 % and Area 5 has 6.66%. Areas 1 and 2 surround the internal sections of the Rosewall area, Connections Park.</p>	ABS Census household data	Women and children escaping domestic violence are disconnected from their community to re-locate to relative safety of social housing, in this case in Rosewall. Children are adjusting to new surroundings at this potentially vulnerable time. Both women and children are potentially severed social connections.
<p><b>Social housing profile:</b></p> <p>The profile of housing within Rosewall is almost solely three bedroom stand-alone properties.</p>	Consultation	
<p><b>Social housing for families:</b></p> <p>The Office of Housing social housing prioritises this size home for families. The families accessing these priorities are generally women and children escaping domestic violence (as evidenced by up to 40% of households being single parent households in one of the local areas)</p>	Consultation ABS Family census data	

Table continues on following page



3.0 Project discussion and findings... continued

<p><b>Social exclusion is reinforced:</b></p> <p>As families (women and children escaping domestic violence) get on their feet they look for better housing and other places to live – this is a disincentive to engage with the immediate community – the ABS figure for ‘lived at same address 5 years ago’ is 29% in one area in Rosewall and 42% for Victoria</p>	<p>Consultation ABS Census</p>	<p>Social isolation for both women and children is a potential risk.</p>
<p><b>Stability of housing stock:</b></p> <p>The Office of Housing will use these houses in the same way for many years to come as they are solid dwellings (not like the timber dwellings around Norlane) – they are neither comfortable nor energy efficient, but they are solid</p>	<p>Consultation Observation</p>	<p>These solid homes will remain as public housing for the foreseeable future.</p>
<p><b>No drivers for change:</b></p> <p>Housing prices are low and there is neither capacity for public investment nor appetite for private development. It would be necessary to sell two or three homes to purchase other properties elsewhere.</p>	<p>Consultation Observation</p>	
<p><b>Ongoing, cyclical pattern:</b></p> <p>As the Office of Housing will continue to use these houses to assist women and children there will be around 210 households and around 580+ people who will ‘cycle’ in and out of Rosewall area for the foreseeable future. This is around 10% of the total precinct population.</p>	<p>ABS Census</p>	<p>There are structural reasons for the high levels of disadvantage within a significant proportion of the Rosewall community.</p>
<p><b>Access to services for children:</b></p> <p>Local data indicates low levels of attendance and engagement at kindergarten and school further indicating limited access to key basic services for children.</p>	<p>Local data</p>	<p>Access to services for children may be associated with any combination of trauma relating to family violence, social dislocation, isolation in the community, lack of transport and limited family financial capacity.</p>



### 3.0 *Project discussion and findings... continued*

This element of the project highlights three key findings that neatly summarise conclusions from consultation and other data analysis processes used within this project:

- There are significant levels of 'disadvantage' across the Corio North precinct that are highly relevant to the planning of Council community services infrastructure
- The overall profile of the precinct is complex, yet it is clear that there are local areas where a series of interacting structures reinforce significant disadvantage for potentially traumatised women and children who may experience difficulties accessing services
- Planning for the whole precinct must balance the aspirations of locally integrated services with Council's responsibilities to the most vulnerable members of our community.



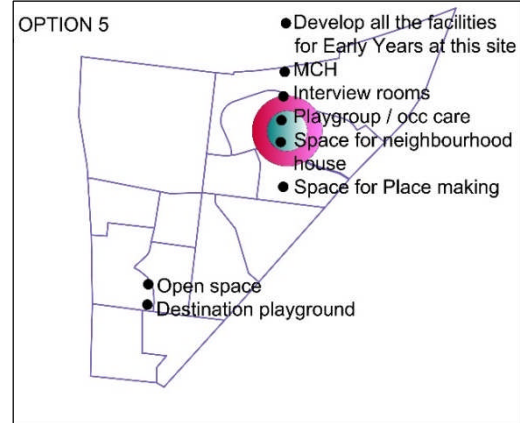
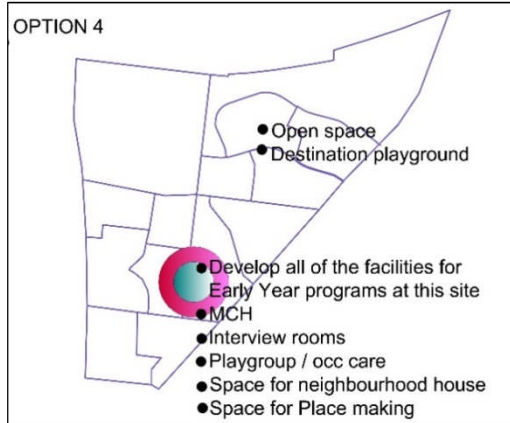
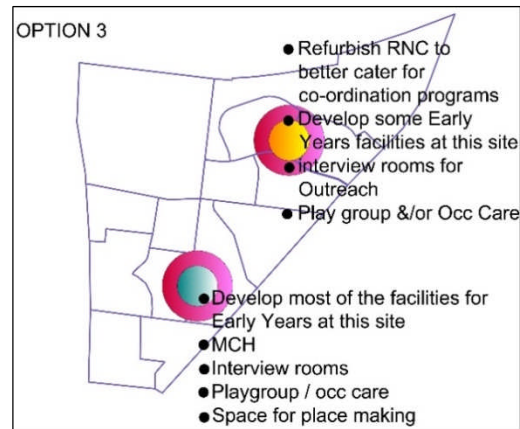
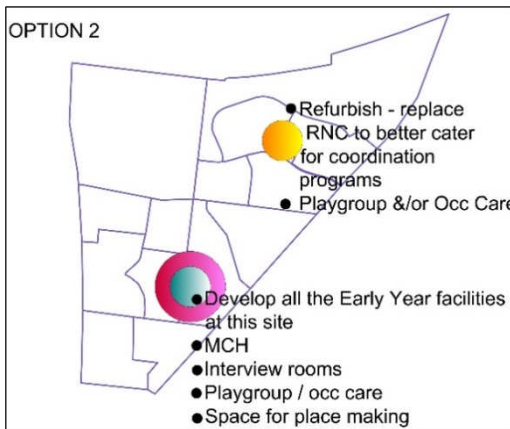
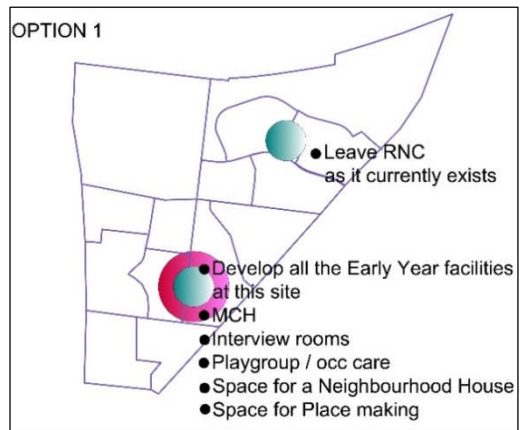
3.0 Project discussion and findings... continued

**3.9 Further consultation workshops**

The project team convened second workshops with both the Project Working Group and the Project Reference Group with two tasks:

1. Review all available data and feedback to date, including the information from local data and the exploration of vulnerability within the precinct
2. Consider five options for the development of community services infrastructure and the social impact of each option on the local community.

Workshop participants were provided with five options, as scenarios for development, on a series of maps:



### *3.0 Project discussion and findings... continued*

Workshop participants were then asked to use their professional judgement and local knowledge to identify the likely impacts of each option; including positive and negative impacts. Participants from a range of community and local groups, Government Departments and Council Departments completed this task and twenty four responses were collated.

This process has been used as the foundation for reviewing the opportunities and challenges at each site and the eventual development of the action plan outlined in this report.

The results of this option analysis are provided in this report in Section 5.0 'Social impact assessment'.



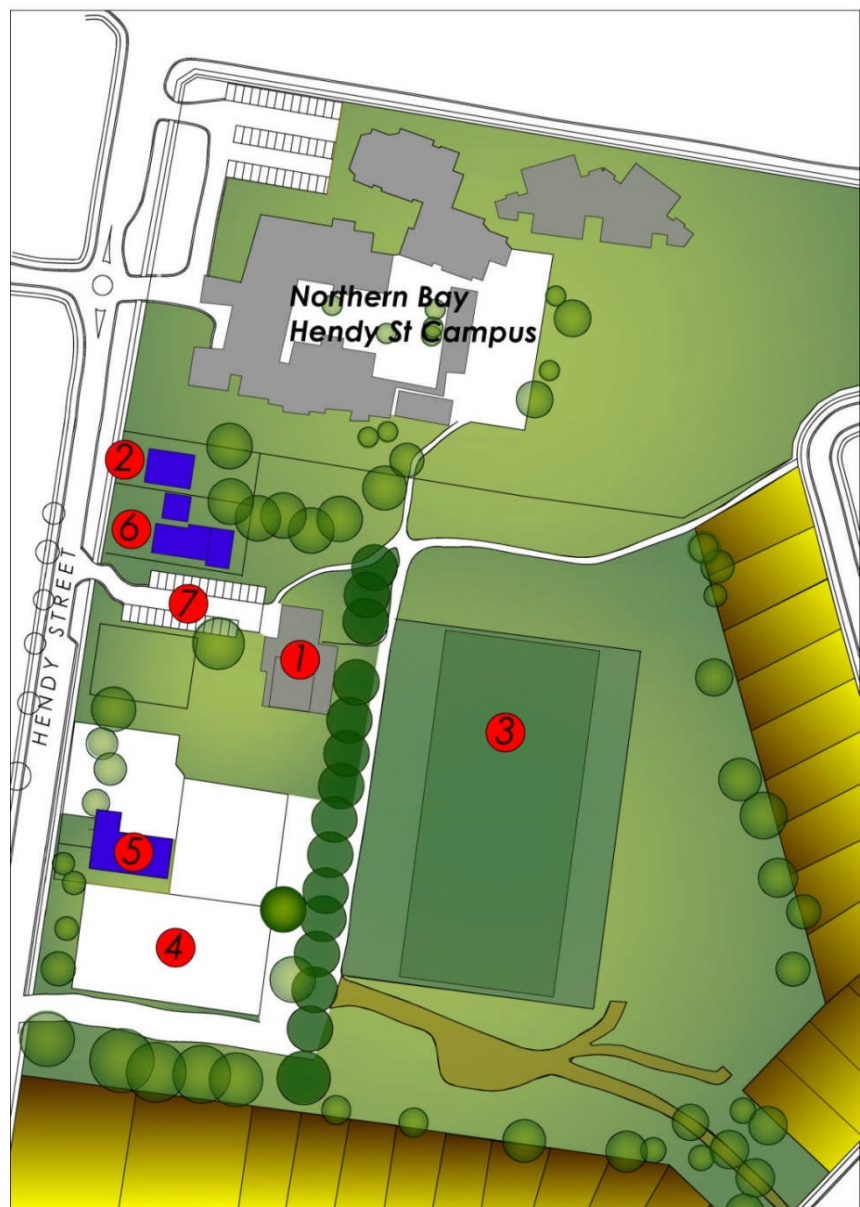
## 4.0 Site assessment

This element of the project reviews the opportunities and constraints relating to both key sites within the precinct: Hendy Street and Sharland Road.

### 4.1 Hendy Street site analysis

The Hendy Street Site comprises an area of approximately 7 hectares. The school site comprises approximately 2.5 hectares with the remaining 4.5 hectares dedicated to the facilities or infrastructure that are numbered as follows :

1. Hendy Street Hall
2. Council owned MCH facility
3. The recreation oval (currently utilised by the Geelong Grid Iron Association)
4. Asphalt tennis courts
5. William Hovell Kindergarten
6. Scout hall owned by the Scout Association
7. Asphalt car parking



Existing site plan



#### 4.0 Site assessment... continued



Hendy Street site, panorama

Analysis of the site identifies that there are six user groups for the site that access the site from six different points. These are:

1. The first user group is the school community of Northern Bay College Hendy Street campus. The majority of users access the school via the car park at the north/ west corner of the site. This leads across the car park to the existing administration area.
2. The second user group is the clients and staff for the Council owned Maternal and Childhood Services (MCH) that sits directly south of the school site.
3. The third user group (though infrequently at the moment) is the Scout Association. The Scout Association owns the land and the building due south from the MCH building. This building is rarely used as the Scout Association has had difficulty in maintaining a program at the site. The Geelong Grid Iron club currently rents storage space from the Scout Association.



Access points to existing site

4. The fourth user group or groups are the users of the Hendy Street Hall. This includes: the Geelong Grid Iron Club and a wide range of casual community groups. This access point is also used by parents to drop off children in the car park in front of the Hendy Street Hall
5. The fifth user group is the families and staff accessing the William Hovell Kindergarten
6. The sixth main access point is into the recreation reserve from Buffalo Avenue, used by the Geelong Grid Iron Club.



#### 4.0 Site assessment... continued

With the six access points spread around the site there is no sense of the site being cohesive. It is a collection of independent elements that happen to sit alongside each other. There is no entry point that gives identity to the 4.5 hectares which sits outside the boundary of the school.

Between the Hendy Street Hall and the recreation reserve is a grove of Cypress trees that literally cuts the site into two. The cypress trees block any visual connection between the public spaces that exist to the west and to the east of them or from the Hendy Street Hall to the recreation reserve. The role of passive surveillance needs to be carefully considered in any development of this site to avoid the sort of issues experienced at Connections Park in Rosewall. Currently, all surrounding property back fences face the open space, making passive surveillance impossible.

The Geelong Grid Iron Club currently rents change room space in Hendy Street Hall. As there are insufficient change room facilities within the complex the Club lays down protective layers in the two meeting rooms so they can be temporarily used as change facilities. With the barrier of cypress trees there is currently no capacity to integrate the change rooms and any informal observation space with the recreation reserve. It is also important to note that the Geelong Grid Iron Club runs an open day once a year and up to 1,000 people attend. The frustration for the club is there are no amenities to support a crowd of that size.

The tennis courts have nets and are used on a casual basis.

With the large open spaces that exist between the facilities at this site they are often used by hoons to do wheelies and “burn rubber”. There is a gate to close off entry to the car park in front of Hendy Street Hall but the space that exists between the car park and the William Hovell Kindergarten is also used when the car park in front of the hall is not available. Similar incidents used to happen at the recreation reserve but the installation of a gate on the entry from Buffalo Avenue has reduced problems.

The Maternal and Child Health building has been assessed in the Children’s Services Infrastructure Plan as “a physically isolated facility with a single consulting room that does not meet service requirements”.

The kindergarten has a natural relationship with the Maternal and Child Health but currently the location of the two facilities does not allow a connection to occur. Parents can determine to access both facilities independently. For many families who are identified by the Maternal and Child Health nurse as vulnerable, the Maternal and Child Health nurse has more opportunities to enquire about the health and well-being of those clients when integrated with the kindergarten.

The Scout Hall creates a block between the Council owned land with the Maternal and Child Health building and the public space to the south and east. The Scout Association has indicated in the interviews they would be prepared to discuss the sale of the property to Council and set up a Scout program in the Hendy Street Hall if that facility was available. The Scout Association has also indicated that they would be interested to develop a program at Rosewall considering the numbers of children identified in the ABS statistics.



#### 4.0 Site assessment... continued

##### 4.1.1 Engineering Services review of Hendy Street Site.

The site at Hendy Street is inherently flat and this brings with it difficulties with providing for adequate drainage and protection from inundation. Please refer map below.



This image shows the drainage and the catchment division between C155 (west) and C 156 (east) Flood extent prepared for the Kosciusko Avenue Drainage and Floor Study C 156.



4.0 Site assessment... continued

4.2 Sharland Road site analysis



Existing site plan

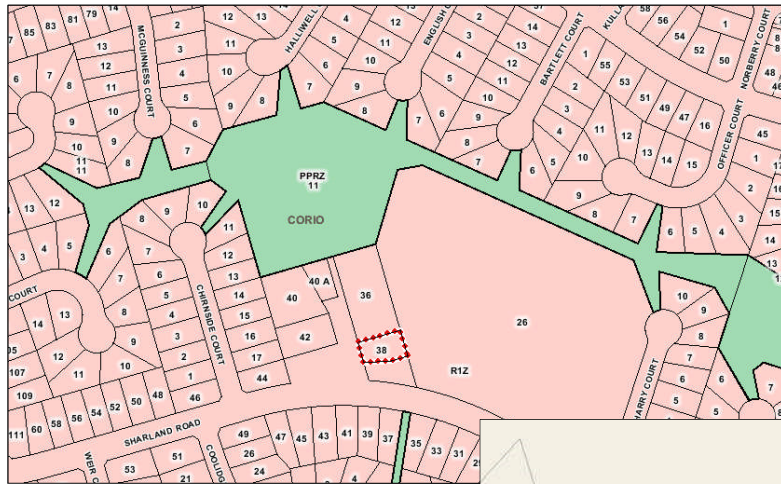
As identified earlier, the Rosewall estate was developed as an experiment in urban planning by the then Ministry of Housing. The site for the analysis includes the following features and are numbered:

1. The Rosewall Neighbourhood Centre which sits on Sharland Road
2. To the North of Rosewall Neighbourhood Centre lies Connections Park. Connections Park has two main areas with a narrow connection behind the housing that is north of McHarry Court – these two areas have been labelled “Connection Park west” and “Connection Park East”.
3. To the west of Rosewall Neighbourhood Centre there is a milk bar, and
4. To the east is the vacant allotment that was once the Rosewall Primary School.
5. It must be noted that to the north of the milk bar there are two properties with addresses 40 and 40A Sharland Road shown on the Victorian Government zoning maps available from the Department of Planning and Community Development. (See planning map below).



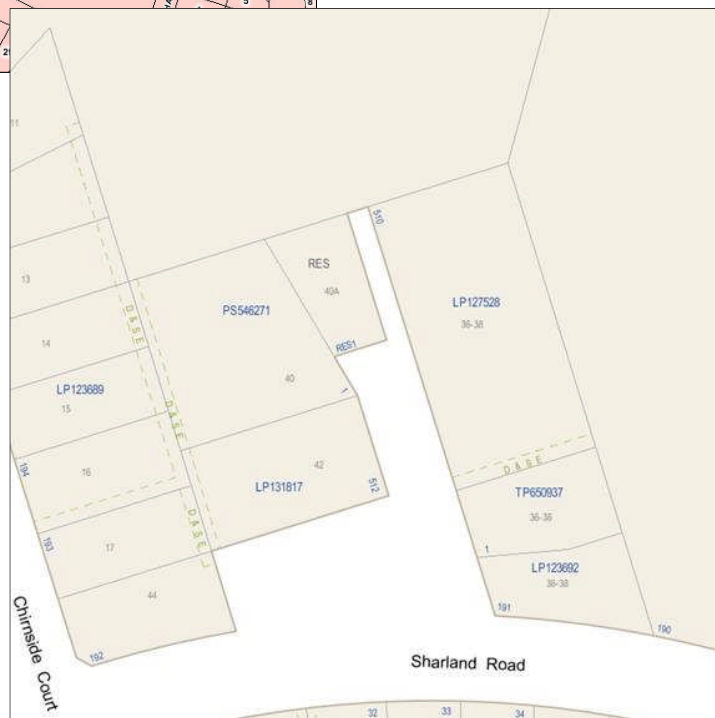
4.0 Site assessment... continued

The input from Council's Engineering Services identifies that Lot 40A is annexed to CoGG as an addition to PPRZ POS. This annexation can be seen on the second plan with Lot 40A now noted as Reserve "RES". Under the Structure Plan it is recommended that any development of Lot 40 be done in such a way as to enable passive surveillance of the park.



Source: [www.land.vic.gov.au](http://www.land.vic.gov.au)

Source: Council



4.0 Site assessment... continued



Existing site

In this site map the coloured sections that grade from brown to yellow where the brown shading indicates back fences, the yellow represents front fences. Hence this diagram illustrates that all of the properties have their back fences edging the open space. Consequently there is no passive surveillance across the park.



Panorama of Connections Park West



#### 4.0 Site assessment... continued

There are nine (9) entry points into the Connections Park. These could be called “Tension Points” because the unpredictability of anticipating people entering the park creates a tension for the users. There is “zone” in the centre of the West end of Connections Park (pushed up against the edge of the fencing to the DEECD land) that is a bit of a “No Man’s Land”. In this zone a person traversing the park to the “destination point” of the shop could feel vulnerable if approached from any of the nine entry points.

The relatively narrow walkway between the Rosewall NC and the shop is also a control point. If approaching the milk bar from the Park there is no way to determine if there is anybody waiting behind the fence to the east of the milk bar. We have no way of assessing how many people do not access this shop because they feel less than safe walking to it. Recognising the statistic that 12.5% of households in Rosewall do not have cars, this milk bar would be an important resource for them.

A playground has been located in Connections Park and its location exacerbates the tension in the park. The playground can be approached from all nine entry points but six are in the immediate vicinity. There is literally nowhere a person can sit where they do not have their back to a number of entry points. The lack of passive surveillance reduces the comfort levels in using the playground.

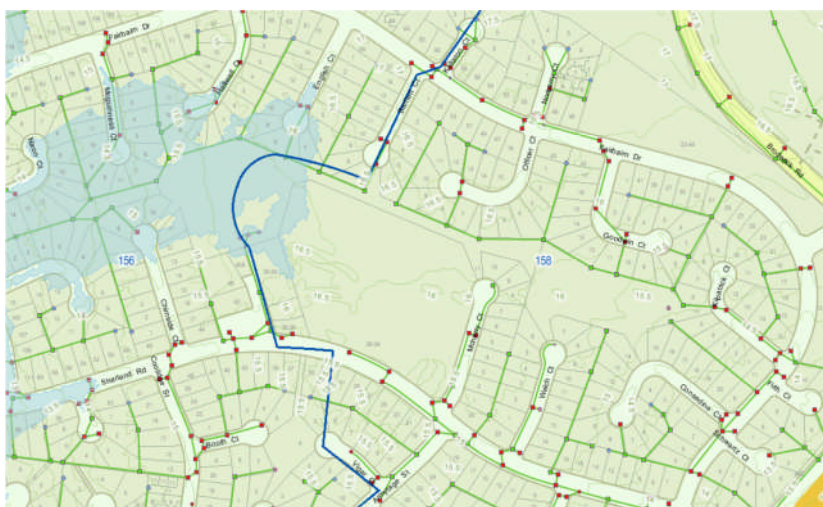
The lack of other amenities in the west end of the Park (there is a BMX track in the east end of the Park) makes the playground a focus for all ages and not necessarily those for whom the playground was originally intended.

The Rosewall Neighbourhood Centre is a solid building with no permeability. There is no connection with the street. All activities are internalised because of the current configuration. There is nothing that speaks to the community to invite them to come see, come try. The quality of the building is poor with parts of the building being temporary buildings that have been connected into the original structure.

#### 4.2.1 Engineering Services Review of Sharland Road site

As with the comment made for Hendy Street, the Sharland Road site is also inherently flat and there are difficulties with providing adequate drainage and protection from inundation as demonstrated by the map provided below.

This map – Sharland Drive (Rosewall) POS – shows catchment division between C158 and C156



4.0 *Site assessment... continued*

### **4.3 Recommendations from Engineering Services**

Prior to any proposed building designs being developed for the two sites the Design team will need to contact Infrastructure Management Unit (IMU) CoGG to seek:

- Advice on likely minimum floor levels
- Advice on what constitutes an adequate internal drainage system, which is highly likely to require on-site-detention, water treatment and an investigation of Stormwater Harvesting and re-use
- Provide a 'mini' Integrated Water Cycle management Plan, in order to capitalise on any opportunities
- Discuss details of traffic generation including times and days of the week, volume etc., principal routes to and from the site in the road network as well as entry point locations and the safe internal function of car parks and circulation pavement.



The task of considering a range of options for both sites and the potential distribution of the built infrastructure was managed through workshoping with both the Project Reference Group (involving representatives of key community groups and Government) and the Project Working Group (comprising Council officers from a wide range of departments).

At the two workshops that were held; the first on 16 July 2013 and the second on 18 July 2013, the data that had been collected about indicators of vulnerability within the Rosewall community was presented. The definition of “Deep and Persistent Disadvantage in Australia” from the Productivity Commission Staff Working Paper” as listed in the July 2013 report was also presented. This further data provided a back drop to the process of assessing the social impact of different approaches to built infrastructure for the precinct.

A presentation summarising the preliminary site analysis work was provided to workshop participants, along with five ‘options’, presented as maps, see below.

The key objective of the workshops was to allow each participant the opportunity to state their professional views regarding the positive and negatives social impacts each of the option scenarios proposed. This process involved representatives from community groups Government Departments, service providers and Council Departments across both workshops. In all twenty four individual assessments were completed and collated within this process. During the workshop participants also shared their views.

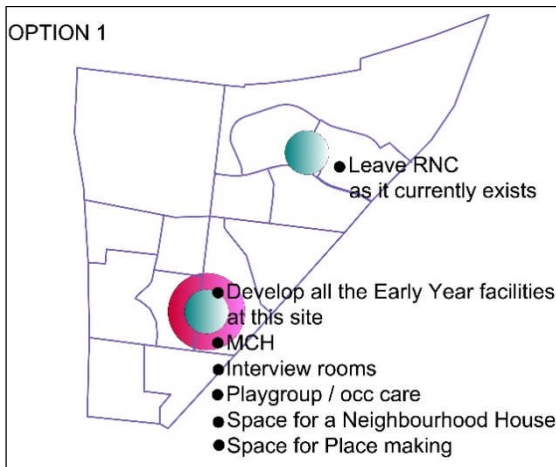
The completed assessments were collected following both workshops. There were twenty-four. The analysis of the assessments went through a number of phases.

- Phase 1 All comments for each option were consolidated onto one sheet, resulting in twenty-four responses for the positive aspects and twenty-four responses for the negative aspects of each option
- Phase 2 Comments were then correlated to map similar / same / repeated responses
- Phase 3 A statement that encapsulated the repeated responses was developed and the number of responses mapped; where there was only one response the original statement was unaltered
- Phase 4 The number of similar or same views were tabulated.

The collated responses are provided below.



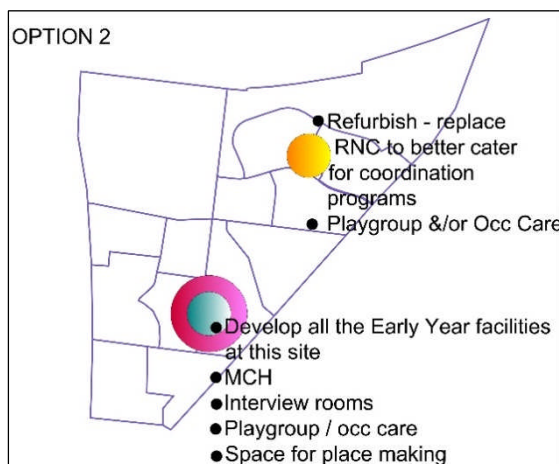
5.0 Social impact assessment: continued....



POSITIVE			NEGATIVE		
9	By keeping RNC same services still delivered to this pocket of the community / no change	Rosewall Community	4	RNC may become run down. Already a tired building	RNC & residents
2	The service delivered at Rosewall is accessible / within walking distance	Rosewall Community	3	Rosewall needs upgrading if the current facility is to remain	Families, RNC & CoGG
1	Option for RNC to operate a satellite service	RNC	4	It will exclude a group of people from accessing early years facilities	Mothers with Young children
7	Provides opportunities for integration of Early Years Services and better links between MCH, kindergarten & playgroups at Hendy st site	Families & Community	4	Increased class sizes of 33 limits access for educators & children. 33 children per class too big.	Children Educators
2	Co-location on one site creates increased activation of place and service with perhaps improved open space	all	2	May reinforce the north / south divide	community
8	Much greater support for families & professionals with integrated service model	all	11	Extra distance for families and children to travel. Up to 2 kms is difficult to walk in seasonal weather conditions. As data indicates; attendance is a concern – distance creates barriers. Primary school children can walk. Pre-school children cannot	Rosewall families
5	Opportunity for closer association with the school		2	Sense of loss. Comm expectations were for a replacement	Rosewall community
1	Complies with existing gov't & CoGG policy and planning priorities.		2	RNC currently a poor layout and has insufficient space to offer extended programs	RNC Community
2	Flexibility for RNC to join the hub later	RNC	5	Service removed from the most vulnerable	Rosewall Community
2	Space for outreach / meetings / consultations		1	Limited occupancy of PNC – surveillance/'positive' use	
1	MCH nurse – better OH&S		1	Disconnects kinder from Catholic / other education	
1	Two precincts	Rosewall	4	Restricts RNC's capacity to grow and	RNC users



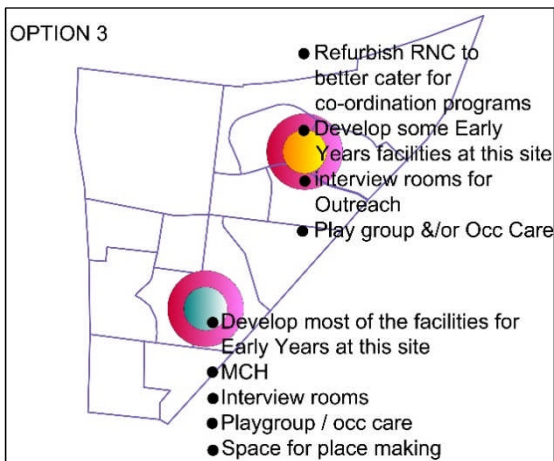
		Community		develop	
1	Potentially broadens catchments for families	All groups	7	Isolates RNC	RNC
1	Provides a meeting place for belonging in Rosewall	Rosewall Community	1	Leaving RNC as it is makes reserve unsafe for community	Rosewall community
2	Cheaper	CoGG	1	No childcare option for participants at RNC	Mainly adults
1	Replaces ageing infrastructure at Hendy St		1	Leaves absenteeism as it is	Community
1	Consolidates facilities		1	Asset Management implications with extra buildings	CoGG
	External services would have a focus. Service can find people and people can find the service.		1	Doesn't respond to identified need of the Rosewall community	
1	More attractive to Government		1	Who manages the co-ordination of services?	
1	Attractive for multi-use - scouts		1	No facility for child care	
1	More outcomes for children & services		1	The expectations for RNC to deal with the hardest group with the least amount of resources.	
1	Proximity to Corio Shopping Village and the community				



POSITIVE			NEGATIVE		
9	Improved community esteem by having improved local services	Rosewall Community	3	RNC disconnected from EY's program	RNC Rosewall C
9	More services and infrastructure in Rosewall including links to Early Years Programs	Rosewall Community	4	Kinder classes cannot be 33 children	Educators children
5	Provides opportunity to properly integrate Early Years services with Primary school and supporting services	Community E.Y.	4	change	
3	Multi-disciplinary integrated approach	All users	6	RNC remains isolated	Current / future users
1	One stop shop demystifies transition to other services	Families	1	No Kinder / MCH at Rosewall	E.Y.
1	Minimises change	RNC users	7	Extra distance for families and children to travel. Up to 2 kms is	Rosewall families



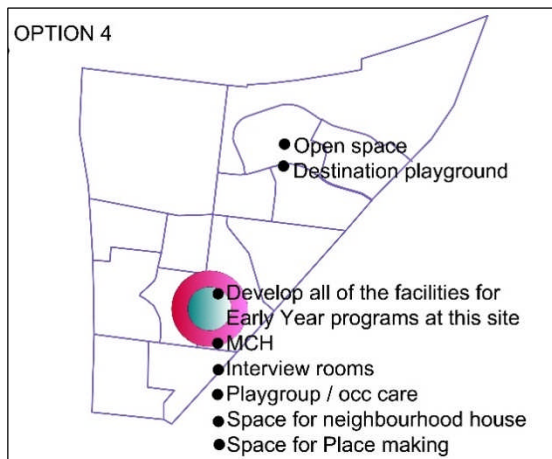
				difficult to walk in seasonal weather conditions. As data indicates; attendance is a concern – distance creates barriers. Primary school children can walk. Pre-school children cannot	
2	Place making centralised	All	1	Limits options for RNC to join the hub in the future	RNC
4	Hub would encourage social engagement at Hendy St	Community	1	Need to engage families at Rose'l & create links to Hendy st	families
2	RNC could play an outreach role and feed into the Hendy St site	Rosewall Community	1	Leaving RNC makes reserve unsafe for community	Rosewall Community
3	Stronger support for families & professionals	All users	1	Refurbishing without enough services to attract people.	
1	RNC programs located with occ care	Adults at RNC	1	Doesn't address the absenteeism	
1	Will attract participants from outside of Rosewall to RNC programs				
1	Change	MCH Kinder			
1	Improved open space could be achieved at Rosewall - safer				
1	Reasons to travel in both directions decreases stigma				
1	Would probably get a rapid take up in the community				
1	Investing in the future – allows for better planning				
1	Value adds to the most vulnerable				



POSITIVE			NEGATIVE		
14	Localised services for each community with more evenly distributed kinder services giving accessibility to the most vulnerable and those without transport.	All	4	Cost of having kinder classes at 22 students	Kinder
3	Enhanced space for each location		5	Overall cost	CoGG
2	RNC able to provide more programs	Rosewall Community	2	Dispersal of energy and resources over two sites	
2	Reason to travel in both directions	All	1	Links to school community for	



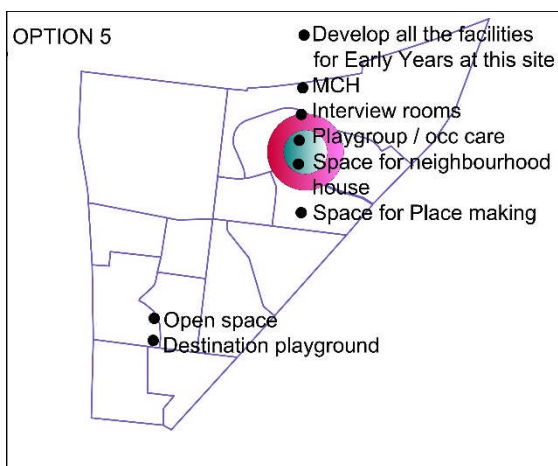
	reduces stigma. Also attracts participants from outside area to RNC			Rosewall children	
1	The community will have the asset they believed was to be replaced	Comm	6	Fragmentation of early years services across two sites. Could continue the divide	Families Staff
2	Smaller kinder class sizes	Children	1	MCH nurse not as well linked to RNC	
2	Significantly improves services for Rosewall residents.	Families E.Y	1	Potential loss of services at Hendy St , especially for kids transitioning into Primary School	
1	Ideal situation	All	1	Confusion re: which site for which service delivery	
1	Allows for kinder enrolments to other schools	Catholic private	1	Increased asset base	
1	Minimises change	RNC users	1	Removes proximity of some EY's programs from the school	
3	Shares the load across existing model of allocated service delivery	children	1	Doesn't meet Govt / Cogg policy	
1	Gives choice of location for pre-school	Pre-schoolers	1	Possibility to reinforce the them & us	
1	Integrated with open space in both areas		1	School dominates (assume – the Hendy St site)	
1	MCH nurse still better OH & S				
1	Good infrastructure development that could be further developed when housing is developed at old primary school site.				
1	Potential to reinvigorate open space at Rosewall				
1	Great options for transitioning between the two sites				
1	Experience of RNC working as a co-located integrated service				



POSITIVE			NEGATIVE		
2	Consolidate EY services together and locate in close proximity to the school. Meets govt/ council policy and planning priorities.		13	No services in the area of highest need and Rosewall families need to travel to services	
13	Integrates services with centralised	community	1	No need for Neighbourhood	Community



	(to study area) administration & resources. Increases professional support for the collective.			functions at Hendy st because too close to shopping village which also acts as meeting place.	
2	Consolidates community energy into one site	All	1	No coordinated activities in Rosewall area leaves it vulnerable to becoming a dead space	
1	Breaks down the N /S divide		1	Overall cost	
3	Reduced cost to build and cost to run		1	Traffic management / parking	
2	Surveilled open space in Rosewall		2	Sense of total abandonment	Rosewall community
1	Better Neighbourhood House Space		1	Acts as feeder to State school	Pvt schools
1	Efficiency of using built space		1	Potential decline in attendance – there is a need for Outreach services	
1	No confusion		1	Broken promise by Council	
1	Opportunity to create walkable links		1	No clear walkable link	
1	Greater use of Hendy St site		1	Hang-out for disengaged youth	
1	Opens up Connections Park and increases informal access		1	Increases likelihood of “no-shows” to services that are provided.	
1	Conditional positive of being large enough to cater for all needs		1	RNC partly funded by OoH to service the Rosewall Community	
	RNC becomes the neighbourhood centre for Corio		1	New initiative – only one choice	
1	More central		1	change	
1	Caters for more people – central to catchment				



POSITIVE		NEGATIVE	
4	All services hubbed together with opportunities for professional support across services	13	Loses the opportunity to maintain and enhance close links between the E.Y and the school and goes against Govt/ Council policy.  School / EY's is a natural “gathering place” relationship
1	Least challenging	1	Well established and renowned kinder
1	Increased ownership by broader	1	Dramatic change to established



	community			location of services	
4	Rosewall community would get significant increase in locally accessible services		1	Travel / accessibility / traffic management / parking	
1	Purpose built facility would better integrate with the open space		1	Not central	
2	Hendy street could become more sport focussed with better facilities		1	Public Open space lost and increasingly dysfunctional	
1	Services provided in the area of most need		2	There won't be enough land	
1	Rosewall offers more land for integrated facilities		1	Loss of open space	
1	Would rejuvenate the site at Rosewall		1	Limited willingness of community members to utilise these facilities	Comm outside Ros'l
1	Forces people to travel north (would they come?)		2	Major loss of services and reduction in access to services by Hendy St community.	Hendy St community
			1	Hendy St history	As above
			1	Contradicts Govt / Cogg policy and planning guidelines	



## 5.0 Social impact assessment... continued

The following table was used to analyse results:

<b>Positive response for any option</b>	OPTION 3	14/ 24 = 58% Localised services for each community with more evenly distributed kinder services giving accessibility to the most vulnerable and those without transport.
	OPTION 4	13 / 24 = 54% Integrate services with centralised (to study area) administration & resources. Increases professional support for the collective.
<b>Negative response for any option</b>	OPTION 1	11/ 24 = 46 % Extra distance for families and children to travel. Up to 2 kms is difficult to walk in seasonal weather conditions. As data indicates; attendance is a concern – distance creates barriers. Primary school children can walk. Pre-school children cannot.
	OPTION 4	13 / 24 = 54% No services in highest need and Rosewall families need to travel to services.
	OPTION 5	13 / 24 = 54% Loses the opportunity to maintain and enhance close links between the Early Years and the school and goes against Government / Council policy. School / Early Years is a natural “gathering” relationship.

The social impact assessment process concluded that:

- The option of focussing all community services infrastructure at either Hendy Street or Sharland Road would not balance the Council requirement to provide for all members of the community whilst addressing the needs of it's most disadvantaged members.
- The challenge of this process was to identify the best mix of infrastructure across both sites.
- The most effective balance would be achieved by developing a facility which supported a range of linked children's services at Hendy Street to capitalise on the proximity to the school. In addition the development of a modern, appropriate facility to support neighbourhood house programs at Sharland Road would both support the most vulnerable in the community and create new links with a children's service at Hendy Street.
- The development of two facilities would reinforce the idea of Corio North as a 'precinct'.



In summary:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

1. Provide for new community infrastructure at both the Hendy Street and Sharland Road site
2. Support the delivery of services and programs as a whole precinct, yet respond to localised identified community strengths, needs and aspirations
3. Share the same built 'style' so that the community sees the buildings as being connected within a precinct.
4. Are based on flexible modular building systems that enable Council to make long term decisions to reconfigure (add, reduce) built space on either or both sites over time
5. Are constructed on the same time line to reinforce the message that the two facilities are linked – this would even extend to opening the buildings at the one event
6. Are supported by a 'place based' community development strategy, governance model and Council resourcing package that ensures local community ownership and engagement, along with interagency collaboration across the precinct.

The following further actions are required to achieve a long term vision for the precinct but are not included in the 'Base' Cost Plan for the project. These actions are outside the original scope of the project and have been costed independently.

- The plans are not dependent on the purchase of the Scout Hall land in Hendy Street but it would be advantageous to use this site as part of the comprehensive vision for the open space at Hendy Street Reserve
- The purchase of the Scout Hall site could be offset by the sale of the Council owned Coolidge Street site as these staff could be accommodated at the new Hendy Street site
- Arrangements to finalise the sale of the former Rosewall Primary School site are understood to be well advanced. Although this sale is not an inhibiting factor on this action plan the development of additional housing would be desirable
- The development of a strategic footpath network would increase active transport options within the precinct
- This plan is also not dependent on the outcome of arrangements for the former Flinders Peak School site, although it is hoped that any development on this site will add amenity to the precinct.



6.0 Action Plan: continued....

Each area of the action plan is further explored below:

One:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

**Provide for new community infrastructure at both the Hendy Street and Sharland Road site**

This project has assessed a wide range of information. On the basis of this data it is clear that the planning process is not about whether 'one site is a preferred location over the other site' for the provision of community services infrastructure.

Council has a responsibility to support a wide range of community services to the entire community – for example, facilities for neighbourhood houses and services such as Maternal and Child Health. Council also has a responsibility to identify and address the needs of those people most vulnerable in the community. This planning process has highlighted a degree of vulnerability across the precinct with clear indicators of significant disadvantage in the Rosewall estate.

The following action plan achieves this balance by planning for a whole Corio North precinct and carefully locating the most appropriate infrastructure across the two sites, Hendy Street and Sharland Road, in a way that facilitates linkages between programs and services.

The social impact assessment highlights that no service should be located on its own and, conversely, that locating all Council community infrastructure on one site or the other is not an effective response to the identified needs of the community.

This plan is based on the development of one precinct: with two facilities linked by a strategic footpath to encourage active transport links.



## 6.0 Action Plan: continued...

### Two:

The Corio North Community Infrastructure plan is to deliver council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

#### **Support the delivery of services and programs as a whole precinct, yet respond to localised identified community strengths, needs and aspirations**

This area of the action plan relates to the development of an enhanced early learning centre at Hendy Street and a neighbourhood house facility at the Sharland Road site.

### 6.1 The Hendy Street site:

The design for the enhanced early learning centre at Hendy Street presented below involves constructing a new, modular facility and would include the following amenities:

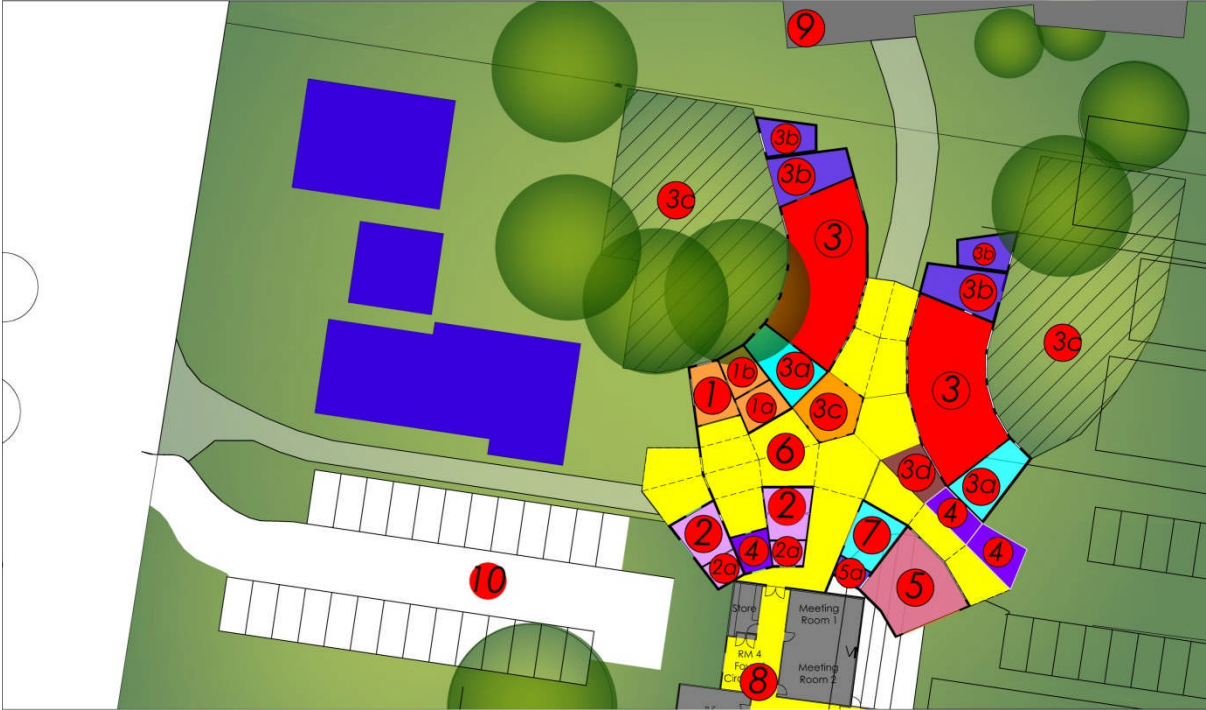
- A learning facility built to the DEECD standards with: two kinder rooms, associated storage, toilets, staff space and play area.
- Space for the Maternal and Child Health services including: two consultation spaces, storage and discrete waiting area
- Place making facilities including: manager's office, staff work area, reception, archive and storage
- Three interview / consultation spaces to ensure community access to specialist visiting services
- Open and engaging community activity space
- Public toilets, general storage and circulation
- Connection to the Hendy Street Hall, which would be integrated into the whole building complex and re-purposed as shared community / recreation space.

NOTE: Detailed requirements would need to be determined with a group of building users. The following plans are sketch designs and reflect the form of facility discussed during consultation within this project.



6.0 Action Plan: continued....

The configuration of the integrated children’s services hub at Hendy Street would include:



Proposed plan with room types identified

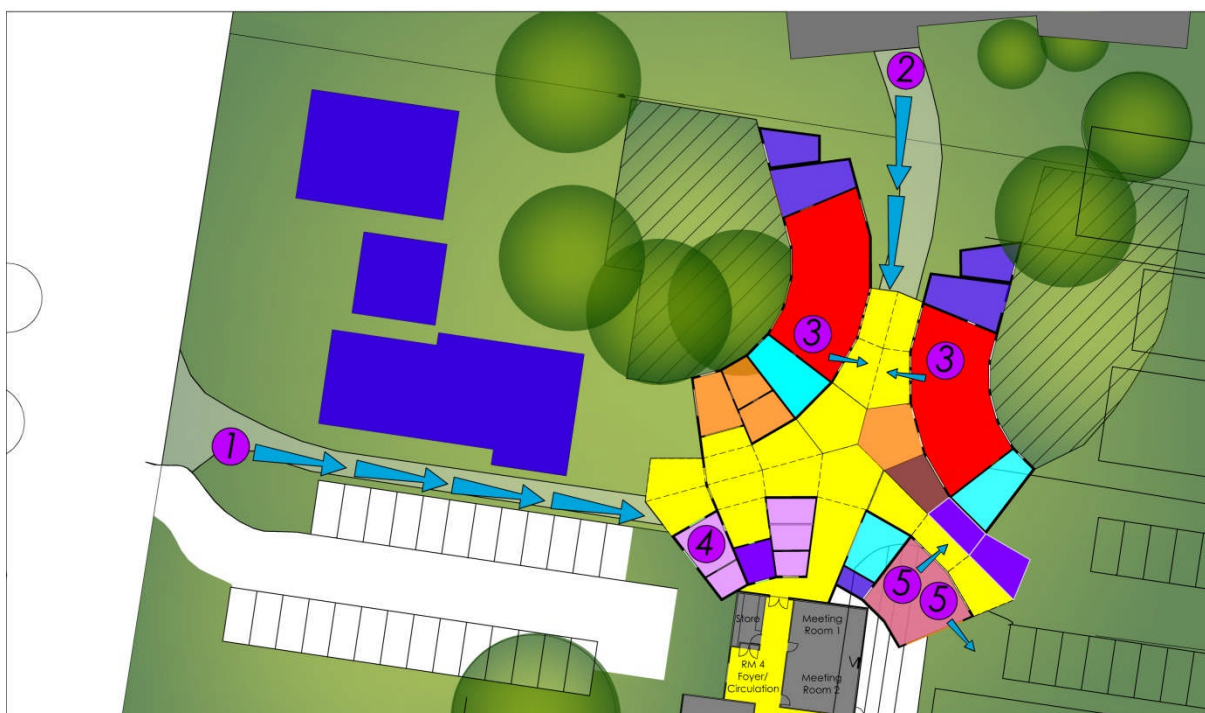
- |                               |   |
|-------------------------------|---|
| (1) Reception                 | (4) Interview rooms   |
| (1a) Administration office    | (5) Activity Room   |
| (1b) Archive & storage        | (5a) Storage for activity room  |
| (2) Maternal and Child Health | (6) Corridor and “break out” space for integrated activities.         |
| (2a) Storage for MCH          | (7) Public toilets  |
| (3) Early years rooms x 2     | (8) Existing Hendy Street Hall to be integrated with the new facility |
| (3a) Early years toilets x 2  | (9) Northern Bay College, Hendy Street Campus                         |
| (3b) Early years storage x 2  | (10) Existing car parking   |
| (3c) Early years playgrounds  |   |
| (3d) Kitchen facilities       |   |

This sketch plan design equates to 1077 square metres.



## 6.0 Action Plan: continued...

A critical feature of this plan is to ensure a conducive service and environment is created for young children and families and to accommodate the provision of a comprehensive and integrated range of relevant services, programs and activities. A further feature of the building layout and its location within the Hendy Street site is the need to maximise the benefits of the adjacent school site. It is understood that Stage 3 of the approved masterplan for the Hendy Street campus has had funding announced in 2013. A significant component of Stage 3 is the construction of a new administration building that is to be located on the southern boundary of the school site. The siting of this building is significant because it provides for clear opportunities to ensure an interface between the school and an integrated children's centre and community facility.



*Proposed plan*

The development of the design for the Enhanced Early Learning Children's Centre is not contingent on the Scout Hall site being purchased or the removal of the Maternal and Child Health building. The enhanced early years centre has been configured to work within the existing "edges" to the site that comprise:

- The Hendy Street Hall
- The Scout site
- The Maternal and Child Health site
- The primary school site.



6.0 Action Plan: continued....

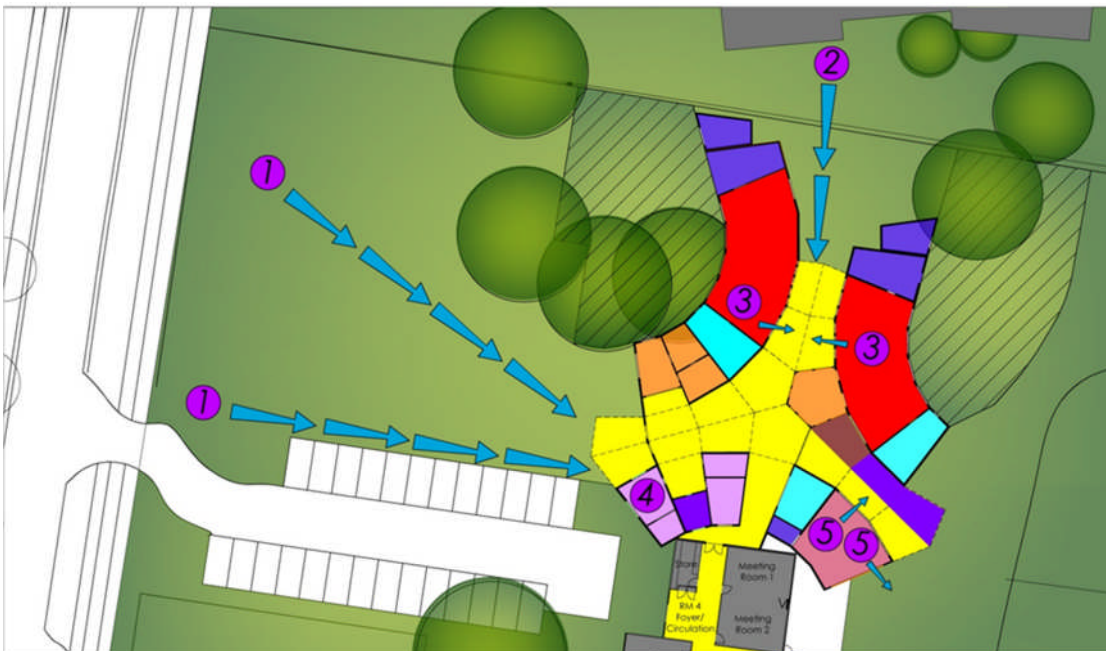
The design has also been developed to work with the current configuration of the car parking. The Cost Plan provided in this document relates to the scope of work identified in this plan, with the addition of pathway linkages between the front of the Hendy Street site and the entry to the enhanced early years centre and between the primary school and the centre. On this plan the pathway are indicated by numbers 1 and 2.

At present the location of the existing Scout Hall and the Maternal and Child Health Centre would restrict the visibility of the enhanced early year centre and the public zone . The removal of the existing Maternal and Child Health Centre building is a clear decision for Council, however, it is understood that the Scouts own the Scout Hall. It is also understood that Scouts Australia have offered to discuss entering into an agreement to access Council facilities at both Hendy Street and Sharland Road with a view to selling the Scout Hall site to Council.

The Maternal and Child Health building has been assessed in the Children’s Services Infrastructure Plan as being inappropriate for Maternal and Child Health services as the building only accommodates a single staff person. This is contrary to Council’s employment practices.

As noted previously in this report this building is listed in the Council Asset Register as constructed in 1980. The external building element are considered to be in good condition with an average of \$18,356 required annually for the next twenty years for maintenance. This is a significant amount of outlay for a thirty-three year old building. A long term life cycle assessment of the building may determine that the building’s maintenance and operational costs makes the building unviable.

The diagram provided below simply illustrates what the site could look like if the Maternal and Child Health building and the Scout Hall were to be removed.



Future plan proposal



## 6.0 Action Plan: continued...

The diagram above explores this question of the interface between the school and the location of the Council facility. Clearly the integration of the current Maternal and Child Health and Scout Hall sites would improve public and school access to the Council facility.

The location of the Council facility, however, is such that the development of the facility is not contingent on the integration of the Scout Hall site. For example, it would be possible to commence construction of the new facility whilst the sale / purchase of the Scout hall site is being negotiated. Features of this approach are indicated by the numbers on the diagram as follows:

- (1) Creating an entry into the integrated children's services hub which also integrates the Hendy Street Hall area and the opportunities for community activity and interaction
- (2) Creating a direct connection with the school campus
- (3) Creating opportunities for the kindergarten classrooms to extend into the circulation space for additional flexibility to enable one or even both classroom to be opened into the circulation area to create a collective space for performances and larger events
- (4) Locating the Maternal and Child Health rooms and the interview / counselling rooms close to the front entry so visitors do not have to go further into the facility if they do not feel comfortable
- (5) Ensuring the activity room has the opportunity to expand into the circulation space or open up and connect with the outdoors area for different activities. The circulation space can even be closed off to create an additional temporary room.

Addressing the current clumsy configuration of the Hendy Street site and developing a 'whole of site' vision has been a central requirement of this project and many contributors to the project have commented on the opportunities to make better use of the site, increase active community use of the space and, therefore, improve perceived and real safety for the community.

In line with the recommendation from Council's engineering department the floor level would possibly need to be elevated to mitigate any concerns over flood inundation on the site. The modular system proposed here has incorporated an elevated design for this reason.

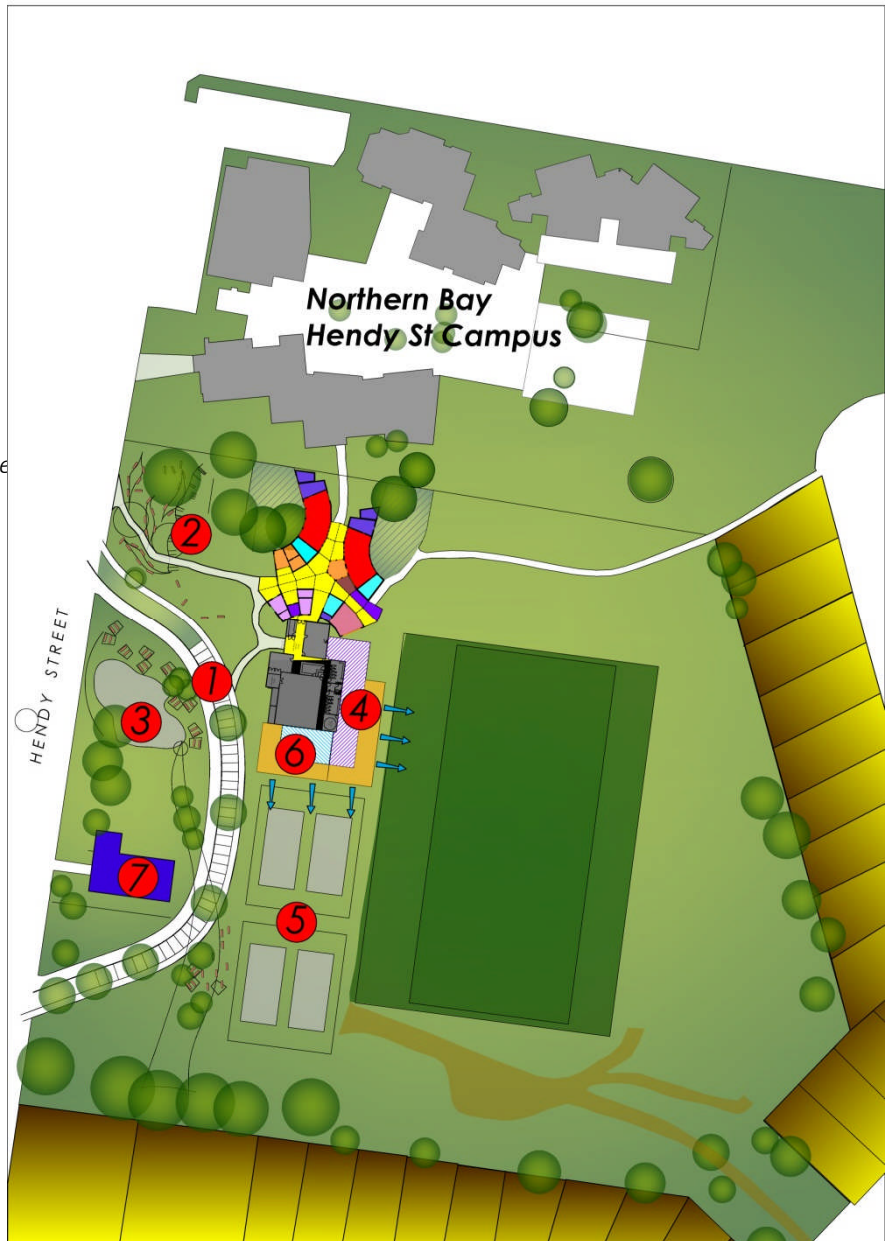


6.0 Action Plan: continued...

The initial challenge of the project is to focus on the children’s services and community facilities, however, the following indicative vision for the whole site provides a blueprint for progressing other aspects of the site. This plan has been costed outside of the original budget. This broader vision will require additional planning and resourcing.

This aspirational plan includes:

- (1) Redesign the vehicular access into the site to enable shared parking for all of the functions happening across the site. The narrowness of the access road with parking on only one side restricts the turning circle possible within the asphalt area. It is possible to manage both ends with gates, as is currently done, if the need arises.
- (2) The open space created by the removal of the Maternal and *Future* Child Health centre building and the Scout Hall creates an opportunity for seating and landscaping that allows people to gather both for the school and for the community facilities – or to simply gather for informal social opportunities.
- (3) This space presents an opportunity for a potential destination playground that is accessible independently of the other functions or facilities on the site. Parents and children would be able to use the site for child play independently of the kinder programs.
- (4) A repurposed hall would create the additional change rooms required by the Geelong Grid Iron Club or other sport and recreation groups. An extension would include decking so that spectators can watch the grid iron matches or any other sports using the oval.



6.0 Action Plan: continued...

- (5) The potential development of new tennis courts adjacent to the former hall would further support the active use for the site, improving levels of local participation and engagement.
- (6) The tennis courts may be supported by an extension to the former hall for rooms that could be used by the tennis club, replacing the tennis club rooms that were burnt down. The extension for the clubrooms includes a decking area for viewing the matches.
- (7) It would be possible to either repurpose the William Hovell Kindergarten building to a use such as a Senior Citizens facility or, if not required, demolish this building to enhance the open space.

**Assessment of existing infrastructure.**

The existing Hendy Street Hall was built in 2006 and is noted in Council's asset register as being in good condition with minimal maintenance requirements. This is a sturdy building but does not present well to the public face. This building can be enhanced through the provision of a linked structure that functions as its alternative entrance. With the cypress trees removed there is sufficient land available to extend onto this structure. The expansion of the facility allows it to perform more functions for a broader cross section of the community.

The William Hovell centre was built in 1980 and has been identified in the Children Services Infrastructure Plan as being able to be expanded. This consultancy does not recommend its extension for a second kinder room as there have been many advantages identified for the Enhanced early years learning centre being located closer to the school. There has been concerns expressed by Council's Sport and Recreation department that to enlarge the building in this location would further restrict visibility between the public realm and the recreation reserve thereby potentially creating the same issues as is so often noted with the Connections Park in Rosewall.

It is therefore the recommendation of this consultancy that the existing building is appropriate to be re-purposed as a senior citizen's facility but the need for this service is yet to be confirmed by Council's Aged and Disability Services. Demolition is a further option if this building is determined to be in excess of Council's requirements. This approach, to some extent, would enhance the public open space.



6.0 Action Plan: continued....

6.2 The Sharland Road site:

The Structure Plan for Corio Norlane provides clear direction for the future of this site.

This project has considered options for extending and refurbishing the existing building. The investigation of Council’s asset register has called into question the quality of the existing building. Anecdotally it has been identified that part of the existing facility comprises temporary structures. It is therefore considered that the existing building should be replaced.

The social impact assessment process revealed that virtually all stakeholders regard the facility to be tired, poorly laid out and inhospitable through its lack of permeability.

The Rosewall Neighbourhood Centre straddles the properties owned by City of Greater Geelong and the Department of Education and Early Childhood Development. The Structure Plan refers to a “land swap”, which is currently well underway. The outcome of this initiative will be to clarify the available site for Council’s needs, create improved opportunities for new housing and improve the passive surveillance of the open space.

The design presented below caters for this scenario in simple stages. The design involves constructing a new, modular facility to the north of the current neighbourhood house building.



Stage 1. Construction of new facility

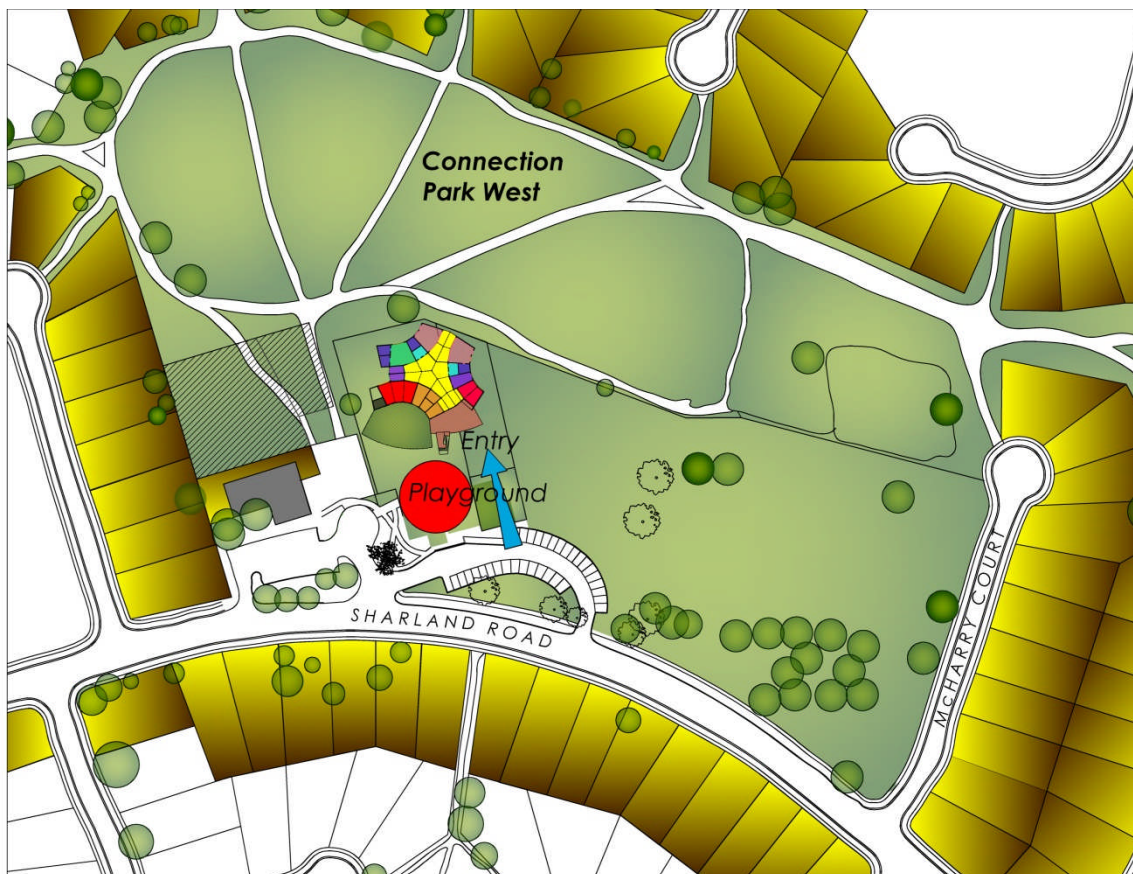


6.0 Action Plan: continued...

Building a new facility enables the neighbourhood centre program to continue with minimal interruption during the construction/ installation of the new facility. The current neighbourhood house facility would be demolished when the new facility is completed and available to the program.

The removal of the current neighbourhood house building would then enable the playground that exists in Connections Park (west end) to be relocated to this part of the site. This location connects more directly with the public and active space at the front of the Neighbourhood Centre. There is also the potential for this playground to be further developed into a significant playground space in the future that would expand the age range that can engage with the facility.

This configuration of spaces creates the opportunity for a café space to open both towards the playground and the entrance of the neighbourhood house. The “café” facility is not proposed to be a commercial venture. The café is part of the hospitality training program and it is envisaged that this training program can expand its application to key functions the neighbourhood centre runs; for example, “Going Potty” and community lunches.



Stage 2. Demolition of existing facility and existing playground relocated



6.0 Action Plan: continued....

The design has also taken into consideration the impact that the development of new roads and housing (as outlined in the Structure Plan) could have on the appropriateness of the siting of the new building. The position of the building and entrance allows it to work from the entry off Sharland Road as well as working with the reconfigured roadway once the DEECD land is developed.



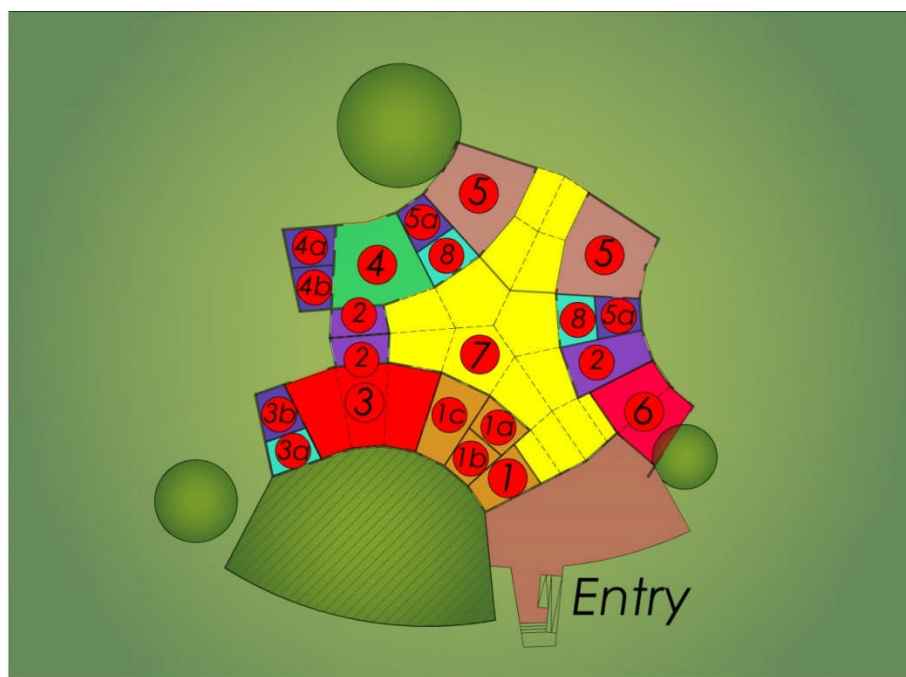
Future scenario

In addition, these features would ensure a visible, open and accessible entrance to the Rosewall Neighbourhood Centre program with improved connection to the shop, new housing, Sharland Road and the open space.



6.0 Action Plan: continued...

The existing Rosewall Neighbourhood house building is 595 square metres. The proposed new building is 881 square metres. The original Facility Schedule developed in 2011 indicated that the Rosewall Neighbourhood Centre required 1,075 square metres to run the programs identified at that time (independent of the kindergarten facility).



Plan with room use numbered

The emphasis of this design is about creating flexible space and it is considered that with true flexibility (inclusion of operable walls and lockable storage/ desks in the corridor that the amount of built area can be reduced to 881 square metres and still cater for the requirements of the neighbourhood centre. More of that is discussed with the diagram on the following page.

The spaces provided include:

- |  |   |
|--|---|
| (1) Reception  | (4b) Storage for pottery  |
| (1a) Manager's office  | (5) Two activity rooms  |
| (1b) Archive store   | (5a) Storage spaces for each activity room.   |
| (1c) Staff and sessional trainers work space                         | (6) Commercial hospitality training kitchen.<br>The kitchen is linked, via counters that can serve to the interior circulation space of the building or to the outdoor decking area.                                  |
| (2) Three interview rooms, one larger to accommodate a group meeting | (7) Flexible circulation space that can also be used as "break-out" space and informal / formal gathering. It would be possible to have computers set-up in this area and used as an internet / informal dining area. |
| (3) Activity space 1   | (8) Publicly accessible toilets   |
| (3a) public toilets  |   |
| (3b) Storage space   |   |
| (3c) Staff work space with links to the children's room              |   |
| (4) Pottery room   |   |
| (4a) Kiln room   |   |

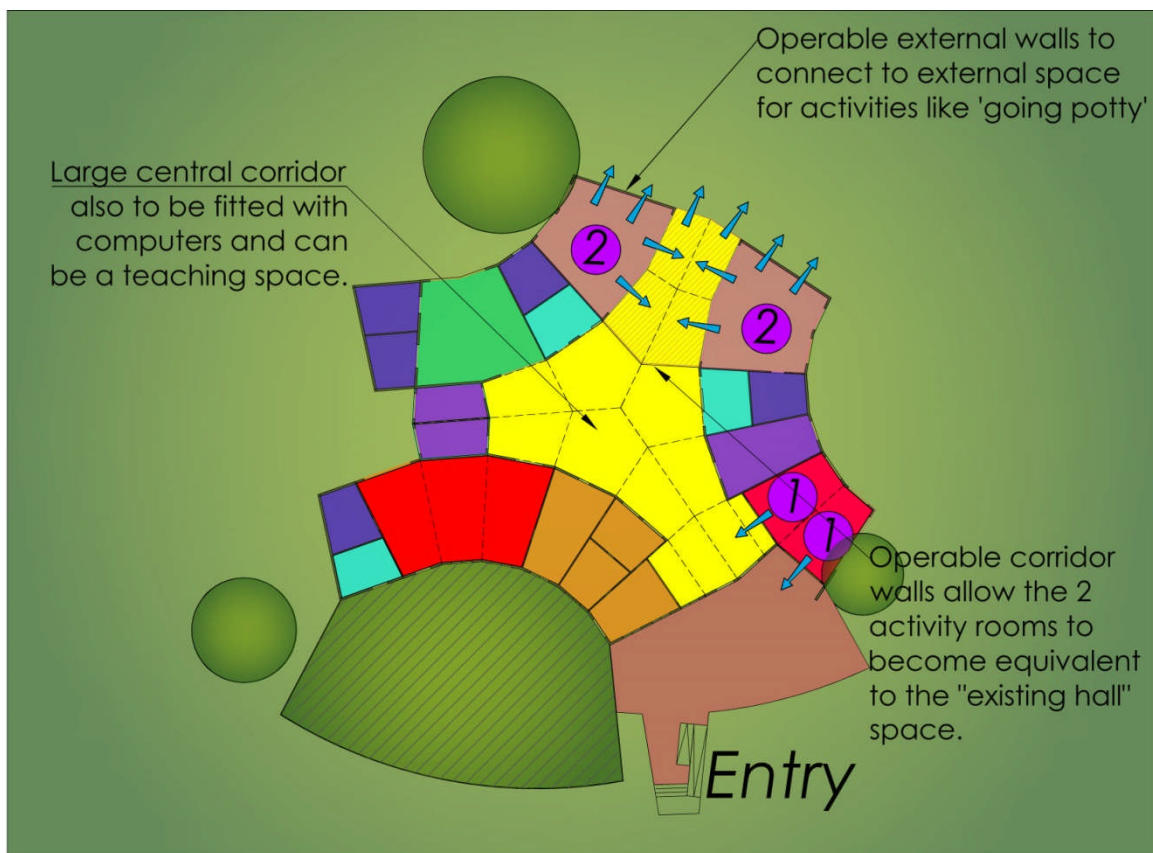


6.0 Action Plan: continued....

The following plan illustrates the flexibility of the designed layout:

- (1) The kitchen is linked to both interior circulation space and the outside decking enabling a range of formal and informal dining arrangements to extend the type of hospitality training for the students.
- (2) The activity spaces can be used independently or can open out into the central circulation space to create one large room, or one larger room and one smaller room with the aid of dividing doors that can be pulled across the corridor. The location of the activity rooms also allows them to connect with the external space. The intention is that for functions like the "Going Potty" festival the whole building can be opened to work more like a marquis than a conventional building. The storage is located on the external wall so that it could be accessed externally as well as internally for programs such as the Scouts.

All rooms are designed to maximise flexible connection with the central circulation space as required by a diverse range of activities. The flexible, modular approach enables other configurations, which could be explored during consultation with user groups for the facility in the next phase – for example, it may be preferred that the southern activity room move to the north side and the pottery room to the east.



Proposed plan



6.0 Action Plan: continued...

The costing for this area of the action plan has been undertaken in detail in two 'stages':

Stage 1	The construction of the two facilities at both Hendy Street and Sharland Road: construction of buildings, playgrounds for children's services, tree removal and general landscaping	These works have been costed within the existing Council projected budget plus anticipated grants from other sources
Stage 2	The broader development of the Hendy Street area including reconfiguring car parking along one-way access, extension to the Hall for change rooms and club rooms, construction of amenity such as new tennis courts, any refurbishment of the current William Hovell building (if retained) and a significant public playground for the site	These works are clearly not within current projected Council budget and at this stage represent a 'vision' for the Hendy Street area

Council has commissioned detailed costing analysis of both stages.



6.0 Action Plan: continued....

Three:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

**Share the same built 'style' so that the community sees the buildings as being connected within a precinct.**

This aspect of the action plan reinforces the linking of facilities and programs across the precinct by ensuring that 'companion' buildings are designed and constructed.

The buildings would not be the same, as they perform different functions; however, the 'body language' of the buildings would be similar, with common entrance features and predictable internal layout.

The buildings would be designed using a set of modular component's (see the action plan area #4) and the two buildings would be designed using the same modules.



Four:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

**Are based on flexible modular building systems that enable Council to make long term decisions to reconfigure (add, reduce) built space on either or both sites over time**

The recommendation of a modular concept for the two buildings proposed for Hendy Street and Sharland Road is directly in line with the Sustainable Building Policy of the City of Greater Geelong. By creating a high quality building system that enables buildings to be placed where they are needed and moved on when they are not ensures:

- Reduced demand for limited and non-renewable resources such as, water, materials and fossil fuel based energy
- Reduced greenhouse gas emission
- Reduced pollution, toxic by-products and waste production

The components option available within the modular system are designed to provide options about:

- Maximising use of natural light
- Water catchment and management
- Energy efficiency through cladding and glazing systems
- Sustainability through accessible services
- Add-on components that enable biodiversity and the linking of the environment and the building

As stated in Council's Asset Management policy "Service delivery drives Asset Management practices and decisions". In line with this – there has been many discussions over the course of this project about the changes that could be seen in the study precinct over the next ten years and beyond with the requirements for services and programs changing. There has been a willingness within the Project Working Group and the Reference Group to enable the built solution to respond to the potential changes in the future.

Designing and constructing buildings based on a set number of predictable 'modules' is a practical approach to ensuring long term flexibility.

The layout and configuration of the entire building can be altered as modules can be added or removed and used elsewhere with far greater flexibility that conventional building systems.



*6.0 Action Plan: continued....*

This approach to buildings is not temporary, the structures are flexible but designed for sustained long term usage – there is no implication that this approach would be inferior to a permanent structure.

The use of modular construction is a long term decision for Council as the initial cost penalty (in the realm of 10%) is only outweighed once a reasonable number of buildings have been constructed over a number of years. It is only at this time that the capacity to easily move parts of buildings delivers cost and flexibility benefits. It is understood that Council would need to undertake a long term feasibility study before taking this construction approach for the Corio North Community Services Infrastructure Project.



6.0 Action Plan: continued...

Five:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

**Are constructed on the same time line to reinforce that message that the two facilities are linked – this would even extend to opening the buildings at the one event**

This aspect of the plan is simple.

Planning for both buildings can occur concurrently and yet budgeting and costing can be arranged separately to support application processes for different funding streams from a range of funding sources.

There are cost benefits to be considered in the construction of common modules for both buildings and further cost benefits during the on-site construction period.

Finally, the development of both sites along the same timelines would clearly reinforce messages to the community and agency partners that council is deploying a place based approach to the whole precinct.

It is understood, however, that the construction timeline may be affected by factors beyond the control of Council. This may include timeline requirements associated with grant funding. In this situation the strategy of constructing both buildings at the same time would not be possible, which would have negligible overall effect on the project.



6.0 Action Plan: continued....

Six:

The Corio North Community Services Infrastructure plan is to deliver Council community infrastructure in such a way that facilitates links between services, agencies and programs by designing and constructing buildings that:

**Are supported by a 'place based' community development strategy, governance model and Council resourcing package that ensures local community ownership and engagement, along with interagency collaboration across the precinct**

People make places, not buildings.

This community infrastructure plan has focussed on the characteristics of key buildings for the Corio North precinct. The location, layout and feel of the buildings will play a role in the development of the whole precinct but the support of community development strategies, an effective approach to governance and resources to manage facilities are critical success factors.

This approach to place based thinking includes initiatives such as:

- Collaborative actions that involve the community and agency partners in strengthening the liveability of the precinct and addressing identified need
- 'Social procurement' practices that ensure local people are employed during the construction and operation of the facilities and the delivery of services
- Development of a comprehensive, community based governance and management model that engages community members and agency partners, working alongside Council, to leverage the development of the facilities to create new opportunities for improved approaches to community participation, service co-ordination and improved community outcomes

These place based community development activities will play a significant role in the delivery of the full project and should commence as soon as possible to support the community to manage the changes of the past and to shape the future for the precinct.



#### Further elements to the plan

The action plan has been developed to achieve the initial goals of ensuring basic community services infrastructure can be developed within existing Council budgeting structures. There are other considerations and actions that would further contribute to the longer term, more visionary aspects of the plan:

- The purchase and integration of the current Scout Hall at Hendy Street provides opportunities for the community, Scouts Australia and Council. Local and regional Scouting plans include aspirations to further re-energise the program in the area, potentially in both the Hendy Street and Sharland Road sites, as the movement see the provision of scouting activities as a practical response to the identified community vulnerabilities for children and young people. During the development of this plan representatives of Scouts Australia have indicated a willingness to discuss some form of shared use agreement for developed Council facilities and the sale of the current Scout Hall site to Council. This is a positive opportunity for the overall development of the site, however, the commencement of the development of the enhanced early years centre is not contingent of Council ownership of this property.
- A Council owned facility in Coolidge St has been identified a surplus to requirements under this plan. The site is not well located or appropriate for re-purposing and local Council staff, for example Community Development staff, could be located in the new facility in Hendy Street under this plan. The sale of the Coolidge Street site is directly beneficial to the overall project.
- It is understood that arrangements to reconfigure the Sharland Road site by swapping Council and Department of Education and Early Childhood Development land is underway at time of developing this plan. It is also noted that the former Rosewall Primary School site is for sale, as outlined in the Council Structure Plan. It is hoped that the development of this site would provide for new residents seeking to move into the suburb and also deliver much needed passive surveillance of the Connections Park area. This development would be a direct positive benefit to the overall plan for the site. The development of a new neighbourhood house outlined in sketch form in this plan is currently sited to straddle land that would be “swapped” to Council. There is, however, the possibility that the siting and even orientation of the building design could be altered if it were necessary to build on existing Council land in some unknown scenario where the land swap was no longer possible. Although the lot size of 36-38 Sharland Road is narrow the site could accommodate a new neighbourhood house facility, if required. It is hoped that this contingency will not eventuate.
- The future of the former Flinders Peak school site has also been discussed during this project. Although outside the scope of this project it is hoped that any future development of this significant site would further contribute to the overall amenity and liveability of the precinct, as outlined in the Structure Plan.



6.0 Action Plan: continued....

- This plan focuses on the delivery of two community services facilities to provide services to the community across the present / suburb. The plan has also highlighted opportunities for longer term development of both sites, particularly the Hendy Street site. Whilst outside the scope of this project for detailed consideration there are clear opportunities that would require further planning work within Council and the community on issues such as traffic management, best use of open space, active transport and community development. It is hoped that this plan will provide a foundation for further exploration and investment by a range of Council departments in the pursuit of an overall approach to the Corio North precinct.



The Corio North Community Services Infrastructure plan is one of many Council, community and government initiatives to improve the amenity and liveability of the northern suburbs of Geelong.

This plan has focussed on the infrastructure required to provide for neighbourhood house programs and early years services by providing a vision for Council to establish two facilities that would be linked by a strategic footpath network, place making initiatives and a suite of connected programs that would connect people of all ages within their community.

This project would not have been possible without the keen interest of many people who have contributed ideas and specialist knowledge and the consultant team thank all stakeholders for both time and commitment to this project.

Members of the Project Control Group for this project have been:

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Ms	Linda	Quinn	Manager	Family Services
Mr	Paul	Jamieson	Manager	Community Development
Mr	Paul	Jane	Manager	Sport and Recreation
Ms	Genevieve	Twyford	Project Manager	Community Development



7.0 Conclusion & acknowledgements: continued....

Project Control Group members acknowledge and thank the members of the Project Reference Group who have provided local knowledge and invaluable input.

Members of the Project Reference Group have included:

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Mr	John	Holliday	Chairperson	Rosewall Neighbourhood Centre Inc
Ms	Tina	Martin	Managing Director	Geelong Kindergarten Association Inc
Ms	Catherine	Wilson	President	William Hovell Pre-school Inc
Mr	Greg	Ince	President	Corio Football & Netball Club Inc
Ms	Rebecca	Veitch	Club Representative	Corio Cricket Club Inc
Mr	Layke	Rossiello	President	Bay City Buccaneers Gridiron Club Inc
Mr	Fred	Clarke	Principal	Northern Bay College
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Mr	David	O'Connor	Principal	St Francis Xavier Primary School
Dr	Mark	Kennedy	Chair	Corio Norlane Development Advisory Board
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Ms	Lisa	Demajo	Coordinator City Learning & Care	City of Greater Geelong
Ms	Jodie	Bath	Rosewall Kindergarten	City of Greater Geelong
Mr	Wayne	Gunn	Regional Commissioner	Scout Association of Australia



7.0 Conclusion & acknowledgements: continued....

The Project Control Group also acknowledge the group of Council staff who have provide specialist and professional input into the development of this plan.

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