

San Remo Community Infrastructure Assessment

Bass Coast Shire Council

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1. Introduction

1.1 Purpose and scope

Council is developing a Structure Plan for San Remo. Amongst other things, the Structure Plan will articulate the facilitation of growth and the services and infrastructure which are required to support this growth.

To achieve this, Council is seeking a community infrastructure needs assessment that:

- Reviews the existing community infrastructure in the San Remo catchment, including open space, recreation, healthcare, education, and library facilities.
- Undertakes an assessment of the existing facilities against both current and projected population and demographics within the catchment.
- Formulates recommendations for community infrastructure improvements based on needs, value-for-money, and urgency to be incorporated into the San Remo Precinct Master Plan. This includes short, medium, and long-term actions with high level costings.

1.2 Definition of community infrastructure

Community infrastructure can be broadly defined as the:

Spaces and programs through which people socialise, learn, recreate, create, and celebrate culture. It is the sum of 'hard' infrastructure (buildings) and 'soft' infrastructure (support services and programs)

Community infrastructure includes both public and privately provided facilities and services, including Council and non-Council facilities.

For the purpose of this assessment, the scope of community infrastructure falls across eight categories. These are articulated in Table 1.

TABLE 1: COMMUNITY INFRASTRUCTURE CATEGORIES

Education	Early Years
- Government Primary School - Government Secondary School - Catholic Primary School - Catholic Secondary School - Independent Primary School - Independent Secondary School - Government Specialist School - TAFE	- Kindergarten (3- and 4-year-olds) - Childcare (long day care) - Playgroup - Maternal and child health services - Toy library
Service for older people	Community Health
- Senior's facilities - Residential aged care	Community based health care – Level 2, Level 3, and Large
Emergency Services, Law and Order, Hospitals	Community Meeting Spaces
- Ambulance station - Fire station - Police station - SES - Courts - Public Hospital	- Meeting spaces (various sizes) - Neighbourhood house - Youth space and facilities - Multi-purpose community centre
Libraries	Arts and Cultural Facilities
Library	- Community Arts Facility - Community Arts Centre - Regional Arts Centre
Indoor and Outdoor Recreation Facilities	
- Indoor recreation/stadium - Indoor aquatic/leisure/fitness centre - Netball facility - Tennis facility - Lawn bowls facilities - Synthetic athletics track - Pavilion - Open space	

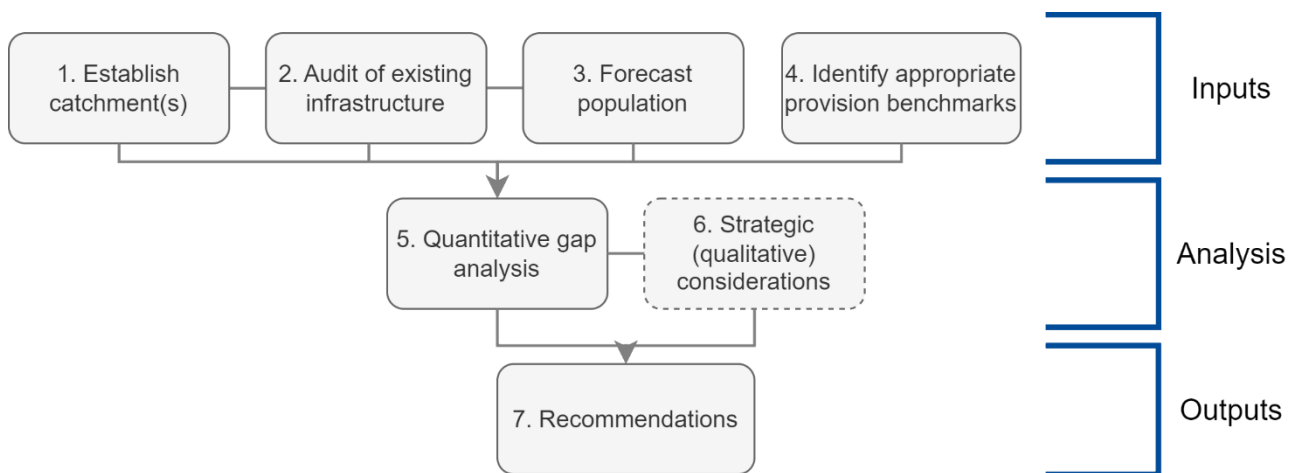
Source: ASR 2008, Growth Area Community Infrastructure Guidelines

2. Approach

2.1 Overview of methodology

The SGS approach to community infrastructure needs assessments balances a quantitative gap analysis with the strategic consideration of opportunities. As articulated in Figure 1, and further outlined below, the assessment progresses across three key stages.

FIGURE 1: INFRASTRUCTURE ASSESSMENT METHODOLOGY



Source: SGS Economics and Planning, 2022

Inputs

1. Establish study area/catchment

In order to undertake an infrastructure assessment a catchment/study area needs to be established. This study area defines the boundary for the existing and forecast population as well as the area for which to audit the existing infrastructure for the gap analysis.

The Suburb and Locality (SAL) of San Remo has been adopted as the study area for the purposes of this community infrastructure assessment. Given the size of this catchment, generally, this population will only generate demand for the delivery of local level infrastructure. The population however will also require access to district and regional infrastructure. Given this, district and regional infrastructure are qualitatively assessed as part of the analysis, with a focus on strategic considerations such as accessibility to existing district and regional facilities as well as capacity within these facilities.

FIGURE 2: COMMUNITY INFRASTRUCTURE STUDY AREA, SAN REMO



Source: SGS Economics and Planning, 2024

2. Audit of existing infrastructure and services

An audit (survey) of existing infrastructure within the catchment is undertaken along with district and regional infrastructure (e.g. tertiary education) outside the catchment that services the local population. This includes services and facilities, which are then categorised according to their type. The quantum of provision is documented (e.g. two rooms) as well as data regarding the current capacity and lifecycle of this infrastructure related to service utilisation, service standards, asset condition, and fitness-for-purpose, if available.

For this assessment Council had limited data on service utilisation, service standards, asset condition, and fitness-for-purpose.

3. Forecast population

Population forecasts are adopted for the catchment and segmented across service ages (e.g. 5-11 years-old) to understand forecast change. Forecasts are a key input to the gap analysis, as the size and demographics of the population determines demand for infrastructure.

This assessment adopts two future population scenarios – a base case (medium), and high growth scenario. The forecasts have been developed by SGS using a dynamic and systematic algorithm with three variables (dwellings and population, labour force, and jobs) that enables robust scenario testing. The use of multiple population forecast scenarios provides a greater understanding of demand in responding to various potential growth outcomes for San Remo.

4. Provision ratios

There are a range of provision benchmarks (ratios) used across the community infrastructure planning sector. Provision ratios provide a useful starting point to understand supply and demand. For each infrastructure type, they establish the trigger for delivery (e.g. population, floor size, households), and the unit for provision (e.g. 1 school). They also typically include standards for delivery, e.g. typical size and components of a facility, or model for service.

The state government-endorsed benchmarks from the Planning for Community Infrastructure in Growth Areas Guideline, prepared 2008 (the 2008 Guideline) have been adopted for the purposes of this assessment, with the exception of kindergarten services. SGS has created new benchmarks for three- and four-year-old Kindergarten based on recent state government service changes.

Analysis

5. Gap analysis

Based on the above inputs, a gap analysis of supply and demand for community infrastructure within the catchment area is undertaken. This compares the future demand for infrastructure against current provision levels and is expressed as a surplus (+) or gap (-).

For infrastructure where the forecast community does not demand a full facility, however the population will still require/access this infrastructure, a high-level analysis of infrastructure availability outside the catchment is undertaken. This assesses where the nearest infrastructure is located, if it is accessible, and if there is likely capacity for the forecast population.

6. Strategic considerations

While the supply-demand gap analysis provides a useful starting point for assessing community needs, equally important to the planning process are site-specific considerations. Need for infrastructure and services is not homogenous across every growing Victorian community; policy, emerging trends, existing facilities, local needs, area context, and stakeholder and community feedback should all contribute to each local planning process. Accordingly, the community infrastructure needs assessment considers the following strategic factors:

- Community infrastructure principles and best practice
- Local and State policy directions for community infrastructure including service reforms

- Private market trends for community infrastructure (e.g. childcare)
- Population/social trends that influence demand for services
- Feedback from stakeholders and the community
- Opportunities to fill gaps/ address needs in the network, including for higher-order infrastructure.

Outputs

7. Recommendations

Following the analysis, recommendations are made for each service area concerning the delivery of new or expanded facilities.

The recommendations will seek to address the gaps and surpluses identified in the analysis, balanced against strategic considerations explored earlier in the assessment.

2.2 Principles of infrastructure planning

Community infrastructure is undergoing changes alongside the populations that it serves. Contemporary needs and models differ significantly to those that were standard even 10 to 20 years ago. This section contains a summary of trends in infrastructure planning and delivery that serve as principles for the purposes of this assessment.

Integration and co-location

Traditional standalone models for the exclusive use of specific community or socio-demographic groups do not offer the same cost-effectiveness or benefits as an integrated community hub or co-location of infrastructure. Standalone infrastructure often leads to limited use and or exclusive use to one community group, increased maintenance costs due to the increase in number of assets, in ability to change with community needs, and limited opportunities for sharing ideas, resources, and social interactions between community groups.

Integrated facilities are generally in the form of a community hub which include services such as community centre or neighbourhood house, library, arts, youth, seniors, early years, and meeting room spaces. Integration can also occur in recreation pavilions and school infrastructure such as integrated kindergartens. This infrastructure can include only Council services, a combination of Council and external services, or all external service providers.

Co-location involves a number of facilities located within the same area. These generally include community centres/hubs, schools, kindergartens, recreation facilities, and open spaces. In recognition of the importance of co-location, the Victorian Government has a policy that all new primary schools should have a kindergarten on-site or next-door.¹

¹ <https://www.premier.vic.gov.au/land-locked-new-school-name-consultation-begins>

Flexibility and adaptability

There is growing recognition of the need for flexible facilities that can respond to changes in community needs. Community infrastructure must be designed and managed to be flexible and adaptable over the long-term to ensure it can change with community needs and be used by a variety of groups for many different types of activities. Key ways in which this can be achieved is through having a range of shared spaces, developing rooms with moveable wall dividers, designing with universal design and disability access considerations, and having unprogrammed spaces (also referred to as ‘bumping spaces’ – for informal activities and socialising, both indoors and outdoors) to activate a space, encourage casual interactions, and the forming of social connections across different user groups.

Shared use

Management of spaces can be just as important as their design and fit-out in ensuring they can be enjoyed by different groups in the community. Facilities that are under lease/license agreements for exclusive use by certain groups can be inappropriate to be shared, especially where a facility may be highly fit-for-purpose for those groups alone. For multipurpose spaces however, if they are not shared, it typically means the facility is at risk of underutilisation. Many providers are now reviewing their agreements with services, committees of management, and tenants to increase shared access with more user groups.

Partnerships and agreements

While state and local government have historically been the major providers of community infrastructure spaces, innovative partnerships between the private sectors now play an important role. Major residential developments may deliver community spaces that can be used by residents as well as the surrounding community, and some services—such as kindergarten—may occur at a privately owned and run facility, with programs subsidised by state government. In addition, private providers are delivering co-working spaces, and local governments are partnering with schools to deliver shared infrastructure outcomes.

This can reduce or even eliminate up-front costs if a facility is provided by the private sector and handed over to Council, service provider, or community group. Throughout operation, casual hire fees and lease agreements for use of Council-owned spaces can help cover ongoing costs and improve the financial viability of many services and facilities.

Technology

Rapid technological changes mean it can be hard for many, particularly those experiencing socioeconomic disadvantage, to keep up with the latest advances. Community infrastructure (both indoor and outdoor spaces) is increasingly providing spaces and tools to support effective online working and learning. The COVID-19 pandemic reinforced the importance of this infrastructure, with many relying on quality internet and conferencing equipment for their work, daily tasks, and socialising.

In addition to this, community centres are having an online presence. This is resulting in the delivery of online services to support community members that might not be able to access the community centre and or are looking for alternative ways to engage. These shifts have re-emphasised the importance of tech-enabled spaces, particularly at multipurpose facilities.

Accessibility

Access to infrastructure is a critical principle in planning and delivery, and a key focus under the 20-minute neighbourhood model. 20-minute neighbourhoods envision communities that support walkability to all, or at least most, daily needs. This requires a certain degree of population density to support this level of accessibility and ensure there is enough population to make services viable.

As such, it is especially challenging to achieve in rural/regional areas. Trade-offs are therefore required to balance the efficient use of facilities and resources and the most accessible location of facilities for the greatest number of people. This is achieved by locating community infrastructure where there are strong links to public transport, bike paths, and footpaths. Co-location also plays a role, where community facilities that are co-located with other infrastructure or activity centres/retail precincts can 'draw in' people that have already travelled to the area and reduce the need for multiple trips.

Equity and inclusion

Community facilities that are equitable and inclusive go beyond thinking about walkability or public transport access. An equitable and inclusive facility meets universal design standards to accommodate people of all abilities. It considers how the services it provides can be accessed by everyone. It supports environments that are safe and welcoming of all genders, cultures, identities, and ages. The design process is critical to equity and inclusion – engagement with user groups should be undertaken to ensure that the facility is welcoming and inclusive of all communities that will use it.

3. Policy Context

Local governments have largely been tasked with financing the delivery, servicing, and management of local community infrastructure. To understand potential impacts on this delivery as well as opportunities, the following policies have been considered.

3.1 State and Regional policy

Plan Melbourne 2017-2050

The Plan is underpinned by the concept of 20-minute neighbourhoods, where people can ‘live locally’ and meet most of their daily needs within a 20-minute return walk from home. To implement this concept, it emphasises that access to local services—including early years centres, primary and secondary schools, parks and sporting fields, and medical centres—is essential at the early stage of a neighbourhood’s development.

Victoria's Infrastructure Strategy 2021-2051

The Strategy aims to make recommendations that help Victoria achieve its long-term objectives including enhancing productivity, building resilience, responding to climate change, and meeting the social and economic needs of Victorians. The Strategy particularly focusses on the development of regional Victoria and states the need to foster regional Victorians’ health, wellbeing, and inclusion through better infrastructure policies. In this regard, some of the recommendations of the Strategy include:

- Delivering multipurpose shared social service facilities in the regions
- Updating community infrastructure
- Creating climate-adapted facilities for rural communities

The Gippsland Regional Growth Plan 2014

The document provides broad direction for land use and development decisions for six regional local governments: Bass Coast Shire, Baw Baw Shire, East Gippsland Shire, Latrobe City, South Gippsland Shire, and Wellington Shire. The Plan identifies San Remo as an area to support growth. The Plan states the need to deliver timely and accessible infrastructure to meet regional needs for transport, utilities, and community facilities. In relation to community infrastructure the follow is provided:

- Regional community infrastructure is to be located in the regional city and centres.
- Local social infrastructure should be collocated on shared sites and designed as multipurpose facilities.
- Flexible and or mobile provision of essential services for dispersed and remote communities including enhanced community transport options.

Gippsland Regional Plan 2020-25

The Gippsland Regional Plan 2020-2025 prepared by Regional Development Australia is a long-term strategic plan with a 2040 horizon for improving the economic, social, cultural, and environmental outcomes for the Gippsland region. The report identifies a number of opportunities and challenges for the region, including a strategic direction to provide facilities and programs that help all community members to connect and live their best lives. The initiatives to implement this direction include expanding community programs, improving community assets, and developing a creative strategy and sporting events strategy.

3.2 Local policy

Bass Coast Community Vision 2041

The Vision outlines the future direction of the Bass Coast Shire Council. The long-term vision for the Bass Coast is to be a thriving and diverse economy, a place where people want to live, work and visit. This will be achieved by building on the Bass Coast's natural assets, its creative and innovative people, and its strong sense of community. In particular, to support a healthy and inclusive community, one of the priorities for Council is to invest in community spaces that create engagement, foster inclusivity and bring all local residents all together.

Bass Coast Shire Council Plan 2021-25

The Council Plan outlines Council's priorities and strategies for the next four years, aiming to balance the growing community while protecting what makes Bass Coast a wonderful place to live and visit. It identifies that an upgrade of community infrastructure/amenities is a priority to improving living, visiting, or investing in Bass Coast. The development of the San Remo Structure Plan is a key action in the Council Plan Annual Action Plan 2023-24.

Bass Coast Shire Asset Plan 2022

The document sets out Council's plan for managing its infrastructure assets over the next ten years. The Plan recognises that Bass Coast is one of Victoria's fastest growing regional municipalities, requiring Council to ensure its asset base are preserved at the highest desirable (taking into account affordable) level of service, so the community lifestyle can be maintained.

Council has an asset base of \$728 million dollars of which \$108.7 million is for buildings and facilities and \$46.27 million for open space. Overall Council's assets are in a good condition however building facilities and open space have the lowest average level of asset condition (2.20 and 2.74 respectively) and the greatest level of assets in very poor condition (1.96% and 6.75% respectively).

Bass Coast Council is facing similar asset conditions to other local government across asset management. This includes:

- Funding and resource challenges
- Climate change and environment

- Resident demographics and social equitability
- Asset vulnerability
- Funding trade-off between services
- Link with social infrastructure planning and asset management
- Funding distribution
- Level of service – balancing the budget.

Active Bass Coast Plan 2018-28

The Active Bass Coast Plan 2018-28 provides the direction for the provision and use of open space and recreation activities across the Shire. In line with other strategic policies of the Shire, the Plan aims to increase the participation in physical activity and social activities of residents (active people) through adequate provision open space and recreation options (active places) and active partnerships.

Specifically, it identifies that San Remo is in need of improved recreational facilities, leading to a plan to upgrade the San Remo Recreation Centre. The Shire will also develop new regional skate park at San Remo while considering a proposed playspace at Anderson Reserve (see Master Plan below) and a new local level park within the growth area.

Anderson Street Reserve Master Plan

The Anderson Street Reserve Master Plan was endorsed by Council in 2021. The Master Plan includes the development of a playspace, fitness equipment, shelter, walking paths and planting. Council has secured funding for the delivery of works in 2023-24.

Bass Coast Kindergarten Infrastructure and Services Plan (KISP) 2020

KISPs are a state government led planning initiative to ensure that local governments plan for the expansion of kindergarten across Victoria to ensure that future investments can be matched to demand.

The KISP 2020 is currently being updated, however it highlights challenges for Bass Coast that include higher than average population growth, service models not being responsive to the changing needs of their community such as longer hours, the constraints associated with single program room facilities, and the dispersed nature of residential development.

The KISP 2020 forecast approximately 9.5 additional rooms would be required across Bass Coast by 2029. Majority of these additional rooms would be required in the Wonthaggi – Inverloch catchment.

Based on the forecast growth the Victorian government has selected Wonthaggi - Inverloch as a location for the development of an early learning centre.²

Since the development of KISP 2020 the State Government has introduced the Best Start Best Life reforms which has doubled the amount of kindergarten hours required for four years.

3.3 Summary policy themes and implications

State and regional policies focus on providing **regional infrastructure** in regional centres and, where centres are not regional, ensuring that there is appropriate transport (public and community) available to support access.

For **local infrastructure**, multipurpose and collocated infrastructure is recommended, with considerations for flexible spaces for essential services.

Council's priorities include creating a place that supports a **healthy and inclusive community with investment in community spaces**. Council currently has a large asset portfolio, however maintaining existing assets, while investing in new infrastructure needs to consider financial, community, and environmental considerations.

² Victorian School Building Authority (2022), *50 early learning and childcare centres for Victoria*, <https://www.schoolbuildings.vic.gov.au/50-childcare-centres-victoria>

4. San Remo Community

4.1 Community profile

Current and forecast population

In 2021 San Remo had a population of 1,700 people. This is an increase of +620 people since 2011 (4.6% annually). Compared to Bass Coast and regional Victoria, this represents a higher growth rate (Table 2).

TABLE 2: TOTAL POPULATION AND GROWTH RATES OF SAN REMO, BASS COAST AND REGIONAL VICTORIA

Geography	2011	2016	2021	2011-21 Growth	2011-21 CAGR (%)
San Remo	1,090	1,210	1,700	620	4.6%
Bass Coast	29,600	32,800	40,800	11,200	3.3%
Regional Victoria	1,345,700	1,433,800	1,576,600	230,900	1.6%

Source: ABS Census 2011, 2016 and 2021

By 2041 there are three potential forecast population scenarios - high, low, and base. The SGS Small Area Model (SAM) was used to create these forecasts.³

The **High Scenario** assumes a more rapid rate of population growth along with associated implications for employment and the economy. It reflects pre-COVID growth rates, which can be achieved through optimistic government policy. Over the next few years, net overseas migration is likely to recover to optimistic migration levels reflecting pre-COVID rates. In this forecast scenario the population could reach 3,840 by 2041.

The **Low Scenario** assumes a slower rate of population growth within Greater Melbourne, along with associated implications for employment and the economy. It reflects a future where migration does not recover to previous levels and remains low. While San Remo is just outside of Greater Melbourne, this slower rate of population and impacts on migration will also impact Bass Coast. In this forecast scenario the population of San Remo is likely to only reach 2,180 by 2041.

The **Base Scenario** combines the latest historical data, with established and emerging macroeconomic trends, and current government policy plans and strategies. For example:

³ The SGS SAM draws on several external datasets in order to incorporate both 'top-down' and 'bottom-up' modelling components. This combined approach means that forecasts are developed for larger geographic areas (e.g., Greater Melbourne or LGAs) and high-level variables (e.g., total labour force) before being disaggregated based on detailed supply-side data. As a result, there might exist slight discrepancies between the SAM results and ABS Census data.

- Long-term structural shifts in the composition of employment, towards more population and knowledge-based services, have direct impacts on the type and location of employment.
- New data and research also indicate some of these trends were heavily impacted during COVID - while the latest information also suggests many (not all) were short term shocks or an acceleration of long running established trends.
- Future government policy and expectations also impact the analysis at multiple spatial scales, from federal expectations of net overseas migration to state government planning policy and data (e.g., greenfield, and urban renewal area developments), to major infrastructure investment (e.g., the impact of the Suburban Rail Loop).

TABLE 3: POPULATION FORECAST OF SAN REMO, BASS COAST AND REGIONAL VICTORIA

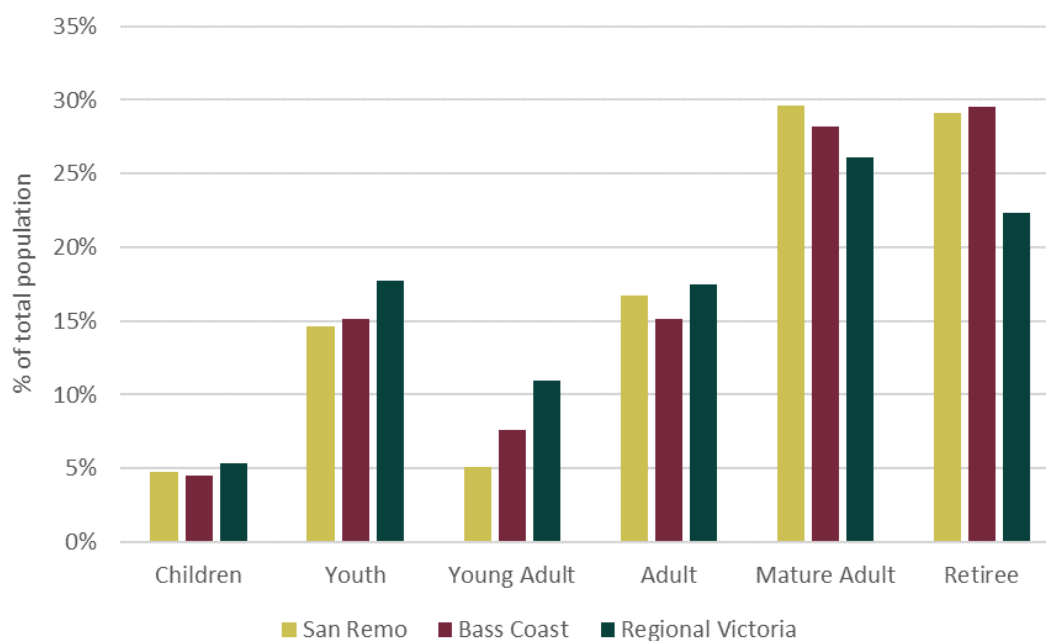
Geography	Scenario	2021	2026	2031	2036	2041	2021-41 Growth	2021-41 CAGR (%)
San Remo	Low	1,700	1,840	1,980	2,080	2,180	480	1.3%
	Base	1,700	1,860	2,040	2,200	2,350	650	1.6%
	High	1,700	2,160	2,740	3,280	3,840	2,140	4.2%
Bass Coast	Low	40,600	43,900	46,700	48,700	50,800	10,200	1.1%
	Base	40,600	44,400	47,800	51,000	54,300	13,700	1.5%
	High	40,600	49,400	59,200	68,100	77,300	36,700	3.3%
Regional Victoria	Low	1,571,900	1,647,500	1,713,900	1,765,400	1,814,500	242,600	0.7%
	Base	1,571,900	1,657,400	1,744,700	1,835,900	1,928,800	356,900	1.0%
	High	1,571,900	1,730,400	1,924,100	2,120,400	2,324,600	752,700	2.0%

Source: SGS Economics and Planning – Small Area Model Forecasts 2023

Age profile

San Remo has an older population than the wider Bass Coast region and regional Victoria. In 2021 the median age was 52 years, compared to 51 years for Bass Coast and 43 years for regional Victoria.⁴ In addition, San Remo has a smaller proportion of young adults and youth, however a similar proportion of children to Bass Coast and Regional Victoria (Figure 3).

FIGURE 3: AGE STRUCTURE OF SAN REMO, BASS COAST AND REGIONAL VICTORIA IN 2021



Source: ABS Census 2021

Table 4 indicates that San Remo's population has been growing across all age categories, with the highest growth percentages in Youth (aged 5-19 years) and Adults (aged 30-44 years).

TABLE 4: AGE PROFILE OF SAN REMO 2011-2021

Year	Children	Youth	Young Adult	Adult	Mature Adult	Retiree
2021	81	251	87	287	507	499
2016	45	164	97	191	335	383
2011	49	112	84	159	334	337
2011-21 Growth	32	139	3	128	173	162
2011-21 CAGR (%)	5.2%	8.4%	0.4%	6.1%	4.3%	4.0%

Source: ABS Census 2011, 2016 and 2021

⁴ ABS Census 2021

San Remo is projected to continue experiencing growth across all age categories, as shown in Table 5. It is especially pronounced for Retirees with the growth totals of 370 people and the growth percentage of 2.5 per cent. This disproportionate growth of Retirees highlights a need for specific health services and aged care, among other resources.

TABLE 5: FORECAST AGE PROFILE OF SAN REMO 2021-2041

Year	Children	Youth	Young Adult	Adult	Mature Adult	Retiree
2041	83	300	190	320	510	940
2036	76	280	190	300	480	860
2031	68	270	180	280	460	780
2026	64	270	160	270	430	670
2021	63	250	140	260	420	570
2021-41 Growth	20	50	50	60	90	370
2021-41 CAGR (%)	1.37%	0.92%	1.54%	1.04%	0.98%	2.53%

Source: SGS Economics and Planning – Small Area Model Forecasts 2023

Culture and language diversity

Table 6 shows the share of people that identified as Aboriginal and/or Torres Strait Islander in San Remo was 0.9 per cent of the total population (16 people). This is slightly below Bass Coast and regional Victoria's First Nations population (1.1% and 2% respectively).

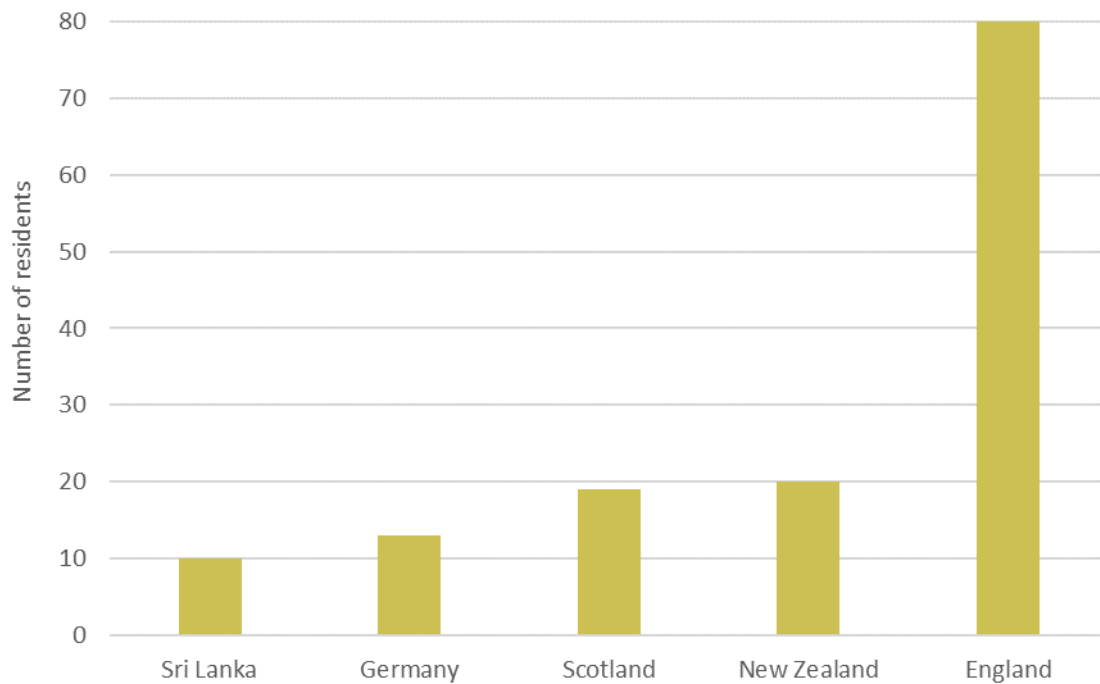
TABLE 6: INDIGENOUS STATUS OF SAN REMO, BASS COAST AND REGIONAL VICTORIA IN 2021

Indigenous status	San Remo	San Remo	Regional Victoria
Aboriginal and/or Torres Strait Islander	0.9%	1.1%	2%
Non-Indigenous	91.6%	92.6%	92.2%
Indigenous status not stated	7.4%	6.3%	5.8%

Source: ABS Census 2021

Of the residents born overseas in San Remo, most were born in England, New Zealand, Scotland, Germany, and Sri Lanka, as shown in Figure 4. Additionally, 6.2 per cent of San Remo residents use a language other than English at home, which is higher than Bass Coast (5.1%).⁵ Overall however, there is a high proficiency in English in San Remo and Bass Coast with only 0.2 per cent speaking English not well or not at all in San Remo and 0.5 per cent in Bass Coast.

FIGURE 4: TOP 5 COUNTRIES OF BIRTH OF SAN REMO RESIDENTS (EXCLUDING AUSTRALIA) IN 2021



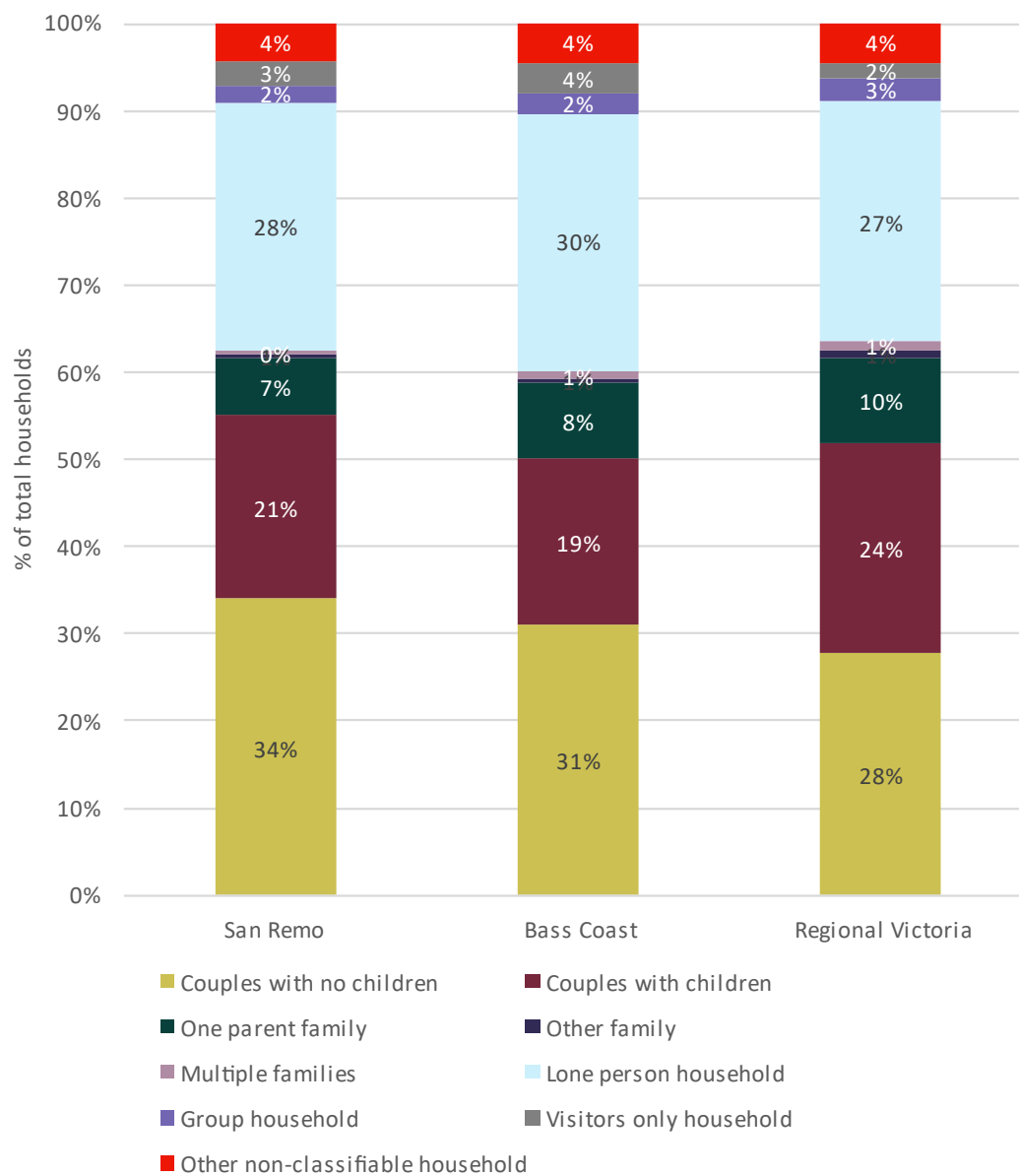
Source: ABS Census 2021

Household and family composition

San Remo predominantly contains households of couples with no children (34%). This is higher than Bass Coast (31%) and regional Victoria (28%). In addition, San Remo also has a high proportion of lone person households (28%), although this is lower than the rate for Bass Coast (30%). The third most common household type is couples with children (21%).

⁵ ABS Census 2021

FIGURE 5: HOUSEHOLD COMPOSITION DISTRIBUTION OF SAN REMO, BASS COAST AND REGIONAL VICTORIA IN 2021



Source: ABS Census 2021

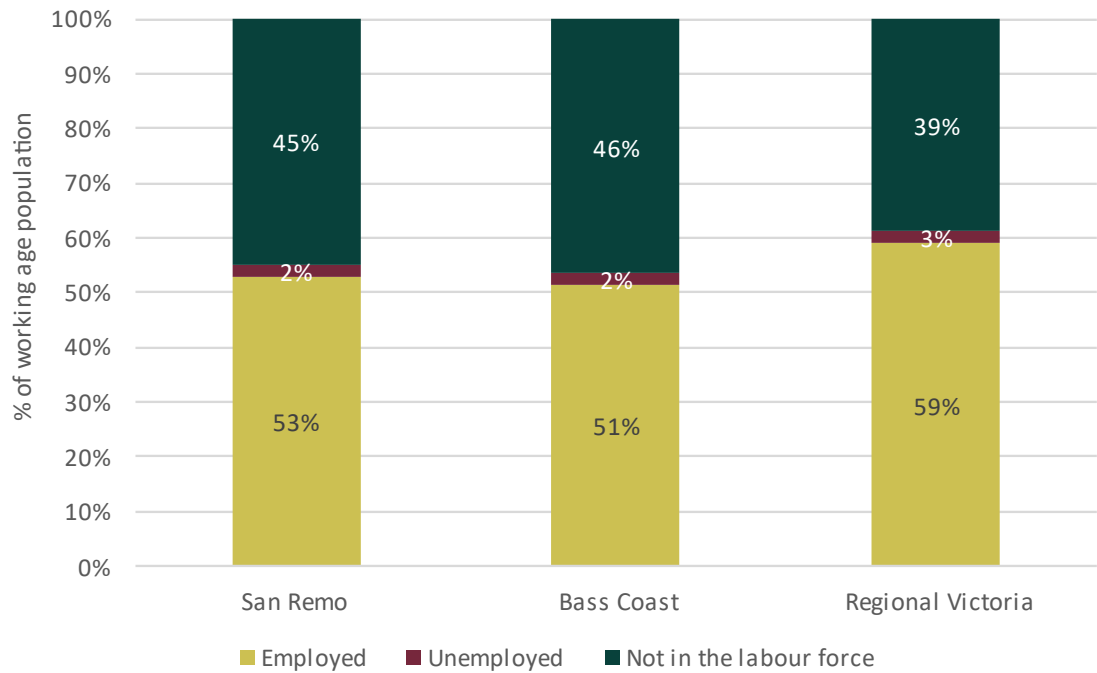
Employment status and income

The 2021 unemployment rate in San Remo was 3.7 per cent which is on par with Bass Coast (3.8%) and lower than Regional Victoria (4.1%).

Most of the working age population in San Remo (those over 15 years) are either employed or not in the labour force. Figure 6 shows that San Remo, and Bass Coast as a whole, has a relatively lower proportion of the working age population that are in the labour force, employed workers (53% and 51%

respectively) compared to Regional Victoria (59%). The amount of the working age population that is not in the labour force of San Remo (45%) is higher than the Regional Victoria average (39%) but still slightly lower than Bass Coast average (47%).

FIGURE 6: LABOUR FORCE STRUCTURE IN PERCENTAGE OF SAN REMO, BASS COAST AND REGIONAL VICTORIA IN 2021



Source: ABS Census 2021. Note: “Not stated” results have been excluded.

As shown in Table 7, those in San Remo not in the labour force are generally over 65 years. This reflects the high proportion of retirees in the area. There are also a higher number of females not in the labour force across all age groups. In addition to retirement, other reasons for people’s inactivity in the labour force can include:⁶

- attendance at educational institutions
- engagement in household duties
- other reasons such as infirmity or disablement

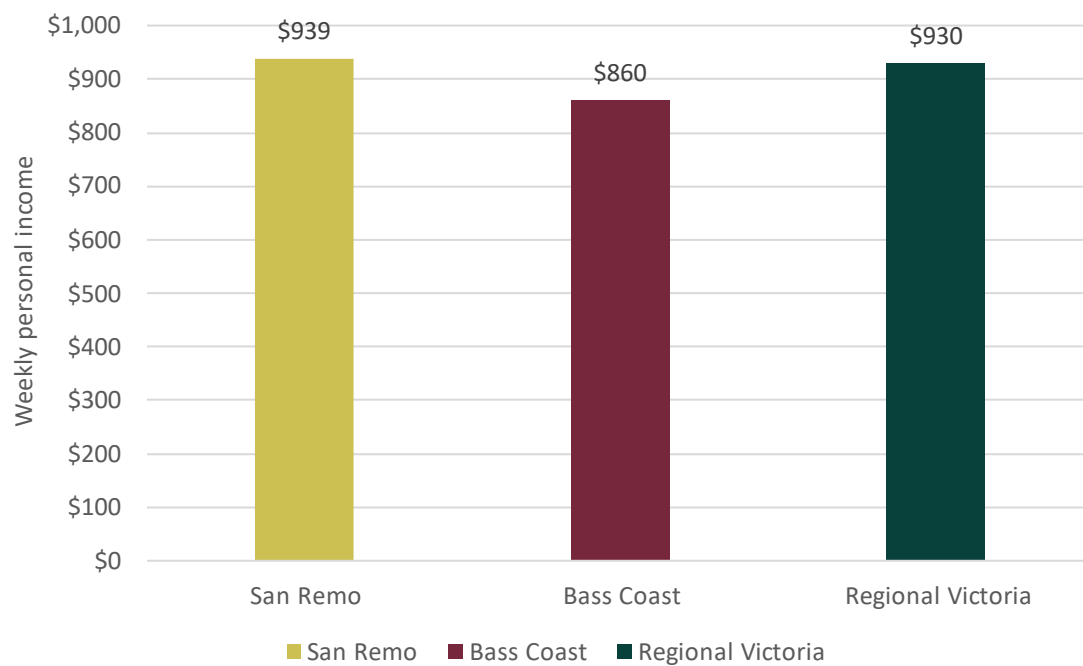
⁶ ABS (2022) *Labour Statistics: Concepts, Sources and Methods*, accessed 29 January 2024. <https://www.abs.gov.au/statistics/detailed-methodology-information/concepts-sources-methods/labour-statistics-concepts-sources-and-methods/2021/concepts-and-sources/not-labour-force>

TABLE 7: NUMBER OF SAN REMO RESIDENTS NOT IN THE LABOUR FORCE BY AGE GROUP AND GENDER

Age group	Male	Female
15-24 years	18	26
25-34 years	4	13
35-44 years	11	16
45-54 years	14	16
55-64 years	51	63
65 years and over	168	200
Total	266	334

Source: ABS Census 2021

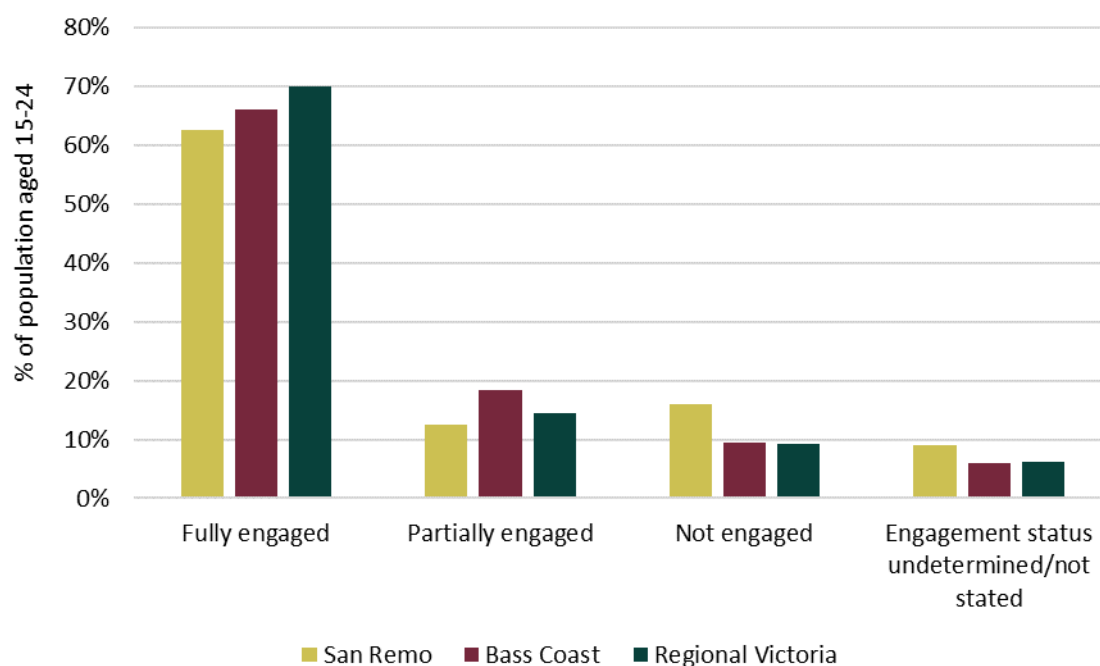
In terms of income, the average income of residents living in San Remo (\$939 per week) is significantly higher compared to Bass Coast as a whole (\$860 per week on average) and is even slightly higher than the regional Victoria average (\$930 per week).

FIGURE 7: AVERAGE WEEKLY PERSONAL INCOME OF SAN REMO, BASS COAST AND REGIONAL VICTORIA IN 2021

Source: ABS Census 2021

In relation to young people, youth engagement in employment and education in San Remo is generally lower than that of Bass Coast and regional Victoria. In 2021, 63 per cent of San Remo's young people (aged 15-24 years) were fully engaged and 13 per cent were partially engaged in either employment or education (Figure 8). Both of which were below the respective rates of Bass Coast and regional Victoria. 16 per cent of young people in San Remo were disengaged from employment or education, which was relatively high compared to Bass Coast (10%) and regional Victoria (9%).

FIGURE 8: YOUTH DISENGAGEMENT IN SAN REMO, BASS COAST AND REGIONAL VICTORIA IN 2021



Source: ABS Census 2021

Inequality and disadvantage

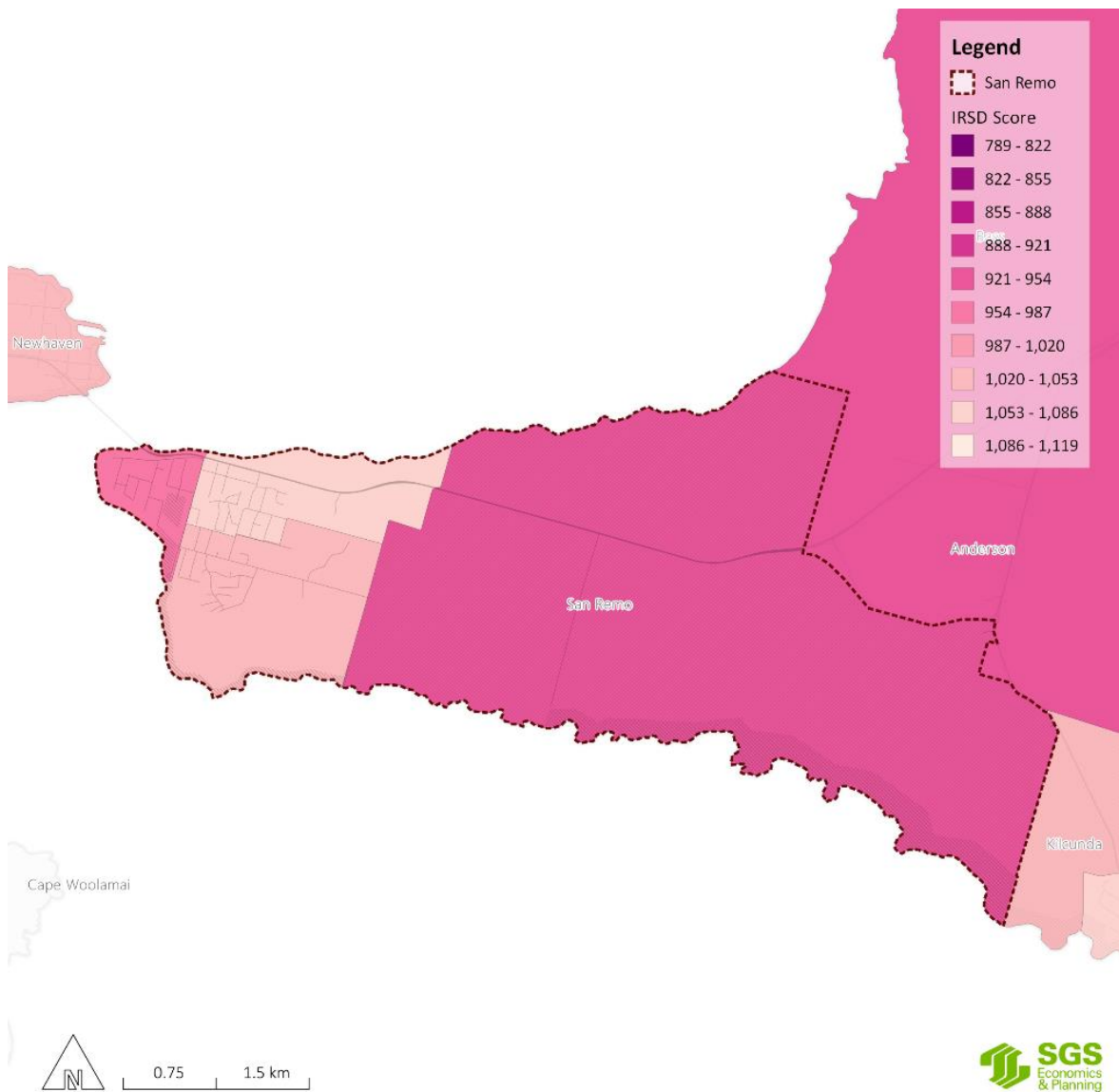
A SEIFA score, more specifically the Index of Relative Socio-economic Disadvantage (IRSD), is a measure of ABS to indicate social and economic disadvantage. It is created using information about people and households in a particular area. A lower score indicates that an area is relatively disadvantaged compared to an area with a higher score. This score is standardised against a mean of 1,000. That means that a SEIFA score of 1,000 is average. Anything above or below 1,000 is either more or less than average advantage/disadvantaged.⁷

⁷ ABS (Australian Bureau of Statistics) (2023) *Socio-Economic Indexes for Areas (SEIFA)*, Australia methodology, accessed 8 November 2023. <https://www.abs.gov.au/methodologies/socio-economic-indexes-areas-seifa-australia-methodology/2021>

The IRSD score of San Remo in 2021 was 1034 (putting it in the 7th decile within Australia), with less disadvantage than Cowes (974), Wonthaggi (910), and that of Bass Coast as a whole (993). However, there exists a difference in the level of disadvantage between different areas of San Remo.

Figure 9 illustrates the IRSD scores in 2021 across San Remo. While the east of San Remo is relatively disadvantaged, there are very few people living there. For the populated areas of the township, the area west of Back Beach Rd has a similar level of disadvantage to Bass Coast, while the remainder is more advantaged.

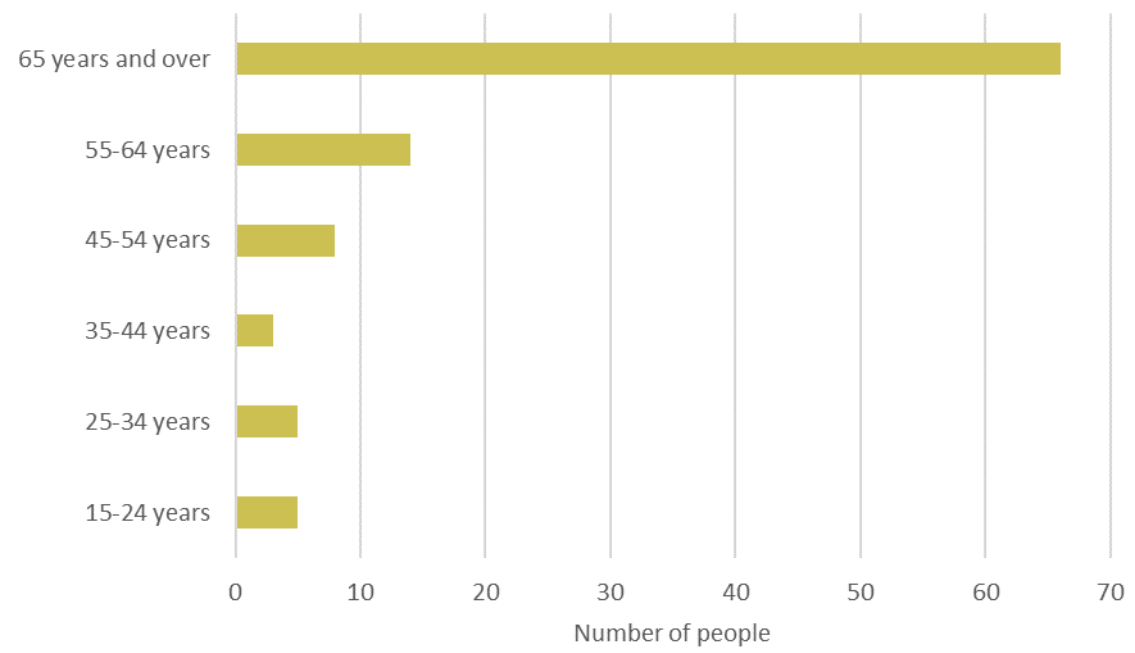
FIGURE 9: AREAS OF DISADVANTAGE - SAN REMO IN 2021



Source: ABS Socio-Economic Indexes for Areas 2021

According to ABS Census 2021, there were 101 San Remo residents having need for assistance with core activities in 2021, accounting for 5.94 per cent of the total population. The number was driven largely by the older population in San Remo (aged 65 years and over) as shown in Figure 10.

FIGURE 10: NUMBER OF SAN REMO RESIDENTS HAVING NEED FOR ASSISTANCE WITH CORE ACTIVITIES BY AGE GROUP IN 2021



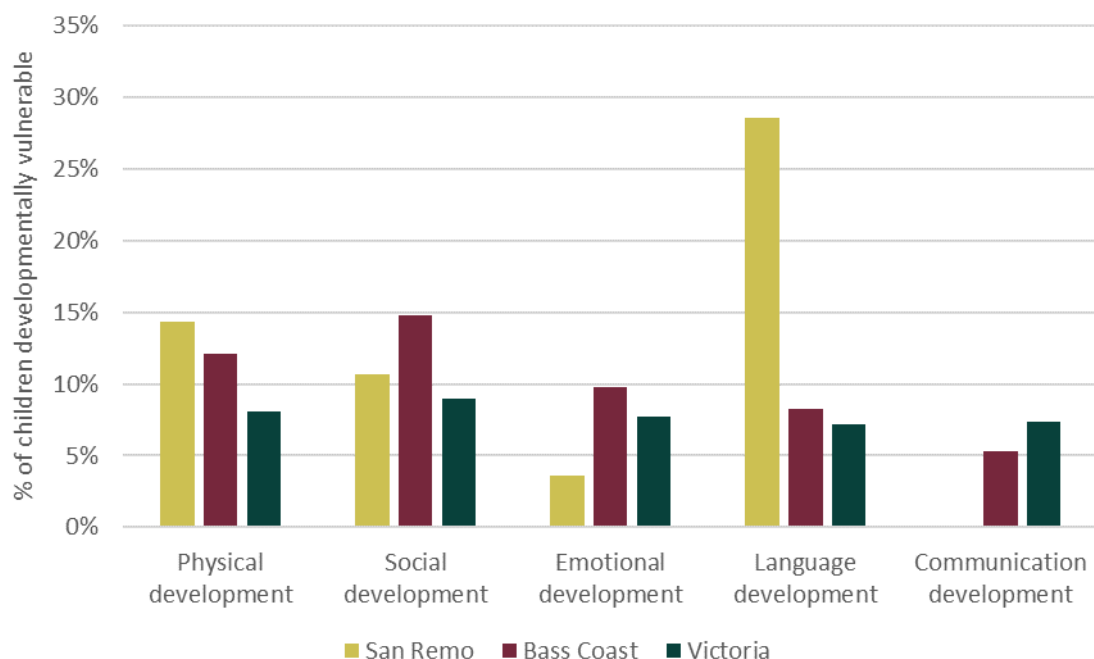
Source: ABS Census 2021

4.2 Health and wellbeing

Children's health

According to the Australian Early Development Census (AEDC) which measures the development of children in Australia in their first year of full-time school, 29 per cent of children in San Remo communities are vulnerable in language development (Figure 11). This is higher than the rates of Bass Coast (8%) and Victoria as a whole (7%). Additionally, the proportion of children with vulnerable physical development is also larger in San Remo (28%) compared to Bass Coast (14%) and Victoria (8%).

FIGURE 11: PROPORTION OF CHILDREN WITH VULNERABLE DEVELOPMENT BY TYPE IN SAN REMO, BASS COAST AND VICTORIA IN 2021

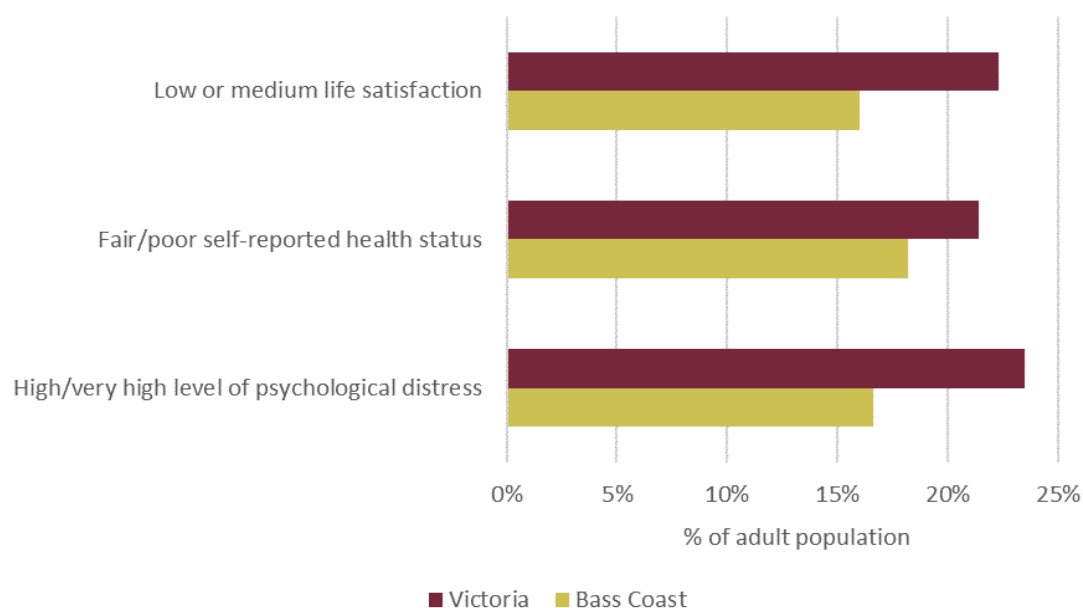


Source: Australian Early Development Census 2021

Mental health

The Victorian Population Health Survey 2020 reveals that 16.6 per cent of Bass Coast residents felt high/very high level of psychological distress, which was lower than the rate of Victoria (23.5%). As shown in Figure 12, Bass Coast's rates of people with fair/poor self-reported health status (18.2%) and low or medium life satisfaction (16%) are also below the state-wide averages.

FIGURE 12: MENTAL HEALTH CONDITIONS OF BASS COAST AND VICTORIA ADULT POPULATION IN 2020



Source: Victorian Population Health Survey 2020

Physical activities

Data from Bass Coast Shire Council, South Coast Primary and Community Partnership, and South Gippsland Shire Council⁸ shows that Bass Coast residents are generally less engaged in physical activities than the wider Victorian community, both during weekdays and weekends.

TABLE 8: PROPORTION OF ADULT POPULATION WHO SPENT ≥ 7 HOURS PER DAY SITTING ON AN AVERAGE WEEK AND WEEKEND DAY, 2021

	Bass Coast	Victoria
Weekday	20%	26.6%
Weekend day	10.3%	14.1%
No physical activity per week	19%	18.9%

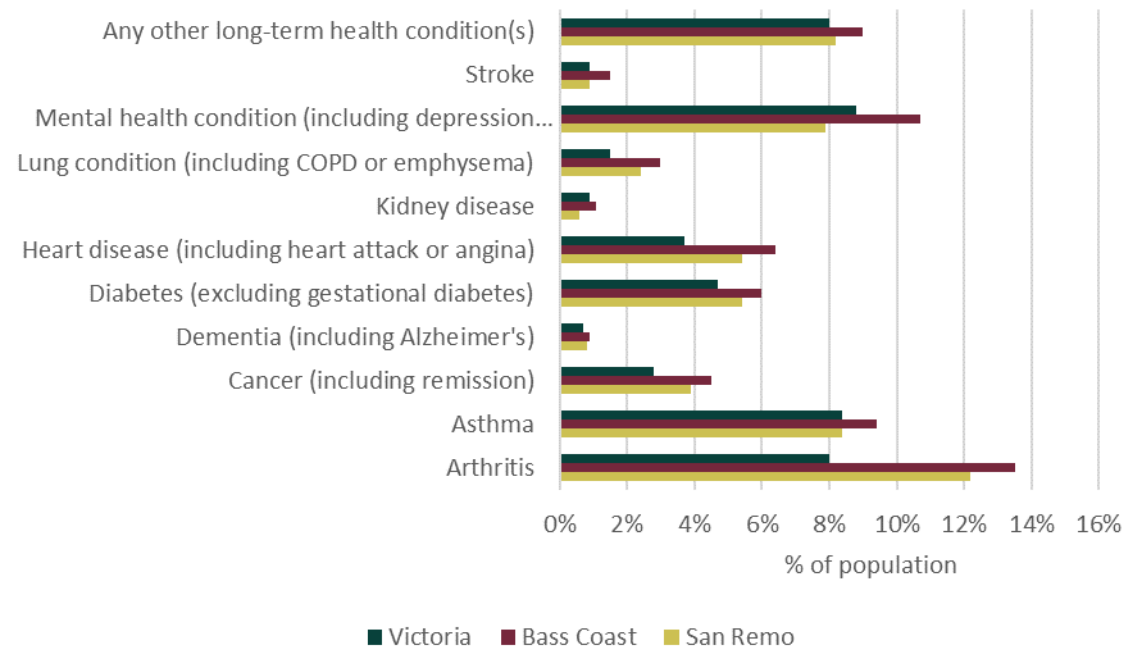
Source: Bass Coast Shire Council, South Coast Primary and Community Partnership and South Gippsland Shire Council 2021

⁸ Bass Coast Shire Council, South Coast Primary and Community Partnership and South Gippsland Shire Council (2021) *Our Story: The Community Health and Wellbeing Profile for South Coast*, accessed 27 November 2023. https://www.southgippsland.vic.gov.au/download/downloads/id/3839/our_story_the_community_health_and_wellbeing_profile_for_south_coast_2021.pdf

Chronic disease

The most commonly reported long-term health conditions in the San Remo community is arthritis (12.2%), followed by asthma (8.4%) and mental health conditions (7.9%). While most of these rates are higher than the Victoria’s rates, they are all lower than the Bass Coast level (Figure 13).

FIGURE 13: LONG-TERM HEALTH CONDITIONS OF SAN REMO, BASS COAST AND VICTORIAN RESIDENTS IN 2021

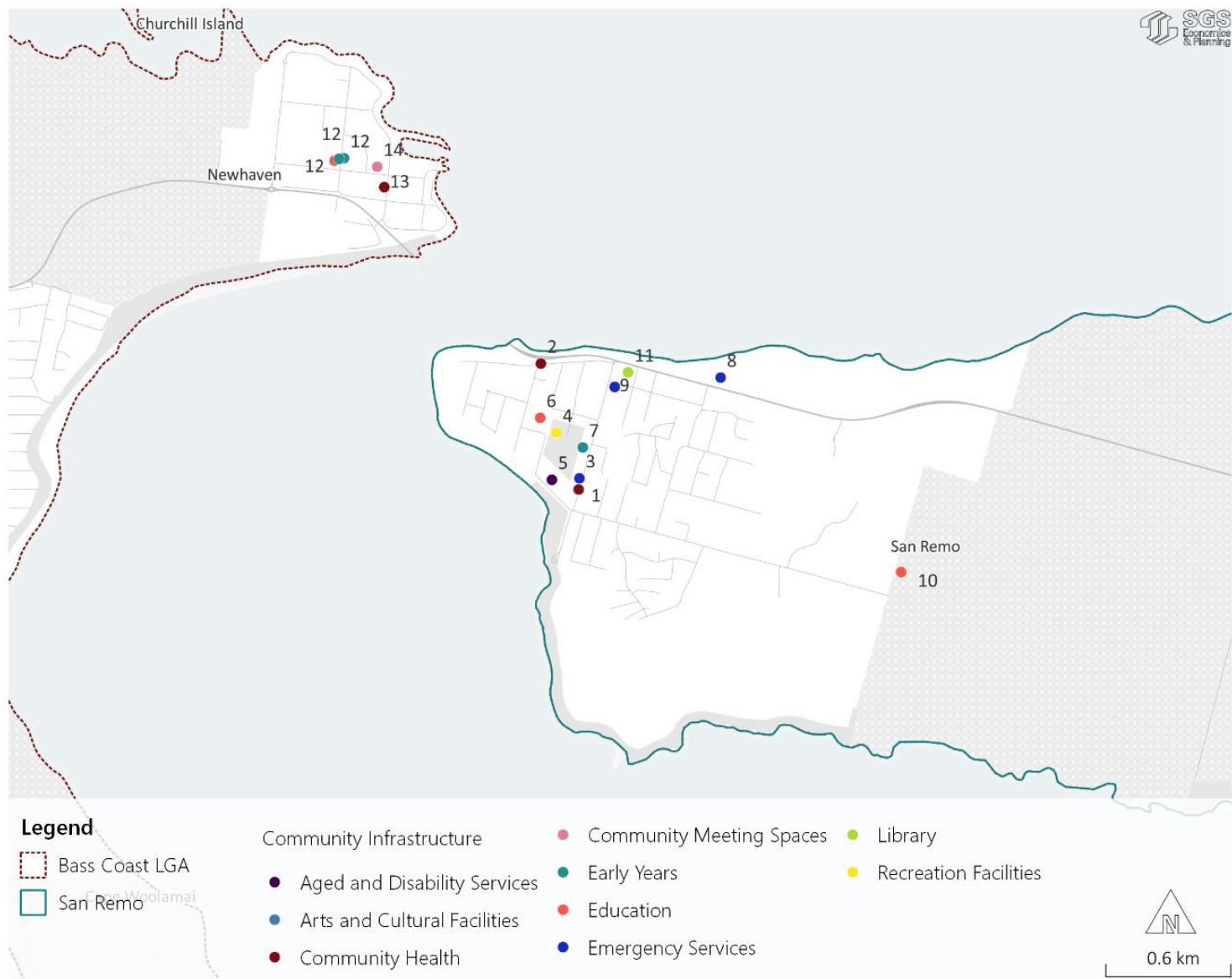


Source: ABS Census 2021

5. Infrastructure needs assessment

In relation to existing infrastructure, as show in Figure 14 and Table 9, there is a range of infrastructure located in San Remo and in close proximity.

FIGURE 14: COMMUNITY INFRASTRUCTURE IN SAN REMO



Source: SGS Economics and Planning (2023)

TABLE 9: COMMUNITY INFRASTRUCTURE IN SAN REMO

#	Facility	#	Facility
1	Bass Coast Community Health Centre	8	San Remo Police Station
2	San Remo Medical Clinic	9	San Remo CFA
3	San Remo SES	10	Bass Coast College
4	San Remo Recreation Centre	11	San Remo Library
5	Griffiths Point Lodge	12	Newhaven Primary School
6	San Remo Primary School	13	Newhaven Medical Clinic
7	San Remo Playgroup	14	Newhaven Hall

The following section provides a detailed analysis of supply and demand for each of the infrastructure categories.

5.1 Education

Existing infrastructure

There is currently one primary school in San Remo (San Remo Primary School) which has works planned for expansion and modernisation through Victorian Government funding. Within the wider region, there are six additional primary schools (in Newhaven, Dalyston, Rhyll, Ventnor, and Cowes).

There is one secondary school in San Remo, noting that the secondary school is limited to years 7-9. There are four additional secondary schools, an independent school 13km away which offers a bus service that passes through San Remo, two Government Secondary Schools in Wonthaggi (approximately 23-36km away), and a specialist school in Wonthaggi.

Post-secondary students have access to a TAFE in Wonthaggi and further afield in Leongatha and Rosebud in Mornington Peninsula. The nearest university facility is a secondary campus for Monash University located in the City of Frankston, some 80 kilometres away. Country Universities Centre has a facility in Wonthaggi that offers support services for university students such as help with study and academic skills, technical and administrative assistance, and offering a quiet place to study however does not run any formal classes at the moment.

TABLE 10: EXISTING EDUCATION FACILITIES IN SAN REMO AND REGIONALLY

Government Primary School				
#	Facility	Location	Ownership	Additional information
6	San Remo Primary School	San Remo	DET	P-6
12	Newhaven Primary School	Newhaven	DET	P-6
17	Powlett River Primary School	Dalyston	DET	P-6
24	Cowes Primary School	Cowes	DET	P-6
Catholic Primary School				
45	Our Lady Star of the Sea Primary School Cowes	Cowes	Catholic	P-6
Independent Primary School				
15	Newhaven College	Rhyll	Independent	P-12
Government Secondary School				
10	Bass Coast College	San Remo	DET	Years 7-9
31	Bass Coast College - Wonthaggi Campus	Wonthaggi	DET	Years 10-12
43	Bass Coast College – Dudley Campus	Wonthaggi	DET	Years 7-9
Independent Secondary School				
15	Newhaven College	Rhyll	Independent	P-12
Government Specialist Secondary School				
37	Bass Coast Specialist School	Wonthaggi	DET	P-12
TAFE				
41	Chisholm Wonthaggi (Bass Coast)	Wonthaggi	Chisholm Institute	

Forecast demand for infrastructure

Based on existing infrastructure in San Remo there are enough education facilities to support the needs of the forecast population (base and high growth).

There is a slight undersupply of Independent/Catholic schools, however with a Catholic primary school in Cowes and an Independent school in Rhyll (Newhaven College (P-12)), alternative education options are accessible for the San Remo community.

It is noted that the Bass Coast College in San Remo, which opened in 2022, only goes to Year 9. For students wanting to continue in a public high school they would need to travel to Wonthaggi. As this school serves a regional catchment beyond the San Remo township, the utilisation of Bass Coast College should be monitored to understand community trends and needs over time. Alternatively, the Newhaven College offers a bus service that goes through San Remo, however this high school may not be affordable for all families.

The demand for both specialist secondary schools and TAFE are very low. Both of these facilities can be found in Wonthaggi.

TABLE 11: FORECAST DEMAND FOR EDUCATION FACILITIES IN SAN REMO

Education – Facility/Service	Provision rate	Current Local Supply	Population Growth scenario	Demand	Gap / Surplus
Primary Schools					
Government Primary School	1 school per 9,000 residents	1	Base Case	0.3	0.7
			High Growth	0.4	0.6
Independent/Catholic Primary School	1 school per 5,000 households	0	Base Case	0.2	-0.2
			High Growth	0.3	-0.3
Secondary Schools					
Government Secondary School	1 school per 27,500 residents	1	Base Case	0.1	0.9
			High Growth	0.1	0.9
Independent/Catholic Secondary School	1 school per 16,000 households	0	Base Case	0.1	-0.1
			High Growth	0.1	-0.1
Government Special Schools					
Government Specialist School	1 school per 50,000 residents	0	Base Case	0.0	0.0
			High Growth	0.1	-0.1
Tertiary education					
TAFE	1 per 150,000 residents	0	Base Case	0.0	0.0
			High Growth	0.0	0.0
University	1 per 2 municipalities	0	NA	NA	NA

Recommendations

Work with the Department of Education to monitor the utilisation of Bass Coast College and community demand for public high schools beyond year 9 across the Phillip Island and the San Remo community to ensure community needs are being met.

5.2 Early years

Existing infrastructure

San Remo is currently serviced by one kindergarten, one playgroup, and one Maternal and Child Health (MCH) service, all located in the same premises (San Remo Kindergarten). The San Remo Kindergarten is a Council owned building run by a committee of management. There is a second kindergarten and playgroup in Newhaven approximately 2km away.

The Phillip Island Early Learning Centre in Cowes offers the only Long Day Care (LDC) facility near San Remo and is also home to a MCH and toy library. A number of other early years facilities are offered in Wonthaggi for families that may wish to use these facilities if they are proximate to their place of work or other lifestyle needs.

TABLE 12: EXISTING EARLY YEARS FACILITIES IN SAN REMO AND REGIONALLY

Kindergarten				
#	Facility	Location	Ownership	Additional information
7	San Remo Kindergarten	San Remo	Independent	
12	Newhaven Primary School	Newhaven	DET	
23	Phillip Island Early Learning Centre	Cowes	DET	This also offers Long Day Care LDC
Childcare (Long Day Care)				
23	Phillip Island Early Learning Centre	Cowes	DET	
50	Cowes Children Centre	Cowes		This also offers a kindergarten program
49	Island Kids Early Learning Centre	Cowes		This also offers a kindergarten program
Playgroup				
7	San Remo Playgroup	San Remo	Independent	Co-located within the San Remo Kindergarten
12	Newhaven Playgroup	Newhaven		Co-located within the Newhaven Primary School
Maternal and Child Health				
7	San Remo Maternal & Child Health Service	San Remo	Bass Coast Health	Co-located within the San Remo Kindergarten
23	Phillip Island Early Learning Centre	Cowes	Bass Coast Health	
Toy Library				
23	Phillip Island Early Learning Centre	Cowes		

Forecast demand for infrastructure

The State Government Kindergarten Reform has stipulated that 15 hours of three-year-old kindergarten and 30 hours of four-year-old kindergarten will be available within the next ten years (doubling existing four-year-old services and the introduction of a new service for three-year-olds). This will put significant pressure on the delivery the kindergarten services and existing infrastructure across the state. The provision ratios used here have been developed by SGS to reflect these updates and account for changes in service reforms. They assume that each child has access to a funded kindergarten place, and that over a 37.5 hour week each licensed place can support 2.5 three-year-olds (at 15 hours) and 1.25 four-year-olds (at 30 hours).

Formula	Total 3yo / One licensed place / 2.5	=	3yo demand
Example	(100 3yo x 1) / 2.5	=	40 licensed places
Formula	Total 4yo / One licensed place / 1.25	=	4yo demand
Example	(100 4yo x 1) / 1.25	=	80 licensed places
Total demand			120 places*

Source: SGS Economics and Planning

*Assumes an even split of three and four-year-olds

Overall, the needs of the early years cohort are being met by the existing infrastructure in San Remo. Long Day Care is the only service that shows a supply gap of any significance, however even in the high population growth scenario this gap is less than half of a facility (-0.4), and a third of a facility in the base case population growth scenario.

While the demand estimates suggest that San Remo will be able to meet local demand to 2042, given the location of San Remo it is likely to service residents in the eastern portion of Phillip Island such as Cape Woolami and potentially even Surf Beach, Sunderland Bay, and Sunset Strip.

The KSIP 2020 findings also indicate that additional places for kindergarten across Bass Coast will be required into the future.

Due to the demand on San Remo Kindergarten from residents outside the catchment, Council is working with the early years providers of the San Remo Kindergarten to consider an expansion of at least one room. In addition to this Council should support the facilitation of private early years providers into San Remo.

TABLE 13: FORECAST DEMAND FOR EARLY YEARS FACILITIES IN SAN REMO

Early Years – Facility/Service	Provision rate	Current local supply	Growth scenario	Demand	Gap / Surplus
Kindergarten					
Kindergarten (3+4-year-old) per room	Total licensed places	45	Base Case	19.8	25.2
			High Growth	32.4	12.6
Childcare					
Childcare Centre - Long Day Care	1 facility per 9,000 residents	0	Base Case	0.3	-0.3
			High Growth	0.4	-0.4
Other					
Playgroup	2 groups per 1,000 children aged 0-5	1	Base Case	0.2	0.8
			High Growth	0.3	0.7
Maternal and Child Health (MCH)	1 dual facility (2 rooms) 16,000 residents	1	Base Case	0.1	0.9
			High Growth	0.2	0.8
Toy Library	1 facility per 25,000 residents	0	Base Case	0.1	-0.1
			High Growth	0.2	-0.2

Recommendations

Council should monitor the utilisation of the San Remo Kindergarten, and if appropriate based on the broader catchment, support the expansion of at least one additional kindergarten room.

Council should support the facilitation of private early years providers into San Remo and Phillip Island to increase access to long day care and integrated kindergarten programs.

5.3 Services for older people

Existing infrastructure

Services for older people consider aged care facilities and seniors groups. There are no dedicated seniors groups or spaces allocated in San Remo or the broader catchment.

In relation to aged care, San Remo is home to one aged care facility (Griffiths Point Lodge) that provides 29 beds. It is located next to a health facility (Nepean Cardiology).

Additional aged care facilities are located in Cowes and Wonthaggi, supplying a large number of additional aged care beds.

TABLE 14: EXISTING SERVICES AND FACILITIES FOR OLDER PEOPLE IN SAN REMO AND REGIONALLY

Residential Aged Care				
#	Facility	Location	Ownership	Additional information
5	Griffiths Point Lodge	San Remo	Bass Coast Health	29 beds
18	Melaleuca Aged Care Phillip Island	Cowes	Melaleuca	37 aged care rooms (35+2 respite), plus 39 units for independent living
25	Banfields Aged Care	Cowes	Banfields	90 residents + 14 beds for dementia care
26	BlueCross Gossard Court	Cowes	BlueCross	80 rooms
35	Rose Lodge Community Aged Care	Wonthaggi	Rose Lodge	14 Independent Living Units, 70 beds (Low Care)
36	Kirrak House	Wonthaggi	Bass Coast Health	30 residents

Forecast demand for infrastructure

There is little demand for seniors group facilities in San Remo. For addressing the demand that does exist, best practice indicates that these facilities should be integrated within boarder facilities, rather than the standalone centres that were provided historically. Council should consider if current existing facilities, such as the San Remo Recreation Centre, San Remo Bowls Club, Newhaven Hall, or Bass Valley Community Centre are already able to accommodate seniors' group activities.

Residential aged care facilities, for the base case population growth scenario, indicates a need for approximately one large facility (80 beds) and in the high-growth scenario this increases to a gap of 149 beds. Aged care facilities are not a local service, rather are a district and regional service. Given the facilities available in Cowes and Wonthaggi, for the residents of San Remo there is likely to be sufficient capacity. This should however be monitored and Council should engage with the existing service providers to understand current and future utilisation, capacity, and any constraints.

TABLE 15: FORECAST DEMAND FOR SERVICES AND FACILITIES FOR OLDER PEOPLE IN SAN REMO

Services for older people	Provision rate	Current local supply	Population Growth scenario	Demand	Gap / Surplus
Seniors Groups Facilities - (within designated Multi-Purpose Community Centre): 1 large multi-purpose meeting space	1 facility per 30,000 residents	0	Base Case	0.1	-0.1
			High Growth	0.1	-0.1
Residential Aged Care - Combined (88 total beds including low and high level care)	88 beds per 1,000 residents aged 70+	29	Base Case	109.2	-80.2
			High Growth	178.4	-149.4

Recommendations

Council should engage with existing aged care providers to understand existing and forecast utilisation, capacity, constraints, and opportunities. If services are facing capacity constraints, Council should support the facilitation of additional aged care in San Remo.

5.4 Libraries

Existing infrastructure

San Remo has one library and there is a second library in Cowes, both operated by the same provider (Myli). The San Remo Library is a small facility in a commercially leased space. It provides a local library service as well as space for locals to exhibit art. The facility is staffed on Monday, Wednesday, and Friday mornings. To increase access, and decrease staffing resources, this facility has transitioned to an Open Access model that provides expanded access to residents seven days a week from 8am to 8pm with a swipe card.

The San Remo Library runs a family story time program on a weekly basis, school holiday programs, and programs for older residents and special interest activities on a regular basis. In addition, the facility provides free access to public computers and WiFi, and low-cost printing services.

The San Remo Library services are supplemented by the larger libraries in Cowes and Wonthaggi. The Cowes Library provides a district service with similar library offerings. In addition, it is co-located with several regional services including a museum, theatre, Council services, and meeting rooms for the general public.

TABLE 16: EXISTING LIBRARY FACILITIES IN SAN REMO AND REGIONALLY

Library				
#	Facility	Location	Ownership	Additional information
11	San Remo Library	San Remo	Myli – My Community Library Ltd	Soon to be Open Access (open 8am-8pm 7 days a week)
29	Phillip Island Library	Cowes	Myli – My Community Library Ltd	Collocated with a museum, theatre, meeting rooms, gallery, and Council customer service.

Forecast demand for infrastructure

The demand for library services within San Remo is met for both the base case and high population-growth scenarios. The additional library service in Cowes provides ample additional capacity combined with higher order services.

Feedback from stakeholders noted however that a key challenge with the San Remo Library was the lack of meeting spaces or quiet spaces for users to work from the library and or meet clients or other community members. Should a redevelopment opportunity present for the San Remo Library, consideration of meeting spaces should be considered.

TABLE 17: FORECAST DEMAND FOR LIBRARIES IN SAN REMO

Libraries	Provision rate	Current local supply	Growth scenario	Demand	Gap / Surplus
Library	1 facility per 45,000 residents	1	Base Case	0.1	0.9
			High Growth	0.1	0.9

Recommendations

No additional library services are required for San Remo. If the opportunity presents for a redevelopment of the existing San Remo Library, consideration for the development of meeting spaces should be considered.

5.5 Arts and cultural facilities

Existing infrastructure

San Remo does not have a public local arts and culture facility. There is a private gallery in San Remo (Art Flava). In addition, there are private facilities 5km to the west in Cape Woolamai (Shearwater Studio), 7km to the east in Anderson (Artfusion Studio & Gallery), and a variety of art studios and galleries in Cowes and Wonthaggi.

Residents also have access to larger public regional-serving facilities in both Cowes and Wonthaggi. These facilities host a variety of large scale events and activities such as music, dance, theatre, cinema, and performing arts spaces.

TABLE 18: EXISTING ARTS AND CULTURAL FACILITIES IN SAN REMO AND REGIONALLY

Arts and Cultural				
#	Facility	Location	Ownership	Additional information
40	Wonthaggi Union Community Arts Centre	Wonthaggi	Managed by Council	Cinema, music, dance, comedy, theatre and more.
29	Berninnet	Cowes	Managed by Council	Houses a performing arts space and cinema, gallery, library, historical museum, events spaces and community meeting rooms, as well as Bass Coast Shire Council's Customer and Visitor information service for Cowes.

Forecast demand for infrastructure

Given the size of San Remo it does not require a full community arts facility. Considering the presence of two regionally serving community arts facilities in Wonthaggi and Cowes the San Remo community have access to sufficient services.

To increase access to local services, consideration could be made for a flexible arts space in existing infrastructure such as the San Remo Recreation Centre.

TABLE 19: FORECAST DEMAND FOR ARTS AND CULTURAL FACILITIES IN SAN REMO

Arts and cultural facilities	Provision rate	Current local supply	Population Growth scenario	Demand	Gap / Surplus
Community Arts Facility	1 facility per 9,000 residents	0	Base Case	0.3	-0.3
			High Growth	0.4	-0.4
Community Arts Centre	1 facility per 50,000 residents	0	Base Case	0.0	0.0
			High Growth	0.1	-0.1
Regional Arts Centre	1 facility per municipality	0	Base Case	NA	NA
			High Growth	NA	NA

Recommendations

There is not a need for a standalone arts and cultural space within San Remo. Consideration should be given however to ensuring that arts programs and services can be provided in a flexible manner in existing infrastructure such as the San Remo Recreation Centre.

5.6 Community spaces

Existing infrastructure

San Remo is home to the San Remo Recreation Centre which has the capacity to host large and small events and community activities across a range of meeting spaces. The San Remo Bowls Club also has the capacity for private functions.

Additional meeting spaces can be found nearby in both Newhaven (2km away) and Bass (11km away), with additional facilities in Cowes.

In relation to young people, there are no dedicated youth spaces in San Remo. There is a Youth Hub in Wonthaggi, however it is noted that accessibility may be challenging for some young people given the 40-minute bus ride from San Remo.

Community centres and neighbourhood houses provide broad community services and programs. There are none of these facilities in San Remo. The nearest neighbourhood house is the Phillip Island Community and Learning Centre located in Cowes.

TABLE 20: EXISTING COMMUNITY SPACES IN SAN REMO AND REGIONALLY

Meeting Space				
#	Facility	Location	Ownership	Notes
4	San Remo Recreation Centre	San Remo	DEECA, managed by Committee of Management	Has three spaces that can accommodate up to 10, 80, and 400 people respectively and a range of activities and events. Collectively these spaces qualify as a Multi-purpose community centre – Lower order
14	Newhaven Hall	Newhaven	Council	Can seat 100 people
16	Bass Valley Community Centre	Bass		Meeting Space - Small to Medium (21-50 people - estimated)
20	Cowes Scout Hall	Cowes		Meeting Space - Small to Medium (21-50 people - estimated)
Youth Space				
38	YES Youth Hub	Wonthaggi	YMCA	Services for young people aged 12-25
Neighbourhood House Service				
22	Phillip Island Community and Learning Centre	Cowes		Neighbourhood House Service

Forecast demand for infrastructure

There is only one facility providing community meeting spaces (San Remo Recreation Centre). This facility is largely meeting the demand for both the current and future populations with the exception of a small amount of demand for certain sizes of meeting spaces. It should be noted however that this is not a Council owned or managed facility, rather it is owned by the state government and managed by a committee of management (of which includes a Council representative). Feedback from stakeholders indicates that the condition and fitness for purpose of this facility is poor. It is recommended that Council advocate for this facility to be reviewed with consideration for redevelopment to improve its flexibility and adaptability to community needs.

There is limited demand for a youth space in San Remo. Given the distance to the nearest youth space (Wonthaggi), existing spaces should be reviewed to ensure that they are youth friendly (library, recreation centre). In addition, Council should review public transport access to Wonthaggi.

There is also limited demand for a neighbourhood house service from the San Remo population. Given there is a full service provided in Cowes, it is likely that this service can cater for the San Remo population.

TABLE 21: FORECAST DEMAND FOR COMMUNITY SPACES IN SAN REMO

Community Spaces	Provision rate	Current local supply	Population Growth scenario	Demand	Gap / Surplus
Meeting Spaces					
Meeting Space - Small (1-20 people)	1 facility per 4,000 residents	1	Base Case	0.6	0.4
			High Growth	1.0	0.0
Meeting Space - Small to Medium (21-50 people)	1 facility per 8,000 residents	0	Base Case	0.3	-0.3
			High Growth	0.5	-0.5
Meeting Space - Medium (51-100 people)	1 facility per 8,000 residents	1	Base Case	0.3	0.7
			High Growth	0.5	0.5
Meeting Space - Medium to Large (101-200 people)	1 facility per 8,000 residents	0	Base Case	0.3	-0.3
			High Growth	0.5	-0.5
Meeting Space - Large (>200 people)	1 facility per 20,000 residents	1	Base Case	0.1	0.9
			High Growth	0.2	0.8
Youth Spaces					
Youth Space (as part of Level 1 multi-purpose community centre)	1 facility per 8,000 residents	0	Base Case	0.3	-0.3
			High Growth	0.5	-0.5
Neighbourhood House					
Neighbourhood House Service	1 facility per 15,000 residents	0	Base Case	0.2	-0.2
			High Growth	0.3	-0.3
Community Centres					
Multi-Purpose Community Centre – Level 1*	1 facility per 9,000 residents	1	Base Case	0.3	0.7
			High Growth	0.4	0.6

*The San Remo Recreation Centre has been counted across multiple facility types in the forecast demand assessment, including its individual room provision (Meeting Spaces) and overall as a Multi-Purpose Community Centre – Level 1.

Recommendations

Overall there are enough community meeting spaces in San Remo however this is all being delivered through the San Remo Recreation Centre which is unable to provide flexible and adaptable community spaces.

Council should advocate to the state government to undertake a redevelopment of the San Remo Recreation Centre to provide a recreation and community centre that has a range of community meeting spaces that are inclusive, adaptable, and flexible. This should include spaces that have the ability to change size with operable walls, spaces for seniors activities, arts activities, and spaces for young people.

If a redevelopment is not achievable at the San Remo Recreation Centre, Council should consider the ability to deliver a small community centre within the activity centre or in the planned residential growth area to the east.

5.7 Community health

Existing infrastructure

San Remo is well serviced by two health care facilities offering a range of services including physiotherapy, counselling, podiatry, and palliative medicine. There are also a further two facilities located in Cowes and Wonthaggi and additional private health facilities located in Newhaven, Wonthaggi, and Cowes. For emergency services and more involved procedures there is a hospital in Wonthaggi (see next section).

TABLE 22: EXSITING COMMUNITY HEATLH FACILITIES IN SAN REMO AND REGIONALLY

Community Based Health Care - Level 2				
#	Facility	Location	Ownership	Additional information
2	San Remo Medical Clinic	San Remo	Family Doctor Group	Community Based Health Care - Level 2
1	Bass Coast Community Health Centre	San Remo	Bass Coast Health	Community Based Health Care - Level 2
39	Latrobe Community Health	Wonthaggi	Latrobe Community Health Service	Community Based Health Care - Level 2
28	Phillip Island Health Hub	Cowes	Bass Coast Health	Community Based Health Care - Level 2

Forecast demand for infrastructure

With the existing community health providers in San Remo, supply is more than sufficient to meet demand through to the high population growth scenario for essential health services.

Level 3 Community Based Health Care (day hospitals that contain main or outreach Community Health Centre) and higher order community health centres are regional and municipal level facilities. These services can be found in Wonthaggi.

TABLE 23: FORECAST DEMAND FOR COMMUNITY HEALTH FACILITIES IN SAN REMO

Community health facilities	Provision rate	Current local supply	Population Growth scenario	Demand	Gap / Surplus
Community Based Health Care - Level 2	1 facility per 30,000 residents	2	Base Case	0.1	1.9
			High Growth	0.1	1.9
Community Based Health Care - Level 3	1 facility per 75,000 residents	0	Base Case	0.0	0.0
			High Growth	0.1	-0.1
Community Based Health Care – Large (higher-order)	1 facility per 150,000 residents	0	Base Case	0.0	0.0
			High Growth	0.0	0.0

Recommendations

No additional community based health services are required for San Remo.

5.8 Emergency services, law and order, hospitals

Existing infrastructure

Emergency services in San Remo are well catered for, with a police and CFA station and a SES Unit. There is no ambulance station located in San Remo. The nearest service is located in Cowes with others in Grantville and Wonthaggi. The nearest hospital and Magistrates Court is in Wonthaggi.

TABLE 24: EXISTING EMERGENCY SERVICES, LAW AND ORDER, HOSPITALS FACILITIES IN SAN REMO AND REGIONALLY

Emergency Services			
#	Facility	Location	Ownership
3	San Remo SES	San Remo	State
8	San Remo Police Station	San Remo	State
9	San Remo CFA	San Remo	State
21	Ambulance Victoria	Cowes	State
42	Wonthaggi Ambulance Station	Wonthaggi	State
47	Grantville Ambulance Station	Grantville	State
32	Wonthaggi Hospital - Bass Coast Health	Wonthaggi	Bass Coast Health
Law and Order			
44	Wonthaggi Magistrates' Court	Wonthaggi	Court Services Victoria

Forecast demand for infrastructure

The local provision of emergency services, fire, police, and SES are all meeting the demands of the current and forecast population. While the population forecast does not trigger the need for an ambulance station in San Remo, consideration should be given to response times from Cowes, Grantville, or Wonthaggi as access from these locations is via a single road which can become congested at certain times of the year.

The remaining services (such as public hospitals and law courts) provide services for a larger catchment e.g. district or regional. The local population is not triggering the requirement for these larger services and given the size of San Remo they are not required in this location.

To ensure San Remo residents can adequately access these larger services, all of which are located in Wonthaggi, Council should advocate to state government to ensure that there is adequate public transport available.

TABLE 25: FORECAST DEMAND FOR EMERGENCY SERVICES, LAW AND ORDER, AND HOSPITAL FACILITIES IN SAN REMO

Emergency Services, Law and Order, Hospitals	Provision rate	Current supply	Population Growth scenario	Demand	Gap / Surplus
Ambulance Station	1 facility per 55,000 residents	0	Base Case	0.0	0.0
			High Growth	0.1	-0.1
Fire Station/CFA	1 facility per 15,000 residents	1	Base Case	0.2	0.8
			High Growth	0.3	0.7
Police Station	1 facility per 37,500 residents	1	Base Case	0.1	0.9
			High Growth	0.1	0.9
SES	1 facility per 100,000 residents	1	Base Case	0.0	1.0
			High Growth	0.0	1.0
Law Courts	1 facility per 400,000 residents	0	Base Case	0.0	0.0
			High Growth	0.0	0.0
Hospital - Public	1 facility per 500,000 residents	0	Base Case	0.0	0.0
			High Growth	0.0	0.0

Recommendations

No additional emergency services, law and order, or hospitals are required for San Remo.

Council should work with the State Government to monitor response times from ambulance stations in Cowes, Grantville, and Wonthaggi to San Remo. If delays prove to negatively impact the health outcomes for San Remo residents, Council should advocate to the state government for a local ambulance service in San Remo.

Council should also undertake the development of a movement and place study to understand any potential public and active transport barriers to district and regional infrastructure outside of San Remo.

5.9 Indoor and outdoor recreation facilities

Existing infrastructure

The San Remo Recreation Centre is the locality's only recreation facility. It accommodates a range of activities including indoor mixed-use courts, a tennis club, bowls club, and a pavilion. This centre is state owned and managed by a DEECA appointed committee of management.

There has been an increased demand for tennis in San Remo, with local players travelling to Newhaven due to lack of capacity. In response to this, and given the demand, the tennis courts in San Remo remain at four with the tennis club master planning the area to include six courts.

There are many other recreation facilities within the wider region, including the Phillip Island Leisure Centre in Cowes which includes an indoor court, and a fitness gym, and the Bass Coast Aquatic and Leisure Centre in Wonthaggi which is an aquatic centre with a 25m indoor pool, a fitness gym, and an indoor mixed-use court.

The Phillip Island Recreation Hub Feasibility Analysis and Concept⁹ report was commissioned by Council in 2020, which proposes the development of a new large sporting and recreation hub in Cowes.

It aims to address demand for aquatic and sports facilities including playing fields, aquatic and leisure centre, off-road trails, water body, social recreation area, off-leash dog area and event space. The plan includes San Remo within its catchment area for the aquatic centre and district level sports facilities.

TABLE 26: EXISTING RECREATION FACILITIES IN SAN REMO AND REGIONALLY

Recreation and aquatic facilities				
#	Facility	Location	Ownership	Additional information
4	San Remo Recreation Centre	San Remo	Committee of Management	Hosts a tennis club (independent to the CoM), indoor recreation centre/courts (with squash court), Stan Watt Pavilion, and bowls club (independent to the CoM)
48	Newhaven Recreation Reserve	Newhaven		Contains 4 public access outdoor tennis courts and 2 soccer pitches.
19/24	Phillip Island Leisure Centre	Cowes	YMCA	Hosts an indoor court, gym, and gymnastics.
33	Bass Coast Aquatic and Leisure Centre	Wonthaggi	YMCA	25m pool, two heated pools and toddler pool, and fitness studios. Also has an indoor court for a range of sports.
30	Wonthaggi Recreation Reserve	Wonthaggi		Hosts a pavilion (level 1), tennis facility, netball facility, soccer pitches, football ovals/cricket pitches (2), and skate park.
27	Phillip Island Bowls Club	Cowes		

Forecast demand for infrastructure

The San Remo Recreation Centre accommodates most of the demand for recreation activities locally with the exception of some demand for netball. The base case population projects a need for 0.7 of a netball court, while the high population growth scenario projects a need for just over 1 court. The nearest netball facilities are in Cowes which may be upgraded and or additional courts provided through the development of the Cowes Recreation Hub. Bass and Wonthaggi also have courts.

⁹ @Leisure Planners (2020), Phillip Island Recreation Hub Feasibility Analysis and Concept

While a full netball facility is not required, Council could consider including a multi-purpose court near the existing San Remo Recreation Centre if the community indicated this as a key priority. This would primarily be for community use rather than formal games given the proximity to higher order courts.

The additional two tennis courts at the recreation centre will further increase local supply. Given this has been a popular local sport however, Council should monitor capacity over the next 12 months.

All other activities are either catered for with the existing supply within San Remo or the demand is too low to warrant the provision of a new facility. If additional regional infrastructure is required across Bass Coast, San Remo could deliver this infrastructure due to available land, however the infrastructure would service a district or regional catchment beyond the local population of San Remo.

TABLE 27: FORECAST DEMAND FOR RECREATION FACILITIES IN SAN REMO

Indoor recreation facilities	Provision rate	Current supply	Population Growth scenario	Demand	Gap / Surplus
Indoor recreation and aquatic facilities					
Indoor Recreation Centre / Stadium (Hard Court) - Lower Order (2 courts)	1 facility per 25,000 residents	1	Base Case	0.1	0.9
			High Growth	0.2	0.8
Indoor Recreation Centre / Stadium (Hard Court) - Higher Order (4-6 courts)	1 facility per 50,000 residents	0	Base Case	0.0	0.0
			High Growth	0.1	-0.1
Indoor Aquatic / Leisure / Fitness Centre (25m pool)	1 facility per 45,000 residents	0	Base Case	0.1	-0.1
			High Growth	0.1	-0.1
Outdoor recreation facilities					
Outdoor Netball Facility – Overall Provision	1 court per 3,500 residents	0	Base Case	0.7	-0.7
			High Growth	1.1	-1.1
Tennis Facility – Small / Low-Order (2 courts, no pavilion, free to public)	1 facility per 30,000 residents	2	Base Case	0.1	1.9
			High Growth	0.1	1.9
Tennis Facility – Higher Order (6-10 courts, with pavilion)	1 facility per 30,000 residents	0	Base Case	0.1	-0.1
			High Growth	0.1	-0.1
Lawn Bowls Facility (4 greens)	1 facility per 40,000 residents	0	Base Case	0.1	0.9
			High Growth	0.1	0.9
Synthetic Athletics Track ⁺	1 facility per municipality	0	NA	NA	NA
Pavilion - Level 1	1 facility per 6,000 residents	0	Base Case	0.4	-0.4
			High Growth	0.6	-0.6
Pavilion - Level 3	1 facility per 50,000 residents	1	Base Case	0.0	1.0
			High Growth	0.1	0.9

Recommendations

There is insufficient demand for additional recreation facilities in San Remo apart from a single netball court. Given the proximity to higher level netball facilities this would not be used for formal games, rather community use.

It is recommended that Council engage with the community to understand if a single multipurpose court (including netball) is required.

Council should consider master planning the residential growth area in San Remo and consider if this location is appropriate for higher order recreational infrastructure. This infrastructure would go beyond the catchment of San Remo.

5.10 Open space

Open space needs assessment is undertaken through consideration of quantity, accessibility, and quality. Each of these are further unpacked below:

Quantity

San Remo currently has 21.6ha of public open space. There are no state government adopted benchmarks for how much open space should be available per person. SGS have adopted the benchmark of 30sqm of public open space per capita, however this should be measured at a municipal level rather than the suburb level of San Remo.

To provide an understanding of how the increased population will impact the surrounding level of open space, as shown in Table 28, the current population has access to 127sqm per capita. If no additional open space is provided, this will decrease to 56.25sqm per capita. If San Remo wants to maintain the quantity of open space within San Remo that is currently available additional open space will be required.

TABLE 28: FORECAST DEMAND FOR OPEN SPACE IN SAN REMO

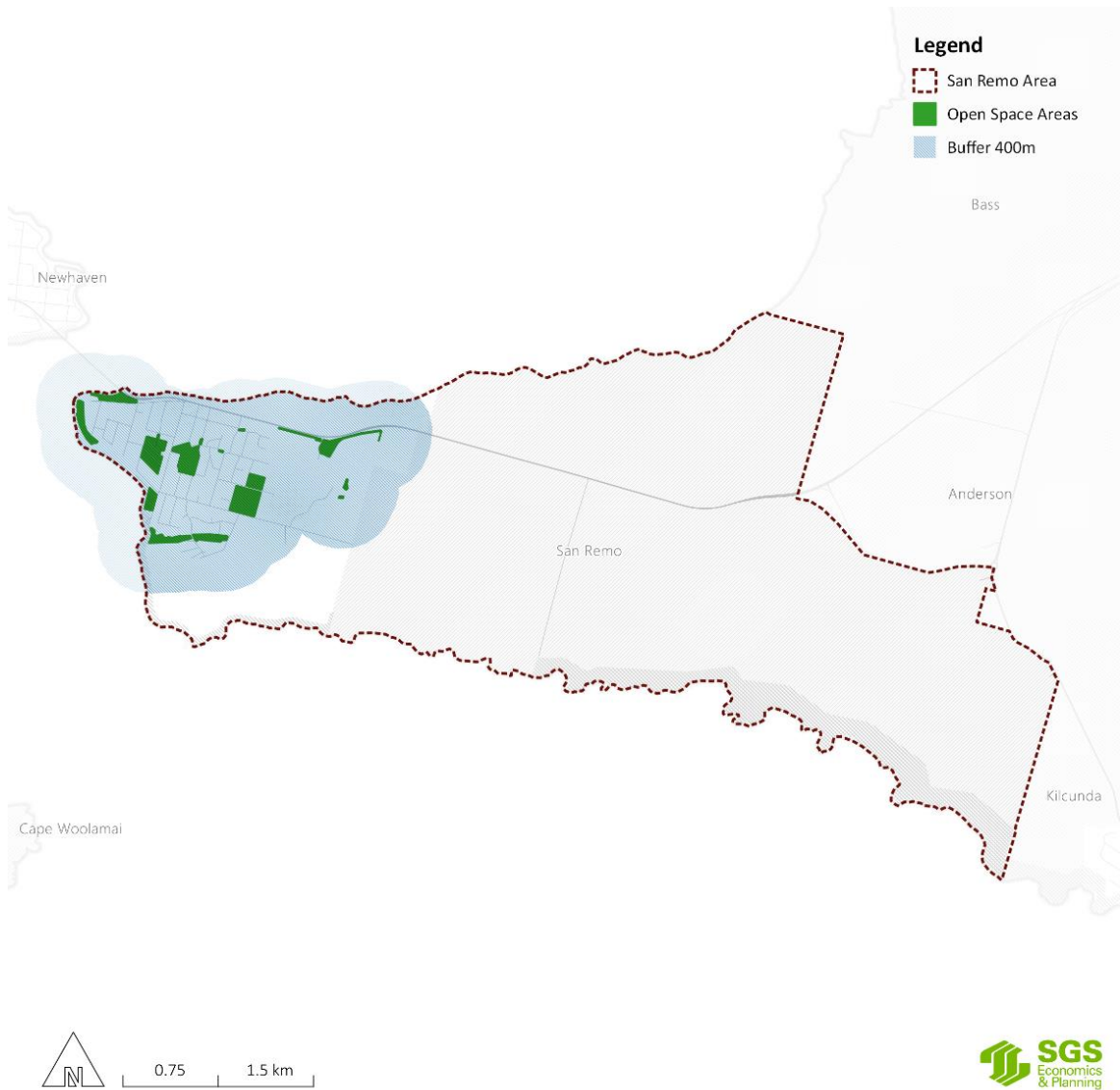
	Population	Current supply	Sqm/capita
Current population	1,700	21.6ha	127sqm
Forecast population (base)	2,350	21.6ha	91.9sqm
Forecast population (high)	3,840	21.6ha	56.25sqm

Accessibility

The existing public open space in San Remo is distributed throughout the western side of the suburb. The commonly used standard for accessibility is for households to be within 400m walkable distance to open space. As noted in Figure 15, the entirety of the existing residential area is within a walkable

catchment to public open space. This walkability, however, will not extend to the proposed growth area to the east of the existing urban area. This area does not currently have any public open space identified and will require additional open space to be developed to ensure that these households have appropriate access.

FIGURE 15: PUBLIC OPEN SPACE IN SAN REMO



Source: SGS

Quality

Quality of open space considers the type of open space available e.g. local, district, regional, the condition of open space, and its fitness for purpose. Council had limited data on the existing quality of open space in San Remo however there are a range of key quality improvement projects currently underway and planned in the future. These are outlined below:

- Anderson Street Reserve

The existing Anderson Street Reserve Master Plan has had funding allocated to include new landscaping, shelter, seating, lights, and fitness and play equipment, further enhancing the surrounding community's access to public open space.

- Bass Coast Dinosaurs Trail

Council is currently in the process of seeking funding for the delivery of the Bass Coast Dinosaurs Trail which includes work across six sites: Inverloch, The Caves, Eagles Nest, Wonthaggi, Kilcunda and San Remo. For San Remo this will include an improvement to existing open space along with the establishment of an 8m lookout, further enhancing the coastal reserves within the Yallock-Bulluk Marine & Coastal Park that runs from San Remo to Inverloch.

Council should continue to improve the open space data available around quality to identify potential opportunities to improve existing open space.

Recommendations

Based on accessibility of open space, the current population is well serviced. The proposed residential growth area located east of the township however does not have access to walkable open space.

Given this it is recommended that Council undertake a master planning process for the new growth area which includes the delivery of open space within 400m of all new dwellings.

6. Summary and recommendations

San Remo, while it has a small local population, is growing. There is a high number of ageing residents which will require accessible infrastructure and services. San Remo also services populations outside its periphery providing access to early years infrastructure and health services.

The existing infrastructure in San Remo is well located, with opportunities for collocation and connections with the retail precinct. Due to the size of the current and forecast population the demand for new infrastructure is limited. Given this, Council should ensure the existing infrastructure can adapt and respond to changing community needs. The proposed future residential growth area will require additional open space and due to availability of land, it may be able to accommodate regional recreation infrastructure for the broader Bass Coast community.

The community infrastructure needs assessment recommends Council consider the following:

Recommendations	Cost to Council
Short term	
Early Years - Monitor the utilisation of the San Remo Kindergarten, and if appropriate, based on the broader catchment, support the expansion of at least one additional kindergarten room.	\$ to \$\$\$
Early Years - Support the facilitation of private early years providers into San Remo and Phillip Island to increase access to long day care and integrated kindergarten programs.	\$
Seniors - Engage with existing aged care providers to understand existing and forecast utilisation, capacity, constraints, and opportunities. If services are facing capacity constraints, Council should support the facilitation of additional aged care in San Remo.	\$
Medium term	
Education – Work with the Department of Education to monitor the utilisation of Bass Coast College and community demand for public high schools beyond year 9 across the Phillip Island and the San Remo community to ensure community needs are being met.	\$
Community Spaces - Council should advocate to the state government to undertake the redevelopment of the San Remo Recreation Centre to provide a recreation and community centre that has a range of community meeting spaces that are inclusive, adaptable, and flexible. This should include spaces that have the ability to change size with operable walls, spaces for seniors activities, arts activities, and spaces for young people.	\$
Emergency services - Council should work with the State Government to monitor response times from ambulance stations in Cowes, Grantville, and Wonthaggi to San Remo. If delays prove to negatively impact the health outcomes for San Remo residents, Council should advocate to the state government for a local ambulance service in San Remo.	\$

Sports and recreation – Council should engage with the community to understand if a single multi-purpose court (including netball) is required.	\$
Sports and recreation - Develop a master plan for the proposed residential growth area in San Remo which includes the delivery of open space within 400m of all new dwellings. In addition, this plan should consider if this location is appropriate for higher order recreational infrastructure.	\$\$
Public transport - Council should undertake the development of a movement and place study to understand any potential public and active transport barriers to district and regional infrastructure outside of San Remo.	\$\$
Long term	
Community Spaces - If a state delivered redevelopment of the San Remo Recreation Centre is not achievable, Council should consider the ability to deliver a small community centre within the activity centre or in the planned residential growth area to the east. This community centre should include spaces that have the ability to change size with operable walls, spaces for seniors activities, arts activities, and spaces for young people.	\$\$\$

\$ = low cost, \$\$ = medium cost, \$\$\$ = high cost

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