

# **Shepparton North Community Infrastructure Needs Assessment**

**Final Report V1  
March 2023**

**ASR Research Pty Ltd**

## EXECUTIVE SUMMARY

### 1. Objectives of community infrastructure needs assessment

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

### 2. Development context

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

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

### 3. Key findings of community infrastructure assessment

#### 3.1 Early years facilities

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

### 3.2 Health/Community Support Services and Facilities

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

### 3.3 Education Facilities

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

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

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

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

### 3.5 Recreation facilities

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

## 4. Summary of strategies for meeting future demand

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



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

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

## 5. Modified or new facilities

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

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

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

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

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

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## SECTION ONE – INTRODUCTION

### 1.1 Objectives of Study

The purpose of the Study is to identify:

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

### 1.2 Definition of community infrastructure

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

### 1.3 Terminology

For this purpose of this report:

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

### 1.4 Study Methodology

The study methodology involved the following steps:

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

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

## SECTION TWO – SHEPPARTON NORTH DEVELOPMENT CONTEXT

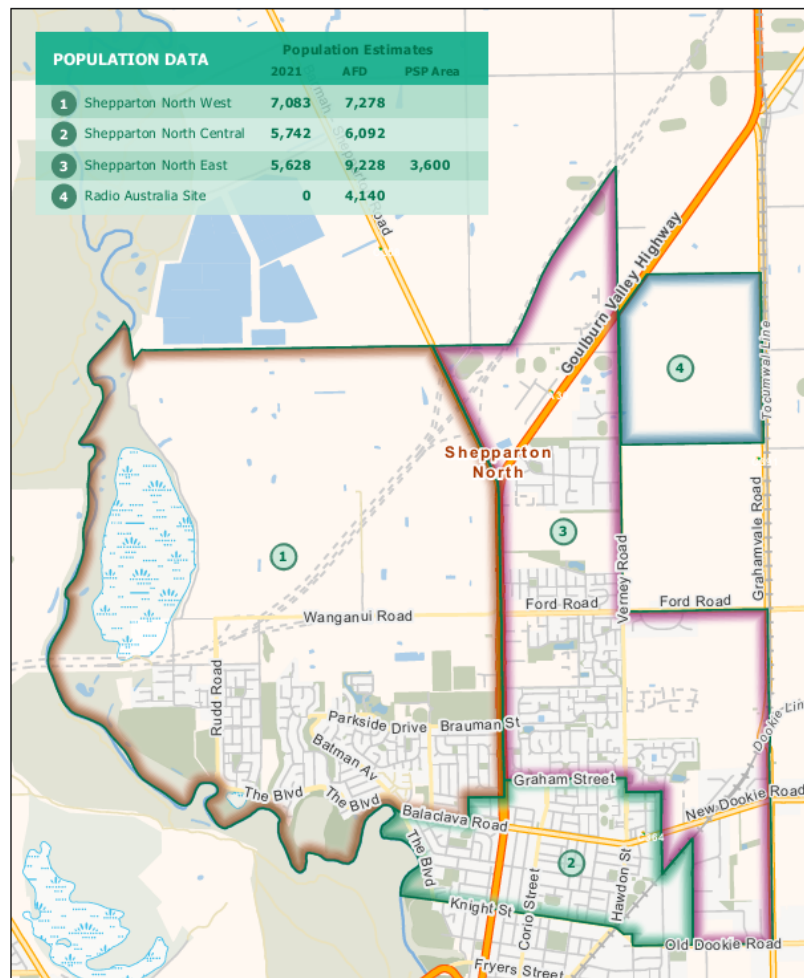
### 2.1 Shepparton North

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

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

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

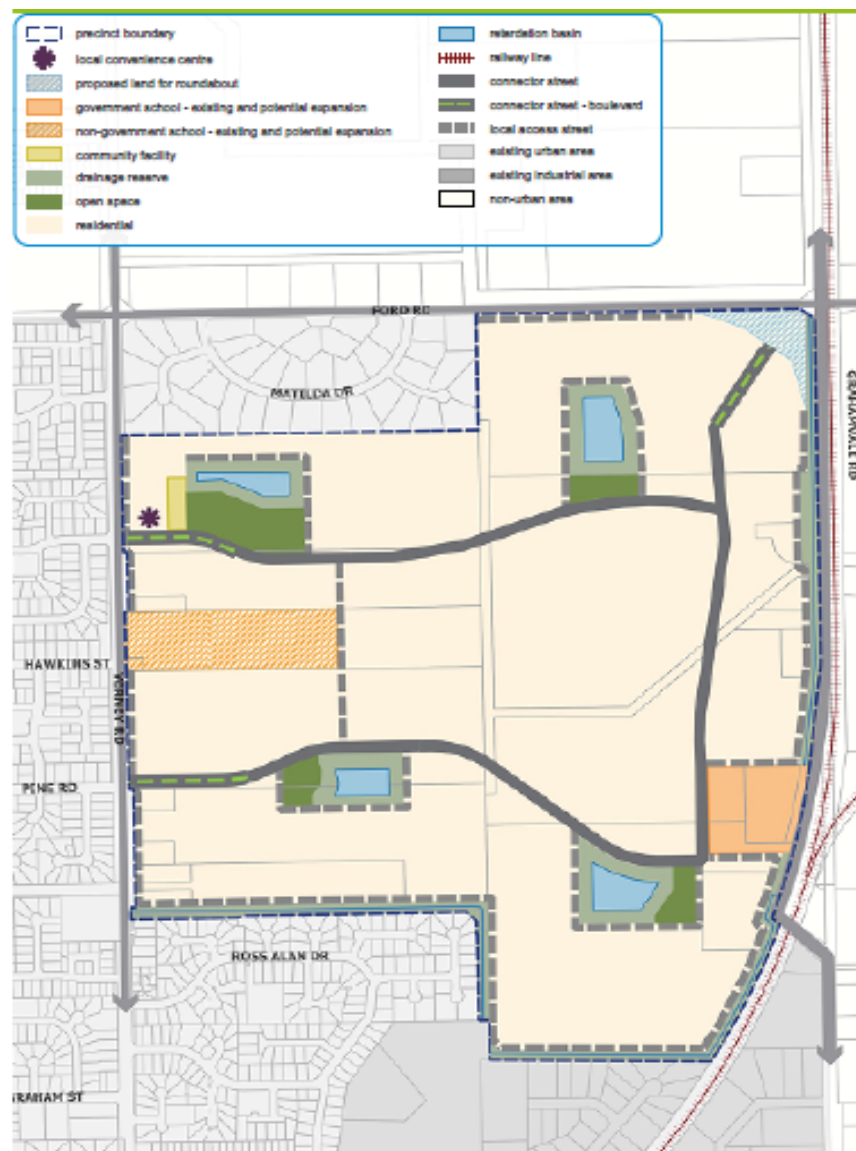
**Figure 1 – Shepparton North, population 2021 and at full development**



## 2.2 Shepparton North East Precinct Structure Plan Area

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

Figure 2 – Shepparton North East PSP Area





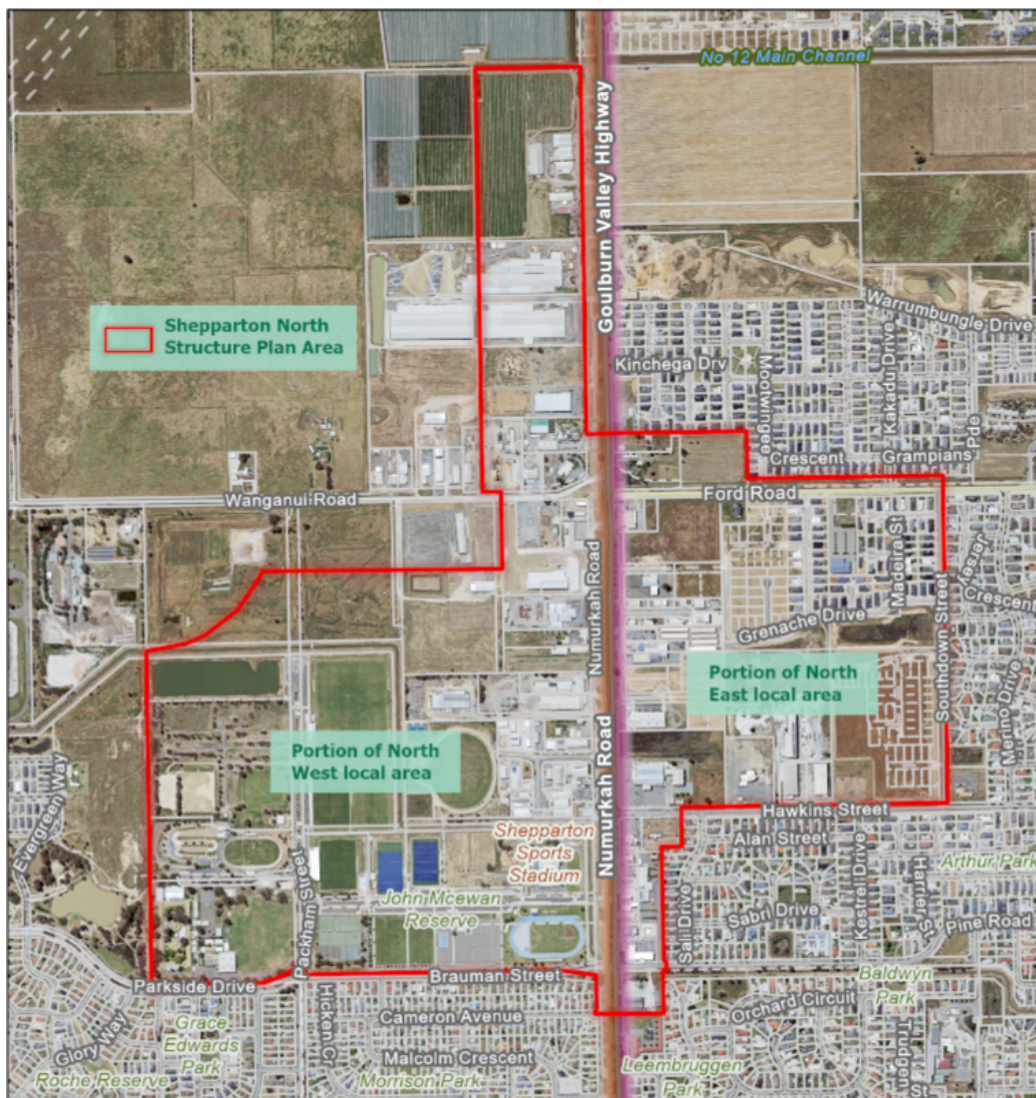
### 2.3 Shepparton North Structure Plan

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

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

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

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



## 2.4 Radio Australia Site

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



## 2.5 Development areas

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

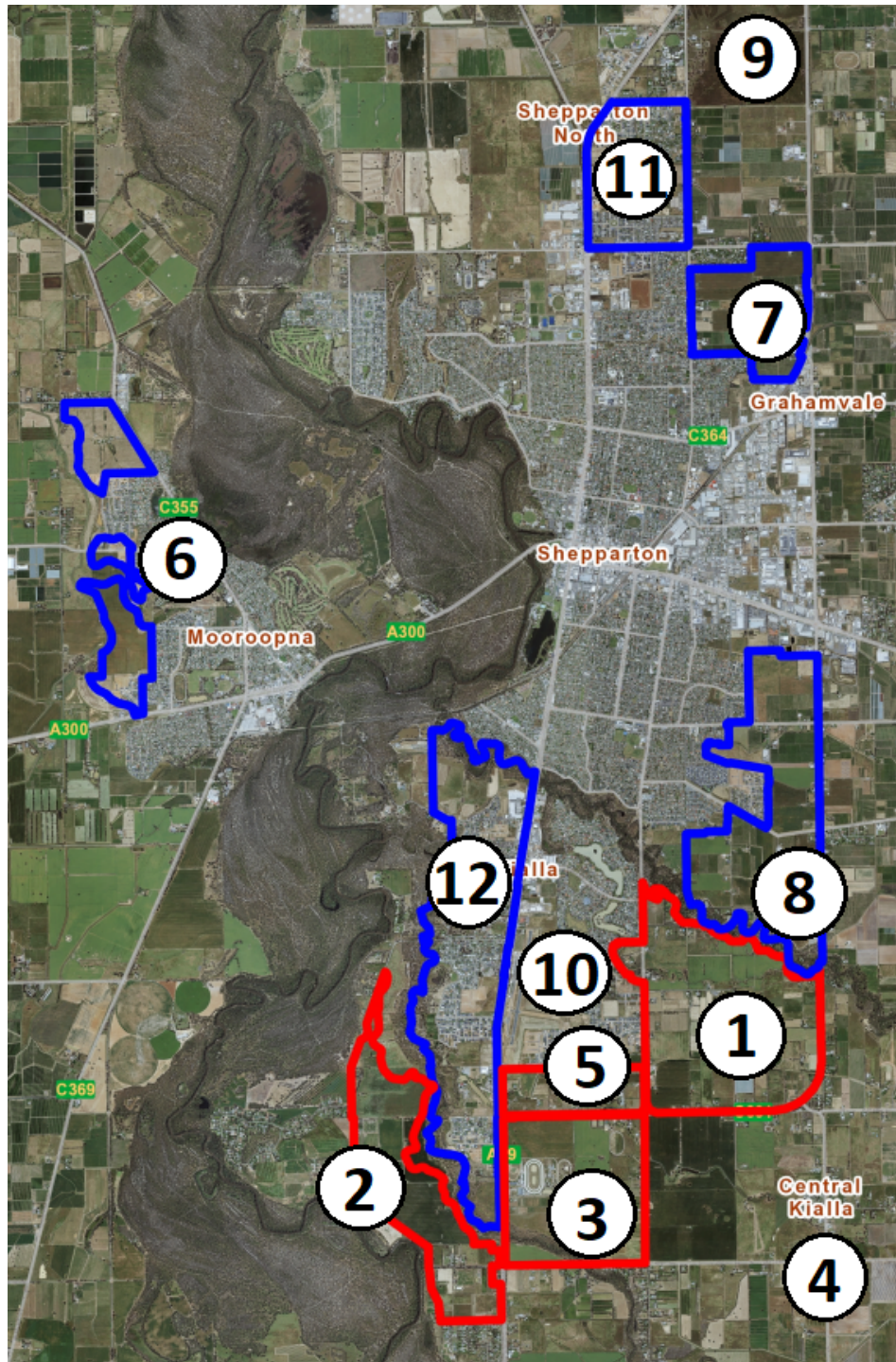
**Table 2 – Development areas: Shepparton City**

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

Source: Greater Shepparton City Council and 2050 Growth Plan



Figure 4 – Development areas in Shepparton City



## Notes:

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

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

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

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

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

**Notes:**

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

Figure 5 – Rural local areas, population growth

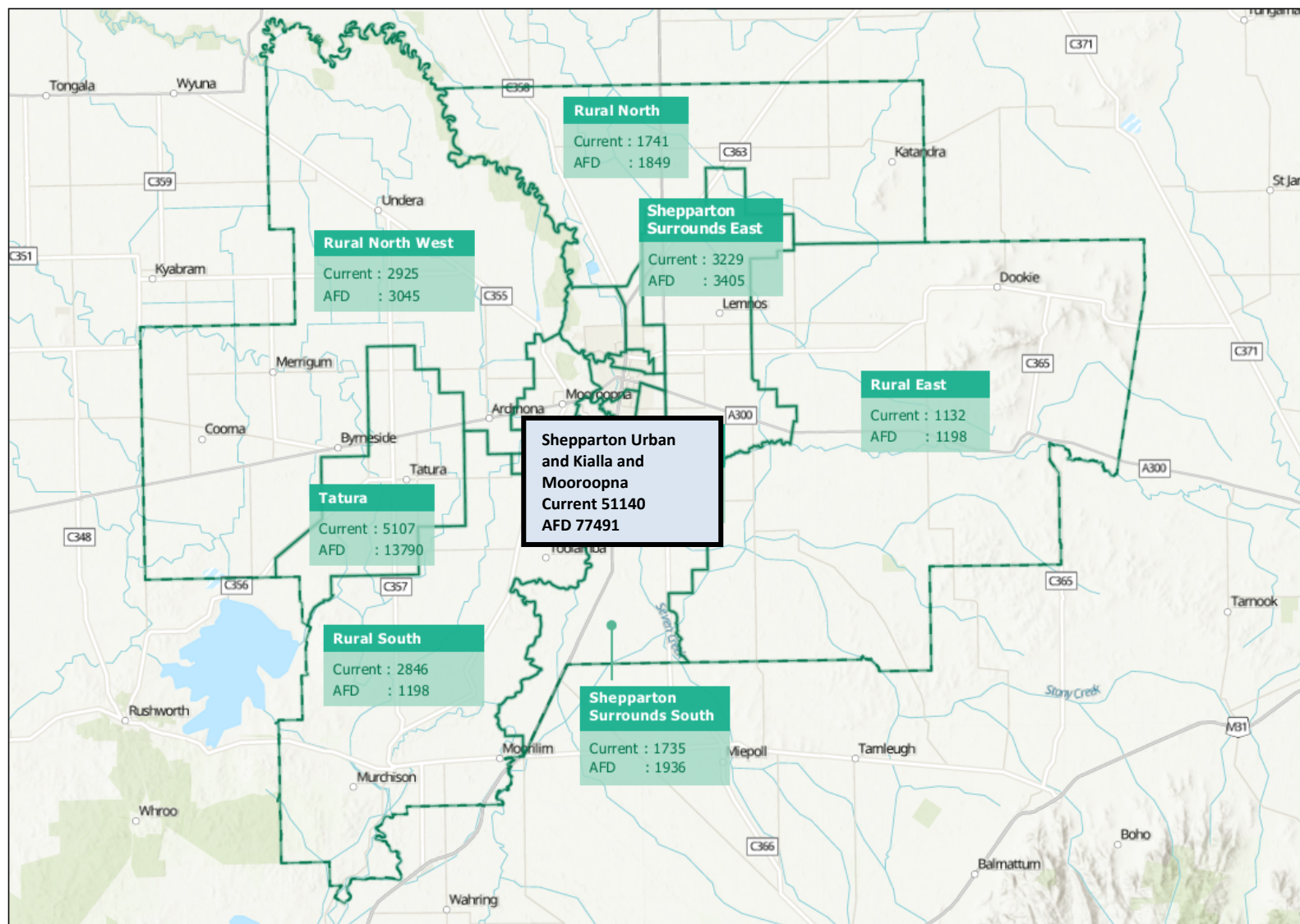
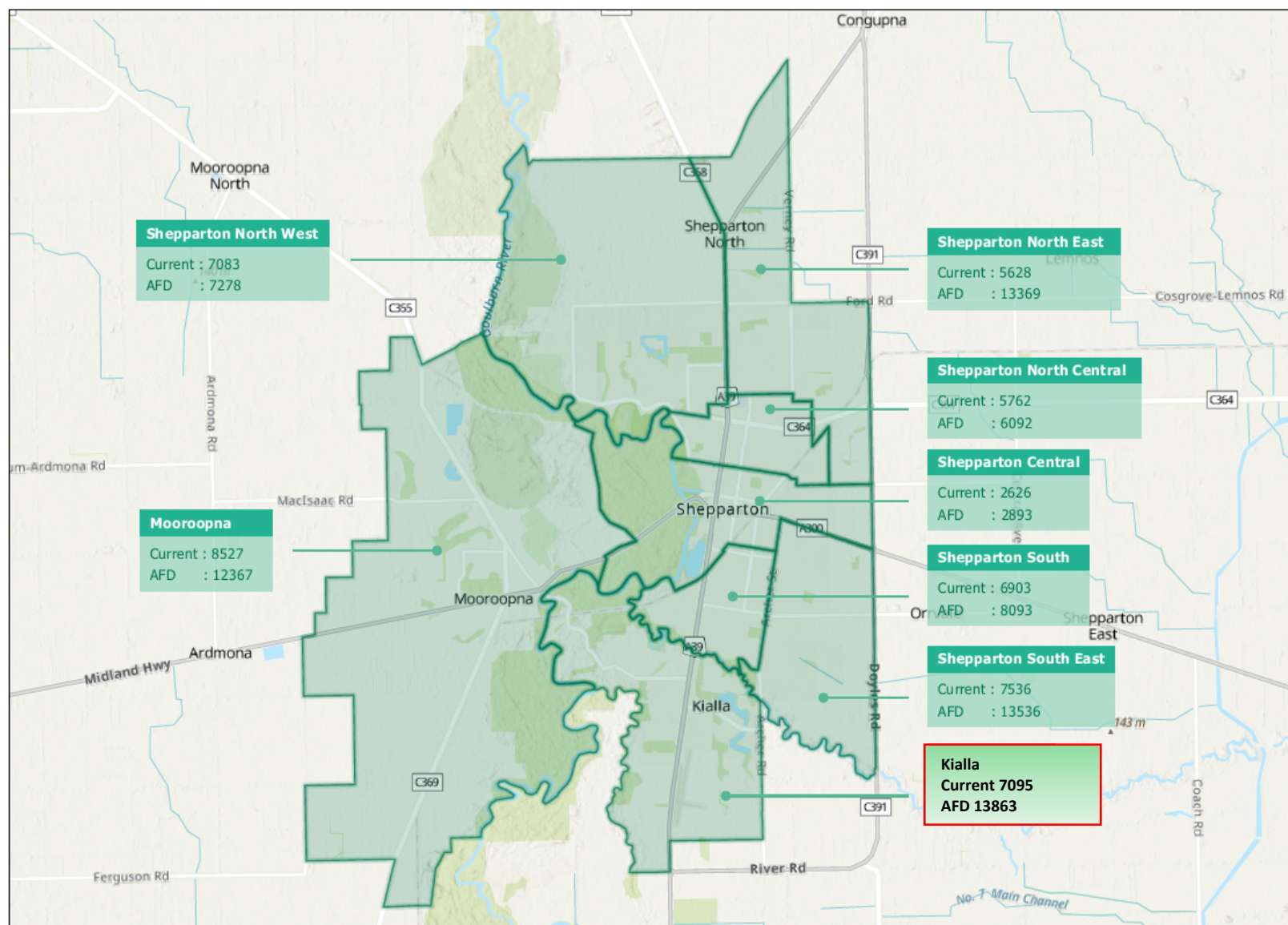




Figure 6 - Shepparton City local areas



## SECTION THREE – LITERATURE REVIEW

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

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

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

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

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

### 3.2 Shepparton North East Precinct Structure Plan 2019

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

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





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

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

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

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

### **3.4 Masterplans**

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

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

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

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

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

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

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

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

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

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

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

## 3.5 Other documents

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

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

These documents provide the following information:

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

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

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

## SECTION FOUR – QUANTITATIVE ASSESSMENT OF COMMUNITY INFRASTRUCTURE DEMAND

### 4.1 Methodology

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

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

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

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

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

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

### 4.2 Outcomes

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

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

The assessment confirms that:

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

Table 5 – Quantitative Analysis Community Infrastructure Demand

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

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





## SECTION FIVE – COMMUNITY INFRASTRUCTURE IN SHEPPARTON NORTH

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

### Figure 7 – Location of community infrastructure



## SECTION SIX – QUALITATIVE ASSESSMENT

### 6.1 Introduction

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

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

### 6.2 Assessment

#### 6.2.1 Early Years Services/Facilities

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

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

**Table 6 – Kindergarten programs**

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

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

**Table 7 – Estimated kindergarten demand**

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

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

#### *M&CH*

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

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

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

#### *Childcare*

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

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

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

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

**Table 10 – Estimated childcare demand**

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

### 6.2.2 Health/Community Support Services and Facilities

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

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

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

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

*GP services/Dental/Allied Health Services*

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

*Community Support Services*

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

**6.2.3 Education Facilities***Primary Schools*

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

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

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

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

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

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

### *Secondary Colleges*

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

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

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

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

**Table 14 – Estimated demand for secondary school education**

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

#### University/TAFE

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

#### 6.2.4 Cultural facilities

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

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

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

### 6.2.5 Community centres/meeting spaces

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

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

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

### 6.2.6 Recreation facilities

#### *Indoor recreation facilities*

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

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

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

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



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

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

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

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

### *Playing fields*

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

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

- Provision of a new cycling pavilion.
- Increasing the number of powered sites at the Equestrian facility.

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

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

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

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

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

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

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

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

*Courts and greens*

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

*Regional and municipal recreation venues*

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

## SECTION SEVEN – SUMMARY OF INFRASTRUCTURE REQUIREMENTS

### 7.1 Summary of strategies for meeting future demand

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

**Table 20 - Strategies for satisfying additional demand**

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

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

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

## 7.2 Details of required new or modified facilities

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

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

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

Table 21 – Proposed facilities in the Shepparton North Growth Areas

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

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

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

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

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



**APPENDICES**

## Appendix A – Literature Review

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

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

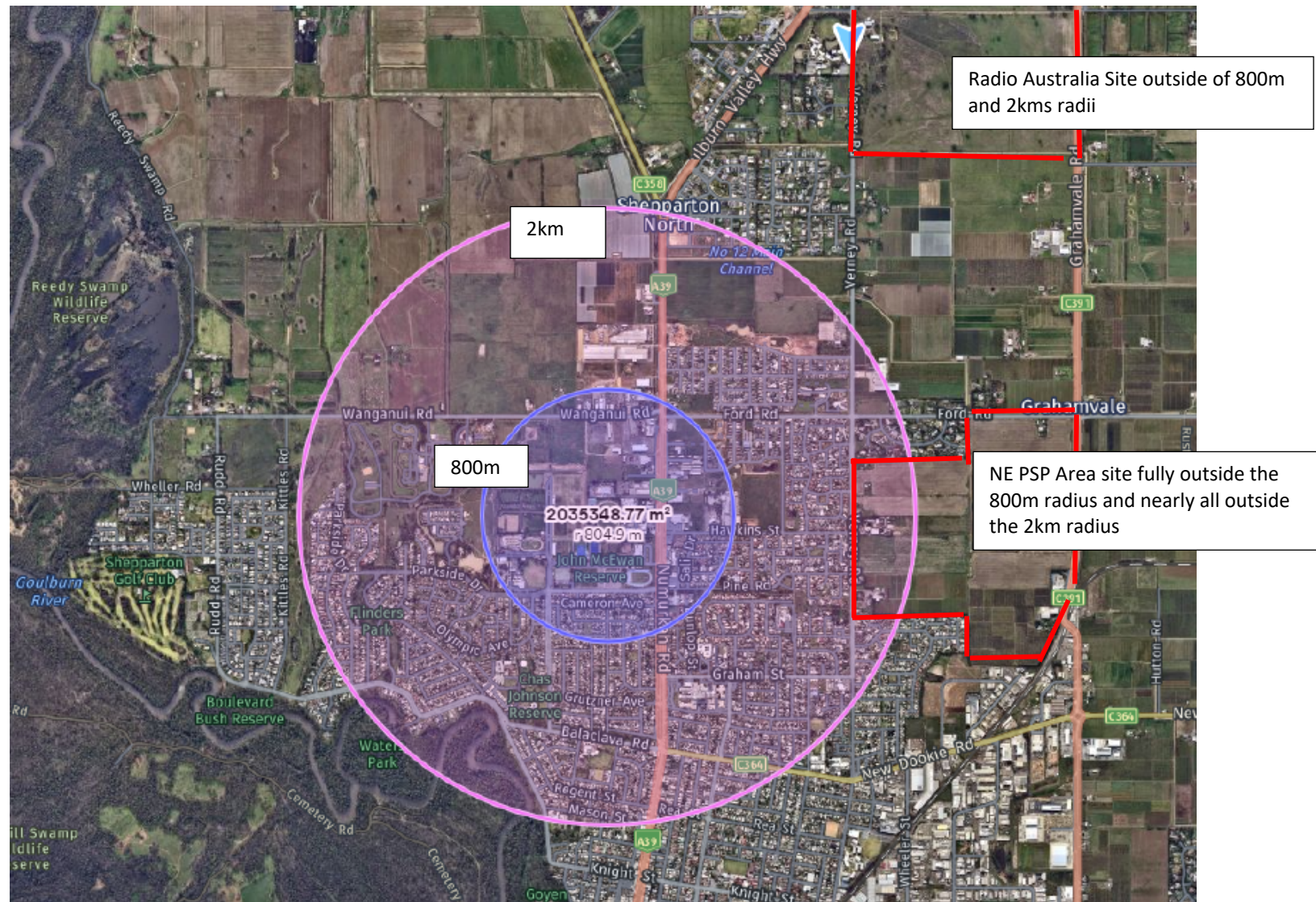
Name	Description	Implications for assessment
Shepparton Sport 2050 Strategic Plan 2022	<p>This document contains a number of principles/standards which relate to the provision of sports facilities. These are:</p> <ul style="list-style-type: none"> <li>– Preferably, sports facilities will have multiple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

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

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

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

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





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

## Shepparton North East PSP



Radio Australia Site

