

Growth Region

Growth region context

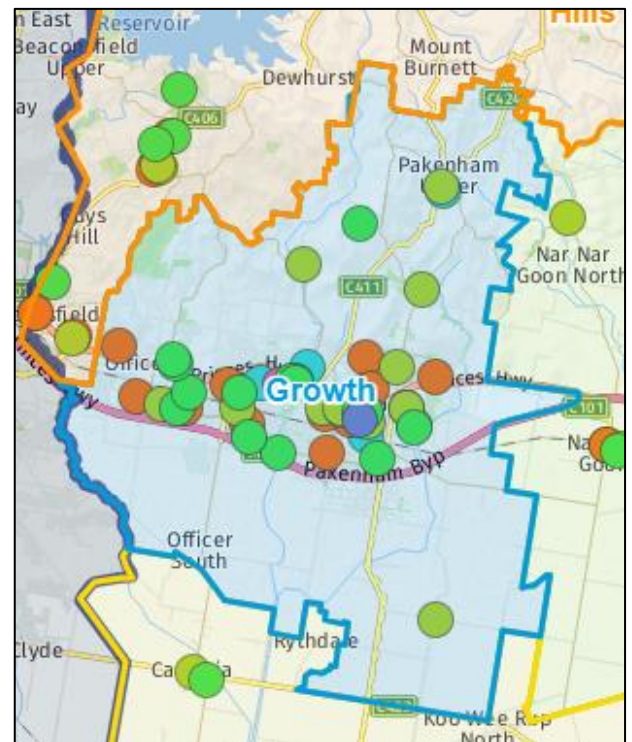
The growth region is characterised by urban development, including the established suburb of Pakenham, as well as emerging growth to the north, east and south of Pakenham and through Officer and Officer South.

The population of this region has almost doubled between 2011 to 2021, with a current population of almost 90,000 people in 2023. More growth is expected, with a projected population of 128,000 people by 2033.

There are many families and children in the growth region, with both younger and older children, which places significant demand on education, health, and social services. Eight per cent of the population is aged over 70 years.

The population of the growth region is very culturally diverse and community services and infrastructure must facilitate inclusion, connection and wellbeing. Almost one third (29 per cent) of the population were born overseas, and one quarter (24 per cent) speak a language other than English. The indigenous population of the growth region is high and makes up almost two-thirds of Aboriginal and Torres Strait Islanders living within Cardinia Shire.

Figure 5: Community infrastructure in the growth region



Over two-thirds (70 per cent) of working residents in the growth region leave the Shire for work every day. The Victorian Government has allocated significant land in the region (Cardinia Road Employment Precinct and future Officer South Employment Precinct) for employment opportunities, which is aimed to service the south-east of Melbourne more broadly.

According to the 2021 Cardinia Liveability Survey, in the last 12 months, more than one quarter (29 per cent) of residents in the growth region attended local art exhibitions, four in ten (41 per cent) attended a local library, and more than one third (38 per cent) attended cultural events. More than half (58 per cent) of residents in the region feel no or a slight connection to their local community, and 28 per cent believe there is not enough connection to local community. It will be important to understand the expectations of the growth region community about what they want and need from community services and infrastructure to enhance opportunities for community connection and access to services, programs, and events.

Proposed community infrastructure

In the growth region, there are active and proposed Precinct Structure Plans (PSP), prepared by the Victorian Planning Authority (State government) that outline the requirements for community infrastructure to accommodate new population growth. The associated Developer Contributions Plan (DCP) or Infrastructure Contributions Plan (ICP) provides further information around the costs and indicative timing for community infrastructure, including contributions to be collected by developers that are provided to Council to contribute to funding development of new community infrastructure.

In the growth region, there are currently 10 significant projects on Council's Long Term Financial Plan that are proposed to include community infrastructure, nine of which are identified in DCPs or ICPs. The projects committed within Council's Long Term Financial Plan (to be delivered in the next 10 years) are:

Council priority:

- Cardinia Youth Facility – Building

Proposed 2023/24

Officer PSP

- Gin Gin Bin Recreation Reserve – Sports Complex
- Starling McMullen Integrated Child and Family Centre
- McMullen Recreation Reserve – Pavilion
- Officer Library (including meeting spaces)

Proposed 2029/30

Proposed 2029/30

Proposed 2030/31

Proposed 2031/32

- Community Meeting Place (Senior Centre and Performing Arts Space) Proposed 2031/32

Cardinia Road PSP:

- Thewlis Road Integrated Child and Family Centre Proposed 2024/25

Pakenham East PSP

- Deep Creek Integrated Child and Family Centre Proposed 2027/28
- Hancocks Gully Integrated Child and Family Centre Proposed 2029/30
- Pakenham East Community Hub – Level 2 Proposed 2031/32

*Where projects have not already commenced, these assets are proposed only, with all investment subject to Council's annual budget process and the availability of external funding.

Growth region community infrastructure

Undersupplied in 2023	Undersupplied in 2033	Over supplied in 2033
Kindergarten		Community room – medium 60-100 capacity Community room – small <60 capacity Consult room Computer/training room

Community rooms

The functionality assessment suggests that many large community rooms (five of a total of eight) in standalone facilities are of average or poor functionality due to both age and condition. There is an opportunity to consider the community's expectations for spaces that cater to over 100 people and to consider any improvements required to facilitate increased use and activation of these spaces.

The quantity assessment suggests that medium and small community rooms and training rooms are over supplied in the growth region. These facilities are owned by Council, with varying governance models. This provides an opportunity to further review utilisation, engage with the community, and identify opportunities to consolidate or collocate services. Any savings could be utilised to fund unmet demand for community infrastructure.

Consult rooms

The quantity assessment suggests that consult rooms are over supplied in the growth region. Many consult rooms are provided within Early Years facilities that house maternal and child health, parenting programs and kindergarten services. Further investigation is required to determine whether these rooms are suitable for all services that may be delivered from consult rooms (e.g., services not targeted to children and families).

Kindergarten

The quantity assessment suggests that there is a current and future under supply of kindergarten in the growth region, however utilisation and kindergarten enrolment data suggests spaces are under supplied in some areas and potentially over supplied in others.

The community infrastructure audit suggests that Andrews Child and Family Centre and Pakenham Heights Kindergarten are under-utilised and not functional for use. This is due to a combination of the overall age, appearance and condition of both the interior and exterior of these standalone kindergarten sites. These facilities should be reviewed as a priority to determine the ongoing value and use of these facilities.

It is recommended that a review of kindergarten requirements is assessed as part of the review of Cardinia's Kindergarten Infrastructure and Service Plan (KISP).

Kitchen facilities

There are 13 facilities that have kitchen spaces available within the growth region, which may be ancillary to other uses within the facility, or for the provision of community kitchen uses. Further kitchen spaces will be provided in new facilities in this region. It is recommended that further investigation is carried out to understand the need for, and suitability of, these spaces for community kitchen uses.

Library

Pakenham Library, as well as a proposed library in Officer, are within the growth region. A feasibility study for the Officer Library is being commissioned by Council in 2023/2024.

Public toilets

There are six public toilet facilities in the growth region, with many being in Pakenham. The community infrastructure audit suggests that the Purton Road, Pakenham toilets and the Former CFA Shed toilets in Pakenham Upper are underperforming due to functionality and overall level of demand and condition. Consideration should be given to the need for these facilities, as well as the need for public toilet amenities across the rest of the growth region (e.g. in Officer).

Recommendations for the growth region

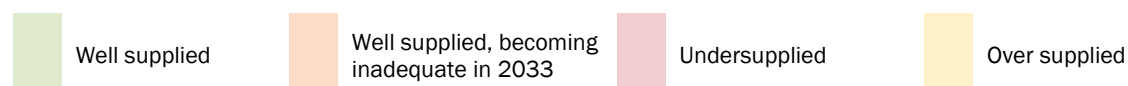
1. Consider the need for, and suitability of, large community rooms that cater for 100 or more people in the growth region.
2. Seek community feedback about the utilisation of small and medium meeting rooms and training rooms, recognising these spaces are over supplied for the region.
3. Consider the need for, and suitability of consult rooms within the growth region to attract services to meet community needs.
4. Seek further information about the utilisation and community sentiment of Andrews Child and Family Centre and Pakenham Heights Kindergarten as part of the Kindergarten Infrastructure and Services Plan (KISP) review.
5. Consider the need for, and suitability of, community kitchen spaces within the growth region.
6. Review the community infrastructure required to be included in the scope and timing of the following projects:
 - a. the proposed Gin Gin Bin Recreation Reserve – Sports Complex,
 - b. the proposed Starling McMullen Integrated Child and Family Centre,
 - c. the proposed McMullen Recreation Reserve – Pavilion,
 - d. the proposed Officer Library (including meeting spaces),
 - e. the proposed Community Meeting Place (Senior Centre and Performing Arts Space),
 - f. the proposed Deep Creek Integrated Child and Family Centre,
 - g. the proposed Hancocks Gully Integrated Child and Family Centre, and
 - h. the proposed Pakenham East Community Hub – Level 2.
7. Consider the need for, and suitability of public toilet facilities within the growth region.

Community Infrastructure Audit – Growth Region

Category	Provision standard	Year	Population	Supply	Target	Assessment	Facility name	Number of rooms	Building condition	Facility FFP score		
Community room - large (integrated) 50-100 capacity	8,000 population per room	2023	89,952	18	11.24	Well supplied	Arena Child and Family Care Centre	1	Good	Good		
		2033	127,982	20	16.00							
									Bridgewood Primary School and Integrated Family Centre	1	Good	Good
									Cardinia Cultural Centre	2	(blank)	Good
									Comely Recreation Reserve	1	(blank)	Good
									Deep Creek Community Nursery Hub	1	(blank)	Good
									Heatherbrae Recreation Reserve	1	Good	Good
									Henry Family Childrens Centre	1	Good	Good
									Hollins Childrens Centre	1	Good	Good
									James Bathe Community and Sports Hub	1	Good	Good
									Kurmboon Child and Family Centre	1	Good	Good
									Lily Pond House Community Centre	1	Good	Good
									Pakenham - Living Leaning Centre	2	Good	Good
									Pakenham Bowling Club		(blank)	Good
									Pakenham Golf Club		(blank)	Good
									Pakenham Library/ Public Hall / U3A	1	Good	Good
									Pakenham Regional Tennis Centre		(blank)	Good
									Pakenham Senior Citizens Centre	1	Good	Good
									Toomuc Recreation Reserve	1	Good	Good
									[PROPOSED 2032] Pakenham East Community Hub - Level 2	1	(blank)	(blank)
									[PROPOSED 2032] Community Meeting Place (Senior Centre and Performing Arts Space	1	(blank)	(blank)

Community room - large (standalone) 100+ capacity	20,000 population per room	2023	89,952	8	4.50	Well supplied	Cardinia LIFE	1	(blank)	Good
		2033	127,982	8	6.40		Officer Scout Hall	1	Good	Good
							Pakenham South Public Hall	1	Good	Average
							Pakenham Upper – Cardinia Civic Concert Band Hall	1	Good	Average
							Pakenham Upper Huxtable Pony Club	1	Good	Average
							Pakenham Upper Public Hall	1	Good	Poor
							The Point	1	Good	Good
							Toomuc Valley Hall	1	Good	Average

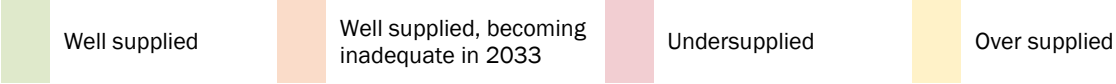
Community room – medium 20-50 capacity	8,000 population per room	2023	89,952	30	11.24	Over supplied	Andrews Child and Family Centre	1	Good	Average	
								Comely Recreation Reserve	1	(blank)	Good
		2033	127,982	40	16.00			Heatherbrae Recreation Reserve	1	Good	Good
								Hollins Childrens Centre	1	Good	Good
								Homegarth Community Centre	1	Good	Average
								IYU Recreation Reserve	1	Good	Good
								James Bathe Community and Sports Hub	1	Good	Good
								Lakeside Children's Centre	1	Good	Average
								Lily Pond House Community Centre	1	Good	Good
								Officer Community Hub	2	Good	Good
								Officer Recreation Reserve	1	Good	Good
								Pakenham Library/ Public Hall / U3A	1	(blank)	Good
								Pakenham Senior Citizens Centre	2	Good	Good
								Pakenham - Living Learning Centre	9	Good	Good



Category	Provision standard	Year	Population	Supply	Target	Assessment	Facility name	Number of rooms	Building condition	Facility FFP score
							Pakenham Springs Children's Centre	1	Good	Good
							Toomah Community Centre	5	Good	Good
							Toomuc Recreation Reserve	1	Good	Good
							[PROPOSED 2025] Thewlis Road Integrated Child and Family Centre	1	(blank)	(blank)
							[PROPOSED 2032] Officer Library	1	(blank)	(blank)
							[PROPOSED 2028] Deep Creek Integrated Child and Family Centre	1	(blank)	(blank)
							[PROPOSED 2030] Starling McMullen Integrated Child and Family Centre	1	(blank)	(blank)
							[PROPOSED 2030] Hancocks Gully Integrated Child and Family Centre (2030)	1	(blank)	(blank)
							[PROPOSED 2032] Pakenham East Community Hub - Level 2 (2032)	1	(blank)	(blank)
							[PROPOSED 2032] Community Meeting Place (Senior Centre and Performing Arts Space (2032)	1	(blank)	(blank)
							[PROPOSED 2031] McMullen Recreation Reserve - Pavilion	1	(blank)	(blank)
							[PROPOSED 2030] Gin Gin Bin Recreation Reserve - Sports Complex	1	(blank)	(blank)
							[PROPOSED 2024] Cardinia Youth Facility - Building	1	(blank)	(blank)

Community room – small <20 capacity	8,000 population per room	2023	89,952	30	11.24	Over supplied	Bridgewood Primary School and Integrated Family Centre	1	Good	Good
		2033	127,982	33	16.00		Cardinia Cultural Centre	2	(blank)	Good
							Cardinia LIFE	1	(blank)	Good
							Heatherbrae Recreation Reserve	1	Good	Good
							James Bathe Recreation Reserve	3	Good	Good
							Konewark Child and Family Centre	1	(blank)	Good
							Lakeside Recreation Reserve Pavilion	1	Good	Good
							My Place Youth Facility	2	Good	Good
							Officer Community Hub	1	Good	Good
							Officer Scout Hall	2	Good	Good
							Pakenham Library/Public Hall / U3A	6	Good	Good
							Pakenham Senior Citizens Centre	1	Good	Good
							Pakenham – Living Learning Centre	7	Good	Good
							[PROPOSED 2032] Pakenham East Community Hub - Level 2	1	(blank)	(blank)
							[PROPOSED 2032] Community Meeting Place (Senior Centre and Performing Arts Space	1	(blank)	(blank)
							[PROPOSED 2024] Cardinia Youth Facility - Building	1	(blank)	(blank)

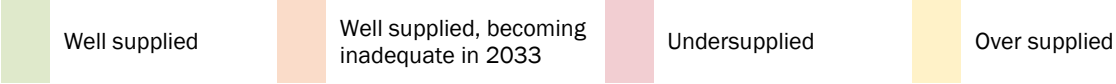
Consult room (Includes MCH)	4,000 population per room	2023	89,952	46	22.49	Over supplied	Andrews Child and Family Centre	1	Good	Poor
		2033	127,982	65	32.00		Arena Child and Family Care Centre	1	Good	Good
							Bridgewood Primary School and Integrated Family Centre	3	Good	Good
							Henry Family Childrens Centre	3	Good	Good
							Hollins Childrens Centre	2	Good	Good
							Homegarth Community Centre	2	Good	Average
							Konewark Child and Family Centre	5	(blank)	Good
							Kurmboon Child and Family Centre	3	(blank)	Good
							Lakeside Children's Centre	3	Good	Average
							My Place Youth Facility	4	Good	Good



Category	Provision standard	Year	Population	Supply	Target	Assessment	Facility name	Number of rooms	Building condition	Facility FFP score
							Pakenham Hills Primary School	4	(blank)	Good
							Pakenham Library/ Public Hall / U3A	2	Good	Good
							Pakenham – Living Learning Centre	1	Good	Good
							Pakenham Springs Children's Centre	3	Good	Good
							The Point	4	Good	Good
							Toomah Community Centre	5	Good	Good
							[PROPOSED 2025] Thewlis Road Integrated Child and Family Centre	3	(blank)	(blank)
							[PROPOSED 2028] Deep Creek Integrated Child and Family Centre	3	(blank)	(blank)
							[PROPOSED 2030] Starling McMullen Integrated Child and Family Centre	3	(blank)	(blank)
							[PROPOSED 2030] Hancocks Gully Integrated Child and Family Centre	3	(blank)	(blank)
							[PROPOSED 2032] Pakenham East Community Hub - Level 2	3	(blank)	(blank)
							[PROPOSED 2024] Cardinia Youth Facility	4	(blank)	(blank)

Kindergarten	Covers 85% of population of 3-4 year olds	2023	3,053	1,488	2,595	Undersupplied	Andrews Child and Family Centre	1	Good	Poor
		2033	4,497	2,332	3,822		Arena Child and Family Care Centre	2	Good	Good
							Bridgewood Primary School and Integrated Family Centre	2	Good	Good
							Henry Family Childrens Centre	2	Good	Good
							Hollins Childrens Centre	2	Good	Good
							Homegarth Community Centre	1	Good	Average
							Konewark Child and Family Centre	3	Good	Good
							Kurmboon Child and Family Centre	3	Good	Good
							Lakeside Children's Centre	2	Good	Average
							Pakenham Heights Kindergarten	1	Good	Poor
							Pakenham Main Street Kindergarten	1	Good	Good
							Pakenham Springs Children's Centre	2	Good	Good
							[PROPOSED 2025] Thewlis Road Integrated Child and Family Centre	3	(blank)	(blank)
							[PROPOSED 2028] Deep Creek Integrated Child and Family Centre	4	(blank)	(blank)
							[PROPOSED 2030] Starling McMullen Integrated Child and Family Centre	3	(blank)	(blank)
							[PROPOSED 2030] Hancocks Gully Integrated Child and Family Centre	4	(blank)	(blank)
							[PROPOSED 2032] Pakenham East Community Hub - Level 2	2	(blank)	(blank)

Kitchen		2023	89,952	13		Well supplied	Comely Recreation Reserve	2	(blank)	Good
		2033	127,982	14			Henry Family Childrens Centre	1	Good	Good
							James Bathe Recreation Reserve	3	(blank)	Good
							Kurmboon Child and Family Centre	1	Good	Good
							Lily Pond House Community Centre	1	Good	Good
							Officer Recreation Reserve	3	Good	Good
							Pakenham – Living and Learning Centre	1	Good	Good
							Pakenham Library/Public Hall / U3A	1	Good	Good
							[PROPOSED 2032] Pakenham East Community Hub - Level 2	1	(blank)	(blank)



Category	Provision standard	Year	Population	Supply	Target	Assessment	Facility name	Number of rooms	Building condition	Facility FFP score
Library	100,000 population per library	2023	89,952	1	0.90	Well supplied	Pakenham Library Public Hall / U3A (Branch)	1	Good	Good
		2033	127,982	2	1.28		[PROPOSED 2032] Officer Library	1	(blank)	(blank)
Computer / Training room	60,000 population per room	2023	89,952	10	1.50	Over supplied	Bridgewood Primary School and Integrated Family Centre	1	Good	Good
		2033	127,982	12	2.13		Cardinia Cultural Centre	6	Good	Good
							Deep Creek Community Nursery Hub	1	(blank)	Good
							Henry Family Childrens Centre	2	Good	Good
							[PROPOSED 2032] Pakenham East Community Hub - Level 2	1	(blank)	(blank)
							[PROPOSED 2024] Cardinia Youth Facility	1	(blank)	(blank)
Other		2023	89,952	14			ECG College - Pakenham Children's Services Building	1	Good	Good
		2033	127,982	14			Pakenham Men's Shed	1	Good	Good
							Toomah Community Centre – office space	2	Good	Good
							Cardinia Life (creche)	1	Good	Good
							Pakenham – Living and Learning Centre (Occasional Care)	1	Good	Good
		2023	127,982	5			Pakenham Upper Public Toilet – RJ Chambers Reserve	1	(blank)	Poor
							Lakeside Dragon Park Exeloo	1	Good	Average
							PB Ronald Reserve Public Toilet Block	1	Good	(blank)
							Toomuc Recreation Reserve Public Toilet	1	(blank)	Good
							Bourke Park Public Toilet Exeloo	1	(blank)	Good

