

Southern Rural Region

Southern rural region context

The southern rural region is characterised by several smaller townships in amongst stretches of agricultural land. Urban development occurs in areas surrounding some of the townships in this area, particularly Koo Wee Rup and Lang Lang, with housing development and population increase occurring.

The population of this region has increased by one third between 2011 and 2021, with a current population 10,300 people in 2023. More growth is expected, with a projected population of 12,600 people by 2033.

There is an increasing population of young families and children in the southern rural region, particularly within townships experiencing growth. This is placing pressure on ageing infrastructure that was not designed for the levels or type of services required today. In addition to young families, 20 per cent of the population is aged over 70 years, and services for older residents is also important.

The population of the southern rural region is less culturally diverse than other regions in Cardinia Shire, with 10 per cent of the population born overseas and four per cent of the population speaking a language other than English. The indigenous population is also lower than other areas of the Shire with 11 per cent of Cardinia's Aboriginal and Torres Strait Islanders living in the southern rural region.

Two fifths (41 per cent) of working residents work within Cardinia Shire, highlighting the value that the agricultural industries within the region bring to the local economy. However, there are slightly higher proportions of low-income earners in the southern rural region (32 per cent of adults earning less than \$500 per week), and lower proportions of adults with higher or tertiary education (42 per cent of the population), compared to other regions in Cardinia Shire. These indicators may increase the vulnerability of people in this region to socio-economic down-turn and cost of living pressures, where adequate community services and infrastructure is required to support the community.

According to the 2021 Cardinia Liveability Survey, in the last 12 months, less than one in ten (8 per cent) residents in the southern rural region attended local art exhibitions, 17 per cent attended a local library, and 18 per cent attended cultural events. While over one in four (42 per cent) residents in the region feel no or a slight connection to local community, this score is lower than the growth region. One in five (16 per cent) believe there is not enough connection to local community. It will be important to understand the expectations of the southern rural region community about what they want and need from community infrastructure to enhance opportunities for community connection, particularly in relation to access, given the distances between some communities.

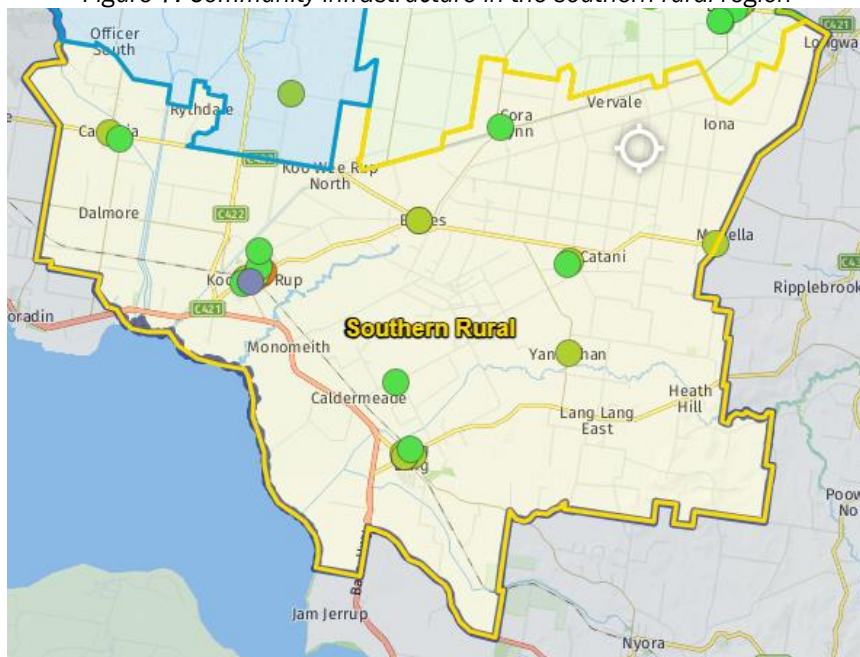
Proposed community infrastructure

In the southern rural region, there are currently three significant projects included in Council's Long Term Financial Plan that are proposed to include community infrastructure. These are:

- Koo Wee Rup Bowls & Community Facility Proposed 2023/24
- Cora Lynn Reserve – Pavilion Design/Construct Proposed 2024/25
- Lang Lang Recreation Facility – Soccer – Pavilion Proposed 2030/31

*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.

Figure 7: Community infrastructure in the southern rural region



Southern rural region analysis

Undersupplied in 2023	Undersupplied in 2033	Over supplied in 2033
Kindergarten Library		Community room - large (integrated) Community room – large (standalone) Community room – medium Community room – small Computer/training room

Community rooms

The quantity assessment suggests that large community rooms in integrated facilities are over supplied in the southern rural region, with most of these spaces being available within recreation reserve pavilions (four of a total of six). Some recreation reserves are located outside of townships, and travel accessibility may be restricted. The condition and functionality of these spaces are also good. As many of these facilities are not managed by Council, information about utilisation and capacity for additional use is not known, and this could be explored to understand whether utilisation could be increased.

The functionality assessment for several large community rooms in standalone facilities is poor. These facilities are owned by Council, with varying governance models. This provides an opportunity to source accurate utilisation data, to better understand community value, impact of condition on utilisation and to consider whether spaces can be repurposed to deliver under-supplied spaces for the region.

In particular, the community infrastructure audit suggests that three public halls are either not utilised or under-utilised and not functional for use due to overall age and accessibility of the facilities, along with being relatively unknown due to their remote location. These facilities are Catani Soldiers Memorial Hall, Modella Public Hall and Yannathan Public Hall. These facilities should be reviewed as a priority to determine the ongoing value and possible future use of these facilities.

For small and medium community rooms and training rooms, the quantity assessment suggests these are over supplied in the southern rural region and utilisation for these facilities is low. Overall, the condition and functionality of these facilities is good, and these facilities may have potential for activation or consideration of what other services they can be used for.

Consult rooms

The quantity assessment suggests that consult rooms are well supplied in the southern rural region. Currently consult rooms are only 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 southern rural region. The Koo Wee Rup Region Feasibility Study (2022) is already seeking to address kindergarten shortfalls in Koo Wee Rup, Lang Lang and Bayles, in terms of supply and demand for kindergarten space, and the condition and functionality of the facilities (including consult rooms). The Koo Wee Rup Region Feasibility Study considers the implementation of the Best Start, Best Life reform and will also align to the review of the Cardinia Kindergarten Infrastructure and Service Plan (KISP), commencing in 2023.

Concentrations of community infrastructure

There are several different community infrastructure assets within individual townships in the southern rural region, particularly Koo Wee Rup and Lang Lang. Consideration should be given to whether infrastructure could be integrated, in line with the principles of the Community Infrastructure Plan, to move towards community hub models.

Kitchen facilities

There are 12 facilities that have kitchen spaces available within the southern rural region, which may be ancillary to other uses within the facility, or for the provision of community kitchen uses. It is recommended that further investigation is carried out to understand the need for, and suitability of, these spaces for community kitchen uses.

Library

There is no library space available in the southern rural region, however the Cardinia Mobile Library services many townships in the region. It is recommended that further investigation is carried out to understand whether population growth will drive demand for future permanent facilities.

Public toilets

There are three public toilets in the southern rural region. The community infrastructure audit suggests that the condition and functionality of these facilities are generally good.

Recommendations for the southern rural region

1. Seek community feedback about the utilisation and community sentiment of the Catani Soldiers Memorial Hall, Modella Public Hall, and Yannathan Public Hall.
2. Review accessibility of library services and opportunities as the population grows.
3. Consider the need for, and suitability of, community kitchen spaces within the southern rural region.
4. Review the mix of community infrastructure in Lang Lang to consider if integration will improve utilisation and accessibility.
5. Review the mix of community infrastructure in Koo Wee Rup to consider if integration will improve utilisation and accessibility.
6. Review of community infrastructure to be included in the scope and timing of the proposed Lang Lang Recreation Facility - Soccer – Pavilion.

Community infrastructure audit – southern rural 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	10,254	6	1.28	Over supplied	Catani Recreation Reserve	1	Good	Good
		2033	12,578	6	1.57		Koo Wee Rup Recreation Reserve - Community Space	1	Good	(blank)
							Cora Lynn Recreation Reserve	1	Good	Good
							Lang Lang Recreation Reserve – Community Space	1	(blank)	Good
							Lang Lang Elderly Citizens Club and Memorial Hall	2	Good	Good
Community room - large (standalone) 100+ capacity	20,000 population per room	2023	10,254	10	0.51	Over supplied	Bayles Public Hall	1	Good	Good
		2033	12,578	10	0.62		Cardinia Public Hall	1	Good	Good
							Catani Soldiers Memorial Hall	1	Good	Poor
							Koo Wee Rup Community Centre	1	Good	Good
							Koo Wee Rup Primary School – Community Space	1	(blank)	(blank)
							Koo Wee Rup Secondary College - Pavilion	1	(blank)	Good
							Koo Wee Rup Senior Citizens Club	1	(blank)	Good
							Modella Public Hall	1	Good	Average
							Lang Lang RSL	1	Good	Average
							Yannathan Public Hall	1	Good	Poor
Community room – medium 20-50 capacity	8,000 population per room	2023	10,254	5	1.28	Over supplied	Cardinia Recreation Reserve	1	Good	Good
		2033	12,578	8	1.57		Yannathan Public Hall	1	Good	Poor
							Lang Lang Community Complex	1	Good	Good
							Lang Lang Bowling Club	1	Good	Good
							Koo Wee Rup Recreation Reserve – Community Space	1	Good	(blank)
							[PROPOSED 2031] Lang Lang Recreation Facility - Soccer Pavilion	1	(blank)	(blank)
							[PROPOSED 2024] Koo Wee Rup Bowls & Community Facility	1	(blank)	(blank)
							[PROPOSED 2025] Cora Lynn Reserve - Pavilion Design/Construct	1	(blank)	(blank)
Community room – small <20 capacity	8,000 population per room	2023	10,254	8	1.28	Over supplied	Catani Recreation Reserve	1	Good	Good
		2033	12,578	8	1.57		Koo Wee Rup Community Centre	4	Good	Good
							Koo Wee Rup Senior Citizens Club	1	(blank)	Good
							Lang Lang Recreation Reserve – Community Space	1	(blank)	(blank)
							Yannathan Public Hall	1	Good	Poor
Computer / training room	60,000 population per room	2023	10,254	1	0.17	Over supplied	Lang Lang Community Complex	1	Good	Good
		2033	12,578	1	0.21					
Consult room (Includes MCH)	4,000 population per room	2023	10,254	8	2.56	Well supplied	Koo Wee Rup Kindergarten and MCH Centre	1	Good	Average
		2033	12,578	8	3.14		Lang Lang Community Complex	2	Good	Good
							Lang Lang Medical Centre (treatment rooms)	4	(blank)	Good



Well supplied



Well supplied, becoming inadequate in 2033



Undersupplied



Over supplied

Category	Provision standard	Year	Population	Supply	Target	Assessment	Facility name	Number of rooms	Building condition	Facility FFP score
							Lang Lang Elderly Citizens Club and Memorial Hall	1	Good	Good
Kindergarten	Covers 85% of population of 3-4 year olds	2023	283	170	241	Undersupplied	Bayles Kindergarten	1	Good	Poor
		2033	371	170	315		Koo Wee Rup Kindergarten and MCH	1	Good	Average
							Lang Lang Kindergarten	1	Good	Poor
Library	100,000 population per library	2023	10,254	0	0.102	Undersupplied				
		2033	12,578	0	0.126					
Kitchen		2023		12			Bayles Public Hall	1	Good	Good
		2033		12			Cardinia Public Hall	1	Good	Average
							Cardinia Recreation Reserve	1	Good	Good
							Catani Soldiers Memorial Hall	1	Good	Poor
							Koo Wee Rup Community Centre	1	Good	Good
							Koo Wee Rup Secondary College - Pavilion	1	(blank)	Good
							Koo Wee Rup Senior Citizens Club	1	(blank)	Good
							Lang Lang Community Recreation Reserve	2	(blank)	Good
							Lang Lang Elderly Citizens Club and Memorial Hall	1	Good	Good
							Modella Public Hall	1	Good	Average
							Yannathan Public Hall	1	Good	Poor
Other		2023	10,254	4			Lang Lang Historical Society (Historical room)	1	Good	Good
		2033	12,578	4			Koo Wee Rup Historical Society	1	(blank)	(blank)
							Lang Lang Men's Shed	1	Good	Good
							Lang Lang Medical Centre (treatment room)	1	(blank)	Good
Public toilets		2023	10,254	3			Koo Wee Rup Bus Interchange Public Toilet Block	1	Good	Good
		2033	12,578	3			Koo Wee Rup Public Toilet Block – Rossiter Road	1	Good	Good
							Lang Lang Public Toilet Block	1	Good	Average



Well supplied



Well supplied, becoming inadequate in 2033



Undersupplied



Over supplied