

K2 PLANNING

Hampton Activity Centre Masterplan

Social Needs Assessment - Background Report

15th May 2019





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Abbreviations

AC	Activity Centre
ASR	Australian Social and Recreation Research
BCC	Bayside City Council
OoH	Office of Housing
U3A	University of the Third Age



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1. Introduction

Bayside City Council (BCC) has engaged Navire to develop the *Hampton Activity Centre Masterplan* which aims to:

1. Provide a framework for Council to consider the potential sale, retention, reuse or redevelopment of the 13 Council owned sites within the Activity Centre having regard to social and community needs
2. Consider the realistic potential for Council to develop the facilities in accordance with the vision of the Master Plan (BCC Project Brief)

This document provides a *Social Needs Assessment – Background Report* that will inform the development of the *Hampton Activity Centre Masterplan* by providing:

1. A social and community needs assessment which identifies the uses required to support the future community, and identify any gaps in Council's existing service delivery as well as opportunities to address these gaps, whether it be through public or private sector action (BCC Project Brief)



2. Key Findings

The Key Findings of this Social Needs Assessment are set out in Table 1.

Table 1: Key Findings

Project Stage	Key Finding	Implications for Current Project
Relevant prior work	Recommendations to develop a community hub comprising slightly in excess of 5,000 sqm floor space	An identified need for evidence to support the size and service requirements of future community facilities in the area
	<i>Bayside Library Services: Future Stories 2018</i> which identified libraries as critical 'anchor tenants' in activity centres	
	<ul style="list-style-type: none">- Option 1 repurpose the existing library as an "innovative centre for learning" and expand the mix of spaces and services offered- Option 2: redevelop and include the library in a 'Hampton Hub' that will integrate with other community services, increase required floorspace and be a focal point in the public realm	Library services are a crucial component of future planning for community services and infrastructure in Hampton
Exiting Building Condition	Many facilities currently rank highly in term of their building condition	<ul style="list-style-type: none">- Building condition data does not represent a 'fit for purpose' assessment- The current size and layout of many facilities severely restricts the current service function- There are also concerns that the identified replacement costs only reflect the current status of the buildings, and do consider whether the facility is fit for purpose- Council has requested that the Activity Centre project considers other facilities such as Peterson Centre in Bluff Road
Current Facility Utilisation	Information about current facility utilisation compiled through prior work has been confirmed with stakeholders and facility users	There is existing capacity in many facilities for increased utilisation in the afternoons
	An overriding issue is the <i>low utilisation of facilities</i> in the afternoon in response to the time availability of seniors' groups	There is a need to plan for share program delivery that recognises the time requirements of seniors



Project Stage	Key Finding	Implications for Current Project
Social Trends	<p>Hampton is experiencing:</p> <ul style="list-style-type: none"> - Significantly ageing population - Increasing proportion of families in area - Evidence of disadvantaged/disengaged young people and seniors 	<p>A need for services to respond to: Needs and Interests of senior residents</p> <p>Affordability and accessibility of services for Office of Housing residents in Hampton East</p>
Population Forecasts	<p>Hampton is a rapidly ageing population with significant increases forecast in the number of:</p> <ul style="list-style-type: none"> - people aged 70 – 84 years 70% increase 2016 – 2036 - people in this age group who will need assistance due to a disability - lone person households 	<p>Increasing demand for programs and activities that respond to the needs of seniors' groups, particularly gentle exercise programs, opportunities to volunteer, intergenerational programs</p>
Project Consultations	<p>Consultations have identified a need for:</p> <ul style="list-style-type: none"> - Seniors groups - Gentle exercise programs - Spaces to support regional groups such as rotary - University of the Third Age (U3A) programs - Passive open space 	<ul style="list-style-type: none"> - Concern that user group values do not necessarily reflect broader community values - Potential for Facility Planning Principles specific to Hampton - Not enough gentle exercise space - Need for passive open space, playgrounds and 'civic space' in the Hampton Activity Centre
Service and Facility Gaps	<p>Benchmarks assessment identifies future demand across the suburb for additional:</p> <ul style="list-style-type: none"> - Early years services - Youth friendly space - Meeting spaces - Flexible small arts and culture spaces - Open Space <p>Services not usually provided by Council including:</p> <ul style="list-style-type: none"> - Long day care - Residential aged care <p>Services more appropriate for a municipal level facility:</p> <ul style="list-style-type: none"> - Youth friendly space - Community Arts / Performing Arts Centre 	<p>Consider the suitability of responding to identified need within the Hampton Activity centre and possible service and facility models</p> <p>Given the current supply of early years services in Hampton, it is assumed that a future community facility in the Hampton Activity Centre will <i>not</i> need to respond to the need for kindergarten programs.</p>
Potential facility responses	<p>There is a recognised need for a Neighbourhood Level 2 Community Facility providing flexible community space that can also respond to the needs of some district level groups for meetings etc.</p>	<ul style="list-style-type: none"> - Agreed use of existing Property Strategy principles - Given the size of the Hampton population, and the location of Hampton within the broader activity area network of Brighton and Sandringham, this report does <i>not</i> identify Hampton as a suitable area for the location of municipal level community infrastructure



Project Stage	Key Finding	Implications for Current Project
Open Space Needs	Prior work recommends 'actively plan for the creation of additional open space in the Hampton Activity Centre'. Project consultations also identify the need for:	Development of new areas of passive open space in the Hampton Activity Centre
	<ol style="list-style-type: none">1. Multi-generational playground opportunities2. Access to nature and places to linger and sit3. A Civic Space for community gatherings4. Display of public art	The public plaza area to be developed adjacent to the Hampton train station as part of the VicTrack development in central Hampton offers a potential location for development of a civic space.



3. Recommendations

In order to plan for the effective delivery of community service and facilities that will respond to the future needs of the Hampton community, while at the same time maintaining the village feel of Hampton, it is recommended that Bayside City Council plan for the following community facilities within the Hampton Activity Centre:

1. Community facility space up to 3,544sqm providing:

- **Early years services cluster - 802 sqm** providing playgroup space, occasional child care and consulting suits for maternal and child health and/or other early years services including consulting spaces for allied health, occupational therapy, speech pathology etc. (assuming that additional kindergarten floorspace demand is accommodated outside of the Activity Centre)
- **General Community Service Space- 2,742 sqm including**
- An **expanded library service space**
- A **suit of flexible and adaptable meeting rooms** that can accommodate: expanded community centre programs, increased gentle exercise programs, consulting space/s for visiting specialists, meeting rooms for regional groups, youth friendly spaces, arts and culture programs and events, designated space for U3A offices, programs and events

A **model** of **community facilities** that could accommodate this proposed mix of services in the Hampton Activity Centre could include:

- 1 large integrated community facility **providing opportunities for shared use of space and intergenerational programs**
- **2 medium size community facilities** provided as 'anchor points' within the Activity Centre and promoting increased walkability through the centre as well as co-located and integrated program spaces.

2. Development of new areas of passive open space including:

- Multi-generational playground opportunities
- Access to nature and places to linger and sit
- A Civic Space for community gatherings
- Display of public art

The public plaza area to be developed adjacent to the Hampton train station as part of the VicTrack development in central Hampton offers a potential location for development of these types of public space, particularly a civic space.

3. In order to assist Council to plan effectively for future community services in the area it is also recommended that Council:

- advocate to the private sector for provision of services that respond to the long term for long day child care, and residential aged care
- ensure that future planning considers both the operational and maintenance costs of new or expanded community services.



4. Project Context

Significant prior work has been conducted by the Bayside City Council (Council) into the needs of the Hampton Activity Centre. As part of this prior work Council has been investigating opportunities for the co-location of existing dispersed single-purpose community facilities and services within Hampton since 2006. Specific prior work that informs the current project includes:

Hampton Willis Street Precinct Urban Design Framework 2013

1. Identified the need for an integrated community hub
2. Recommended a minimum 5,000sqm floor space for the hub
3. Proposed that the hub be located either in the Willis Street Precinct or in close walking proximity to the railway station and bus stops

Panel hearing for Amendments C100-103 and Bayside Housing Strategy 2012 recommended that:

1. Further work is required to determine the physical and social/community infrastructure requirements associated with accommodating future growth within the (Bayside) Housing Growth Areas
2. Timeframe (should be developed) for prioritised projects, DCP and capital works plan
3. Liaison with other organisational to achieve delivery

MAC's Structure Plan Review which recommended that Council:

1. Undertake strategic work to identify community infrastructure needs in the Hampton Street Activity Centre including examining existing service provision, existing building capabilities and operating and maintenance costs, as well as projected floor areas for any specific uses (e.g. library)
2. Inform opportunities to consolidate potential uses and provide an adaptable hub in the Willis Street Precinct to meet the changing needs of the rapidly growing Hampton community

Bayside Library Services Study 2015 which recommended:

1. Expanded Sandringham and Brighton Libraries
2. Closure of Hampton Library

Bayside Library Services: Future Stories 2018 which identified libraries as critical 'anchor tenants' in activity centres. Recommended the following for the Hampton Library included:

- Option 1: repurpose the existing library as an "innovative centre for learning" and expand the mix of spaces and services offered
- Option 2: redevelop and include the library in a 'Hampton Hub' that will integrate with other community services, increase required floorspace and be a focal point in the public realm

The key findings of this prior work is used to inform the recommendations of the current project.



5. Project Approach

The following tasks were undertaken to develop the *Hampton Activity Centre Masterplan - Social Needs Assessment - Background Report*:

1. Development of an audit of the existing condition of Council owned community facilities in the Hampton Activity Centre based on facility condition data provided by the Bayside City Council (see Attachments Table 29 for details)
2. Assessment of the anticipated demand for community services and facilities in the Hampton Activity Centre based on:
 - Recent social trends in Hampton 2011 - 2016
 - Population forecasts for the suburb of Hampton 2016 – 2036
 - Industry benchmarks for the provision of community services and facilities
 - Current utilisation data for existing community facilities in the Hampton Activity Centre (see Attachments Table 28 and Table 30)
3. Consultations with key stakeholders involved in the planning and use of community services and facilities in the Hampton Activity Centre including:
 - Bayside City Council Staff Workshop (3rd May)
 - Facility User Group Workshop (6th May)
4. Analysis of the potential gaps in community services and facilities in the Hampton Activity Centre based on the findings of prior tasks
5. Analysis of the facility floorspace required to support future community services in the Hampton Activity Centre
6. Draft and Final *Hampton Activity Centre Masterplan - Social Needs Assessment - Background Report* May 2019.



6. Current Community Facilities in Hampton

Figure 1 shows the location of the current community facilities in Hampton including:

- 8 Council owned community facilities
- 8 non-Council community facilities

It is noted that **8 of these existing community facilities are located within the Hampton Activity Centre.**

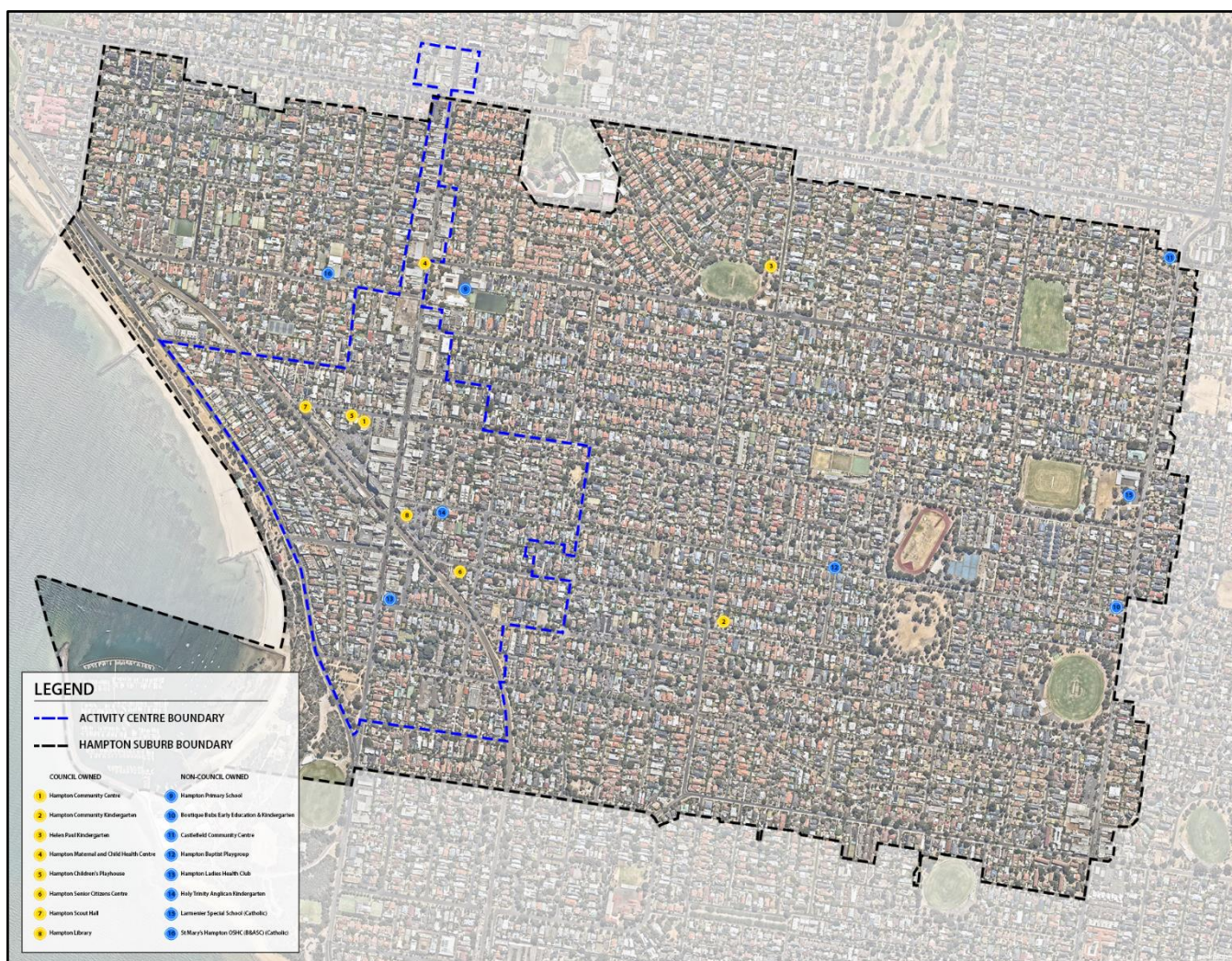


Figure 1: Current Community Facilities - Hampton

Source: K2 Planning 2019



Table 2 provides further details for each existing community facility in the Hampton area, including the distance of each facility from the Hampton Activity Centre.

Table 2: Hampton Suburb - Current Community Facilities

	Facility Name	Facility Ownership	Address	Distance from Hampton MAC (km)
1	Hampton Community Centre	Council Owned	14 - 18 Willis Street	
2	Hampton Community Kindergarten	Council Owned	1A Myrtle Rd	1
3	Helen Paul Kindergarten	Council Owned	33 Kingston St	1.8
4	Hampton Maternal and Child Health Centre	Council Owned	483 Hampton Street	
5	Hampton Children's Playhouse	Council Owned	12 Willis Street	
6	Hampton Senior Citizens Centre	Council Owned	14 service Street	
7	Hampton Scout Hall	Council Owned	6a Willis Street	
8	Hampton Library	Council Owned	1d Service Street	
10	Boutique Bubs Early Education & Kindergarten	Non Council Facility	417 Bluff Road	2.4
11	Castlefield Community Centre	Non Council Facility	505 Bluff Road	2.8
12	Hampton Baptist Playgroup	Non Council Facility	Cnr Thomas and Edinburgh Streets	1.3
13	Hampton Ladies Health Club	Non Council Facility	1/350 Hampton Street	240 mtrs
14	Hampton Primary School	Non Council Facility	528 Hampton Street	600 mtrs
15	Holy Trinity Anglican Kindergarten	Non Council Facility	8 Thomas St	170 mtr
16	Larmenier Special School (Catholic)	Non Council Facility	453 Bluff Road	2.3
17	St Mary's Hampton OSHC (B&ASC) (Catholic)	Non Council Facility	59 Holyrood Street	800 mtr

NB: Bayside City Council has also advised that **further kindergarten services** are available in Hampton through two major independent schools providing early years services along South Road.

The current size of each Council owned community facility in Hampton is provided in Table 3.

Table 3: Existing Council Owned Community Facilities – Hampton

Facility Name	Floor space (m2)	Site Area (m2)
Hampton Community Centre	1220	1939.5
Hampton Community Kindergarten	275	788.25
Helen Paul Kindergarten	Main building 190m2 (80m2 outbuilding and enclosable veranda)	675
Hampton Maternal and Child Health Centre	120	755
Hampton Children's Playhouse	230	685
Hampton Senior Citizens Centre	352	735
Hampton Scout Hall	480	1197.5
Hampton Library	170	3113
Total	3,037	9,888.25

Source: Bayside City Council May 2019, adapted by K2 Planning.



Data related to the **existing condition** of Council owned community facilities in Hampton is provided through the following Bayside City Council data bases:

1. Building Condition Audit
2. Strategic Expenditure on Nominated Sites

A full summary of this data is provided in Table 29, p. 46.

Data related to the **current utilisation** of existing Council owned facilities in Hampton was provided in prior work and tested with stakeholders through project consultations. A summary of this utilisation data is provided in Table 30, p. 49.

Table 4 provides a high-level summary of the current building condition and level of utilisation for each of the Council owned community facilities in Hampton, based on the data about.

Table 4: Hampton Community Facilities – Current Condition

Facility Name	Facility Condition (a)	Current Utilisation (b)
1 Hampton Community Centre	FAIR 5	MODERATE
2 Hampton Community Kindergarten	GOOD 4	HIGH
3 Helen Paul Kindergarten	GOOD 4	HIGH
4 Hampton Maternal and Child Health Centre	GOOD 4	MODERATE
5 Hampton Children's Playhouse	GOOD 4	MODERATE
6 Hampton Senior Citizens Centre	GOOD 4	MODERATE
7 Hampton Scout Hall	FAIR TO POOR 6	LOW
8 Hampton Library	EXCELLENT 2	MODERATE
a. Based on City of Bayside 'Building Condition Audit' and 'Strategic Expenditure for Nominated Sites'		
b. Based on findings of prior work and stakeholder consultations.		
Utilisation considers morning, afternoon and evening use, where relevant to the current service		
LOW		
MODERATE		
HIGH		

It is important to note that facility users and managers has stressed throughout the project consultations that the **building condition rating reflects the physical condition of the building and does not represent a fit-for-purpose assessment**. While the physical condition of an existing community facilities may be rated highly, the size and layout of these facilities limits the efficient operation of community services in Hampton.

These concerns will be considered in the consideration of future models for community facilities and services in the Hampton Activity Centre, below.



7. Relevant Social Trends

A range of recent social trends impact on the demand for community services and facilities in Hampton. Particular trends that emerge between the 2011 and 2016 census periods include:

- 19% of people who come from overseas have arrived since 2011
 - More families with children (12% increase 2011 – 2016)
 - More families with older children (12.5% increase 2011 – 2016)
 - More single parent families with mixed age children (9.4% increase 2011 – 2016)
- (refer to 'Section 11: Attachments' for relevant demographic data)

Like many areas across Australia, an overriding social trend impacting on the planning of community services in Hampton is the **rapidly ageing population**. Population forecasts show significant increases in the number of senior residents in Hampton including:

- 70% increase in **people aged 70 – 84** years 2016 – 2036
- Significant increase forecast in the number of people in this age group who will need assistance due to a **disability**
- 10% increase forecast in the number of **lone person households** (Table 5)

Table 5: Hampton Age Groups – 2016 - 2036

Service Age Group	2016 census		Population Forecasts						Change 2016 census - 2036	
			2016		2026		2036			
	No	%	No	%	No	%	No	%	No	%
Hampton										
0 to 4 years	699	5.3	780	5.6	901	5.9	969	6.0	270	38.6
5 to 11 years	1,382	10.4	1,491	10.7	1,285	8.5	1,392	8.7	10	0.7
12 to 17 years	1,234	9.3	1,302	9.3	1,139	7.5	1,142	7.1	-92	-7.5
18 to 24 years	1,022	7.7	1,126	8.1	1,255	8.3	1,216	7.6	194	19.0
25 to 34 years	1,030	7.8	1,139	8.2	1,690	11.1	1,789	11.1	759	73.7
35 to 49 years	2,941	22.2	3,092	22.2	3,252	21.4	3,621	22.5	680	23.1
50 to 59 years	2,118	16.0	2,214	15.9	2,046	13.5	2,012	12.5	-106	-5.0
60 to 69 years	1,403	10.6	1,456	10.4	1,691	11.1	1,603	10.0	200	14.3
70 to 84 years	1,111	8.4	1,107	7.9	1,592	10.5	1,876	11.7	765	68.9
85 and over years	303	2.3	248	1.8	320	2.1	458	2.8	155	51.2
70 and over	1,414	11	1,355	10	1,912	13	2,334	15	920	120
Total	13,247	100.0	13,955	100.0	15,171	100.0	16,078	100.0	2,831	21.4

Source: forecastid.com.au adapted by K2 Planning 2019

Other social trends that impact on the planning of community services and facilities in Hampton include evidence of changes in service use such as:

- An increasing number of people who **travel to work by public transport** 2011 – 2016 (26% train increase; 47% bus increase)
- Anticipated State Government requirement for **three-year-old kindergarten** - 5hrs per week in 2021 and increasing to 15 hours by 2028



There is also evidence of **particular social needs** and **social disadvantage** in Hampton including:

- 31% of people with **no qualification** (2016)
- 24% of individual incomes are in the **lowest income quintile** (12% increase since 2011)
- increasing numbers of people who are **disengaged from either work or study** in the following age groups: 15 – 24 year old's - 34% increase; 65 years and over 10.5% increase 2011 – 2016 (refer to 'Attachments' for full details)

Table 6 provides a summary of some of the key population changes forecast in the Hampton Activity Centre that will also impact significantly on the planning of community services and facilities in the area including:

- significant forecast population growth of 81%, or an additional 1,982 people by 2036
- 79% increase in the number of households living in the Activity Centre
- 79% increase in the number of dwellings.

Some of the implication of these changes that should be considered include:

- The need to support newly arrived residents will appropriately located services that provide opportunities for social connection in a new area
- Potential increase in demand for community spaces as a result of smaller dwelling or apartment sizes, resulting in new residents to the area seeking space for social, entertainment and health related interests

Table 6: Hampton Activity Centre Population Forecasts – 2016 – 2036

Summary	2016	2021	2026	2031	2036	Change 2016 - 2036	
						No	%
Population	2,458	3,541	3,791	4,121	4,440	1,982	80.6
Change in population (5yrs)		1,083	250	330	319		
Average annual change		7.58	1.37	1.68	1.50		
Households	1,055	1,532	1,630	1,761	1,892	837	79.3
Average household size	2.33	2.31	2.32	2.34	2.34		
Population in non-private dwellings	3	3	3	3	3		
Dwellings	1,125	1,634	1,739	1,879	2,019	894	79.5
Dwelling occupancy rate	93.78	93.76	93.73	93.72	93.71		

Source: profileid.com.au adapted by K2 Planning 2019

As well as the assessment of demand using industry benchmarks, below, these emerging social trends must be considered when planning for future community services and facilities in the Hampton Activity Centre



8. Anticipated Gaps in Community Services and Facilities 2036

This section draws on the various methods employed through this study to understand the gaps in community services and facilities in Hampton including:

1. Benchmark assessment of service and facility needs based on population forecasts
2. Key issues raised through stakeholder consultations
3. Summary of social trends presented above.

COMMUNITY INFRASTRUCTURE

Benchmark Assessment

An assessment of the future demand for community services and facilities in Hampton was conducted using;

- Relevant industry benchmarks (Table 32, p. 53)
- Population forecasts (Table 31, p. 52)
- Evidence of the current utilisation of existing facilities (Table 28, p. 44)

This benchmark assessment shows that, by the year 2036, the following services and facilities will be required to meet the needs of the Hampton projected population (at the suburb level):

Community Services and Facilities

- 153 Four-Year-Old Kindergarten Places
- 4.4 Playgroups
- 0.8 Neighbourhood House Programs
- 5.0 Community Meeting spaces – Small
- 1.0 Community Meeting space - Medium
- 1.0 Community Meeting spaces - Medium to Large
- 0.8 Community Meeting spaces - Large
- 0.5 Youth Resource Centres
- 1.0 Multi-purpose Community Centre - Small
- 2.0 Community Art Space - Flexible, Multipurpose, Shared Use

Sport and Recreation Facilities

- 2.7 Active Open Space Reserves - Small
- 2.7 Neighbourhood Active Open Space Reserve Pavilions (Small)
- 4.6 Outdoor Netball Facilities - Stand Alone
- 1.0 Outdoor Netball Facility - Co-located
- 0.8 Council Indoor Recreation Centres or Stadiums (Hard Court) – Small

Services and Facilities not generally provided by Local Government

- 2.6 Long Day Child Care Centres
- 102 Residential Aged Care beds



Stakeholder comments

Consultations conducted with key stakeholders for the current project also identified a number of *gaps* in current and future services required to support the Hampton community. Key issues raised through the consultation with *Bayside City Council staff* included a need for:

1. Opportunities to support active and healthy ageing – seniors' groups; intergenerational programs and groups; University of the Third Age (U3A); gentle exercise programs
2. Space and places for young people
3. Study and co-worker spaces
4. Activities for people living in smaller spaces (workshop spaces etc)
5. Accessible and affordable services for people living in Office of Housing (OoH) properties
6. Larger spaces to support regional groups such as rotary meetings etc.
7. Ongoing funding for the operation and maintenance of any expanded community facilities in the Hampton Activity Centre

Key issues raised through the consultation with *current community facility user groups* in Hampton included a need for:

1. Access to large hall/meeting rooms for strength and gentle exercise programs. Factors impacting on this demand included: 'seniors are not comfortable going to a gym' and challenges with programming enough classes given that 'older people want the same hours, everyone wants to come in the mornings'. Services stressed that 'we cannot provide enough strength classes in Hampton'.
2. Space to run U3A activities and provide space for U3A volunteer staff. U3A is currently using the Beaumaris and Brighton Community Centres and the Brighton Seniors Centre, often running 12 activities at the same time including exercise groups, history talks, language classes etc. It was stressed that 'there is a desperate need for a U3A presence in Hampton'
3. Provision of spaces that respond to the particular needs of senior resident, such as, compatibility of sharing spaces with other groups, a desire for dedicated space for seniors, low facility costs allowing access for seniors.
4. Ongoing use of an OoH Unit in Luxton Street to provide outreach services to residents in that part of Hampton, particularly social housing tenants.



OPEN SPACE

Understanding Open Space Needs

Prior work conducted by the Bayside City Council provides an assessment of the open space needs in Hampton. Figure 2 (and the following Tables) set out the current provision of open space in Hampton showing significant levels of provision of:

- District level open space
- Regional level open space
- Local level open space

It is noted, however, that most of the existing open space is **located outside of the Hampton Activity Centre**.



Figure 2: Hampton Open Space

Source: *Bayside Open Space Strategy: Suburb Analysis and Action Plan 2012*, p. 88.



Table 7: Open Space in Hampton

Ref No.	Name of Site	Suburb	Catchment	Prime Function	Owner	Area (ha)
125	HAMPTON BEACH (New Street to Sandringham Yacht Club)	Hampton	M/R	BBR	DSE	4.64
51	HAMPTON GARDENS SOUTH ROAD TO FERDINANDO GARDENS	Hampton	M/R	CR	DSE	4.74
4	ALEXANDER PARK	Hampton	Local	R	BCC	0.56
46	GIPSY VILLAGE PARK	Hampton	Local	R	BCC	0.37
52	HAMPTON HIGH RESERVE / PASSCHENDAELE / FAVRIL RESERVE HAMPTON	Hampton	Local	R	BCC	0.24
56	HOLYROOD STREET PARK	Hampton	Local	R	BCC	0.06
110	TRIANGLE GARDENS	Hampton	Local	R	BCC	1.1
77	MYRTLE ROAD PLAYGROUND	Hampton	Local	R	BCC	0.11
145	HAMPTON BOWLS CLUB	Hampton	District	RF	BCC	1.47
95	SANDRINGHAM ATHLETICS CENTRE	Hampton	M / R	RF	BCC	2.70
99	SANDRINGHAM NETBALL COURTS	Hampton	M / R	RF	BCC	1.29
104	THOMAS STREET RESERVE	Hampton	District	SFR	BCC	3.77
43	FERDINANDO GARDENS	Hampton	M / R	SFR	DSE	0.9
21	BOSS JAMES RESERVE	Hampton	District	SG	BCC	3.93
87	R J SILLITOE RESERVE	Hampton	District	SG	BCC	2.54
115	W L SIMPSON RESERVE	Hampton	District	SG	BCC	2.66
25	CASTLEFIELD RESERVE	Hampton	Local	SG	BCC	2.3
Total						33.38

Source: Bayside Open Space Strategy: Suburb Analysis and Action Plan 2012, p. 89.

Table 8: Ancillary Open Space in Hampton

Ref No.	Name of Site	Hierarchy / Values	Ownership	Management	Counted as part of the open space network?
141	Immaculate Heart of Mary Tennis Courts (Fewster Road)	Local	Private	Private	No

Source: Bayside Open Space Strategy: Suburb Analysis and Action Plan 2012, p. 89.

Table 9: Dog Off Leash Areas in Hampton

Ref No.	Name of Site	DOL areas
87	R J SILLITOE RESERVE	DOL (24 / 7)
115	W L SIMPSON RESERVE	DOL (24 / 7)
125	HAMPTON BEACH (New Street to Sandringham Yacht Club)	DOL (24 / 7) between 1 April – 31 October DOL (early AM and late PM only) during 1 November – 31 March

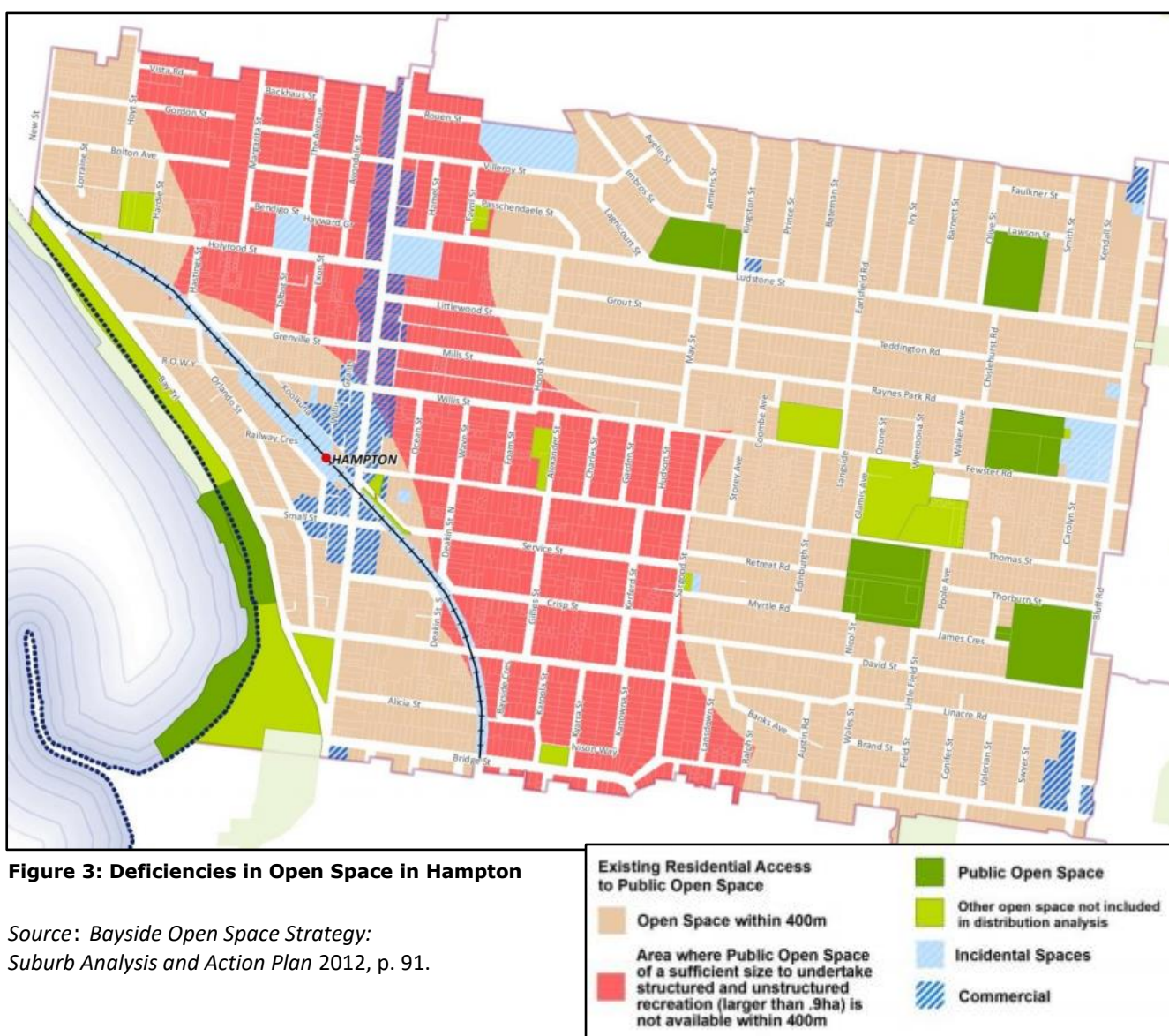
Source: Bayside Open Space Strategy: Suburb Analysis and Action Plan 2012, p. 89.



Figure 3 shows that there are significant areas within Hampton where 'public open space of a sufficient size to undertake structures and unstructured recreation (larger than .9ha) is *not* available within 400 mts'. These areas include the northern strip of the Hampton Activity Centre.

The *Open Space Strategy: Suburb Analysis* also notes that:

*The open space available in Hampton is **not currently meeting the needs of the community** and is falling well short of the average amount per 1000 people for Bayside. There is a **significant shortage of Social Family Recreation spaces** that could be improved if provision was made in the northern, central and southern parts of the suburb, running along the east of the Sandringham railway line (Source: Bayside Open Space Strategy: Suburb Analysis and Action Plan 2012, p. 99)*





Projected population growth is expected to have 'minimal impact on the demand for open space in Hampton over the next 20 years'. *Source: Bayside Open Space Strategy: Suburb Analysis and Action Plan 2012, p. 98*

Table 10: Accessibility of Open Space in Hampton

Provision of open space	Average for Hampton	Average for Bayside
All open space in Hampton counted as part of the open space network	33.38 ha	
Open space per 1000 resident population 2011 (12,502)	2.67 ha	3.15 ha
Open space per 1000 resident population 2026 (12,998)	2.57 ha	2.88 ha

Source: Bayside Open Space Strategy: Suburb Analysis and Action Plan 2012, p. 98

A benchmark assessment of demand for open space in Hampton, conducted as part of the current project, shows that by 2036, with a population of 16,078 people there will be a need for 2.7 small reserves and 0.3 large reserves in the suburb.

Service Type	2016	2026	2036
	13,247	15,171	16,078
Active Open Space Reserves - Small	2.2 small reserves	2.5 small reserves	2.7 small reserves
Active Open Space Reserves - Medium to Large	0.3 large reserves	0.3 large reserves	0.3 large reserves

Source: K2 Planning 2019

When applied to the population forecast for the Hampton Activity Centre of 4,440 people in 2036, the benchmark assessment shows a need for:

- Active open space (small): 0.7 reserves (5.9 hectares)
- Active open space (medium): 0.1 reserves (2.6 hectares)

Most of this need will be met through the current provision of open space in the Hampton suburb (Figure 2 above).

Planning for Future Open Space in Hampton

Bayside City Council as established the following 'Vision' and Principles to guide decision making in relation to the open space

Vision

From our foreshore, to our parks, our heathland and our trails, we cherish our open space. We will work together to build our open space network in ways that celebrate our strengths, support biodiversity, improve health and wellbeing and community connections, for future and current generations.

Source: Bayside Open Space Strategy 2012, p. 8



Table 11: Bayside Opens Space Strategy – Planning Principles

Principle	What will we do?
<p>One: Accessibility</p> <p>Accessibility is a measure of how available a range of open spaces experiences are to people in terms of distance, variety, physical accessibility and time.</p>	<ul style="list-style-type: none"> • Work towards an equitable distribution of a range of spaces across the municipality. • Ensure there is no net loss in the amount of accessible open space in Bayside. • Plan open spaces to be accessible in accordance with, or better than, the relevant Australian Standard and in line with Council's current <i>Disability Strategy and Action Plan</i>. • Focus on enhancement of existing open spaces recognising the difficulty in acquiring new open space for the network.
<p>Two: Appropriateness</p> <p>Appropriateness in the context of the open space network in Bayside relates to the way in which open spaces are managed. Appropriate management of open space in Bayside means that we will be able to get the most out of each individual space, as well as the network as a whole to meet the wide range of community, physical, biodiversity and intrinsic values that the open space network provide.</p>	<ul style="list-style-type: none"> • Develop an open space network that can accommodate a wide range of current and future demands. • Avoid the development of spaces for specific uses that exclude other uses. • Encourage activities and developments that relate to the defined prime function of the open space. • Optimise other activities where they can be accommodated without undermining or conflicting with the defined prime function of the open space. • Ensure open spaces are safe and fit for purpose.
<p>Three: Affordability</p> <p>Affordability means that the open space network is developed and managed in a manner that is financially sustainable, within the context of Council's available resources, priorities and obligations, over time.</p>	<ul style="list-style-type: none"> • Recognise improvements (renewal and acquisition) to the open space network will be funded in the context of Council's <i>Asset Management Policy and Strategy</i>. • When capital improvements to the open space network are made, ensure adequate operational funding is available to manage the asset over its life. • Require public open space contributions from developers for improvements to the open space network. • Ensure that standards of maintenance of the open space network are a realistic balance between the available operational funding, and community expectations, and that adequate operational funding is allocated to meet these standards. • Develop procedures and standards to optimise the financial investment made by Council in the open space network.
<p>Four: Environmental Sustainability</p> <p>Environmental sustainability is the development and maintenance of practices that contribute to the quality of the environment on a long-term basis.</p>	<ul style="list-style-type: none"> • Manage and restore our natural assets to maintain and enhance biodiversity and ecological processes. • Incorporate environmentally sustainable design and management techniques to reduce water and energy use, and generation of waste. • Implement actions to minimise the impacts of climate change and population growth on the open space network.



Principle	What will we do?
Five: Connections Connectivity relates to the physical and visual links between different parts of the open space network, and other key destinations in and outside the municipality.	<ul style="list-style-type: none">• Better connect open spaces and key community destinations to encourage walking and cycling.• Enhance the connectivity of the open space network to provide habitat corridors.• Improve landscaping along streets to create an attractive, green and connected suburban environment.
Six: Communication Communication relates to the exchange of information and ideas between different people and groups of people. Effective communication is an essential part of managing the open space network due to the large number of stakeholders involved in the development, management and use of the open space network, the changing demands on the open space network over time and the competitive advantages that the open space network provides to Bayside.	<ul style="list-style-type: none">• Work with other stakeholders to find innovative ways to enhance the open space network and individual sites.• Develop efficient and appropriate systems to manage and maintain the open space network.• Encourage the use of the open space network through promoting the range of spaces, connections and attractions offered.• Have respectful discussion with the community in relation to changes to open space.

Source: *Bayside Open Space Strategy 2012*, pp. 9-10.

The **functions** of open spaces are defined by the activities that take place within that space. Open spaces fall into one or more of nine functions:

1. Social Family Recreation Park
2. Sportsground
3. Relaxation Park
4. Formal Garden
5. Conservation Reserve
6. Recreation Facility
7. Beach
8. Allocated School Sportsground
9. Cemetery.

It is recognised that most open spaces, particularly the larger parks in Bayside, are **multifunctional** and include a wide range of features. The definition of prime function does not imply primacy of use to the exclusion of all others. Rather, it is designed to allow Council to manage a space according to its prime function, whilst optimising the use of that same space for other functions that don't undermine the prime function.

(Source: Adapted from *Bayside Open Space Strategy 2012*, pp. 10 – 11)



Implications for the Hampton Activity Centre

The following implications and **priority actions** for an Open Space Strategy, identified in the City of Bayside suburb analysis of open space in Hampton, are particularly relevant to the **Hampton Activity Centre**:

1. Recognise that the north, central and southern parts of Hampton are severely deficient in appropriate open space, running along the eastern side of the Sandringham railway line.
2. Recognise the potential for the following trails:
 - improve pedestrian and cycle links to and from the Major Activity Centre to the foreshore and other open spaces.
3. Investigate whether the strip of land between Hastings Street and the railway line can be formalised as open space to serve the local area including the Hampton Major Activity Centre.

Source: Adapted from the *Bayside Open Space Strategy: Suburb Analysis and Action Plan 2012*, P 92

Priority Actions

1. Investigate turning the strip of land between Hastings Street and the railway line into a local park to serve the Hampton Major Activity Centre.
2. Actively plan for the creation of additional open space in the Hampton Activity Centre.
3. Improve cycle and pedestrian links from the Hampton Major Activity Centre to the foreshore

Source: Adapted from the *Bayside Open Space Strategy: Suburb Analysis and Action Plan 2012*, p. 100

Table 12: Opportunities to improve trails in Hampton

Linkages and Connections	
Existing Opportunities	Improvements in the condition of the following: <ul style="list-style-type: none">• current road and footpath network
Potential Opportunities	<ul style="list-style-type: none">• pedestrian and cycle links along the Sandringham railway line to connect to other parts of the municipality• access through the periphery of Brighton Golf Club to Dendy Park• improve pedestrian and cycle links to and from the Major Activity Centre to the foreshore and other open spaces.

Source: *Bayside Open Space Strategy: Suburb Analysis and Action Plan 2012*, p. 92.

Relevant Community Values

Prior work conducted by BCC identified a number of community attitudes to open space that were specific to Hampton:

*Compared to Bayside respondents overall, Hampton respondents rated some of the value statements differently: **they had higher ratings for 'a place for quiet reflection and relaxation' and 'a place for organised sport'***

*The household survey has indicated that **spaces for health and physical activity** were the most highly valued in this suburb. A **space for children to play** was the second highest and third most valued was a place for quiet reflection and relaxation. There is only one **Social Family Recreation space available in Hampton and these could be potentially increased** in the areas that are most deficient to assist in aligning the open space available with the community's values.*

Source: *Bayside Open Space Strategy: Suburb Analysis and Action Plan 2012*, p. 95



Consultations conducted for the current study identified similar issues amongst the current users of community facilities in the Hampton area. When asked to identify 'gaps' in the current provision of community services, participants noted the following issues related to open space:

1. Playgrounds – multi-generational
2. Disability access playground
3. Nowhere for families to go except the beach, end up in Highett, lack of green grass or wet weather spaces
4. Green spaces/trees/shade/seating
5. Public toilets and amenities open longer hours
6. Green with trees and seats, picnic facilities, activities for older children and older people, close to cafes
7. The bench in Willis Street now is highly used, people queue to use it, we need for a green place to linger, watch the trains etc.
8. Community garden – ability to growing food locally, accessible and affordable, concern about maintenance?
9. Public gathering space in village for art, sculpture, places to sit
10. Reflect the heritage of the area – eg. last remaining gas lamp outside old Hampton Hall
11. Need for lighting at the station/bus interchange area
12. Shared and electric car options
13. Performance space
14. BBQ and seating
15. Outlet for legal street art for those who are doing graffiti in area now
16. Make green real and establish trees/gardens
17. Lots of public open space outside of activity centre – reserves etc. all are sports oriented, need for passive open space in activity centre

Source: Collaborations/K2 Planning Hampton Community Facilities User Group Workshop 2019

In response to the issues identified above, the following approach to open space should be considered in the Hampton Activity Centre.

Development of new areas of passive open space including:

1. Multi-generational playground opportunities
2. Access to nature and places to linger and sit
3. A Civic Space for community gatherings
4. Display of public art

The public plaza area to be developed adjacent to the Hampton train station as part of the VicTrack development in central Hampton offers a potential location for development of these types of public space, particularly a civic space.



OTHER ISSUES IMPACTING ON FUTURE DEMAND FOR SERVICES AND FACILITIES

A range of other issues also impact on future planning for community services in the Hampton Activity Centre including:

- Current facility use
- Community values towards existing community facilities and
- The catchments which people use to access services

These issues are considered briefly here.

Current Facility Use

Consultations conducted for the current project identified the following trends in the current use of community facilities in Hampton:

- High levels of demand for services in the *mornings* (responding to the needs of seniors and young parents)
- Related *underutilisation* of key facilities in the afternoons and evening (particularly the Community Centre, Playhouse and Senior Citizens Centre)
- Limited service use of facilities due to the *current facility size and layout* (particularly the Maternal and Child Health Centre) (refer to Table 30, p. 49 for more details)

A range of other factors also impact on the *future use of community facilities* in Hampton including:

- The future introduction of compulsory three-year-old (5hrs per week in 2021 increasing to 15 hours by 2028)
- Increasing need for spaces that support intergenerational programs in response to the ageing of the community

Community Values

Consultations conducted for the current project raised particular discussion about the role of community values in planning for community facilities in Hampton. It was noted that a range of community values exist in relation to community facilities including:

- Values evident amongst individuals and groups who are **users of the current facilities**
- Values evident amongst **the broader Hampton/Bayside Community**

Table 13 summarises these community values noting in particular, that:

- Current users value the MCH *service*, i.e. the MCH nurse, highly, rather than the facility
- The Scout Hall is valued low given its current closure and poor facility condition (including asbestos)



Table 13: Understanding Community Values

Facility Name	User Group Value (Service)	Broader Community Value (Facility)	Overall Community Value
1 Hampton Community Centre	HIGH	MODERATE	MODERATE
2 Hampton Community Kindergarten	HIGH	HIGH	HIGH
3 Helen Paul Kindergarten	HIGH	HIGH	HIGH
4 Hampton Maternal and Child Health Centre	HIGH	LOW	MODERATE
5 Hampton Children's Playhouse	HIGH	MODERATE	MODERATE
6 Hampton Senior Citizens Centre	MODERATE	MODERATE	MODERATE
7 Hampton Scout Hall	LOW	LOW	LOW
8 Hampton Library	HIGH	HIGH	HIGH

Source: K2 Planning 2019 based on consultations with relevant Bayside City Council staff.

Service Catchments

Like other municipalities, there is also evidence that Bayside residents travel across the Bayside area, and outside of Bayside, to access community services and facilities. The Bayside *Early Years Infrastructure Plan*, for example, maps current catchments for Council owned early years facilities showing that these catchments cross both suburb, and at times municipal, boundaries.

The implication of this trend towards broader catchments means that people living in Hampton may access services outside of Hampton, reducing the demand for facilities in the Hampton Activity Centre. Concurrently, people living in other suburbs may choose to access services in Hampton, particularly if they choose to access transport through the Hampton train station.



Figure 4: Kindergarten Catchments

Source: Adapted from Bayside City Council *Early Years Infrastructure Plan – Full report p. 16*



An Ageing Population

As highlighted through both the analysis of social trends and key stakeholder consultations above, population ageing is a key issue impacting on demand for community services and facilities in Hampton. National and international trends in service planning that respond to population ageing include planning for community services that contribute to:

1. **Active ageing** i.e.: 'the process of optimizing opportunities for health, participation and security in order to enhance quality of life as people age'. The word active does not only refer to the physical component of keeping healthy but more so the ongoing participation in society from an economic, cultural, spiritual or civic perspective. This definition therefore encourages all older people, including those that are no longer working, have a disability or are ill to remain actively involved in their communities with families, peers and the broader cultures that they live within¹.
2. **Productive ageing** recognises that many older people make invaluable contributions through voluntary work and therefore by engaging in this work, remain active and productive members of society. Volunteering provides productive ageing opportunities for older people to impart the gift of life experience, skill and wisdom as well as kindness to other generations².

Implications of these trends in service planning for the Hampton Activity Centre include a need for:

- Spaces and places that support 'active ageing' such as outdoor exercise equipment as well as indoor space for gentle exercise and other programs
- U3A programs and opportunities that encourage civic participation, or 'volunteering', such as intergenerational history programs, story time, computer access classes etc.

The gaps in the current and future provision of community facilities and open space in Hampton, and other issues impacting on future demand for community services discussed in this section, inform the proposed model of community facilities developed in the following section.

¹ World Health Organisation (WHO) 2002 Active Ageing – A Policy Framework, page 12

² United Nations 2002 Productive Ageing: Voluntary Action by Older People, World Assembly on Ageing. <http://www.globalaging.org/waa2/articles/productiveagein.html>



9. Future Planning for Community Services and Infrastructure - Hampton Activity Centre

This section draws on the findings from prior work, recent social trends, benchmark analysis and key stakeholder consultations (above) to develop a proposed model for future community services and facilities in the Hampton Activity Centre (AC) including:

1. A suitable **scale** of community facilities in the AC
2. **Principles** that should guide future planning for community service and facilities in the AC
3. A potential **model of services** that respond to identified demands at the AC, and required **facility floor space** that will support this service model

SCALE

Best practice planning for community facilities across Victoria responds to the following hierarchy of community infrastructure:

1. Neighbourhood Level 1 Facility – up to 10,000 people
2. **Neighbourhood Level 2 Facility** – up to 10,000 - 30,000 people
3. District Level 3 – 30,000 – 60,000 people
4. Level 4 Total Municipality
5. Level 5 two or More Municipalities - Regional Level Facility – up to 500,000 people

(Source: Adapted from ASR 2008 Planning for Community Infrastructure in Growth Areas)

Based on the population forecasts for Hampton, approximately 16,000 people by 2036, a **Neighbourhood Level 2 Facility** is deemed appropriate to respond to the future needs of residents in the area. This level of facility was confirmed during project consultations with Bayside City Council staff.

Given the size of the Hampton population, and the location of Hampton within the broader activity area network of Brighton and Sandringham, this report **does not identify Hampton as a suitable area for the location of municipal level community infrastructure**. As noted in the best practice guidelines for planning community infrastructure, Bayside City Council, in conjunction with the relevant State or Federal agency, or private providers if relevant, will need to assess the broader municipal or regional context to determine whether Hampton should accommodate community infrastructure items such as:

- Main or minor Council Civic Centre/Service Centres
- Regional performing arts facilities
- Universities/TAFEs
- Hospitals
- Law Courts
- Regional Passive Conservation Parks
- Independent Schools
- Regional pedestrian/bicycle pathway infrastructure

(Source: Adapted ASR 2008 *Planning for Community Infrastructure in Growth Areas*, p. 137)



PRINCIPLES

Policy Context

The *Bayside Property Strategy 2018 – 2021* sets out the following Principles that guide the planning of council owned facilities across Bayside:

1. Council property is to be used to deliver the **highest possible community value**
2. Property assets are to be **fit for purpose**, well maintained and financially sustainable
3. Property occupied by community and not for profit groups will have **high levels of utilisation and generate demonstrable benefits to the broader community**
4. Decisions on the future use of property will be transparent and deliver equitable outcomes
5. Council property will be used to **leverage strategic outcomes and commercial return** where appropriate

Potential Principles for Hampton Activity Centre

As well as reflecting the above municipal wide principles guiding the future planning and delivery of community facilities at Bayside, planning for community facilities in the Hampton Activity Centre should reflect the following key values that emerged stakeholder consultations about current community facilities in Hampton:

1. Local
2. Welcoming
3. Supporting village level access



POTENTIAL SERVICE MODEL AND FLOOR SPACE REQUIREMENTS

In order to develop a potential model of community services that is appropriate in a Neighbourhood Level 2 Community Facility in the Hampton Activity Centre it is useful to consider the findings of the benchmark assessment of demand for community service in the Hampton suburb overall.

Table 14 sets out the **overall floor space** required to support the **Hampton suburb population 2016 – 2036**, as well as the current provision of floor space in the existing facilities considered in the current project. The table also reflects the need for **regional level meeting space** that can support the needs of broader interests' groups such as Rotary groups etc.

Table 14: Anticipated community infrastructure floor space requirements – Hampton 2016 - 2036

Hampton	Benchmark m ²	2016	2026	2036	Current facility provision sqm
Early Years					
Four Year Old Kindergarten Programs (indoor and outdoor space)	10.25	1,661	1,896	2,030	465
Three Year Old Supervised Activity Groups (indoor and outdoor space)	10.25	1,435	1,886	2,019	
Maternal & Child Health Services	90	72	111	120	120
Playgroups	100	456	586	631	230
Occasional Child Care Centres	100	37	48	51	
Sub Total Early Years		3,661	4,527	4,851	
General Community Services					
Centre Based Libraries	1150	508	582	616	170
Community Meeting spaces - Small	30	99	114	121	
Community Meeting spaces - Small to Medium	75	124	142	151	352 (Senior Citizens Centre)
Community Meeting spaces - Medium	150	248	285	302	480 (Scouts)
Community Meeting spaces - Medium to Large	300	497	569	603	
Community Meeting spaces - Large	400	265	303	322	
Regional Meeting Spaces	400	265	303	322	
Multi-purpose Community Centres - Small	420	695	696	844	1,220
Sub Total General Community		2,006	2,298	2,437	
Total		5,667	6,825	7,288	3,037

Source: K2 Planning 2019

*NB: **Multi-purpose community centre** would include the meeting spaces above and is not included as an additional floor space requirement in sub-total, or total, floor space calculations; Source: K2 Planning 2019



As noted in previous sections, a key issue impacting on the forecast demand for community facility floor space in Hampton is the **future requirement for space for three-year-old kindergarten programs**. Table 15 sets out the space requirement associated with this demand. As noted in previous sections, a significant number of early years services currently exist in Hampton (see Table 2, p. 13). Given this current service supply, it is assumed that **a future community facility in the Hampton Activity Centre will *not* need to respond to the need for three-year-old kindergarten**.

Table 15: Forecast demand for space for three-year-old kindergarten

Service Type	2016	2026	2036
	13,247	15,171	16,078
Early Years			
Three Year Old Supervised Activity Groups	140 places Minimum indoor and outdoor space of: 1435 sqm	184 places Minimum floor space of: 1886 sqm	197 places Minimum floor space of: 2019.3 sqm

Source: K2 Planning 2019

The rapid ageing of the population is also impacting on demand for community services in Hampton and raises the need for future facility space in the Hampton Activity Centre. Table 16 sets out the demand for spaces that would support seniors' groups in Hampton 2016 – 2036.

Table 16: Forecast demand for space for seniors' groups

Service Type	2016	2026	2036
	13,247	15,171	16,078
Aged & Disability			
Seniors' Groups - Small	1.7 groups	1.9 groups	2 groups
Seniors' Groups - Medium	Between 0.2 & 0.3 groups	Between 0.3 & 0.4 groups	Between 0.3 & 0.4 groups
Residential Aged Care	62.2 high and low care beds	84.1 high and low care beds	130.9 high and low care beds

Source: K2 Planning 2019

Designated University of the Third Age (U3A) Space

Project consultations have identified the need to provide designated space for U3A programs in the Hampton Activity Centre that would respond to the future needs of an aging population. Current benchmarks for community services and facilities do *not* consider U3A programs. Prior work conducted by K2 Planning drew on Department of Education and Early Childhood Development (DEECD) area allocations for secondary schools to determine future space requirements for U3A programs. The following area space allocations were adopted:

- Office area 35m²
- Meeting room 20m²
- Seated with presenter 1.5m² per person
- General classroom 2.5m² per person
- Activity room 3.5m² per person
- Movement Activity 5m² per person



An area schedules for U3A programs needs to respond to the anticipated size of classes based on a review of existing timetable, student numbers and class requirements (general classroom or specialist classroom arrangement). The following typology of U3A classes requirements was developed through K2 Planning's prior work for U3A space in another Melbourne Local Government Area:

- Language classes typically 10-15 participants
- Small teaching classes with 5-15 participants;
- Large teaching classes with 25-35 participants
- Majority of classes for art-based activity consist of between 7 & 18 people
- Teaching spaces includes an allocation of 10m2 for storage³.

Table 17 draws on this prior work to set out potential **space requirements that would support the operation of U3A programs within the Hampton Activity Centre** including:

- 556m2 for *all* U3A programs
- **OR**
- **305m2 for designated U3A spaces** and 251m2 shared space with other services such as the Community Centre

The preferred recommendation would be for **an additional 305m2 facility space** within a community facility that accommodates both the Hampton Community Centre and the U3A programs in order to:

1. Support shared programming and resource use
2. Foster increased social connections between U3A and other community facility users

Table 17: Potential U3A Space Requirements

Space	No of Occupants	Area Rate	Area (m2)	Potential Shared Space
Office	6	6m2 pp	36	36
Meeting Room	6	20m2	20	20
Language Lab	15	3.5	60	60
Large Teaching Space	20	2.5	60	60
Small Teaching Space	10	2.5	35	35
Art / Activity Room	20	3.5	80	80
Movement / Activity Room	25	5	135	135
Computer Lab	8-Oct	3.5	40	40
Entry / Social Space	n/a	30	40	40
Kitchen	n/a	20	30	30
Additional Storage	n/a	20	20	20
SUB TOTAL U3A			556	305 (251 shared)

³ This typology needs to be tested with each relevant U3A.



Potential service mix and floorspace requirement in the Hampton Activity Centre

Table 18 draws on the findings of the previous tables and project consultations to set out a **potential model for community services** that might suitably locate within a Neighbourhood Level 2 Community Facility in the Hampton Activity Centre including:

- **Early years services cluster** providing playgroup space, occasional child care and consulting suits for maternal and child health and/or other early years services including consulting spaces for allied health, occupational therapy, speech pathology etc.
- An **expanded library service space**
- A **suit of flexible and adaptable meeting rooms** that can accommodate: expanded community centre programs, increased gentle exercise programs, consulting space/s for visiting specialists, meeting rooms for regional groups, youth friendly spaces, arts and culture programs and events, designated space for U3A offices, programs and events

Table 18: Potential Floor Space requirements for Hampton Activity Centre Community Facilities

Hampton	Benchmark m ²	2016	2026	2036
Early Years				
Maternal & Child Health Services	90	72	111	120
Playgroups	100	456	586	631
Occasional Child Care Centres	100	37	48	51
Sub Total Early Years		565	745	802
General Community Services				
Centre Based Libraries	1150	508	582	616
Community Meeting spaces - Small	30	99	114	121
Community Meeting spaces - Small to Medium	75	124	142	151
Community Meeting spaces - Medium	150	248	285	302
Community Meeting spaces - Medium to Large	300	497	569	603
Regional Meeting Spaces	400	265	303	322
Designated U3A Space	Refer to Table 17 above	305	305	305
Community Meeting spaces - Large	400	265	303	322
Multi-purpose Community Centres - Small *	420	695	696	844
Sub Total General Community		2,311	2,603	2,742
Total		2,876	3,348	3,544

*NB: **Multi-purpose community centre** would include the meeting spaces above and is not included as an additional floor space requirement in sub-total, or total, floor space calculations; *Source: K2 Planning 2019*



This proposed model for the Hampton Activity Centre does *not* include:

1. Municipal level arts and culture facilities, as it is assumed this service / facility is beyond the needs for the population of Hampton and beyond the scale of the Hampton AC. However, as can be seen from Table 33 of this report, there is some empirical demand for this facility, and its provisioning may be considered by Council.
2. Kindergarten services – it is assumed that these will be accommodated through expanded floorspace within existing BCC kindergarten facilities and other private early years services in Hampton
3. Facility space for circulation and amenities - these would need to be confirmed through a detailed facility feasibility assessment
4. Additional storage space
5. Adjacent open space requirements
6. Potential services that could be provided through the private sector including:
 - Long Day Child Care
 - Residential Aged Care

A community facilities model that could accommodate this proposed mix of services in the Hampton Activity Centre could include:

- **1 large integrated community facility** providing opportunities for shared use of space and intergenerational programs
- **2 medium size community facilities** provided as 'anchor points' within the Activity Centre and promoting increased walkability through the centre as well as co-located and integrated program spaces.



10. Conclusion

This report provides a *Social Needs Assessment – Background Report* that will inform the development of the *Hampton Activity Centre Masterplan*. The report analyses recent social trends, population forecasts and results from benchmarking and consultations with key stakeholders, to identify current gaps in community services in the Hampton Activity Centre. It develops recommendations that respond to these gaps including:

1. Proposed floorspace and service mix for a future Neighbourhood Level 2 Community Facility in the Hampton Activity Centre and
2. Potential function and location of passive open space in the Hampton Activity Centre.



11. Attachments

Demographic data

Table 19: Need for Assistance with daily Activities Due to a Disability – Hampton 2011 - 2016

	2016		2011		Change 2011 - 2016	
	No	%	No	%	No	%
Hampton						
0 to 4	3	0.7	11	2.5	-8	-73
5 to 9	8	1.7	20	4.5	-12	-60
10 to 19	17	3.5	26	5.8	-9	-35
20 to 59	78	16.1	105	23.5	-27	-26
60 to 64	20	4.3	32	7.3	-12	-38
65 to 69	14	2.9	29	6.5	-15	-52
70 to 74	40	8.4	19	4.3	21	111
75 to 79	37	7.7	24	5.4	13	54
80 to 84	49	10.3	67	15.0	-18	-27
85 and over	83	17.2	113	25.1	-30	-27
Total persons needing assistance	486	100.0	451	100.0	35	7.8
City of Bayside						
0 to 4	38	0.9	43	1.2	-5	-12
5 to 9	85	2.0	90	2.4	-5	-6
10 to 19	186	4.4	139	3.8	47	34
20 to 59	697	16.5	578	15.7	119	21
60 to 64	166	3.9	173	4.7	-7	-4
65 to 69	228	5.4	176	4.8	52	30
70 to 74	271	6.4	213	5.8	58	27
75 to 79	360	8.5	306	8.3	54	18
80 to 84	496	11.8	555	15.1	-59	-11
85 and over	1675	39.8	1405	38.2	270	19
Total persons needing assistance	4213	100.0	3678	100.0	535	14.5

Table 20: Households with Children by Life Cycle Stage – Hampton 2011 - 2016

Hampton - Households (Enumerated)	2016			2011			Change 2011 to 2016	
	Number	%	City of Bayside %	Number	%	City of Bayside %	Number	%
Couples with children	2,000	40.7	36.5	1,791	39.1	36.3	+209	11.68
Couples with young children	1,038	21.1	19.2	1,008	22.0	19.7	+30	3.01
Couples with mixed-age children	269	5.5	4.8	256	5.6	4.7	+13	5.00
Couples with older children	693	14.1	12.6	527	11.5	11.9	+166	31.52
Single parents with children	422	8.6	8.5	445	9.7	9.1	-23	-5.22
Single parents with	111	2.3	2.5	148	3.3	2.6	-37	-25.08



Hampton - Households (Enumerated)	2016			2011			Change 2011 to 2016	
	Number	%	City of Bayside %	Number	%	City of Bayside %	Number	%
young children								
Single parents with mixed-age children	41	0.8	0.8	30	0.7	0.8	+11	37.47
Single parents with older children	269	5.5	5.1	266	5.8	5.7	+3	0.99
Total households with children	2,423	49.3	45.0	2,237	48.9	45.4	+186	8.32
Total households	4,920	100.0	100.0	4,579	100.0	100.0	+341	7.45

Table 21: Household Type – Hampton 2011 - 2016

Households by type	2016			2011			Change 2011 to 2016	
	Number	%	City of Bayside %	Number	%	City of Bayside %	Number	%
Couples with children	2,000	40.7	36.5	1,791	39.1	36.3	+209	11.7
Couples without children	1,055	21.4	24.2	986	21.5	24.3	+69	7.0
One parent families	422	8.6	8.5	445	9.7	9.1	-23	-5.2
Other families	30	0.6	0.8	44	1.0	0.9	-14	-32.3
Group household	91	1.9	2.0	90	2.0	2.2	+1	0.8
Lone person	1,092	22.2	23.3	991	21.6	23.1	+101	10.2
Other not classifiable household	200	4.1	3.9	193	4.2	3.2	+6	3.3
Visitor only households	27	0.6	0.9	35	0.8	0.9	-8	-22.6
Total households	4,920	100.0	100.0	4,579	100.0	100.0	+341	+7.4

Table 22: Overseas Born by year of Arrival – Hampton 2016

Year of arrival in Australia	2016		
	Number	%	City of Bayside %
2011 to 9 Aug 2016	640	18.7	18.8
2006 to 2010	462	13.5	12.9
2001 to 2005	377	11.0	9.4
1991 to 2000 (10 year period)	471	13.7	13.1



Year of arrival in Australia	2016		
	Number	%	City of Bayside %
1981 to 1990 (10 year period)	405	11.8	12.6
1971 to 1980 (10 year period)	364	10.6	9.9
1961 to 1970 (10 year period)	358	10.4	10.5
Arrived in 1960 or earlier	273	8.0	10.1
Not stated	81	2.4	2.6
Total	3,436	100.0	100.0

Table 23: Method of Travel to Work – Hampton 2011 - 2016

Main method of travel	2016			2011			Change 2011 to 2016	
	Number	%	City of Bayside %	Number	%	City of Bayside %	Number	%
Train	1,073	17.0	15.3	853	14.4	12.6	+220	25.8
Bus	46	0.7	0.7	31	0.5	0.7	+14	46.7
Tram or Ferry	4	0.1	0.2	0		0.3	+4	
Taxi	0		0.2	11	0.2	0.2	-11	-100.0
Car - as driver	3,497	55.5	57.6	3,374	57.1	58.9	+123	3.7
Car - as passenger	147	2.3	2.8	157	2.7	3.1	-10	-6.4
Truck	12	0.2	0.2	11	0.2	0.3	+1	5.3
Motorbike	5	0.1	0.3	23	0.4	0.5	-18	-79.3
Bicycle	113	1.8	1.5	115	1.9	1.6	-2	-1.5
Walked only	199	3.2	2.3	190	3.2	2.4	+9	4.6
Other	83	1.3	1.3	52	0.9	1.1	+31	59.3
Worked at home	492	7.8	7.9	386	6.5	6.8	+106	27.4
Did not go to work	613	9.7	8.9	618	10.5	10.2	-5	-0.7
Not stated	14	0.2	0.7	81	1.4	1.3	-68	-83.7
Total employed persons aged 15+	6,303	100.0	100.0	5,909	100.0	100.0	+394	6.7



Table 24: Workforce and Educational Engagement by Age – Hampton 2011 - 2016

Age Group	Engagement status	2016			2011			Change 2011 to 2016	
		No	%	City of Bayside %	No	%	City of Bayside %	No	%
15 to 24 years	Fully engaged	1405	85.4	84	1253	88.3	+84	152	12.1
15 to 24 years	Partially engaged	107	6.5	8	94	6.7	+8	13	14.1
15 to 24 years	Disengaged	53	3.3	4	40	2.9	+4	13	32.4
15 to 24 years	Undetermined/Not stated	78	4.8	4	31	2.2	+4	47	152.3
15 to 24 years	Total	1644	100.0	100	1419	100.0	+100	225	15.9
25 to 54 years	Fully engaged	2929	57.4	58	2835	56.9	+57	94	3.3
25 to 54 years	Partially engaged	1172	23.0	23	1166	23.4	+24	6	0.5
25 to 54 years	Disengaged	707	13.9	13	708	14.2	+14	-2	-0.2
25 to 54 years	Undetermined/Not stated	292	5.7	5	268	5.4	+4	25	9.2
25 to 54 years	Total	5101	100.0	100	4978	100.0	+100	123	2.5
55 to 64 years	Fully engaged	695	42.5	41	567	38.5	+40	128	22.6
55 to 64 years	Partially engaged	421	25.8	26	386	26.3	+27	35	9.1
55 to 64 years	Disengaged	443	27.1	28	457	31.0	+29	-14	-3.1
55 to 64 years	Undetermined/Not stated	74	4.6	5	61	4.2	+4	14	22.2
55 to 64 years	Total	1634	100.0	100	1472	100.0	+100	162	11.0
65 years and over	Fully engaged	137	6.7	7	74	4.3	+6	63	85.0
65 years and over	Partially engaged	251	12.2	12	175	10.1	+10	76	43.6
65 years and over	Disengaged	1494	72.3	73	1353	77.7	+75	141	10.5
65 years and over	Undetermined/Not stated	183	8.9	9	137	7.9	+9	46	33.4
65 years and over	Total	2067	100.0	100	1741	100.0	+100	326	18.8
Total aged 15+	Fully engaged	5166	49.4	47	4730	49.2	+47	436	9.2
Total aged 15+	Partially engaged	1954	18.7	19	1823	19.0	+19	131	7.2
Total aged 15+	Disengaged	2698	25.8	29	2559	26.6	+29	139	5.4
Total aged 15+	Undetermined/Not stated	629	6.0	6	498	5.2	+5	131	26.3
Total aged 15+	Total	10448	100.0	100	9611	100.0	+100	836.95	8.7



Table 25: Volunteer Status – Hampton 2011 - 2016

Volunteer Status	2016		2011		Change 2011 - 2016	
	No	%	No	%	No	%
Hampton						
Volunteer	2,656	25.2	2,227	22.9	429	19.3
Not a volunteer	7,199	68.3	6,812	70.0	387	5.7
Volunteer work not stated	677	6.4	692	7.1	-15	-2.2
Total persons aged 15+	10,533	100.0	9,732	100.0	801	8.2
City of Bayside						
Volunteer	18,801	23.9	15,744	21.3	3,057	19.4
Not a volunteer	54,864	69.7	53,041	71.9	1,823	3.4
Volunteer work not stated	5,010	6.4	5,032	6.8	-22	-0.4
Total persons aged 15+	78,675	100.0	73,817	100.0	4,858	6.6

Table 26: Highest Level of Qualification Received – Hampton 2011 - 2016

Qualification	2016		2011		Change 2011 - 2016	
	No	%	No	%	No	%
Hampton						
Bachelor or Higher degree	4261	40.4	3596	36.8	665	18.5
Advanced Diploma or Diploma	1139	10.8	1035	10.6	104	10.0
Vocational	981	9.3	877	9.0	104	11.9
No qualification	3288	31.2	3265	33.5	23	0.7
Not stated	866	8.2	984	10.1	-118	-12.0
Total persons aged 15+	10538	100.0	9761	100.0	777	8.0
Hampton East						
Bachelor or Higher degree	1231	31.7	1110	29.4	121	10.9
Advanced Diploma or Diploma	403	10.4	386	10.2	17	4.4
Vocational	512	13.2	476	12.6	36	7.6
No qualification	1386	35.7	1421	37.6	-35	-2.5
Not stated	354	9.1	382	10.1	-28	-7.3
Total persons aged 15+	3888	100.0	3778	100.0	110	2.9



Table 27: Individual Income Quintiles – Hampton 2011 - 2016

Individual Income Quintile	2016		2011		Change 2011 - 2016	
	No	%	No	%	No	%
Hampton						
Lowest group	2290	23.6	2043	22.6	247	12.1
Medium lowest	1689	17.4	1774	19.6	-85	-4.8
Medium highest	1865	19.2	1735	19.2	130	7.5
Highest group	3864	39.8	3487	38.6	377	10.8
Total persons aged 15+	9709	100.0	9041	100.0	668	7.4
Hampton East						
Lowest group	809	22.9	788	22.4	21	2.7
Medium lowest	849	24.0	914	26.0	-65	-7.1
Medium highest	746	21.1	724	20.6	22	3.0
Highest group	1125	31.9	1094	31.1	31	2.8
Total persons aged 15+	3531	100.0	3522	100.0	9	0.3



Table 28: Hampton Community Facilities – Current Utilisation

Facility Name	Services and Programs	Current Utilisation
Hampton Community Centre	<p>Approximately 50 programs: Computers and Careers; Languages; Adult learning; Art; Health and Fitness; Pre-school; Approximately 450 to 500 people use the facility each week (Ethos Urban 2018)</p> <p>School Holiday program; Creative Classes; Meet Ups (walks, talks, craft, therapy, games, dancing, music); Children's Programs Health and Fitness; Languages; Seniors Fitness</p> <p>Facility hire</p> <p>Centre comprises: large hall area; 4 meeting rooms (1 with courtyard access); foyer/meeting space; office/admin area; craft room/playgroup space; kitchen; toilet facilities; rear garden with universal access and verandah access from main hall and craft room</p>	<p>Mornings: 26 current sessions</p> <p>Afternoons: 11 current sessions</p> <p>Evenings: 13 current sessions</p>
Hampton Community Kindergarten	<p>4 year old kindergarten programs, typically one or two groups of 22 children for 5 hours per week</p> <p>The 3yo programs are generally 'squeezed in' around the 4yo sessions.</p> <p>4 year old places = 48 current licenced places; 38 current enrolments</p>	
Helen Paul Kindergarten	<p>4 year old places = 52 current licenced places; 47 current enrolments</p> <p>Beach kindergarten program</p>	
Hampton Maternal and Child Health Centre	<p>Ages and Stages MCH visits</p> <p>Immunisations</p>	<p>Capacity for 20 sessions per week</p> <p>Currently running at 9-16 sessions</p> <p>No evening use</p>
Hampton Children's Playhouse	<p>There are currently 140 members of the facility and the centre caps its membership at 150</p>	<p>Mornings: 6 – 26 current users</p> <p>Afternoons: 1- 3 current sessions</p> <p>Evenings: none</p>
Hampton Senior Citizens Centre	<ul style="list-style-type: none"> - The centre comprises a single main room, with capacity for 80 people, and operates seven days a week - Predominantly used by senior members of the community - The following community groups and organisations have regular bookings of the facility: Hampton Seniors Club; The Japanese Welfare Association; Country Women's Association (Bayside Branch); Bayside Russian Friendship Club; Connect Health & Community. Ethos Urban 2018 	<p>Mornings: 4 days/wk</p> <p>Afternoons: 6 days/wk</p> <p>Evenings: 2 days/wk</p> <p>Ethos Urban 2018</p>
Hampton Scout Hall	None	None
Hampton Library	<ul style="list-style-type: none"> - 4,614 registered members, most are Hampton residents (42%) - 468 members are from outside the municipality - Current programs: Book club; Story Time; School Holiday Program; book chat; home library service; homework help; story box online; research tools; - The main group of users are older people who incorporate their library visit with shopping; and young families who 	<p>Monday, Tuesday, Thursday, and Friday 10:00am-6:00pm</p> <p>Saturday 10:00am-1:00pm</p> <p>Closed Wednesday and Sunday.</p>



Facility Name	Services and Programs	Current Utilisation
	<p>attend story times and borrow for their pre-schoolers and primary age children</p> <ul style="list-style-type: none"> - A few teenagers also use the library - The three pcs are being used at 38%; however, at peak times - late afternoons, Saturday morning - they are 100% booked. This indicates that three is about the right number. - Very few people aged 6– 12 years or 13 – 25 years attend the Hampton Library <p>(Ethos Urban 2018 and BLS Strategic Service Review, 2016)</p>	
Hampton Primary School	Bayside City Council Vacation Care - Hampton Outside School Hours Care	
Boutique Bubs Early Education & Kindergarten	Three and Four Year Old Kindergarten, Long Day Care	
Castlefield Community Centre	Occasional Child Care, Playgroup	
Hampton Baptist Playgroup	Playgroup	
Hampton Community Kindergarten	Three and Four Year Old Kindergarten	
Hampton Ladies Health Club	Occasional Child Care	
Hampton Primary School	Primary School (Government)	
Holy Trinity Anglican Kindergarten	Three and Four Year Old Kindergarten	
Larmenier Special School (Catholic)	Primary School (Catholic)	
St Mary's Hampton OSHC (B&ASC) (Catholic)	Outside School Hours Care	

Table 29: Council Community Facilities in Hampton – Existing Building Condition

Facility Name	Address	City of Bayside Building Condition Audit				Strategic Expenditure for Nominated Sites			
		Overall Condition Rating	Work Items (No.)	Works Item Details	Condition rating	Year of Replacement	Useful life	Replacement Cost all items (2016)	Other facility issues identified
Hampton Community Centre	14 - 18 Willis Street	5 FAIR	9	Gas Ducted Heating	10 Failed - Risk	2066 (concrete slab, Int Ext walls)	3 years (floor coverings) 50 years (concrete slab, Int Ext walls)	\$11,443,703.00	
				External Doors	6 Fair to Poor				
				Service Counter	8 Very Poor				
				Floor Carpeting Door Mat	10 Failed - Risk				
				Floor Carpeting Tear	9 Extremely Poor				
				Floor Vinyl Arts Room and External Door	10 Extremely Poor				
				Internal cupboard door	6 Fair to Poor				
				Internal door rear foyer	5 Fair to good				
				Roof move ladder access point	10 Failed - Risk				
Hampton Maternal and Child Health Centre	483 Hampton Street	4 Good	6	Kitchen Ceiling Missing Paint	7 Poor	2066 (concrete slab, Int Ext walls)	3 years (floor coverings) 50 years (concrete slab, Int Ext walls)	\$160,945.00	Construction date 1927 (37?) - facility is of aesthetic and historical significance B; designed in English cottage style (City of Bayside Heritage Review - Building Citations)
				Vinyl floor lifting - toilet	6 Fair to Poor				
				Crack in Wall Offices	7 Poor				
				Crack in Solid Wall Rear Offices	7 Poor				
				Crack in Cornice Rear Office Wall	7 Poor				
				Crack in Solid Wall - toilets	7 Poor				
Hampton Children's Playhouse	12 Willis Street	4 Good	8	Cracks in Kitchen Ceiling - Paint	6 Fair to Poor	2066 (concrete slab)	15 years (timber frame windows, tiles, internal doors, roof gutter tiles)	\$301,556.00	December 2009 recommended asbestos removal 27 areas including: walls; plaster lined ceramic areas; roof sheeting - next inspection Dec 2012
				Electric Switch Hallway - replace	6 Fair to Poor				
				Damage Paint toilet door and frame - repaint	6 Fair to Poor				
				Damage Paint kids paint room door - repaint	6 Fair to Poor				
				Damage external front wall - patch and paint	7 Poor				
				Replace floor duct vent opposite kitchen	8 Very Poor				
				Internal Walls - cupboards middle room - repaint	6 Fair to Poor				
				Damage paint - main area wall - repaint	6 Fair to Poor				



Facility Name	Address	City of Bayside Building Condition Audit				Strategic Expenditure for Nominated Sites			
		Overall Condition Rating	Work Items (No.)	Works Item Details	Condition rating	Year of Replacement	Useful life	Replacement Cost all items (2016)	Other facility issues identified
Hampton Senior Citizens Centre		4 Good	4	External walls degraded mortar base 3-5 brick rows around most of building	8 Very Poor	2066 (brick walls) 2076 (timber floor)	15 - 30 years (roof) 35 (kitchen) 6 (toilet)	\$415,939.00	Suspected asbestos in toilets, kitchen, rest rooms; recommendation 'Leave and maintain in current condition. Confirm prior to performing work that may affect the material'
				Internal painting - crack in wall male toilet	7 Poor				
				Internal painting - patch and paint rear wall male toilet	7 Poor				
				Internal painting - crack in wall rear of main hall	7 Poor				
				Gutters and downpipes front porch area	10 Failed - Risk - followed up straight away				
Hampton Scout Hall	6a Willis Street	6 Fair to Poor	13	Potential roof leak back room	5 Fair	2066 (concrete slab, Int walls) 2046 (external walls)	50 years (concrete slab, Int Ext walls) 30 years (external walls)	\$624,485.00	
				Potential roof leak front room	6 Fair to Poor				
				Swelled and missing ceiling panels small room off hall	7 Poor				
				Gutters and downpipes front corner fallen off wall	8 Very Poor				
				Internal painting back left room - repaint	6 Fair to Poor				
				Internal painting front rooms - repaint	5 Fair				
				Internal painting small room off hall - repaint	6 Fair to Poor				
				Internal painting male toilet ceiling - repaint	7 Poor				
				Crack in wall main hall - replace panel	6 Fair to Poor				
				Crack in wall end og main hall - replace panel	6 Fair to Poor				
				Benchtop peeling kitchen- replace bench top	6 Fair to Poor				
				Broken window- back side building - replace	7 Poor				
				Broken window- male toilets - replace glass	8 Very Poor				
				No electricity in building	10 Fail				
Hampton Library	1d Service Street	2 Excellent	16	No works issues identified; not works requiring traders		2076	60 years(concrete slab, Int Ext walls)	\$248,911.00	



City of Bayside Building Condition Audit						Strategic Expenditure for Nominated Sites			
Facility Name	Address	Overall Condition Rating	Work Items (No.)	Works Item Details	Condition rating	Year of Replacement	Useful life	Replacement Cost all items (2016)	Other facility issues identified
			(All '4 Good' or above)			(concrete slab, brick Int Ext walls)	40 (roof) 30 years (external walls)		
Significant condition issue		Moderate/High condition Issue							



Table 30: Council Community Facilities in Hampton – Factors Impacting on Current Utilisation

Facility Name	Current Facility Features	Factors Impacting on Current Utilisation
Hampton Community Centre	<p>Facility has access to private/own outdoor space Includes well used social space at the entrance/foyer Range of spaces and room sizes/activity spaces Includes wet area for art/crafts</p> <ul style="list-style-type: none"> - Hall - designed to fit a maximum of 200 people; access to a secure outside play area and commercial kitchen - The Iverson Room - seating capacity 40-50 people; includes a sink area for tea/coffee or craft activities - The Craft Room - seating capacity 25; direct access to safe outdoor play area and equipment - The Vicky Room - seating capacity 20 - IT Room - with desktop computers - Pottery Room - In-room storage <p>Ethos Urban 2018</p>	<ul style="list-style-type: none"> - Well loved by locals - Welcoming - Empty most afternoons – seniors prefer morning sessions <p><i>Services</i></p> <ul style="list-style-type: none"> - Usage of the facility is currently dominated by older adults - Cannot provide enough strength classes in Hampton – seniors are not comfortable going to a gym - Few middle-aged people (30-45 years; and 50-65 years) currently use the facility - Could offer more programs to support different cultural groups and activities - Day-to-day management of the centre can be time consuming <p><i>Facility</i></p> <ul style="list-style-type: none"> - Not fit-for-purpose: – Limited storage - Does not provide disability access to all areas of the facility - Not soundproof and limits use of some spaces - Current floor plan means that access to spaces is through other rooms impacting on programs - Size of rooms limits the types of activities that can be undertaken at the centre - Age of facility is dated, and significant maintenance required- costly roof repairs and updates to the building (Ethos Urban 2018 adapted by K2 Planning 2019)
Hampton Community Kindergarten	<p>Located in residential street, next to park and adjacent to bus stop</p> <p>Facility issues – staff toilet and storage areas not connected to playroom, small kitchen</p>	<p>Facility issues can be addressed through internal reconfiguration</p> <p>Kindergarten happy with existing layout. Only supports making the outdoor veranda enclosable Bayside Early Years Facilities Plan (2018)</p> <p>Licensed kindergarten places: 48; Current kindergarten enrolment: 35 (BCC Early Years Facility plan 2018)</p>
Helen Paul Kindergarten	<p>Located in residential street, next to park</p> <p>Flat regular shaped site – 810m2</p> <p>No obvious site constraints</p>	<ol style="list-style-type: none"> 1. Offers a beach kindergarten program 2. Group is not held on-site but kindergarten must provide floor area as if the group is on-site 3. Not a purpose-built kindergarten – originally a house

6.



Facility Name		Current Facility Features	Factors Impacting on Current Utilisation
		Attractive and well-maintained outdoor play area – 450m2	4. Some functionality issues – dated, poor disability access, small office, virtually no internal storage, visibility of children's toilet areas 5. Ageing buildings Bayside Early Years Facilities Plan (2018) Licenced kindergarten places: 52; Current kindergarten enrolment: 47 (BCC Early Years Facility plan 2018)
Hampton Maternal and Child Health Centre	<ul style="list-style-type: none"> - Heritage listed building; residential style, large block - Stand-alone centre (not connected to a kindergarten or other service) - Each centre (all of the MCH centres) has two consulting rooms, bathroom, kitchen/kitchenette, waiting room and storage areas. Bayside Early Years Facilities Plan (2018)	Opposite Hampton Primary School; high level of accessibility	
Hampton Children's Playhouse	<ul style="list-style-type: none"> - The facility was established in 1978 by a group of local mothers - It currently operates as a parent co-operative with support from Bayside City Council Ethos Urban 2018	<ul style="list-style-type: none"> - Well loved by community - Accessible home style facility - Flexible community use 	
Hampton Senior Citizens Centre	<ul style="list-style-type: none"> - Single main room, with capacity for 80 people, - Operates seven days a week - Access to a kitchen, toilets and a small office space - Private garden provided at the rear of the property with tables and seating - Facility can host large events - Low cost space for hire - Location – close to train station and shops - Good heating and cooling - Flooring in facility is good for dancing Ethos Urban 2018 	<ul style="list-style-type: none"> - No off-street car parking available to users or operators of the facility - Limited storage available for groups - Outdoor space is not connected to the building and is hard to access - Limited on-street car parking - Lack of different size spaces - Manageing different groups and bookings Ethos Urban 2018	
Hampton Scout Hall	Facility is vacant		Asbestos in facility
Hampton Library	<ul style="list-style-type: none"> - Currently comprises book collection, office with two work spaces and a small meeting room - Size of the collection is appropriate to the role and location of the facility and the surrounding library network 	<ul style="list-style-type: none"> - Close to train station and shops - Library is relatively small and does not have any meeting spaces - Limited space to run programs and activities - Staffing capacity cannot offer more programs or courses 	



Facility Name	Current Facility Features	Factors Impacting on Current Utilisation
	<ul style="list-style-type: none">- Programs are popular and well utilised Ethos Urban 2018	<ul style="list-style-type: none">- Facility does not have space to study/work and therefore does not attract youth- Limited access to technology (e.g. There are 2 public access computers and an OPAC to search the collection) Ethos Urban 2018

Table 31: Hampton Age profile for Community Infrastructure Needs Analysis, 2016, 2026, and 2036

Single Age	2016 Census		2026		2036	
	No	%	No	%	No	%
0	113	0.9	174	1.1	188	1.2
1	125	0.9	177	1.2	192	1.2
2	162	1.2	181	1.2	195	1.2
3	140	1.1	184	1.2	197	1.2
4	162	1.2	185	1.2	198	1.2
5	177	1.3	185	1.2	199	1.2
6	201	1.5	187	1.2	199	1.2
7	188	1.4	185	1.2	200	1.2
8	175	1.3	184	1.2	200	1.2
9	208	1.6	184	1.2	200	1.2
0-4 years	702	5.3	901	5.9	970	6.0
0-5 years	879	6.6	1086	7.2	1169	7.3
5-9 years	1651	12.5	1826	12.0	1968	12.2
70 and over	1,414	10.7	1,912	12.6	2,334	14.5
Service ages						
0 to 4 years	699	5.3	901	5.9	969	6.0
5 to 11 years	1,382	10.4	1,285	8.5	1,392	8.7
12 to 17 years	1,234	9.3	1,139	7.5	1,142	7.1
18 to 24 years	1,022	7.7	1,255	8.3	1,216	7.6
25 to 34 years	1,030	7.8	1,690	11.1	1,789	11.1
35 to 49 years	2,941	22.2	3,252	21.4	3,621	22.5
50 to 59 years	2,118	16.0	2,046	13.5	2,012	12.5
60 to 69 years	1,403	10.6	1,691	11.1	1,603	10.0
70 to 84 years	1,111	8.4	1,592	10.5	1,876	11.7
85 and over years	303	2.3	320	2.1	458	2.8
Total	13,247	100	15,171	1,209	16,078	100



Table 32: Benchmarks used to develop analysis of need⁴

Service Type	Trigger
Early Years	
Four Year Old Kindergarten Programs	2.3 double 4 year old kindergarten facilities for every 10,000 people. 3.8 double kindergarten facilities (2 rooms) per 1,000 zero to four year olds. 1 kindergarten place for every 4 year old. Additionally, 3.25 sqm per child of indoor space and 7 sqm of outdoor space (total of 10.25 sqm per child).
Three Year Old Supervised Activity Groups	In addition to the two rooms proposed to meet the needs of 4 year old kindergarten, a third room offering places for 1/3 of all 3 year olds.
Maternal & Child Health Services	8.7 centres per 100,000 total population, or 7.1 centres per 1000 births 1.4 dual M&CH centres per 1,000 zero to four year olds.
Playgroups	40 playgroups for every 100,000 people 6.5 playgroups per 1,000 zero to four year olds
Occasional Child Care Centres	3.2 centres per 100,000 people 5.3 centres per 10,000 0-4 year olds 1.7 places per 100 0-4 year olds
Long Day Child Care Centres	1.6 long day child care centres per 10,000 people. 2.7 centres per 1,000 zero to four year olds 23 places per 100 zero to four year olds
Outside School Hours Care Centres	21.4 places per 100 children aged 5-9 years
Toy Libraries	4.6 facilities for every 100,000 people
General Community Services	
Centre Based Libraries	1 Library per 30,000-60,000 people
Neighbourhood House Programs	1 Neighbourhood House per 20,000 people
Community Meeting spaces - Small	1 1-20 people venue per 4,000 people
Community Meeting spaces - Small to Medium	1 21-50 people venue per 8,000 people
Community Meeting spaces - Medium	1 51-100 people venue per 8,000 people
Community Meeting spaces - Medium to Large	1 101-200 people venue per 8,000 people
Community Meeting spaces - Large	1 200+ people venue per 20,000 people
Youth Facilities	Youth friendly spaces designed as part of Level 1 multi-purpose council community centres (1 Centre per 8,000 people)
Youth Resource Centres	1 youth resource centre incorporated within Level 3 multi-purpose Council community centres) per 30,000 – 60,000 people
Multi-purpose Community Centres - Small	1 Level 1 or 2 multi purpose community centre per 8,000 to 10,000 people
Multi-purpose Community Centres - Medium	1 per 40,000 to 50,000 people
Arts and Cultural Facilities	
Community Art Space - Flexible, Multipurpose, Shared Use	Spaces to be provided within Level 1 Multi-Purpose Community Centre (1 per 8,000 to 10,000 people)
Performing Art or Exhibition Facilities - Co-located, Dedicated Space	1 co-located (e.g. government secondary college) performing arts facility per 40,000 to 60,000 people
Community Arts Centre	1 Level 3 community arts centre per 40,000 to 60,000 people
Public Art	1 Level 3 Public Art project per 40,000 to 60,000 people
Aged & Disability	
Seniors' Groups - Small	Access to 1 large multi-purpose meeting space per 8 to 10,000 people (within designated Level 1 multi-purpose community centre)
Seniors' Groups - Medium	Access to 1 multi-purpose meeting space per 40,000 to 60,000 people (within each multi-purpose community centre).

⁴ Initially developed by Australian Social and Recreational Research Pty Ltd, accessible online: <https://vpa-web.s3.amazonaws.com/wp-content/uploads/2016/07/Planning-for-Community-Infrastructure-in-Growth-Areas-%E2%80%93-April-2008.pdf>



Service Type	Trigger
Planned Activity Group - Seniors, Home and Community Care	<i>1 PAG per 40,000 to 60,000 people: Level 3</i>
Delivered Meals Dispatch Facility	<i>1 Dispatch facility per 40,000 to 60,000 people: Level 3.</i>
Residential Aged Care	<i>44 low and 44 high level beds per 1,000 people aged 70 years and over (average of 60 beds per facility in Victoria)</i>

Meeting room space requirements

Service Type	Trigger
Seniors' Groups Meeting Space	<i>Access to 1 large multipurpose meeting space per 8 to 10,000 people (within designated Level 1 multipurpose community centre).</i>
Planned Activity Group - Seniors, Home and Community Care	<i>1 PAG per 40,000 to 60,000 people: Level 3</i>
Meeting Space Sizes	Small meeting room – 50-100 sq mtr Medium meeting room – 100-250 sq mtr Large meeting room – 400 sq mtr

Source: Adapted from ASR 2008 *Planning for Community Infrastructure in Growth Areas*



Table 33: Hampton Current Community Facilities

	Services	Places
Early Years		
Four Year Old Kindergarten Programs	2	100
Three Year Old Supervised Activity Groups	2	88
Maternal & Child Health Services	1	
Playgroups (Facilities)	2	
Occasional Child Care Centres	2	
Long Day Child Care Centres		
Outside School Hours Care Centres	1	
Toy Libraries	1	
General Community Services		
Centre Based Libraries	1	
Neighbourhood House Programs		
Community Meeting spaces - Small	2	
Community Meeting spaces - Small to Medium	2	
Community Meeting spaces - Medium	1	
Community Meeting spaces - Medium to Large		
Community Meeting spaces - Large		
Youth Facilities		
Youth Resource Centres		
Multi-purpose Community Centres - Small	1	
Multi-purpose Community Centres - Medium		
Arts and Cultural Facilities		
Community Art Space - Flexible, Multipurpose, Shared Use		
Performing Art or Exhibition Facilities - Co-located, Dedicated Space		
Community Arts Centre		
Public Art		
Aged & Disability		
Seniors' Groups - Small	1	
Seniors' Groups - Medium	1	

NB: This table was compiled based on information provided by the Bayside City Council about current community facility utilisation in Hampton. It provides a base for the benchmark assessment of future demand.



Table 34: Analysis of Service and Facility Need – Hampton

Service Type	2016	2026	2036
	13,247	15,171	16,078
Early Years			
Four Year Old Kindergarten Programs	For total population: 3 facilities For zero to four year olds: 2.7 facilities or 162 places Minimum indoor and outdoor space of: 1660.5 sqm	For total population: 3.5 facilities For zero to four year olds: 3.4 facilities or 185 places Minimum indoor floor space of: 1896.3 sqm	For total population: 3.7 facilities For zero to four year olds: 3.7 facilities or 198 places Minimum floor space of: 2029.5 sqm
Three Year Old Supervised Activity Groups	53.5 places Minimum indoor and outdoor space of: 548 sqm	61.1 places Minimum floor space of: 625.8 sqm	65.3 places Minimum floor space of: 669.7 sqm
Maternal & Child Health Services	For total population: 1.2 facilities For number of births: 0.8 facilities or 0.8 M&CH nurses Minimum floor space of: 72.2 sqm	For total population: 1.3 facilities For number of births: 1.2 facilities or 1.2 M&CH nurses Minimum floor space of: 111.2 sqm	For total population: 1.4 facilities For number of births: 1.3 facilities or 1.3 M&CH nurses Minimum floor space of: 120.1 sqm
Playgroups	For total population: 5.3 playgroups For zero to four year olds: 4.6 playgroups Minimum floor space of: 456.3 sqm	For total population: 6.1 playgroups For zero to four year olds: 5.9 playgroups Minimum floor space of: 585.7 sqm	For total population: 6.4 playgroups For zero to four year olds: 6.3 playgroups Minimum floor space of: 630.5 sqm
Occasional Child Care Centres	For total population: 0.4 centres For zero to four year olds: 0.4 centres or 11.9 places Minimum floor space of: 37.2 sqm	For total population: 0.5 centres For zero to four year olds: 0.5 centres or 15.3 places Minimum floor space of: 47.8 sqm	For total population: 0.5 centres For zero to four year olds: 0.5 centres or 16.5 places Minimum floor space of: 51.4 sqm
Long Day Child Care Centres	For total population: 2.1 centres For zero to four year olds: 1.9 centres or 161.5 places Minimum floor space of: 189.5 sqm	For total population: 2.4 centres For zero to four year olds: 2.4 centres or 207.2 places Minimum floor space of: 243.3 sqm	For total population: 2.6 centres For zero to four year olds: 2.6 centres or 223.1 places Minimum floor space of: 261.9 sqm
Outside School Hours Care Centres	353.6 places	391.1 places	421.5 places
Toy Libraries	0.6 facilities Minimum floor space of: 60.9 sqm	0.7 facilities Minimum floor space of: 69.8 sqm	0.7 facilities Minimum floor space of: 74 sqm
General Community Services			
Centre Based Libraries	Between 0.2 & 0.4 libraries Minimum floor space of: 507.8 sqm	Between 0.3 & 0.5 libraries Minimum floor space of: 581.6 sqm	Between 0.3 & 0.5 libraries Minimum floor space of: 616.3 sqm
Neighbourhood House Programs	0.7 programs	0.8 programs	0.8 programs
Community Meeting spaces - Small	3.3 small meeting spaces	3.8 small meeting spaces	4 small meeting spaces
Community Meeting spaces - Small to Medium	1.7 small to medium meeting spaces	1.9 small to medium meeting spaces	2 small to medium meeting spaces
Community Meeting spaces - Medium	1.7 medium meeting spaces	1.9 medium meeting spaces	2 medium meeting spaces
Community Meeting spaces - Medium to Large	1.7 medium to large meeting spaces	1.9 medium to large meeting spaces	2 medium to large meeting spaces
Community Meeting spaces - Large	0.7 large meeting spaces	0.8 large meeting spaces	0.8 large meeting spaces
Youth Facilities	1.7 facilities	1.9 facilities	2 facilities



Service Type	2016	2026	2036
	13,247	15,171	16,078
Youth Resource Centres	Between 0.2 & 0.4 centres	Between 0.3 & 0.5 centres	Between 0.3 & 0.5 centres
Multi-purpose Community Centres - Small	Between 1.3 & 1.7 small community centres Minimum floor space of: 695.5 sqm	Between 1.5 & 1.9 small community centres Minimum floor space of: 796.5 sqm	Between 1.6 & 2 small community centres Minimum floor space of: 844.1 sqm
Multi-purpose Community Centres - Medium	Between 0.3 & 0.3 medium community centres	Between 0.3 & 0.4 medium community centres	Between 0.3 & 0.4 medium community centres
Arts and Cultural Facilities			
Community Art Space - Flexible, Multipurpose, Shared Use	Between 1.3 & 1.7 art spaces	Between 1.5 & 1.9 art spaces	Between 1.6 & 2 art spaces
Performing Art or Exhibition Facilities - Co-located, Dedicated Space	Between 0.2 & 0.3 facilities	Between 0.3 & 0.4 facilities	Between 0.3 & 0.4 facilities
Community Arts Centre	Between 0.2 & 0.3 centres	Between 0.3 & 0.4 centres	Between 0.3 & 0.4 centres
Public Art	Between 0.2 & 0.3 art projects	Between 0.3 & 0.4 art projects	Between 0.3 & 0.4 art projects
Aged & Disability			
Seniors' Groups - Small	1.7 groups	1.9 groups	2 groups
Seniors' Groups - Medium	Between 0.2 & 0.3 groups	Between 0.3 & 0.4 groups	Between 0.3 & 0.4 groups
Residential Aged Care	62.2 high and low care beds	84.1 high and low care beds	102.7 high and low care beds
Active Outdoor Sport and Recreation and Passive Open Space			
Active Open Space Reserves - Small	2.2 small reserves	2.5 small reserves	2.7 small reserves
Active Open Space Reserves - Medium to Large	0.3 large reserves	0.3 large reserves	0.3 large reserves
Neighbourhood Active Open Space Reserve - Pavilions (Small)	2.2 small pavilions	2.5 small pavilions	2.7 small pavilions
Neighbourhood Active Open Space Reserve - Pavilions (Medium)	0.3 medium pavilions	0.3 medium pavilions	0.3 medium pavilions
Tennis Facility - Stand Alone	Between 0.4 & 0.5 facilities	Between 0.4 & 0.6 facilities	Between 0.5 & 0.6 facilities
Tennis Facility - Included with a Pavilion	Between 0.4 & 0.5 facilities	Between 0.4 & 0.6 facilities	Between 0.5 & 0.6 facilities
Lawn Bowls Facility	0.3 facilities	0.4 facilities	0.4 facilities
Outdoor Netball Facility - Stand Alone	3.8 courts	4.3 courts	4.6 courts
Outdoor Netball Facility - Co-located	0.8 x 2 courts	0.9 x 2 courts	1 x 2 courts
Outdoor Netball Facility - Stand Alone - Medium	0.3 x 8 courts	0.3 x 8 courts	0.3 x 8 courts
Indoor Recreation			
Council Indoor Aquatic/Fitness Centres or Leisure Centres	0.3 centres	0.4 centres	0.4 centres
Council Indoor Recreation Centres or Stadiums (Hard Court) - Small	0.7 centres	0.8 centres	0.8 centres
Council Indoor Recreation Centres or Stadiums (Hard Court) - Medium	0.3 centres	0.4 centres	0.4 centres

NB: This full analysis does NOT take into account the current provision of services and facilities and represents an **overall assessment of demand for the area**.

Some addressed uses in the above table have not been provided for Table 14 and Table 17 of this report, as it is assumed their demand is too negligible to warrant construction (for example, 0.3 medium sports pavilions), or they have already been provided for and there is no 'gap' to fill.



Table 35: Future Planning

Facility Name	Potential Changes to Service and/or Facility - Ethos Urban Consultations
Hampton Community Centre	<p>A place to build community pride and create a community meeting space</p> <p>New purpose-built facilities with better light and lower building maintenance</p> <p>Improved access to technology/spaces for computer programs</p> <p>Need to attract users of all ages - particularly young people and adults</p> <p>Need to cross promote programs and activities to users</p> <p>Improved storage in all rooms</p> <p>Opportunity to provide spaces and programs to service the surrounding traders, for example an AGM meeting space, first aid course, worker space.</p> <p>The U3A is currently looking for classrooms and administration space within the Hampton area</p>
Hampton Community Kindergarten	<p>Facility issues can be addressed through internal reconfiguration</p> <p>Kindergarten happy with existing layout. Only supports making the outdoor veranda enclosable.</p>
Helen Paul Kindergarten	<p>Site moderately saleable – zoned PPRZ (would have to be rezoned) large flat block, in local street, attractive setting; Local primary schools - 1.5Kms</p>
Hampton Maternal and Child Health Centre	<p>The centres have the capacity to provide for additional demand</p>
Hampton Children's Playhouse	<p>The existing President of the Playhouse was interviewed for this project and identified that the range of spaces is a key component of its success.</p> <p>It includes: Quiet corner; Pre-walker; Craft areas; Smaller spaces with targeted activities; Kitchen.</p>
Hampton Senior Citizens Centre	<p>Bigger facility with a variety of spaces</p> <p>Availability of better storage solutions</p> <p>Access to technology and amenities (e.g. projection screen)</p> <p>Help with the administration and operation of the space</p> <p>Updated spaces with good heating and cooling</p> <p>Good lighting and ramps for access Some concern expressed regarding intergenerational programming (young people)</p>
Hampton Scout Hall	<p>Larger spaces with meeting spaces and increased diversity of users</p> <p>Retain access to a book collection of similar size to the existing</p> <p>Provide space for people to study and work quietly – this should include space to work on electronic devices and free Wi-Fi</p> <p>Provide spaces that increase opportunities to continue to deliver programs (e.g. story time and book clubs), noting that any increase would require additional staff</p> <p>Providing work/study space would assist in attracting a wider range of users to the facility</p> <p>There are potential synergies with the Hampton Community Centre (e.g. computer literacy programs) as well as</p>
Hampton Library	<p>Maternal and Child Health, noting that the library already has links to this service through the 'baby book bag' program.</p> <p>Provide opportunities for people to formally and informally meet and socialise.</p> <p>Bayside Library Services: Future Stories (2018) incorporates findings from the Library Service Review (2016), community consultation and best practice. The paper presents the notion of libraries as critical 'anchor' tenants in activity centres and as synergistic spaces for other community services. Two options are presented for the Hampton Library: 1. repurpose the existing library as an "innovative centre for learning" and expand the mix of spaces and services offered (e.g. 'third space'/co-working space); or 2. redevelop and include the library in a "Hampton Hub" that will integrate with other community services, increase required floorspace and be a focal point in the public realm.</p>

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