

# Brighton Recreational Centre Social Infrastructure Assessment

May 2018



Attachment 1



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## Executive Summary

Brighton Recreational Centre is located on Outer Crescent, Brighton and is part of the Bayside Cluster of Community Centres. The Centre is currently operated by a not-for-profit community-based organisation, leasing the Council owned building. The Centre provides a range of services and spaces, catering to the needs of a range of different user groups of varying ages and abilities.

A social infrastructure assessment of the Centre has been completed. This analysis will assist Council in determining the appropriate mix of spaces and functions that could ultimately be provided within an upgraded or completely redeveloped and reconfigured facility.

This report provides Council with an evidence base to assist in the future planning and re-design of the Centre based on the analysis of policy, population and demographic trends, community and stakeholder issues and aspirations and review of current spaces and programs offered at the facility.

A range of community and stakeholder views have been incorporated into this report. This input has been gathered through a community survey which attracted 219 people respondents – a high participation for a project of this scale. The project team have undertaken one workshop with the Board to discuss key issues, opportunities and future directions for the Centre as well as a meeting with the current management staff of the facility.

### Key Findings

This report contains analysis of the type of activities currently undertaken at the Centre, and utilisation of programs. It also contains an evaluation of design and operation issues associated with the facility in its current condition. Key findings from the analysis of space and program utilisation data are summarised below.

Analysis	Key Findings
Type of programs and activities	<ul style="list-style-type: none"> <li>The Brighton Recreational Centre currently hosts a range of activities and programs to people of different ages.</li> <li>The Centre currently has a focus on programs and courses aimed at pre-school / school aged children and older people.</li> <li>There are a limited number of classes and programs targeted to young people (teenagers).</li> <li>More information is needed regarding the viability and future funding arrangements associated with the occasional care program.</li> </ul>
Well-utilised and popular programs	<ul style="list-style-type: none"> <li>Ballet / dance programs.</li> <li>Art programs.</li> <li>Squash (based using two of the three courts - the other squash court is used by the dance programs).</li> <li>Gymnastics.</li> <li>Pottery classes.</li> <li>Sewing classes.</li> <li>Martial Arts (Taekwondo, Chi)</li> <li>Card game groups.</li> <li>Holiday program.</li> <li>Yoga and Pilates classes.</li> <li>Language classes</li> </ul>

Analysis	Key Findings
<b>Design and operation issues</b>	<ul style="list-style-type: none"> <li>The facility is aging and lacks contemporary design features (natural light, flexible meeting rooms, waiting areas, spaces for socialisation, commercial space-cafe).</li> <li>The building lacks storage and spaces for group administration.</li> <li>The positioning of the existing centre has minimal interface and connection and access with the neighbouring Wilson Recreation Reserve.</li> <li>Many of the existing spaces within the Centre are not fit-for-purpose and require significant set up and pack down between activities.</li> <li>Access to car parking for the users and staff of the Centre is a significant issue.</li> </ul>

## Recommendations

This assessment recommends that the Brighton Recreational Centre is redeveloped as a multi-level facility, including demolition of the existing building. The redeveloped centre should perform a local role, catering to the needs of the Brighton community and surrounding areas.

Because the existing Centre has minimal interface and connection and access with the neighbouring Wilson Reserve the recommendation is to take a whole site approach and Master Plan the Wilson Reserve and the Centre for redevelopment. This would provide a more functional space with off-road access and a larger footprint over one floor.

The following principles are presented to guide the future redevelopment of the Brighton Recreational Centre based on the analysis of strategic policy, population and demographic profile and trends, findings from consultation and review of existing spaces and programs provided at the facility.

- Provide flexible and adaptable spaces to meet the changing needs of the Brighton community.
- Encourage people of all ages and abilities to access and use the centre.
- Support gymnastics as a core function of the Brighton Recreational Centre.
- Ensure the facility is accessible by all modes of transport, particularly walking and cycling.
- Encourage indoor and outdoor passive activities and connections to the adjacent parkland.
- Centre provides a range of physically active, creative, learning and social activities and programs.

The table below summarises the key functions and spaces to be included in the new facility.

	Description	Comments
<b>Dedicated Gymnastics Space</b>	<ul style="list-style-type: none"> <li>Bayside continues to have strong participation rates in gymnastics.</li> <li>The Brighton Recreational Centre currently provides a range of gymnastics programs which are well utilised and in high demand.</li> <li>Any future facility should include space for caregivers / guardians to observe classes.</li> <li>Council should liaise with Gymnastics Victoria to determine the appropriate standard and fit-out of this space.</li> </ul>	Details and size of space to be TBC confirmed in collaboration with the relevant Gymnastic Association and consideration of built form and site constraints.



	Description	Comments
<b>Dedicated Occasional Care Space</b>	<p>Explore the potential to provide a dedicated space for occasional care. The viability of this program will be dependent on the funding models available to the centre. As such further investigation should be undertaken to determine whether the delivery of occasional care is viable under the reformed legislative and funding arrangements.</p> <p>There may be opportunities to continue to operate the school holiday program, and potentially expand to outside of hours care in this space.</p>	Requires further consideration as to who would be the tenant for this space or whether it needs to be flexible to accommodate a range of different programs.
<b>Large Multi-Purpose Meeting Room</b>	<p>Two large multi-purpose rooms with the capacity to accommodate 60 – 100 people.</p> <p>These spaces could support health and wellbeing programs (e.g. dance, yoga, martial arts). It could also accommodate AGMs or other large meetings.</p> <p>These spaces could also be used for community events and private gatherings.</p>	<p>Two x 90-100-person rooms which could be connected to create a flexible 200 person space.</p> <p>Access to kitchen important</p>
<b>Medium Sized Meeting Rooms</b>	<p>Four medium sized multi-purpose rooms with space for 20-40 people</p> <p>These spaces could accommodate arts and crafts, language programs, community gathering (e.g. cards etc.).</p>	<p>Combination of wet areas and dry areas to support art and craft activities important.</p> <p>Location and soundproofing of these spaces is important.</p>
<b>Purpose built pottery space</b>	A purpose-built pottery space is required to support the existing well utilised pottery program.	Storage and drying room are important factors
<b>Dedicated Youth Space</b>	It is recommended that Council undertake consultation with local youth to determine what should constitute a dedicated youth space (e.g. informal foyer area, gaming room, rehearsal space).	Access to the neighbouring open space important.
<b>Interface with Wilson Recreation Reserve</b>	<p>The redevelopment of the Brighton Recreational Centre should incorporate an active interface and connection with Wilson Recreation Reserve.</p> <p>There is also potential to incorporate informal play spaces adjacent to the Centre (e.g. half-court basketball, ball practice wall) to encourage unstructured play.</p>	<p>Social recreation opportunities close the indoor centre is important-half basketball court etc.</p> <p>Wilson Research could include an integrated half court, climbing wall, parkour etc.</p>
<b>Private commercial partner- Café use</b>	Contemporary community facility models include a commercial use into the building to support social activities and can create an attractor to the site or location to sit before, during or after activities.	To be explored as design options are developed and commerciality assessment is completed.
<b>Amenities</b>	<ul style="list-style-type: none"> <li>Reception area</li> </ul>	

	<ul style="list-style-type: none"> <li>• Office space</li> <li>• Kitchenette</li> <li>• Change room facilities</li> <li>• Storage</li> <li>• Wet areas</li> <li>• Access to technology</li> <li>• Seating</li> <li>• Heating/cooling</li> <li>• Access to natural light</li> </ul>	
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The following other key considerations and opportunities are identified for consideration in the redevelopment of the Brighton Recreational Centre

- **Car parking** - emerged as a significant issue from consultation with the Centre staff, Board and the wider community. The redevelopment of the Brighton Recreational Centre should explore a range of options to incorporate on-site car parking including basement parking as a preference. Car parking should not be provided at the expense of providing an active and attractive interface with Outer Crescent and the Wilson Recreation Reserve.
- **Flexible working spaces** - There is potential to provide flexible working spaces available for hire. These spaces may be attractive to local service/program providers as well as members of the wider community.
- **Retail or café** – There may be potential to provide a retail use at the facility. This could include a café or gymnastics and dance uniform shop.
- **Function space** – The opportunity exists to incorporate a function space within the redeveloped facility.

### Next Steps

The next steps to progress the recommendations contained in this report include:

- Confirmation of recommended spaces and activities
- Identification and brokering of potential delivery partners (if appropriate for example café or retail)
- Indicative floor space requirements and development of concept design
- Establish a Project Control Group for the redevelopment of the Brighton Recreational Centre, including representatives from the current Board, to input into the design and redevelopment of the facility
- Ongoing consultation with:
  - Brighton Community Centre Board, management and staff,
  - Brighton community,
  - Operators of existing program, and
  - Other key stakeholders as identified.

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## 1.0 Introduction & Context

Brighton Recreational Centre is a multi-purpose community facility. The building is owned by Council and is currently operated by a not-for-profit community-based organisation. It is a well-loved and busy community facility.

A social infrastructure assessment of the Brighton Recreational Centre has been completed. This analysis will assist Council in determining the appropriate mix of spaces and functions that could ultimately be provided within an upgraded facility.

Based on the information provided to the project team the Brighton Recreational Centre could either be upgraded and reconfigured or completely redeveloped with a new facility. This report provides Council with an evidence base to assist in the future planning and re-design of the Centre based on the analysis of policy, population and demographic trends, community and stakeholder issues and aspirations and review of current spaces and programs offered at the facility.

### 1.1 Methodology

The project has been undertaken over three stages, as summarised below:

1. **Inception** – Confirm project scope, engagement approach and timeframes.
2. **Information gathering** – Review policy, analyse population and demographic profile, undertake an assessment of existing facilities, services and programs and assess future demand and community needs. Community consultation in the form of a survey and listening posts was also undertaken during this stage (described further below).
3. **Reporting** – Preparation of a report summarising key findings and develop a recommendation for the future Brighton Recreational Centre.



### **1.1.1 Consultation**

A range of community and stakeholder views have been incorporated into this report.

- **Community Survey**

A community survey was undertaken to gain a greater insight into the community's use of the Brighton Recreational Centre and to understand future needs and aspirations for the facility. The survey was also designed to understand why particular community members may not use the Centre. The consultant team undertook a series of listening posts to promote the project and undertake the survey with community members.

In total, 219 people responded to the survey. The results from this consultation are presented at Chapter 3.

- **Consultation with Brighton Recreational Centre Board**

The project team have undertaken one workshop with the Board of the Brighton Recreational Centre to discuss key issues, opportunities and future directions for the centre.

## 2.0 The Centre in Context

### 2.1 The Centre & Surrounds

Brighton Recreational Centre is located on Outer Crescent, Brighton and is part of the Bayside Cluster of Community Centres. The centre is currently operated by a not-for-profit community-based organisation, leasing the Council owned building. The centre currently provides a range of services and spaces, catering to the needs of a range of different user groups of varying ages and abilities.

The Centre is located on a 2,415m<sup>2</sup> allotment, with a 40m frontage to Outer Crescent. Access is gained via a driveway along the southern boundary of the site to Outer Crescent. This driveway can also accommodate a maximum of two staff vehicles. Bicycle parking is provided at the front of the facility.

The site currently has no direct access to the adjacent parkland.

**Figure 1. Site and Surrounds**



#### 2.1.1 Spaces & Operations

The facility operates seven days a week:

- Monday to Thursday - 9am – 9.30pm
- Friday – 9am – 7pm
- Saturday/Sunday - 9am – 4.00pm

The centre is comprised of several rooms which are utilised for a range of activities. There are six activity rooms, three squash courts and a gym. Additionally, there are staff offices, storage rooms, kitchen facilities, amenities and change rooms which are available for all users of the facility. A general description of these spaces is provided below

The centre provides a range of different spaces and programs:

- Occasional Care, three-year old kindergarten and a school holiday program;
- Short and long courses (e.g. languages, crafts and hobbies);
- Sport and fitness (e.g. yoga, ballet, gymnastics);
- Community meeting and sports rooms available for hire (e.g. squash court and traditional meeting spaces).

Room	Description
Fisher Room & Crèche	<ul style="list-style-type: none"> <li>• The Fisher Room is located to the east of the foyer and has a total area of 121m<sup>2</sup>.</li> <li>• The Crèche is accessible from the Fisher Room and has a total area of 29m<sup>2</sup>.</li> <li>• Direct access to junior amenities as well as access to a kitchen located adjacent to the Crèche.</li> <li>• Both rooms have access to the sand pit and playground area located on the northern boundary of the property adjacent to the squash courts.</li> </ul>
The MAT Room	<ul style="list-style-type: none"> <li>• Total area of 59m<sup>2</sup> and is located opposite the Fisher Room</li> <li>• Room is accessible from the foyer</li> <li>• Access to amenities and cleaner storage facilities</li> </ul>
Pottery Room	<ul style="list-style-type: none"> <li>• Located off from the MAT Room</li> <li>• Total area of 41m<sup>2</sup></li> <li>• Contains kiln, wet area and display/drying area</li> </ul>
The Club Room / Bryson Room	<ul style="list-style-type: none"> <li>• Centrally located within the building, adjacent to the kitchen and office</li> <li>• Accessible from the main access corridor</li> <li>• Room is approximately 46m<sup>2</sup></li> </ul>
Squash Courts (x3)	<ul style="list-style-type: none"> <li>• Three squash courts each with an area of 62m<sup>2</sup></li> <li>• Located at the northern rear side of the building</li> </ul>
Meeting room	<ul style="list-style-type: none"> <li>• Located adjacent to the squash courts and gym towards the rear of the centre</li> <li>• Total area of 24m<sup>2</sup></li> </ul>
Gymnastics room	<ul style="list-style-type: none"> <li>• Total area of 399m<sup>2</sup></li> <li>• Located at the rear of the building, accessible from the main corridor</li> <li>• Space was recently improved to increase the area of the sprung floor</li> </ul>

### 2.1.2 Public Transport Access

The site is serviced by a range of public transport options, including inbound and outbound bus stops along New Street (three stops within 300m of subject site) and the Middle Brighton and North Brighton railway stations located, respectively, 565m south-east and 830m north-east of the facility.

### 2.1.3 Surrounding Land Uses

Immediately surrounding the site are a range of community uses including Brighton Grammar school to the west, The Crescent Brighton retirement village to the south, Wilson Reserve to the north and Bayley House (disability support) to the east. The wider area is characterised by a mix of local education, cultural, entertainment, community, health and recreation uses, set within a predominately detached, suburban environment.

Figure 2 illustrates the extent of community facilities and services surrounding the Brighton Recreational Centre.

**Figure 2. Map of surrounding community infrastructure, Brighton**





## 2.2 Policy Context

A review of relevant local and state policies has been undertaken to determine the trends and strategic directions guiding community infrastructure provision in Bayside and Brighton. **Appendix A** includes a detailed policy review, of which a summary of key themes is presented below.

### Support for flexible community facilities

The *Bayside Council Plan 2017-2021* and *Bayside Community Plan 2025* identify seven domains of liveability that when combined, contribute to good placemaking. The policies promote the provision of integrated spaces and services that meet intergenerational needs of the Bayside community. These spaces should also be flexible and meet changing local needs.

Community facilities are ideally co-located with compatible types of development (e.g. aged care and retirement) highly accessible, equitable and well-designed spaces and provide value-adding services that build capacity and resilience in the community. Such services may include community education programs, mental wellbeing and support services, health literacy, arts and cultural involvement, volunteering, recreation opportunities etc.

### Promotion of intergenerational spaces and services

Bayside City Council's *Wellbeing for All Ages and Abilities Strategy, 2017-2021* also prioritises the provision of 'universal services' which promote healthy living and ageing of people of across all life stages and abilities.

### Encouraging sport and leisure

The *Bayside Open Space Strategy (2012)* acknowledges that open space plays an important role in contributing to community health and wellbeing. As the community of Bayside grows and changes, so too do the demands and needs of the open space network. The Strategy advocates that open spaces are flexible and capable of responding to changing community needs and to ensure equitable access to the overall open space network.

The *Bayside Recreation Strategy (2013)* establishes the vision "to create a healthy and active Bayside". This Strategy acknowledges the popularity of the Brighton Recreation Centre and the ageing condition of the facility. It acknowledges the importance of indoor recreational facilities as well as their growing significance as the population ages.

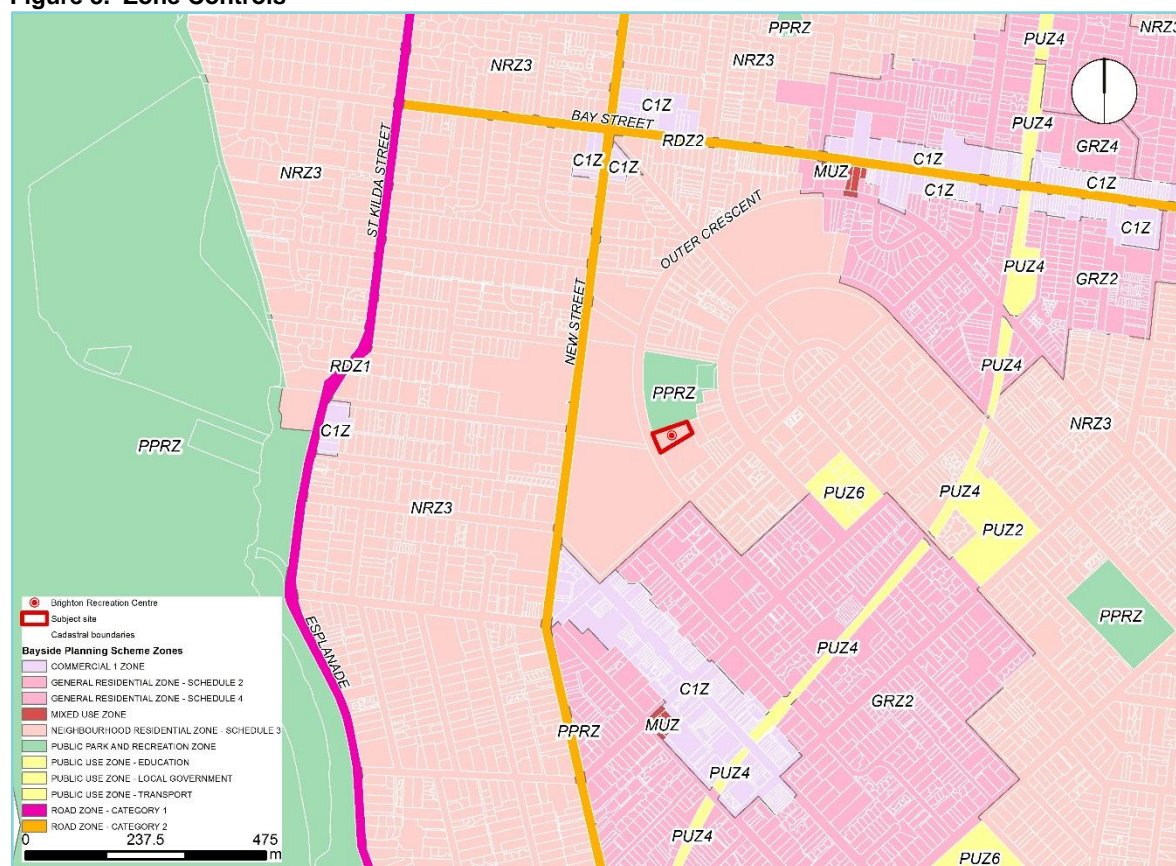


## 2.2.1 Planning Controls

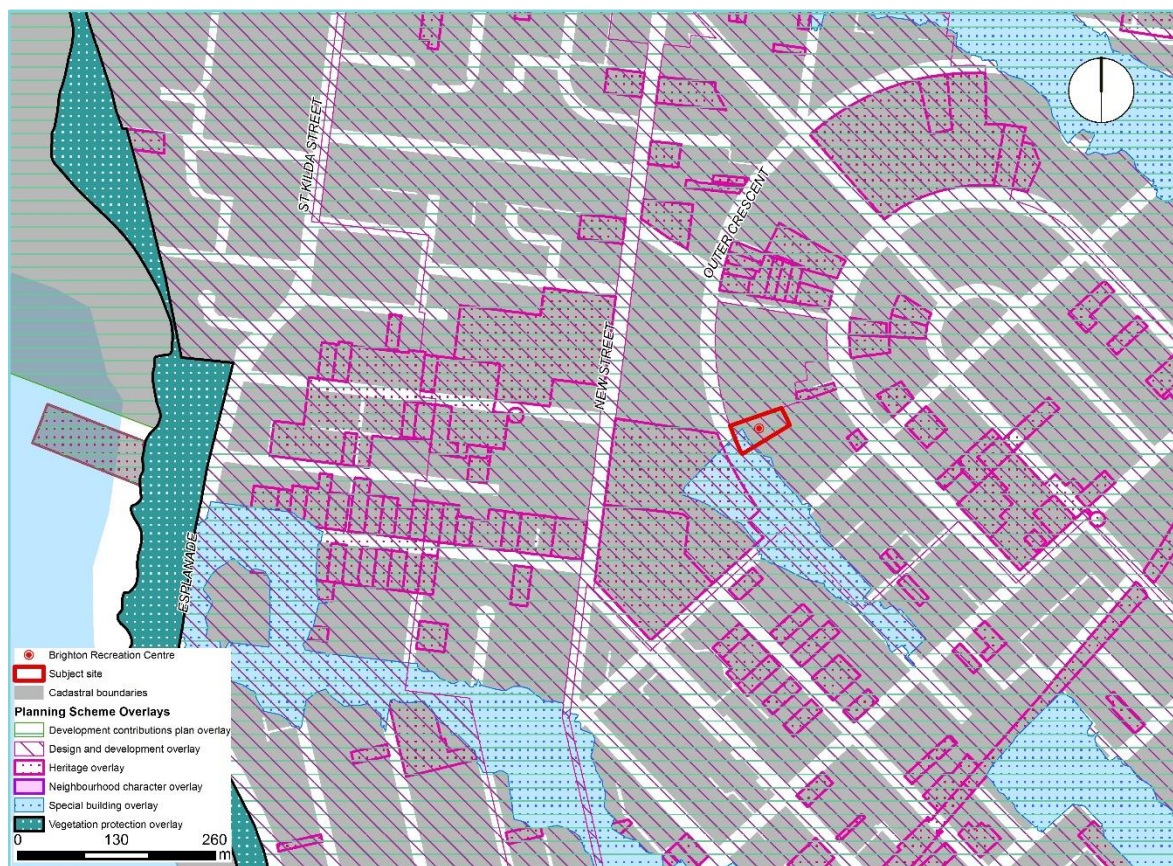
The site is located within the Neighbourhood Residential Zone and affected by three overlays which impact the future redevelopment potential of the site. These include:

- **Special Building Overlay (SBO)** – the south-western portion of the site is within an identified overland flow path, subject to inundation from the local drainage system. Any redevelopment of the site would need to ensure that flood storage volumes and flow paths remain unobstructed.
- **Design and Development Overlay (DDO3)** – requires new site development to achieve built form and urban design outcomes that complement the prevailing character and amenity of the surrounding area. In the DDO Schedule 3 area, this means maintaining a predominately two storey height and designing buildings within a landscaped garden setting to achieve concordant scale and rhythm.
- **Development Contributions Plan Overlay (DCPO)** – sets requirements for levying infrastructure, services and facilities prior to the commencement of development on the site. Given that the site is owned by Council, the requirements of this provision do not apply.

Figure 3. Zone Controls



**Figure 4. Overlay Controls**





## 2.3 Population & Demographic Profile

The following key observations are made in respect of the current and future demographic characteristics of Brighton. A detailed demographic profile is also provided at Appendix B.

### The most populated suburb in Bayside

Brighton has the highest usual resident population of all suburbs within City of Bayside, totalling 25,047 people. This represents 24% of Bayside's entire population.

By 2036, Brighton's population is expected to increase by 12% to approximately 28,042. This growth suggests a need for additional community infrastructure that is fit-for-purpose and meets changing needs.

### An older population profile

The population of Brighton currently has a 'top heavy' age profile, with many empty nesters, retirees, seniors and elderly aged between 60-85+ years. A demographic trend which is forecast to continue to 2036. The suburb contains a smaller proportion of children and youth compared to the municipal average.

There is also an emerging young workforce living in Brighton, with a growing number of residents aged 20-34 years living in the area.

### A high proportion of families, with a growing number of lone person households

There is currently a high proportion of couple households – both with and without children – living in Brighton. Couples with dependents currently represent a third (33%) of all households, a slightly smaller proportion than the municipal average (37%) and comparable proportion to Greater Melbourne (35%). Couple households without children, representing 26% in Brighton and 24% in City of Bayside and Greater Melbourne respectively.

Brighton, the City of Bayside and Greater Melbourne all contain a similar proportion of lone person households (24%, 23% and 23% respectively).

Over the next 20 years, the greatest household growth is forecast for lone person (33%), couples without dependents (28%) and group (32%) types, while slower growth is expected in the number of couple households with children (8%). By 2036 it is projected that Brighton will comprise similar proportion of couple families with children, couples without dependents and lone person households meaning that Brighton Recreational Centre should continue to provide a range of activities and spaces to meet the local needs of its diverse population.

### High household incomes

Brighton is a relatively financially advantaged area and is within the top 20% of least disadvantaged neighbourhoods in Australia. The area also has higher median incomes and a greater number of residents employed in 'knowledge sector' jobs (e.g. professional, scientific, technical, finance, health care services). As a result, more people in Brighton either own their own home, or are paying a mortgage (69% of all tenure types).

Generally, this socio-economic profile and residents' decision to live and work in such an area is driven by 'lifestyle' factors (e.g. attractive public realm, night time activity, good community facilities with accessible public transport, walkable services, access to foreshore areas, opportunities to be in nature etc.). Because of this profile, future development of a Brighton Recreational Centre should emphasise high quality public spaces and good urban design outcomes and levels of connectivity between modes and places.

## 2.4 Gymnastics Trends

This section provides an overview of participation rates in gymnastics. This information is relevant given the important role and amount of physical space dedicated to gymnastics currently in the Brighton Recreational Centre.

### Strong local participation in gymnastics in Bayside

Gymnastics Victoria has provided information regarding participation in gymnastics within the municipality. This information is relevant given the importance of the gymnastics space and program to the Brighton Recreational Centre. The City of Brighton has traditionally and continues to have strong participation in gymnastics and has higher than state average participation rates. Table 1 and 2 summarise gymnastics club members and affiliated members in the Bayside LGA for between 2015 and 2017.

**Table 1. Gymnastics club members, Bayside LGA, 2015-17**

Club / Area	Description	Club Members		
		2015	2016	2017
Highett Youth Club	Not for profit organisation in Council facility	984	888	1,014
Brighton Recreational Centre	Not for profit organisation in Council facility	747	1,171	828
Fitness for Fun	Private operator in commercial facility	925	226	236
<b>Bayside LGA</b>		<b>2,656</b>	<b>2,285</b>	<b>2,078</b>

Source: Data supplied by Gymnastics Victoria;

**Table 2. Gymnastics affiliated members, Bayside LGA, 2015-17**

Club / Area	Affiliated Members		
	2015	2016	2017
Bayside LGA	1,833 (1.96%)	1,599 (1.56%)	1,635 (1.62%)
Victoria Average	0.76%	0.92%	1.06%

Source: Data supplied by Gymnastics Victoria;

## 3.0 Consultation Findings

### 3.1 Results from Community Survey

A community survey was undertaken to gain a greater insight into the community's use of the Brighton Recreational Centre and to understand future needs and aspirations for the facility. The survey was also designed to understand why local residents were not attending programs at the Centre. The consultation was advertised through Council's website, local newspaper and via Council's social media. Posters and flyers promoting the consultation were also provided in the foyer of the Brighton Recreational Centre and Brighton Library.

The consultant team undertook a series of listening posts to promote the project and, where possible, survey community members. Listening posts were undertaken at the following times and locations:

- Tuesday 20 February, 7.30-9am: Middle Brighton Train Station
- Tuesday 20 February 9-11am: Brighton Recreational Centre
- Thursday 3-6.30pm: Brighton Recreational Centre.

In total, 219 people responded to the survey. This was higher than anticipated, demonstrating strong community interest in the project.

Responses to closed questions have been sorted and tallied by category/question. Open-ended questions have been analysed thematically. It is noted that several open-ended responses contained comments that related to multiple themes. Responses were tallied to identify the most common themes and issues raised.

The analysis takes a thematic approach and group comments into groups and categories. The advantage of this approach is that it provides a useful means of identifying significant themes and priorities within highly variable and detailed responses.

#### 3.1.1 Who Participated in the Survey?

The majority people surveyed identified themselves as Bayside residents, with 76.85% of respondents (166 of 216 people) stating they lived within the municipality. Most people surveyed live in the suburbs of Brighton and Brighton East (54%), while 11.5% live in Hampton.

Approximately one third of respondents (34.2%) live in suburbs outside the City of Bayside including Black Rock (4.1%), Carnegie (3.7%), McKinnon (3.7%) and Elwood (3.2%).

**Figure 5. Who participated in the survey?**





### 3.1.2 Where do people live who use the Centre?

When asked how far household members usually travel to visit the Brighton Recreational Centre, the majority of respondents (33.7%) indicated that they travel between 3-6km or 1-3km (31.4%) to access the Centre. Similar proportions of survey participants travelled less than 1km (17.8%) and 6km or more (17.2%). It is noted that 29.6% skipped the question.

These findings suggest that the centre has strong local catchment of residents living within the local and district catchment areas, with fewer people travelling to the centre from further afar (e.g. areas more than 6km away).

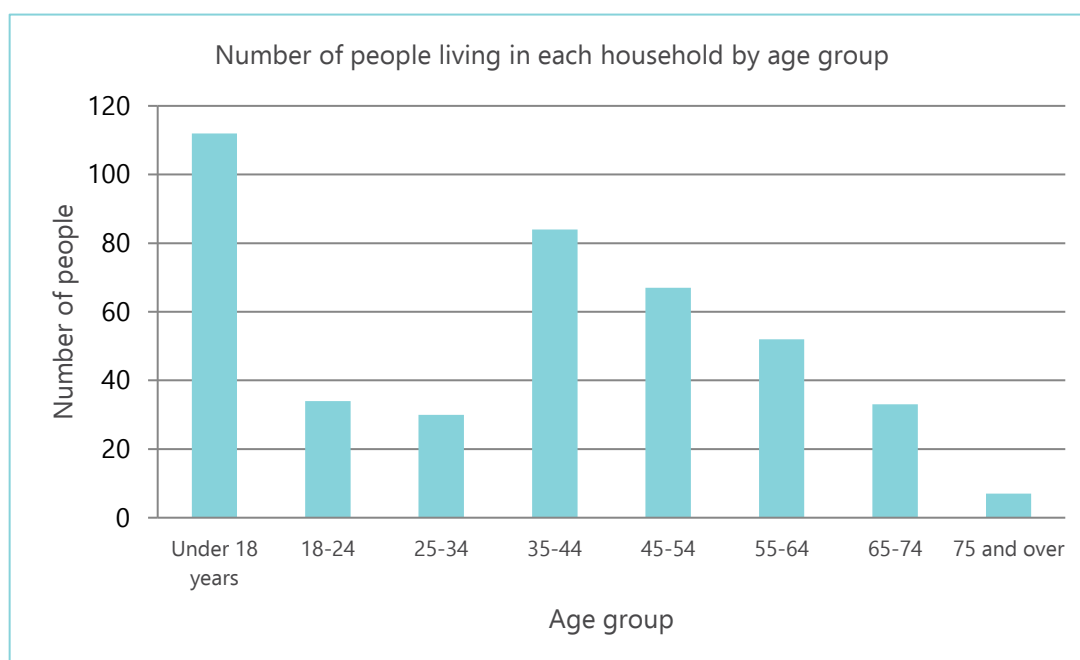
**Figure 6: Where do respondents live?**



### 3.1.3 Who Uses the Centre?

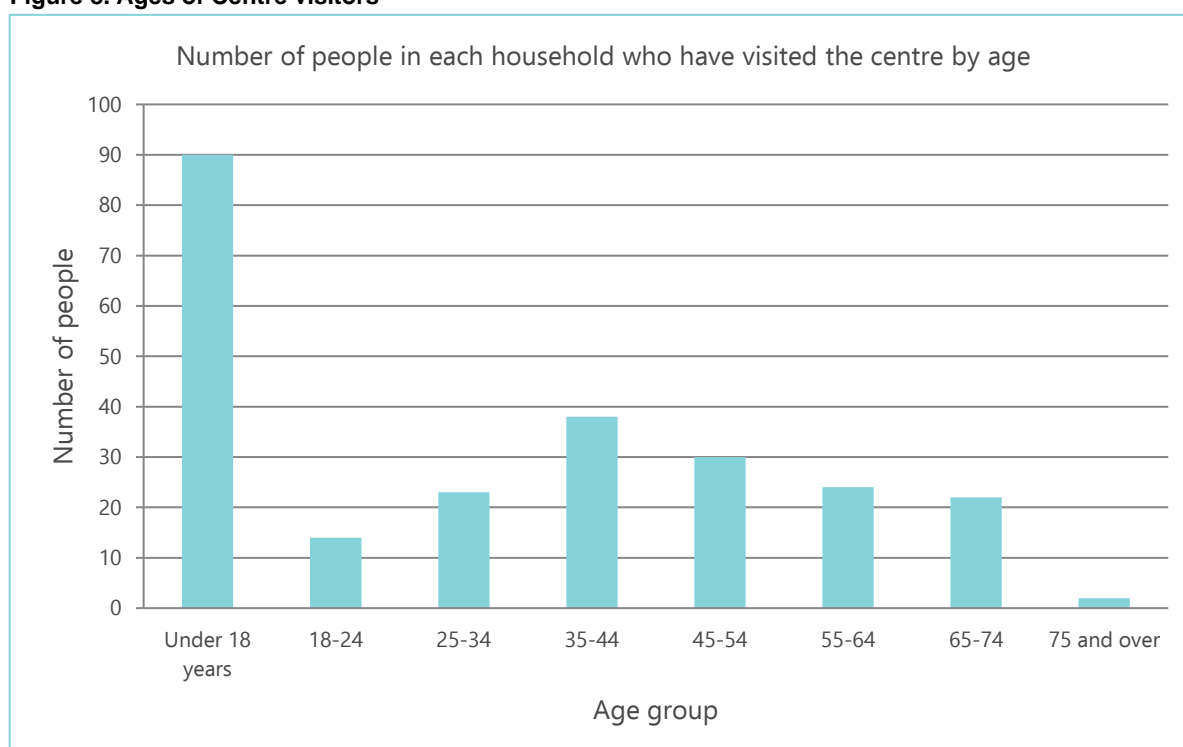
Of the 219 survey respondents, 80% of people (or people living in the respondent's household) had attended a class or event at the Brighton Recreational Centre within the previous twelve months.

Respondents were asked to provide details of their households (including themselves). Most people who answered this question identified that their households chiefly comprised of people under 18 years of age (112 or 51.4% of people in households). Other common age groups within the households of people surveyed included people aged 35-44 years (84 or 38.6%), 45-54 years (67 or 30.6%) and 55-64 years (52 or 23.7%).

**Figure 7. Household composition**

Respondents were also asked to identify the number and age of people in their household who have visited Brighton Recreational Centre. Of the 167 responses to this question, people aged under 18 years made up the highest proportion of people who had attended the Centre within the households (67%).

These findings suggest that the centre is currently used by a broad cross section of the population. The facility currently performs an important role for local children and youth. Similarly, a high number of adults aged 35-44 years (38 people or 34%) and 45-54 years (30 people or 26.8%) visiting the centre suggests that families may be key users of services. People aged 55-64 years (24 or 21.4%) and 25-34 (23 or 20.5%) also comprise a noticeable portion of people visiting the centre from the households.

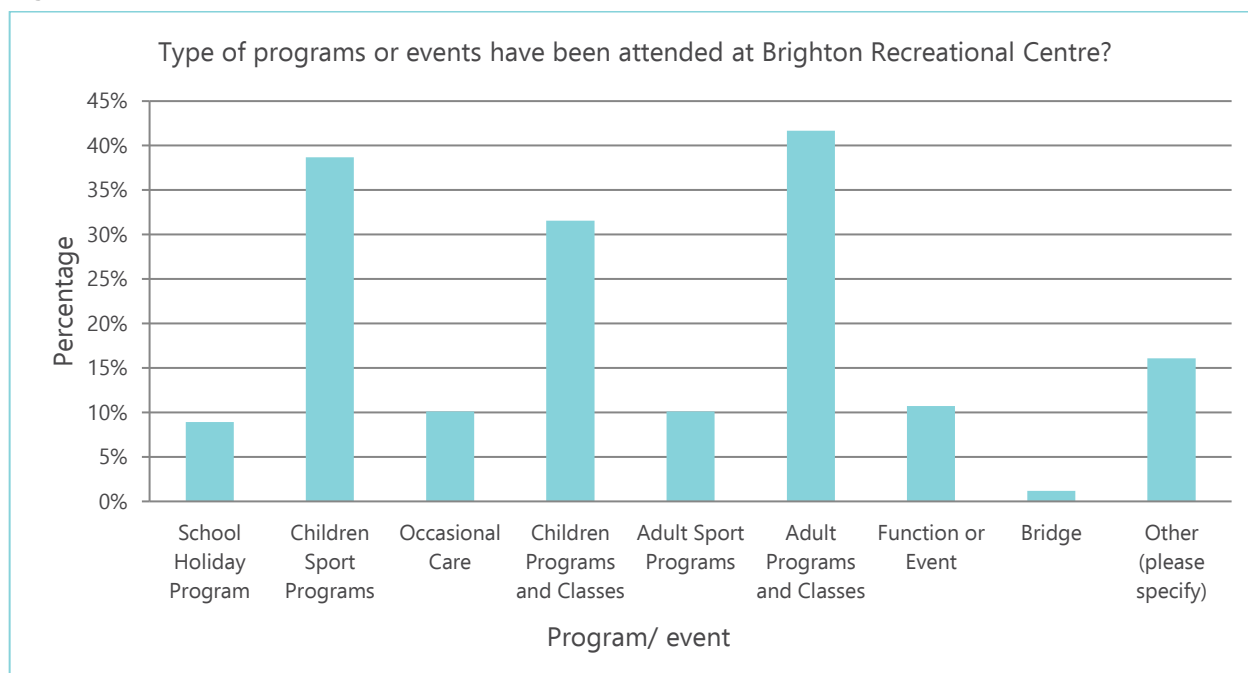
**Figure 8. Ages of Centre visitors**

### 3.1.4 What are the Most Popular Activities?

Of the 168 people who responded to the question, the most common program/event attended by households were adult programs and classes (41.7%). Other common programs/ events attended by households included Children Sport Programs (38.9%) and Children Programs and Classes comprised 31.6%.

It is noted that participants were invited to identify all programs/events attended by people within their households. As such, the responses do not tally to 100%.

**Figure 9. Most popular activities**

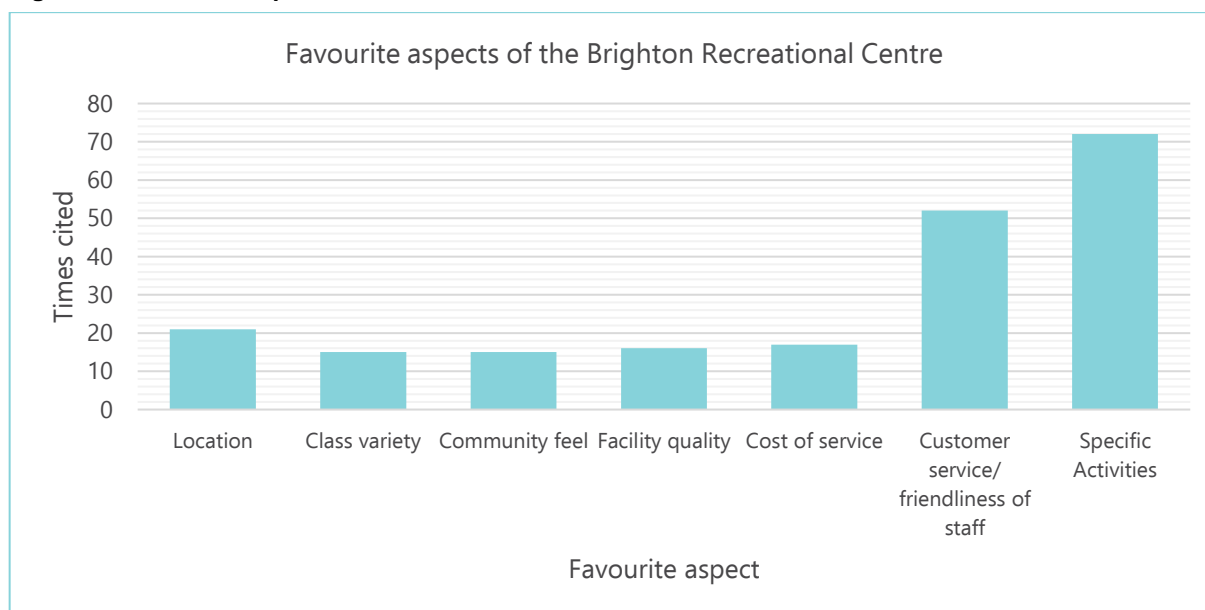


There were 147 respondents who provided commentary about their favourite aspects of the Brighton Recreational Centre. The most common aspect noted within these responses were in relation to specific activities (49% of people stated an activity was their favourite aspect of the centre). Most notably the pottery, gymnastics and yoga classes were mentioned 20, 10 and 5 times respectively. Customer service and staff friendliness were also frequently mentioned within the responses (cited by 35.4% of respondents).

Other favourite aspects of the centre which were frequently mentioned were;

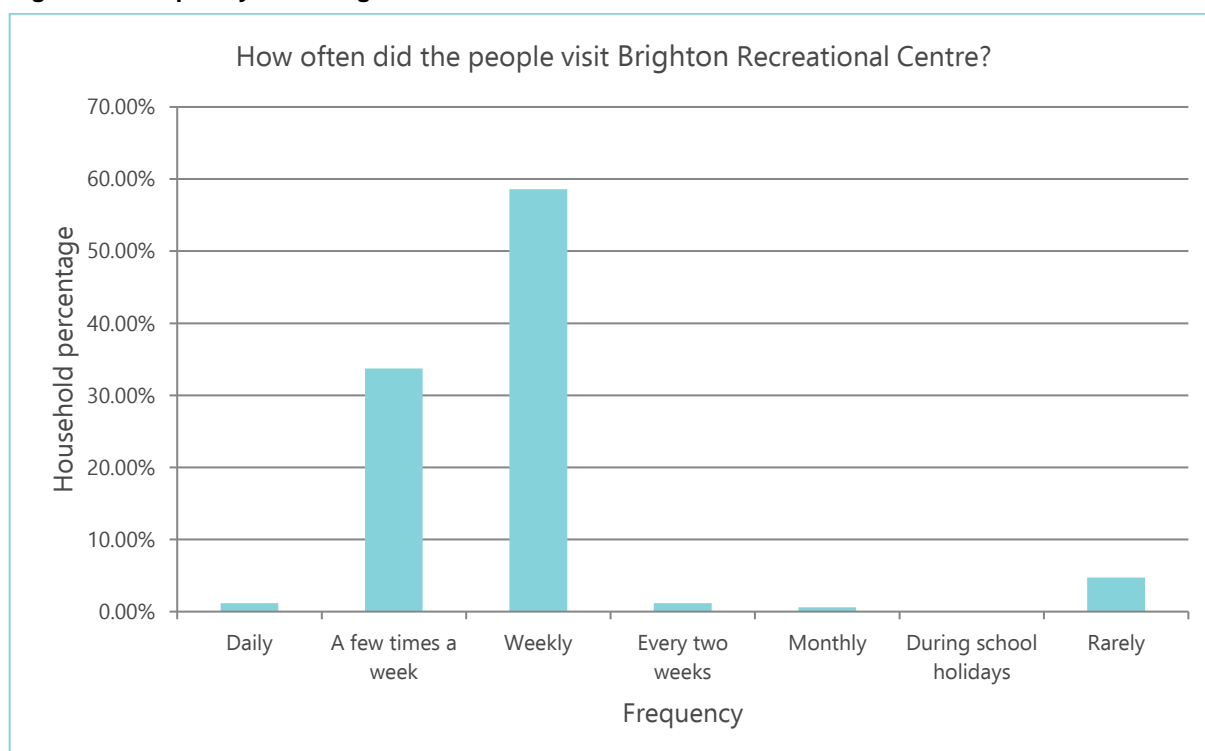
- Location (14.3%)
- Cost of service (11.6%)
- Facility quality (10.8%)
- Class variety (10.2%)
- Community feel (10.2%)

The figures above demonstrate that certain aspects of the centre appeal to different respondents and influence people's decision to access the centre. The table below shows that the activities provided, and the friendliness of staff were key factors that people liked about the centre. The similarity among figures indicates that other aspects were somewhat equally favoured by respondents. It is important to note that location and cost of service were also favourite aspects of the Centre.

**Figure 10: Favourite aspects of the Centre**

### 3.1.5 How Often do People Use the Centre? What time do they visit?

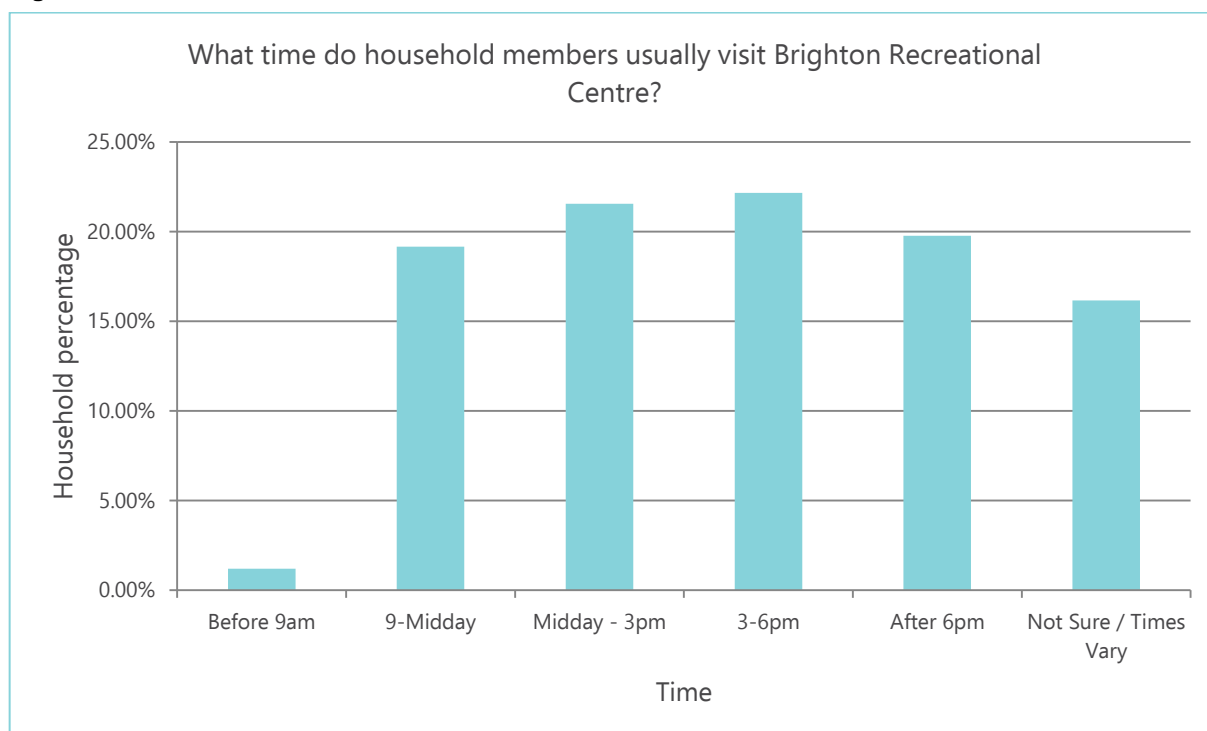
Of the 169 responses, most respondents indicated that on average, people in their households visited Brighton Recreational Centre weekly (58.6%) or a few times a week (33.7%). No respondents said that they only visit the centre during school holidays and few said they visit rarely (4.7%).

**Figure 11. Frequency of visiting the Centre**

The most popular time for survey respondents to visit the Brighton Recreational Centre is between 3-6pm. This is closely followed by midday – 3pm and after 6pm. Very few respondents (1.2%) stated that they visit the centre before 9am and 16.2% said their visiting times varied.

High visitation rates between 3-6pm may be attributed to the high number of children and youth attending the centre after school with Children Sport Programs and Children Programs and Classes being key reasons respondents cited for visiting the centre (38.9% and 31.6% respectively). Similarly, high visitation rates after 6pm may be due to the scheduling of adult programs and classes which was the most common program/event attended by households (41.7%).

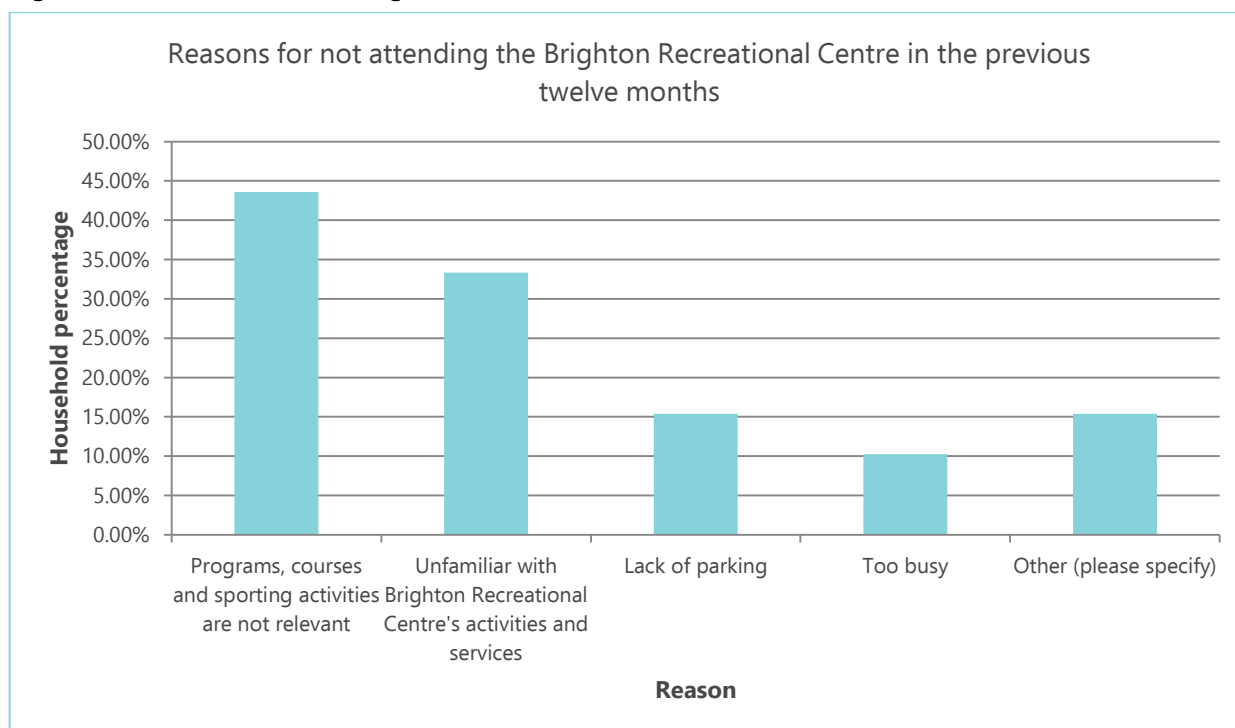
**Figure 12. Peak visitation times at the Centre**



### 3.1.6 How to attract new members?

Respondents were asked why no one in their household (including themselves) had attended a class or event at the Brighton Recreational Centre within the previous twelve months. Of the 39 people who responded to the question, a key reason cited was that 'programs, courses and sporting activities are not relevant' to them (43.6%). Being unfamiliar with the centres activities and services (33.3%) was also selected by a high proportion of respondents as being a reason they had not attended the centre within the past year.



**Figure 13. Reasons for not visiting the Centre**

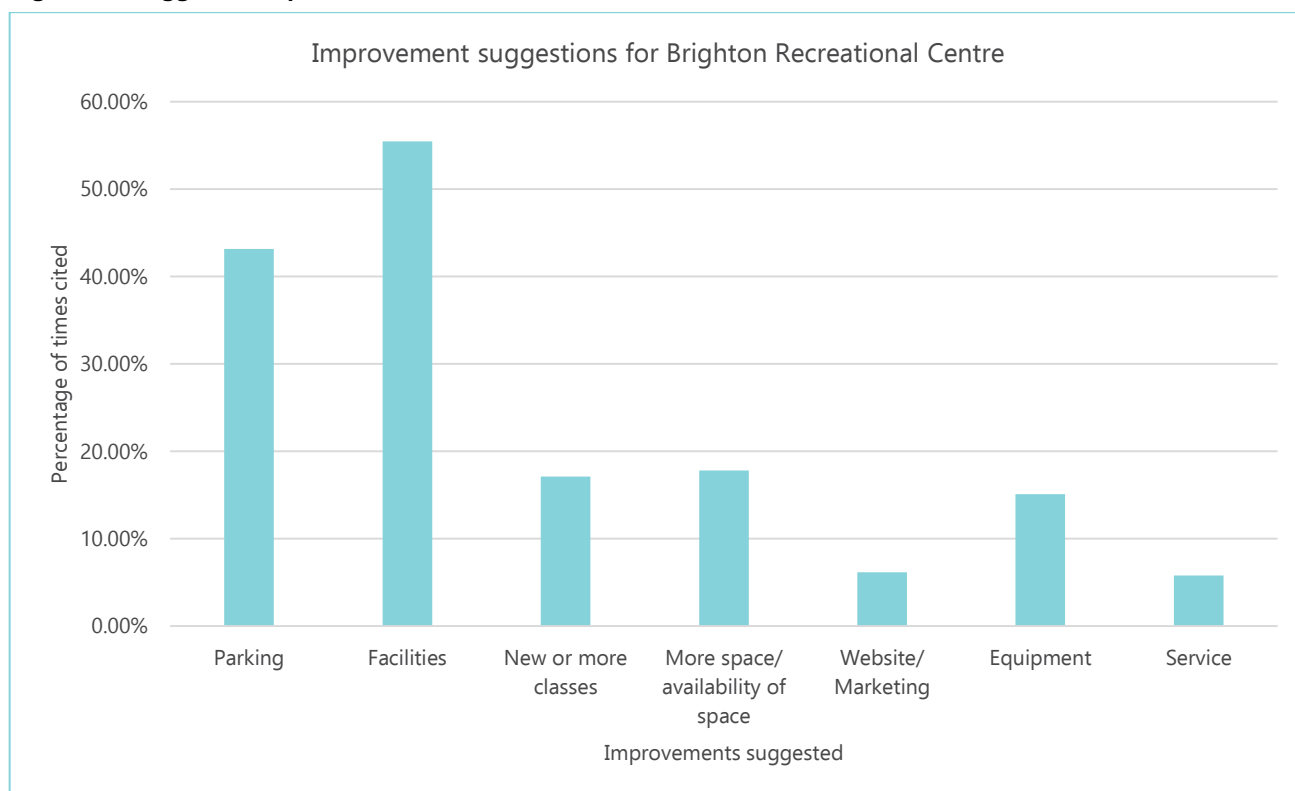
### 3.1.7 How could the centre be improved?

There were 146 respondents who commented on what they would like to see improved at the Brighton Recreational Centre. In the written responses, a strong theme emerged for better car parking, with 43.2% of respondents suggesting more car parking spaces, car parking monitoring and removal of car parking limits to reduce congestion, enhance public safety and improve access to the centre.

Another key theme identified in this discussion was the need to upgrade and modernise outdated facilities. Suggestions for facility upgrades included:

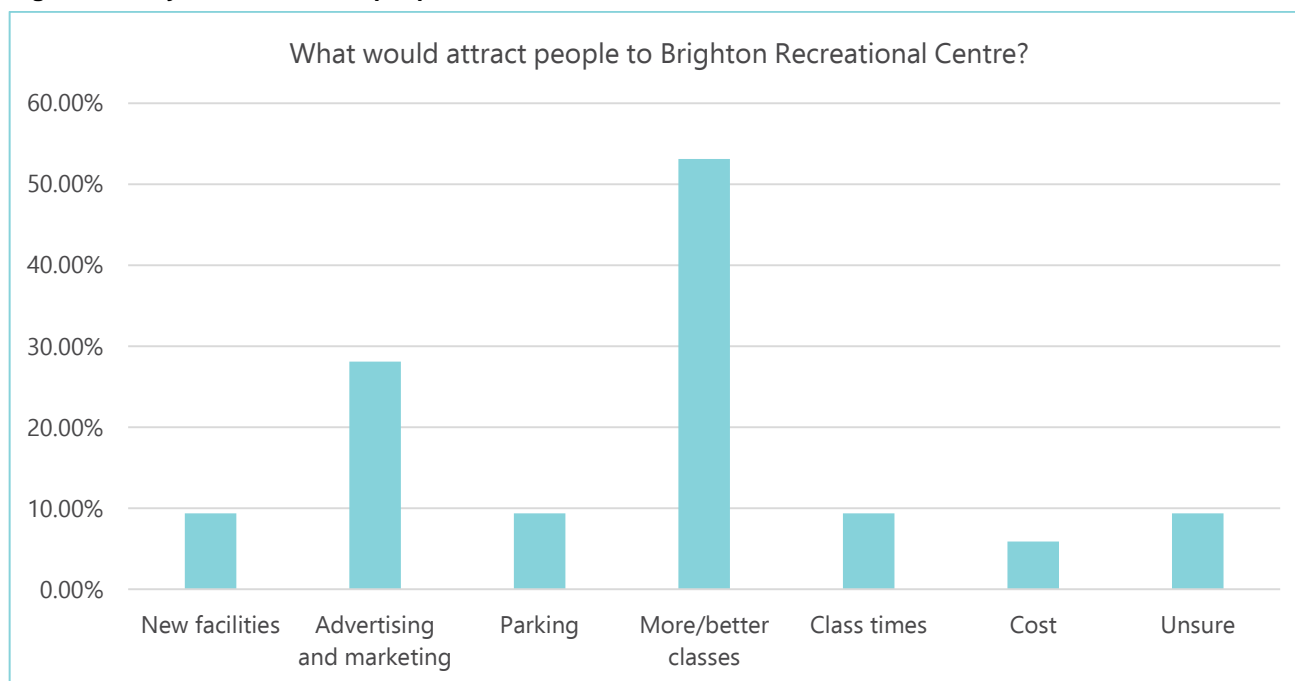
- Providing a greater variety of sporting facilities including swimming pool, indoor soccer, gymnastics and basketball court and upgrading the gym hall i.e. a larger sprung floor and the addition of a foam pit;
- Updating bathroom facilities and providing child friendly toilets;
- Improving facilities for occasional care by expanding and improving the outdoor area for kindergarten use;
- Increasing space available for pottery classes;
- Upgrading air-conditioning and ventilation systems; and
- Refurbishing the centre – installing new curtains and furnishings and repainting the internal and external walls.

17.8% of respondents suggested more space and greater availability of existing spaces as improvements for the centre. There were 17.2% of survey respondents who identified a need for an increased number and greater variety of classes including a broader range of after school activities for children, young adult classes, adult gymnastics classes, language courses and woodwork courses.

**Figure 14. Suggested improvements to the Centre**

### 3.1.8 What would attract people to the Centre?

There were 32 people who provided suggestions as to what would attract people to the Brighton Recreational Centre. The most common theme mentioned by respondents related to a more diverse mix of classes and more targeted classes for specific age groups (53.1%). People also cited more effective advertising and marketing as a key mechanism to increase awareness of the facilities and services the centre currently offers.

**Figure 15. Ways to attract more people to the Centre**

### **3.2 Implications for this Assessment**

The community survey provides important information regarding the current role and catchment of the Brighton Recreational Centre. It also contains insights regarding demand for spaces and programs at the centre as well as the community's future aspirations.

Key findings from the survey and their implications for this assessment are outlined below.

#### **Local role of the Centre**

- The Brighton Recreational Centre predominately performs a local role, except for gymnastics which draws users from outside the municipality. Many of the surveyed users travel 3 kilometres or less to access the facility. There were also a high proportion that travel 3-6 kilometres.
- Many of the survey participants highly value the location, cost of programs and activities and the community feel of the centre.

#### **A family focussed centre**

- The Centre is heavily used by families – this is reflected in the age of surveyed household members who use the facility as well as high participation rates in children's sport and other children programs and classes.
- There are also a high proportion of older adults that participate in programs and activities at the facility. This is particularly reflected in the number of surveyed people participating in adult programs and classes.
- The survey also included responses from people who don't currently use the facility. The main reason for those participant's lack of attendance was due to inappropriate courses, activities and programs and/or awareness of the Centre's offering. It can therefore be assumed that the Centre's strong current focus on children and family programs detracts from attracting a wider user group.

#### **Addressing car parking**

A strong theme from the survey results was associated with the insufficient carparking arrangements currently provided at the Centre. A lack of dedicated car parking as well as a need for car parking monitoring and a removal car parking limits were required to reduce congestion, enhance public safety and improve access to the centre.

#### **Improving quality of facilities**

The surveyed participants indicated a need to upgrade and modernise the Centre's outdated facilities.

## 4.0 Review of Current Spaces and Programs

This section provides an analysis of the current spaces and programs currently operating from the Brighton Recreational Centre.

This analysis is based on information available as of February 2018 and provides insights regarding the type of spaces and activities that are in demand within the centre to inform future planning for the facility.

There was only information regarding the demand and capacity of existing programs provided by Brighton Recreational Centre. It is noted that there are a range of additional programs that are managed by private providers but are operated out of the Centre. As such demand and utilisation information is not available for all activities undertaken at the facility.

### 4.1 Review of the Facility

The Brighton Recreational Centre is comprised of several rooms which are utilised for a range of different activities.

There are six activity rooms, three squash courts and a gymnastics area. Additionally, there are two staff offices and reception area as well as storage rooms, kitchen facilities, amenities and change rooms which are available for all users of the facility.

The sports facilities and activity rooms at the front of the building (Fisher and MAT Room) have the highest utilisation rate given their size and access to facilities / amenities. The gymnasium is also highly utilised.

Overall the Brighton Recreational Centre contains a broad range of spaces. Some issues associated with the existing facility include:

- The facility itself is ageing and many of the rooms are not fit for purpose and require significant set up and pack down after various activities are undertaken.
- The common areas are often congested between classes and programs, particularly during peak times.
- There is limited storage available for the range of activities undertaken at the facility.
- The facility currently has limited interface with the neighbouring recreation reserve (Wilson Reserve)

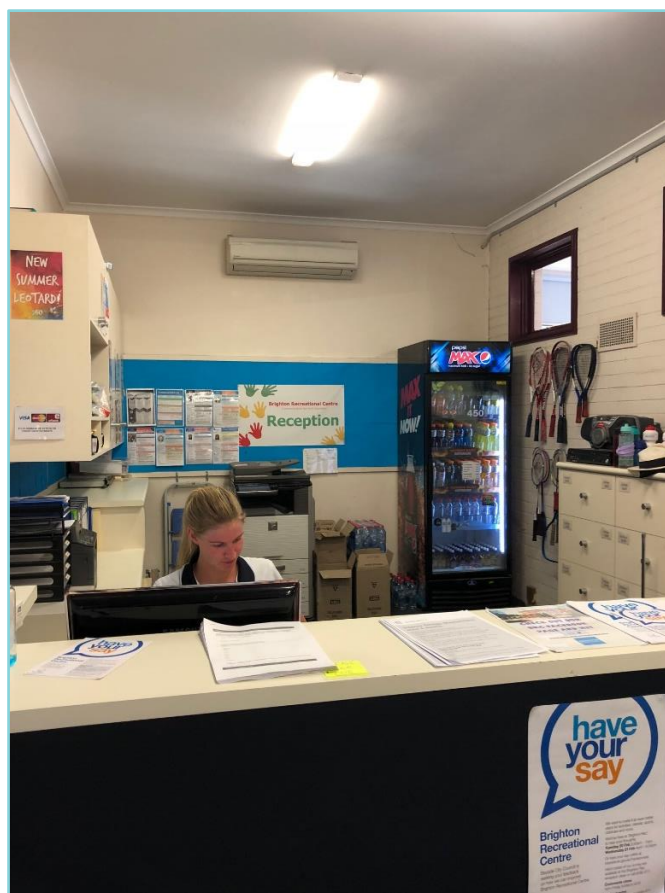


Figure 16: Photo of the reception area in the Centre

#### 4.1.1 Fisher Room and Crèche

The Fisher Room is located to the east of the foyer and has a total room area of 121m<sup>2</sup>. The Crèche is accessible from this room and has a total area of 29m<sup>2</sup>. The Crèche has direct access to junior amenities and the Fisher Room has access to a kitchen located adjacent to the Crèche. Both rooms have access to the sand pit and playground area located on the northern boundary of the property adjacent to the squash courts.

This space has a multi-purpose function but is predominately utilised for preschool children activities / childcare. The Fisher Room and Crèche are only simultaneously used for childcare purposes. Activities undertaken in the rooms are described in the table below:

Activity	Description	Fisher	Creche	Hours/week (74 hours)	
Preschool activities / childcare	Occasional care (ages 0-5 years)	X	X	11	15%
	3-year-old kindergarten	X	X	13	18%
	Kindergarten	X		3	4%
Birthday parties	Rental birthday party	X		4	5%
Preschool and school age	Angel arts	X		1	1%
	Painting and drawing classes	X		3	4%
	Bam all-stars dance group	X		2.5	3%
	Messy morning	X		5	7%
Fitness and sport	Taekwondo	X		6	8%
	Tai Chi	X		1	1%
Adult education and interests	Bridge lessons / supervised bridge play	X		2	3%
	Ballroom dancing	X		1	1%
Total				52.5	71%

#### 4.1.2 MAT Room

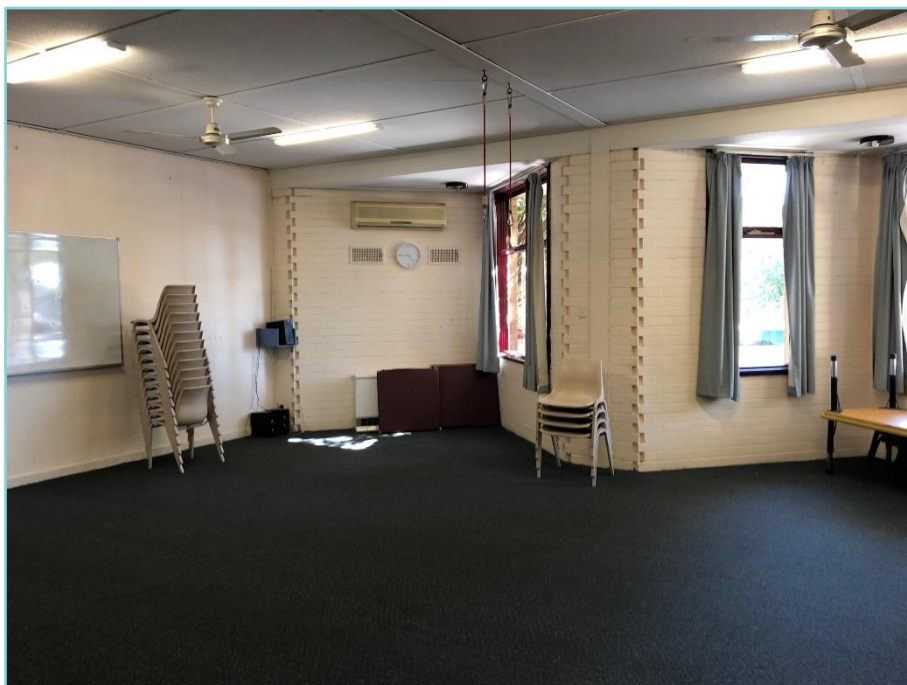
The MAT Room covers a total area of 59m<sup>2</sup> and is located opposite the Fisher Room and is accessible from the foyer. The MAT Room has access to amenities and cleaner storage facilities. The space is primarily utilised for adult education / interest activities and preschool gym and learning activities, which are described in the table below:

Activity	Description	Hours/week (74 hours)	
Preschool activities	Little boppers' music for children	1.5	2%
	Kinder gym	2	3%
	Learning land	2	3%
Birthday parties	Rental birthday party	2	3%
School holiday program	Teenage yoga	1	1%
Adult education and interests	Drawing and sketching	2	3%



Activity	Description	Hours/week (74 hours)	
	Bridge / bridge lessons / supervised bridge play	13	18%
	Interior design	1	1%
	Water colour painting	4	5%
Healthy living for adults	Yoga	5.5	7%
	Awareness through movement (Feldenkrais)	1	1%
	Gym strength training	1.5	2%
Administration	Body Corporation	2	3%
Total		38.5	52%

Figure 17. Photo of the MAT room



#### 4.1.3 Pottery Room

The Pottery Room is located off the MAT Room and has a total area of 41m<sup>2</sup>. This room is primarily used for pottery and occasionally other crafts, such as mosaic tiling. It is noted that the pottery room does not have capacity to support additional classes due to storage and staffing constraints. The room is used for the following activities:

Activity	Description	Hours/week (74 hours)	
School holiday program	Kids pottery	4.5	6%
Adult education and interests	Pottery	11	15%
	Mosaics	2	3%
Total		17	24%

#### 4.1.4 Club Room / Bryson Room

The Club Room is centrally located within the building, adjacent to the kitchen and office and is accessible from the main access corridor. The room is approximately 46m<sup>2</sup> and is used for a variety of activities predominately focusing on healthy living for adults. The room is used for the following activities:

Activity	Description	Hours/week (74 hours)	
Preschool activities	Built it 4 kids learningland	5	7%
	Kids magic life	2	3%
School holiday program	Craft for kids	1.5	2%
Adult education and interests	Creative writing	1.5	2%
	Interior design	2	3%
Languages	Spanish	1	1%
Healthy living for adults	Clinical Pilates	6	8%
	Art2Heart	3.5	5%
	Strength for life	4	5%
	Nutrition and healthy eating	2	3%
	Yoga	3	4%
Birthday parties	Rental birthday party	4	5%
Sport and fitness	Gym strength training	1	1%
Total		36.5	49%

**Figure 18. Photo of the Club room/ Bryson Room**



#### 4.1.5 Squash Courts

The recreational centre has 3 squash courts each with an area of 62m<sup>2</sup>, located on the northern rear side of the building. These courts have been repurposed for fitness, dance and sporting activities, including the following.

It is also noted that the courts are also available for recreational squash.

Activity	Description	Hours/week (74 hours)	
Preschool activities	Sportsbuzz	12.5	17%
Fitness and sport	Taekwondo	11	15%
	Ballet	3	4%
Total		26.5	36%

Figure 19. Photo of the existing squash court



Figure 20. Waiting room outside the squash courts also the office space for a dance group



#### 4.1.6 Meeting Room

The meeting room is located adjacent to the squash courts and gym towards the rear of the centre and has a total area of 24m<sup>2</sup>. It is predominately utilised for adult education activities and language classes. Activities which are undertaken in the room include:

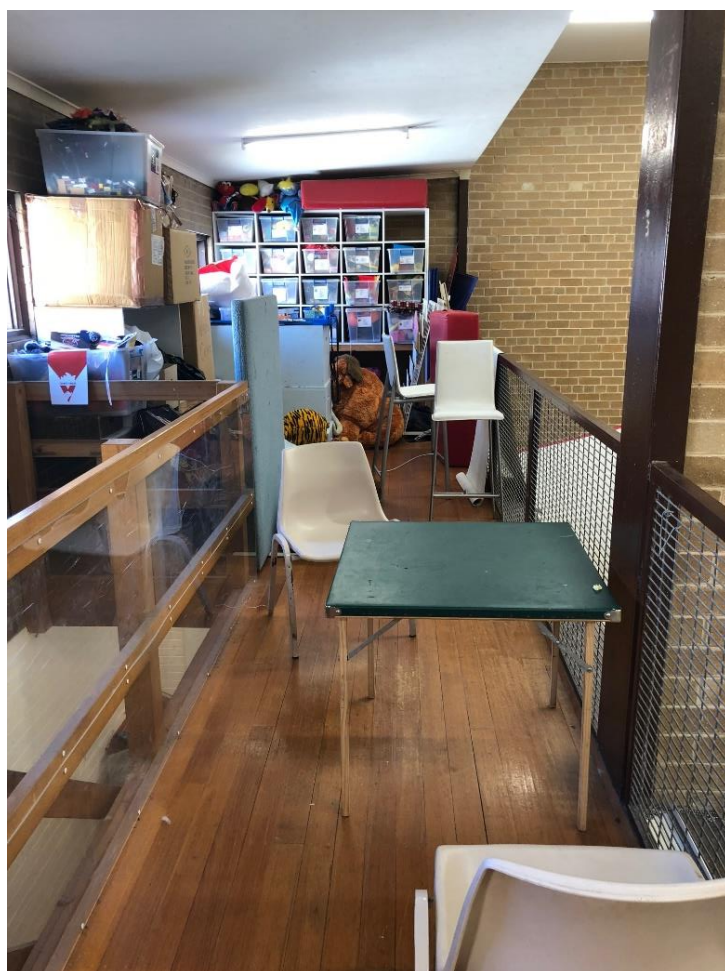
Activity	Description	Hours/week (74 hours)	
Administration	Committee of Management	2 (3 <sup>rd</sup> MON)	3%
Languages	French	6.5	9%
Adult education and interests	Sewing	5	7%
	Creative writing	2	3%
Birthday parties	Gym birthday party	2	3%
Total		17.5	24%

#### 4.1.7 Gymnasium

The gym covers a total area of 399m<sup>2</sup> and is located at the rear of the building, accessible from the main corridor. This space is predominately used for fitness activities and school aged gymnastics which is further described in the table below:

Activity	Description	Hours/week (74 hours)	
Preschool activities	Kinder gym	9	12%
	Junior Gym	9	12%
School aged activities	Gym	22.5	30%
Healthy living for adults	Fitness for over 40s	2	3%
Birthday parties	Gym birthday party	4	5%
Total		46.5%	63%

**Figure 21. Example of storage areas and office spaces within the Centre**





## 4.2 Current Activities, Programs & Services

The current facility offers a range of onsite activities for children and adults, holiday programs for children, and offsite activities for children and adults. The range of activities and programs is outlined in **Table 3** below as well as the number of sessions and places offered.

Utilisation data is also presented based on the total places offered per week and the total places utilised per week. The utilisation rate for each activity has been colour coded with orange representing a potentially underutilised program (<75% utilisation per week), light green representing a potentially well utilised program (75-100% utilisation per week), and dark green representing programs that are over capacity (>100% utilisation).

It is noted that there can be some turnover and change of programs between terms. The data presented below is based on enrolments in programs as of Term 1, 2018.

### Over-utilised and popular programs

According to this data, over-utilised or popular programs currently offered at the Brighton Recreational Centre include:

- Ballet / dance programs;
- Art programs
- Squash (based using two of the three courts - the other squash court is used by the dance programs).
- Gymnastics
- Pottery classes
- Sewing classes
- Martial Arts (Taekwondo, Chi)
- Card game groups
- Holiday program
- Yoga and Pilates classes
- Language classes

Note: The Centre currently provides a range of gymnastics programs (e.g. junior gym, gymnastics, youth). It was not possible to interpret the utilisation of these programs based on the information provided. Notwithstanding, based on consultation with the Centre Manager it is understood that these programs are currently operating at capacity, many with waiting lists.

### Under-utilised programs

According to this data, underutilised programs currently offered at the Brighton Recreational Centre may include:

- Kids yoga
- Bam dance
- Japanese yoga
- Fitness for over 40s
- Birthday parties
- All offsite activities – tennis cardio, golf lessons, tennis lessons and croquet (less relevant to this study)

The rest of the programs appear to be appropriately matching places and session offered with utilisation.



**Table 3. Activities and programs**

Program/Activity	Target Group			Sessions / Places Offered			Places Utilised	
	Pre-school	School Age	Adult	Session Frequency	Places per Session	Places Per Week	Per Week	Weekly Utilisation Rate
<b>Onsite Activities</b>								
Occasional Care	✓			5/week	21,8	NA	96	NA
Preschool Music	✓			2/week	20	40	32	80%
Kinder gym	✓			12/week	40,20	NA	380	NA
3yo Kinda	✓			1/week	21	21	18	86%
Learningland	✓			5/week	10	50	36	72%
Sportbuzz	✓			22/week	8	176	132	75%
Junior gym	✓			7/week	21,15,8	NA	64	NA
Preschool Ballet	✓			8/week	8	64	60	94%
Gymnastics		✓		76/week	32,24,16	NA	596	NA
Pottery		✓	✓	8/week	10	80	80	100%
Painting and Drawing		✓		2/week	10	20	19	95%
Art 2 Heart		✓		2/week	9	18	16	89%
Craft for Kids		✓		1/week	10	10	8	80%
Kids Yoga		✓		1/week	12	12	8	67%
Teenage yoga		✓		1/week	10	10	9	90%
Ballet/Dance		✓		6/week	8	48	60	125%
Angel Arts	✓	✓		2/week	8	16	16	100%
Bam	✓	✓		3/week	20	60	36	60%
Yoga		✓	✓	4/week	15	60	48	80%
Sewing		✓	✓	2/week	6	12	12	100%
Drawing and Sketching			✓	2/week	10	20	20	100%
Watercolour Painting			✓	1/week	10	10	9	90%
Mosaics			✓	1/week	6	6	5	83%
Bridge Lessons			✓	2/week	20, 12	32	28	88%
Supervised Bridge			✓	1/week	36	36	36	100%
Bridge Club			✓	2/week	40	80	80	100%
Computers for Seniors			✓	1/week	8	8	6	75%
Art to Heart		✓	✓	1/week	10	10	16	160%
Clinical Pilates			✓	6/week	12	72	66	92%
Japanese Yoga			✓	4/week	15	60	40	67%
Feldenraais			✓	1/week	12	12	10	83%
Strength for Life			✓	4/week	9	36	32	89%
Fitness for Over40's			✓	2/week	25	50	18	36%
French			✓	4/week	8	32	28	88%
Squash		✓	✓	7/week	16	112	124	111%
Taekwondo		✓	✓	3/week	20	60	45	75%
Tai Chi			✓	1/week	16	16	16	100%
Birthday Parties		✓		4/week	96	384	140	36%
<b>Total</b>						<b>1,733</b>	<b>1,277</b>	<b>74%</b>
<b>Holiday Programs</b>								
School Holiday Program		✓		5/week	78	390	372	95%

Program/Activity	Target Group			Sessions / Places Offered			Places Utilised	
	Pre-school	School Age	Adult	Session Frequency	Places per Session	Places Per Week	Per Week	Weekly Utilisation Rate
Preschool Holiday Program	✓			5/week	25	125	110	88%
<b>Offsite Activities</b>								
Tennis Cardio			✓	3/week	12	36	4	11%
Golf Lessons			✓	3/week	6	18	5	28%
Tennis Lessons		✓	✓	3/week	4	12	3	25%
Croquet			✓	1/week	6	6	4	67%

### 4.3 Key Findings

Key findings from the analysis of space and program utilisation data are summarised below.

- **Type of programs and activities:**

- The Brighton Recreational Centre currently hosts a range of activities and programs to people of different ages.
- The Centre currently has a focus on programs and courses aimed at pre-school / school aged children and older people.
- There are a limited number of classes and programs targeted to young people (teenagers)
- More information is needed regarding the occasional care program.

- **Well-utilised and popular programs include:**

- Ballet / dance programs;
- Art programs
- Squash (based using two of the three courts - the other squash court is used by the dance programs).
- Gymnastics
- Pottery classes
- Sewing classes
- Martial Arts (Taekwondo, Chi)
- Card game groups
- Holiday program
- Yoga and Pilates classes
- Language classes

- **Design and operation issues associated with the existing building:**

- The facility is ageing and lacks storage and contemporary design features (natural light, flexible meeting rooms, waiting areas, spaces for socialisation, commercial space-cafe)
- The building lacks storage and spaces for group administration
- The siting of the existing centre has minimal interface and connection and access with the neighbouring Wilson Reserve
- Many of the existing spaces within the Centre are not fit-for-purpose and require significant set up and pack down between activities.

## 5.0 Recommendations and Next Steps

This section presents recommendations for the redevelopment of the Brighton Recreational Centre based on the review of policy and population and demographic trends as well as the outcomes of community consultation and review of the existing spaces and programs delivered from the centre.

### 5.1 Future Directions for the Centre

The following directions have been identified for the Centre

#### **A range of multi-purpose spaces**

The Brighton Recreational Centre currently hosts a range of activities and programs to people of different ages. These range from language classes to arts and crafts and gymnastics to martial arts. Many of the existing spaces within the Centre are not fit-for-purpose and require significant set up and pack down between activities.

In considering the future redevelopment of the facility it will be important to provide a range of modern and adaptable multi-purpose rooms to ensure the Centre can continue to comfortably accommodate a variety of programs and activities.

#### **A continued focus on gymnastics**

The gymnastic programs offered through the Centre are highly utilised and attract users from within and outside the municipality, demonstrating clear community support to continue gymnastics at the facility.

#### **A place for families**

The centre currently provides a range of programs catering to local families. This includes occasional care and a school holiday program. It is recognised that the funding arrangements associated with occasional care are currently being reformed. It will therefore be necessary to determine whether the continued provision of this service at the Brighton Recreational Centre is viable.

There may be potential to continue to host school holiday programs and potentially after-school care programs should there be sufficient local demand. There is also potential for the Centre to attract more youth to the Centre and address the gap identified through the needs analysis.

Notwithstanding the Brighton Recreational Centre should continue to function as an important focal point for families in the area to participate in a range of activities and build social connections.

#### **A place for older residents**

Older adult programs and activities attract a significant number of users to the Brighton Recreational Centre, particularly outside of school hours. As the population of Brighton continues to age, and the proportion of lone person households rises it is increasingly important that older residents have access to high quality, accessible and inviting community infrastructure to ensure they maintain physically and socially active lifestyles.

#### **Interface with Wilson Reserve**

Wilson Reserve adjoins the Brighton Recreational Centre. This reserve comprises a playing field as well as a playground located to the north-east of the area. There is potential to consider relocating the centre into Wilson Reserve utilising a more functional space with off-road access. It is recommended a whole of site master plan be developed incorporating the current Centre land and Wilson Reserve.

## 5.2 Future Role and Principles

Therefore, it is recommended that the Brighton Recreational Centre is redeveloped, including demolition of the existing building. The redeveloped centre should perform a local role, catering to the needs of the Brighton community and surrounding areas. Based on the analysis contained in the preceding sections, the following principles are presented to guide the future redevelopment of the Brighton Recreational Centre:

- Provide flexible and adaptable spaces to meet the changing needs of the Brighton community
- Encourage people of all ages and abilities to access and use the centre
- Support gymnastics as a core function of the Brighton Recreational Centre
- Ensure the facility is accessible by all modes of transport, particularly walking and cycling
- Encourage indoor and outdoor connections to the adjacent parkland
- Centre provides a range of physically active, creative, learning and social activities and programs.

## 5.3 Recommended Spaces

The table below summarises the key functions and spaces to be included in the new facility.

	Description	Comments
<b>Dedicated Gymnastics Space</b>	<ul style="list-style-type: none"> <li>• Bayside continues to have strong participation rates in gymnastics.</li> <li>• The Brighton Recreational Centre currently provides a range of gymnastics programs which are well utilised and in high demand.</li> <li>• Any future facility should include space for caregivers / guardians to observe classes.</li> <li>• Council should liaise with Gymnastics Victoria to determine the appropriate standard and fit-out of this space.</li> </ul>	Details and size of space to be TBC confirmed in association with the relevant Gymnastic Association and consideration of built form and site constraints.
<b>Dedicated Occasional Care Space</b>	<p>Explore the potential to provide a dedicated space for occasional care. The viability of this program will be dependent on the funding models available to the centre. As such further investigation should be undertaken to determine whether the delivery of occasional care is viable under the reformed legislative and funding arrangements.</p> <p>There may be opportunities to continue to operate the school holiday program, and potentially expand to outside of hours care in this space.</p>	Requires further consider as to who would be the tenant for this space or whether it needs to be flexible to accommodate a range of different programs.
<b>Large Multi-Purpose Meeting Room</b>	<p>Two large multi-purpose rooms with the capacity to accommodate 60 – 100 people.</p> <p>These spaces could support health and wellbeing programs (e.g. dance, yoga, martial arts). It could also accommodate AGMs or other large meetings.</p> <p>These spaces could also be used for community events and private gatherings.</p>	<p>Two x 90-100-person rooms</p> <p>Access to kitchen important</p>

	Description	Comments
<b>Medium Sized Meeting Rooms</b>	<p>Four medium sized multi-purpose rooms with space for 20-40 people.</p> <p>These spaces could accommodate arts and crafts, language programs, community gathering (e.g. cards etc.).</p>	<p>Combination of wet areas and dry areas to support art and craft activities important.</p> <p>Location and soundproofing of these spaces is important.</p>
<b>Purpose built pottery space</b>	A purpose-built pottery space is required to support the existing well utilised pottery program.	Storage and drying room important factors.
<b>Dedicated Youth Space</b>	It is recommended that Council undertake consultation with local youth to determine what should constitute a dedicated youth space (e.g. informal foyer area, gaming room, rehearsal space).	Access to the neighbouring open space important.
<b>Interface with Wilsons Reserve</b>	<p>The redevelopment of the Brighton Recreational Centre should incorporate an active interface and connection with Wilson Reserve.</p> <p>There is potential to consider relocating the centre into Wilson Reserve utilising a more functional space with off-road access. It is recommended a whole of site master plan be developed incorporating the current Centre land and Wilson Reserve.</p>	Social recreation opportunities close the indoor centre is important-half basketball court etc.
<b>Private commercial partner- Café use</b>	Contemporary community facility models include a commercial use into the building to support social activities and can create an attractor to the site or location to sit before, during or after activities.	To be explored as design options are developed and commerciality assessment is completed.
<b>Amenities</b>	<ul style="list-style-type: none"> <li>• Reception area</li> <li>• Office space</li> <li>• Kitchenette</li> <li>• Change room facilities</li> <li>• Storage</li> <li>• Wet areas</li> <li>• Access to technology</li> <li>• Seating</li> <li>• Heating/cooling</li> <li>• Access to natural light</li> </ul>	



### 5.3.1 Other Key Considerations & Opportunities

The following other key considerations and opportunities are identified for consideration in the redesign and development of the Brighton Recreational Centre

- **Car parking** - emerged as a significant issue from consultation with the Centre staff, Board and the wider community. The redevelopment of the Brighton Recreational Centre should explore a range of options to incorporate on-site basement car parking. Car parking should not be provided at the expense of providing an active and attractive interface with Outer Crescent and the Wilson Recreation Reserve.
- **Flexible working spaces** - There is potential to provide flexible working spaces available for hire. These spaces may be attractive to local service/program providers as well as members of the wider community
- **Retail or café** – There may be potential to provide a retail use at the facility. This could include a café or gymnastics and dance uniform shop.
- **Function space** – The opportunity exists to incorporate a function space within the redeveloped facility.

## 5.5 Next Steps

This Report provides a social infrastructure assessment to inform the future planning and redevelopment of the Brighton Recreational Centre:

The next steps to progress the recommendations include:

- Confirmation of recommendations spaces and activities
- Identification and brokering of potential delivery partners (if appropriate for example café or retail)
- Indicative floor space requirements and development of concept design
- Establish a Project Control Group for the redevelopment of the Brighton Recreational Centre, including representatives from the current Board, to input into the design and redevelopment of the facility
- Ongoing consultation with:
  - Council staff and Councillors,
  - Brighton Community Centre Board, management and staff,
  - Brighton community,
  - Operators of existing program, and
  - Other key stakeholders as identified.

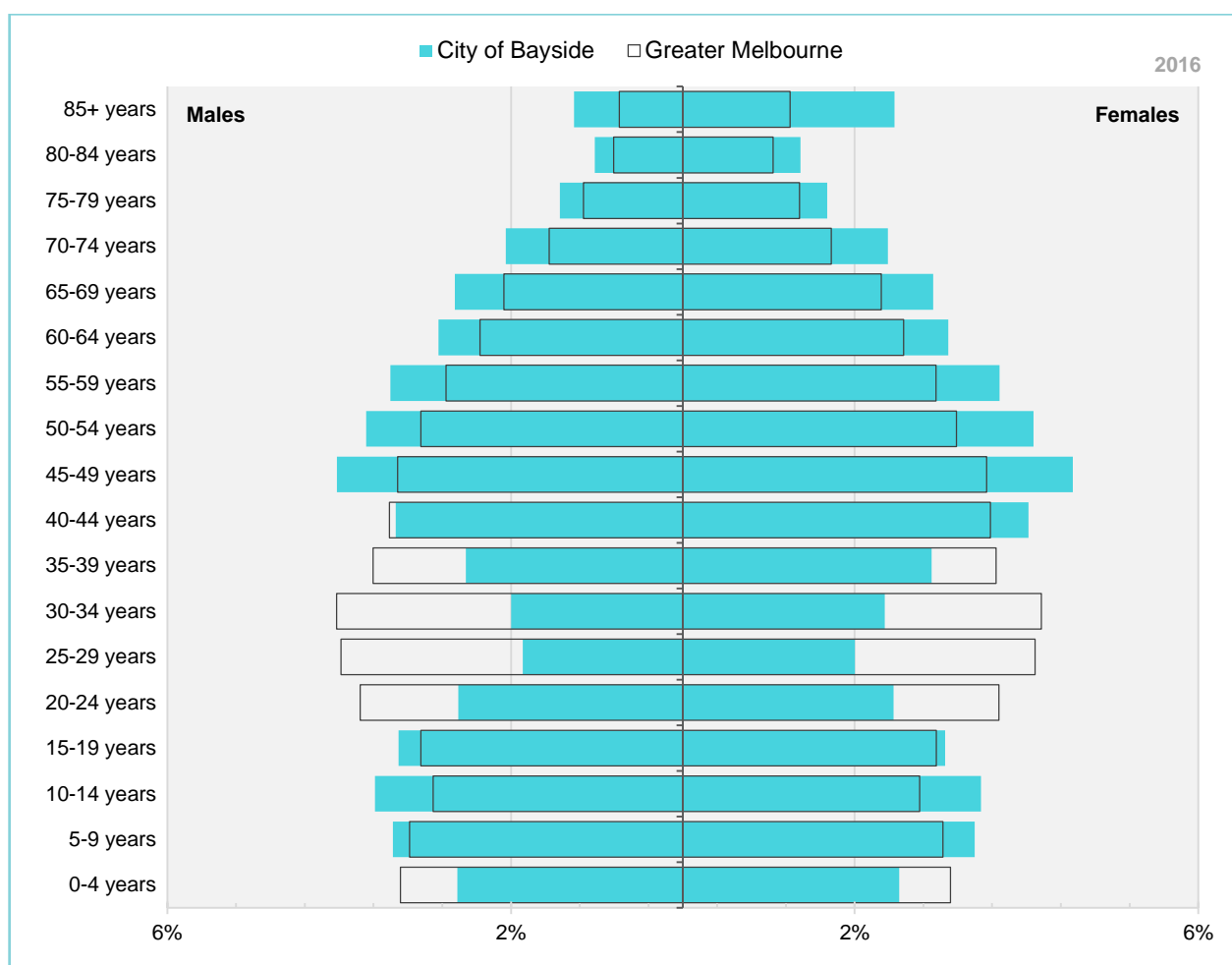
## Appendix A. Population & Demographic Profile

### Age Profile

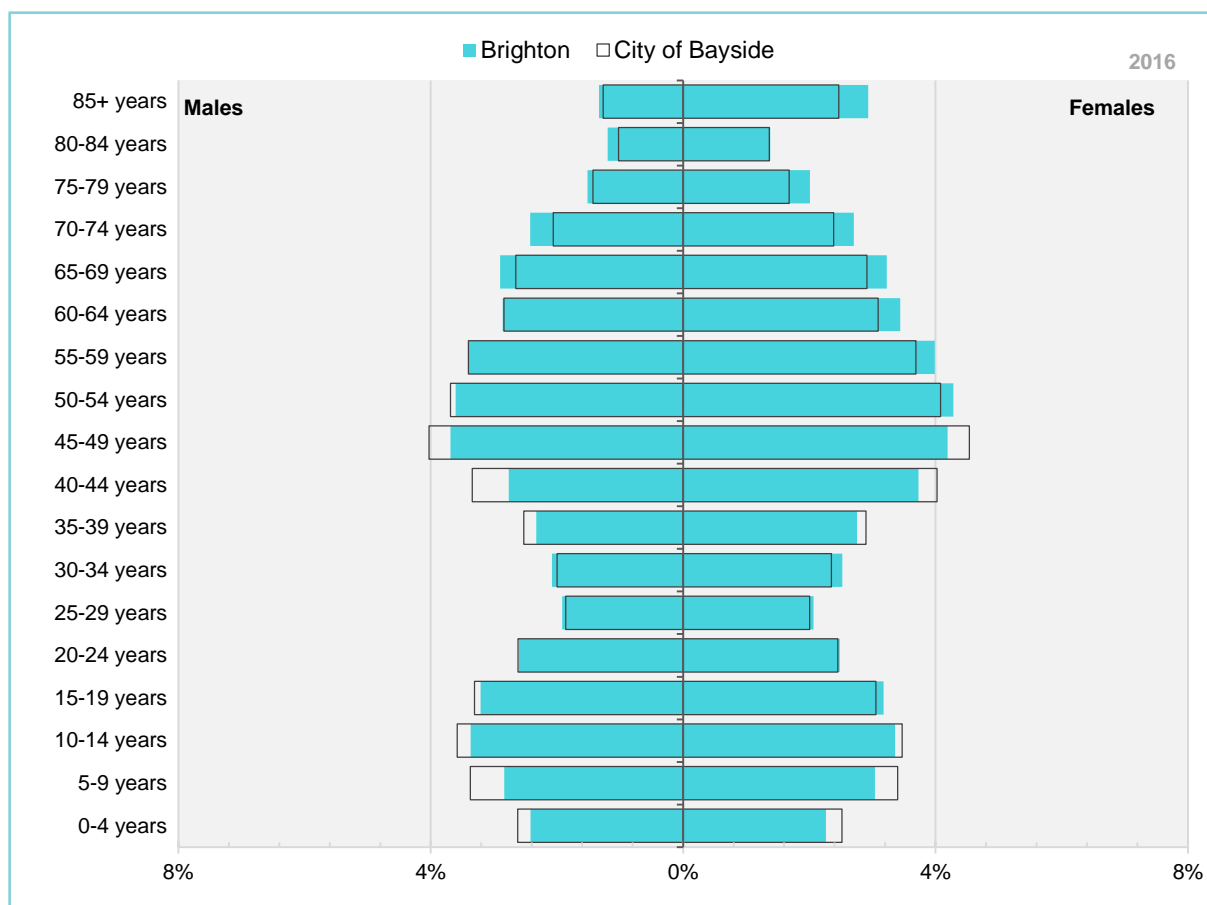
#### Current population

In 2016, the usual resident population (URP) of the City of Bayside (or 'Bayside LGA') was 97,087 people. The estimated resident population (ERP) of the Bayside LGA is 102,737 people; however, this figure has not been updated following the 2016 census results. Of the nine state suburbs (SSCs) that comprise the City of Bayside (Beaumaris, Black Rock, Brighton, Brighton East, Cheltenham, Hampton, Hampton East, Highett, Sandringham), Brighton has the highest ERP, comprising almost a quarter (25,047 people) of the LGA. The median age of Brighton was 45 years, compared to 44 years for City of Bayside and 36 years for Greater Melbourne.

**Figure 1** shows that compared to Greater Melbourne, the City of Bayside has a higher proportion of older persons (from age groups between 45–85+ years); the LGA also has a greater number of young adults and dependents in comparison to the balance region (from around 5–19 years). **Figure 2** indicates that Brighton follows this same trend and has older people, particularly those identified in the empty nesters, retirees, seniors and elderly life stages in **Table 1** but also, an emerging young workforce.



**Figure 1. Age and sex profile, City of Bayside, 2016**



**Figure 2. Age and sex profile, Brighton suburb, 2016**

**Table 1. Age profile summary by service age group, based on URP (ABS, 2016)**

Usual resident population, 2016			
Service age group (years)	Brighton	City of Bayside	Greater Melbourne
Babies and pre-schoolers (0-4)	1,084	4,994	287,178
Primary schoolers (5-11)	2,030	9,382	382,911
Secondary schoolers (12-17)	1,893	7,968	302,615
Tertiary education and independence (18-24)	1,767	7,180	449,386
Young workforce (25-34)	1,959	7,980	730,355
Parents and homebuilders (35-49)	4,549	20,726	946,670
Older workers and pre-retirees (50-59)	3,535	14,427	535,544
Empty nesters and retirees (60-69)	2,913	11,157	418,086
Seniors (70-84)	2,651	9,661	343,336
Elderly aged (85+)	1,006	3,624	89,147
<b>Total</b>	<b>23,391</b>	<b>97,099</b>	<b>4,485,211</b>

### **Future population projections**

The population within City of Bayside is projected to increase by 15% between 2016-2036 (from 102,737 to 118,591 people); within this same period, Brighton's population will increase by 12% from 24,956 to 28,042 people (refer to **Table 2**). Between 2016-2036, Bayside's growth will be greatest in the following service age groups: seniors (+5,923 people aged between 70-84 years), parents and homebuilders (+2,249 people aged between 35-49 years), empty nesters and retirees (+1,924 people between 60-69 years) and young workforce (+1,902 people aged between 25-34 years).

Similarly, in Brighton, growth in the seniors (+1,741 people), empty nesters and retirees (+427 people), elderly aged (+364 people) and the parents and homebuilders (+205 people) service age groups are most pronounced (see **Table 2**). This suggests a growing demand for seniors and aged care programs, as well as services to cater for new families.

**Table 2. Population projections in Brighton and City of Bayside, 2016–2036**

<b>Total persons</b>	<b>2016</b>		<b>2026</b>		<b>2036</b>	
<b>Age group (years)</b>	<b>Brighton</b>	<b>City of Bayside</b>	<b>Brighton</b>	<b>City of Bayside</b>	<b>Brighton</b>	<b>City of Bayside</b>
Babies and pre-schoolers (0-4)	1,205	5,552	1,315	6,116	1,383	6,355
Primary schoolers (5-11)	2,147	9,906	2,145	9,574	2,237	9,914
Secondary schoolers (12-17)	1,980	8,220	1,904	8,527	2,010	8,664
Tertiary education and independence (18-24)	1,949	7,902	2,082	9,210	2,084	9,152
Young workforce (25-34)	2,358	9,274	2,207	10,600	2,331	11,176
Parents and homebuilders (35-49)	4,857	21,779	4,849	22,959	5,062	24,028
Older workers and pre-retirees (50-59)	3,696	14,992	3,651	15,437	3,642	15,441
Empty nesters and retirees (60-69)	3,050	11,586	3,429	13,063	3,477	13,510
Seniors (70-84)	2,712	9,872	3,874	13,689	4,453	15,795
Elderly aged (85+)	1,001	3,654	1,055	3,620	1,365	4,556
<i>Total persons</i>	24,956	102,737	26,511	112,795	28,042	118,591

### **Socio-economic profile**

**Table 3** summarises relevant socio-economic indicators, showing that, comparatively, Brighton has a higher median household income – \$2,410 per week – than City of Bayside (\$2,145) and Greater Melbourne (\$1,542). Median personal and family incomes for Brighton follow this same trend and are higher than the Bayside LGA; compared to Greater Melbourne, Brighton's incomes are higher again. Brighton also has the lowest rate of unemployment at 4.4% – marginally lower than the Bayside LGA (4.6%).

**Table 3. Key socio-economic indicators, Brighton, City of Bayside and Greater Melbourne (ABS, 2016)**

<b>Socio-economic indicators</b>	<b>Brighton</b>	<b>City of Bayside</b>	<b>Greater Melbourne</b>
Median Age	45	44	36
Median Personal Income (weekly)	\$1,048	\$897	\$673
Median Family Income (weekly)	\$3,337	\$2,765	\$1,826



Socio-economic indicators	Brighton	City of Bayside	Greater Melbourne
Median Household Income (weekly)	\$2,410	\$2,145	\$1,542
Unemployed (June 2016)	494 (4.4%)	2,215 (4.6%)	153,625 (6.8%)

Although the ABS's Index of Relative Socio-economic Disadvantage (IRSD) relies on a range of indicators based on the 2011 census which have not since been updated, the mapping in **Figure 3** shows that, on balance, the City of Bayside is a relatively affluent LGA, with 188 (of the 254) SA1s in the top 20% (i.e. least disadvantaged) neighbourhoods. Of the 77 SA1s within Brighton, the majority (65) are also within the top 20% least disadvantaged neighbourhoods and in 2011, had approximately 26,575 people. The exception to this is a pocket in the north of Brighton, which is in the most disadvantaged neighbourhood category (i.e. bottom 10%) and within which 305 people lived in 2011.

**Figure 3. SEIFA IRSD (SA1 Neighbourhoods) City of Bayside (ABS, 2011)**

### **Cultural diversity**

Similar to the City of Bayside, almost a quarter (~23%) of Brighton's population was born overseas. This represents a lower proportion when compared to the 34% of the population (1,520,255 people) born overseas within the Greater Melbourne region. The majority of residents within the City of Bayside and Brighton speak English, with only 3,296 (or 14%) non-English speaking people in Brighton as at the 2016 census.

This is lower than the number of non-English speaking people in Greater Melbourne (27%). Compared to Greater Melbourne, fewer people within Brighton and City of Bayside have limited proficiency in spoken English (2% respectively). Proportionally, Brighton has also experienced slightly more overseas arrivals within the last five years (2011-2016) at 6% compared to City of Bayside (5%); however, this is lower than the Greater Melbourne region (9%). Fewer Aboriginal and Torres Strait Islander people live in Brighton and City of Bayside than in Greater Melbourne. These statistics are presented in **Table 4**.

**Table 4. Cultural diversity indicators, Brighton, City of Bayside and Greater Melbourne (ABS, 2016)**

Diversity indicator	Brighton	City of Bayside	Greater Melbourne
Country of birth (born overseas)	5,272	24,564	1,520,255
Language spoken at home			
English only	18,525	77,872	2,781,188
Non-English speaking	3,296	14,218	1,198,085
Proficiency in English (speaks another language and English not well or not at all)	430	1,707	251,543
Overseas arrivals (2011-2016)	1,398	4,676	406,860
Indigenous status	30	189	24,062
<b>Note: Based on Usual Place of Residence</b>			

### **Employment**

Within Brighton, the main industries of employment were professional, scientific and technical services (17.3%), health care and social assistance (11.8%) and Financial and insurance services (8.5%) sectors, suggesting more residents hold knowledge (i.e. quaternary) sector jobs.

**Table 5** demonstrates that these main industry sectors employed approximately 38% of Brighton's residents. Residents within City of Bayside are employed in similar industries, accounting for 36% of employment: professional, scientific and technical services (14.9%), health care and social assistance (11.4%) and education and training (9.9%).

**Table 5. Industry of employment, Brighton, City of Bayside and Greater Melbourne (ABS, 2016)**

Industry Sector	Brighton		City of Bayside		Greater Melbourne
	Number	%	Number	%	%
Agriculture, forestry and fishing	14	0.1	151	0.3	0.6

Industry Sector	Brighton		City of Bayside		Greater Melbourne
	Number	%	Number	%	%
Mining	20	0.2	168	0.4	0.2
Manufacturing	425	4	2,439	5.3	7.7
Electricity, gas, water and waste services	52	0.5	391	0.9	1
Construction	560	5.3	2,935	6.4	8.2
Retail trade	872	8.2	4,206	9.1	10.1
Wholesale trade	449	4.2	1,743	3.8	3.5
Accommodation and food services	554	5.2	2,350	5.1	6.5
Transport, postal and warehousing	288	2.7	1,255	2.7	5
Information media and telecommunications	311	2.9	1,286	2.8	2.2
Financial and insurance services	907	8.5	3,155	6.9	4.5
Rental, hiring and real estate services	360	3.4	1,324	2.9	1.7
Professional, scientific and technical services	1,838	17.3	6,849	14.9	9
Administrative and support services	361	3.4	1,430	3.1	3.6
Public administration and safety	343	3.2	1,903	4.1	5
Education and training	955	9	4,545	9.9	8.6
Health care and social assistance	1,258	11.8	5,247	11.4	12
Arts and recreation services	247	2.3	1,240	2.7	2.1
Other services	258	2.4	1,226	2.7	3.6
Inadequately described or not stated	561	5.3	2,157	4.7	4.9
<i>Total</i>	10,633	100.0%	46,000	100.0%	100.0%

### **Household type and structure**

As seen in **Table 6**, the predominant household type within Brighton is couples with dependents, comprising 2,988 (or 33%). These figures are similar to City of Bayside (13,432 or 37%) and Greater Melbourne (557,251 or 35%). Across the benchmark areas, there are also additional couple households without children, representing 26% in Brighton and 24% in City of Bayside and Greater Melbourne respectively. The proportion of lone person households is also high across Brighton, City of Bayside and Greater Melbourne – 24% (2,187), 23% (8,559) and 23% (366,005) respectively.

**Table 6. Household types in Brighton, City of Bayside and Greater Melbourne (ABS, 2016)**

Household type	Brighton	City of Bayside	Greater Melbourne
Couples with children	2,988	13,432	557,251
Couples without children	2,347	8,903	381,683
One parent families	701	3,109	167,595
Other families	48	295	23,033
Group household	204	742	78,913
Lone person	2,187	8,559	366,005
Other/not classifiable	464	1,744	-
<i>Total households</i>	8,942	36,784	1,574,480

Almost half of all dwellings within Brighton are detached houses (4,876), marginally lower than the City of Bayside and Greater Melbourne dwelling equivalents (63% and 68% respectively). By comparison, fewer Brighton households are attached, representing 16% or 1,608. Notwithstanding, higher density forms of housing are more common in Brighton than in City of Bayside (11%, or 4,296) and Greater Melbourne (13%, or 231,297). **Table 7** summarises these findings.

**Table 7. Dwelling structure in Brighton, City of Bayside and Greater Melbourne (ABS, 2016)**

Dwelling structure	Brighton	City of Bayside	Greater Melbourne
Separate house	4,876	22,051	1,067,637
Semi-detached	1,903	8,336	264,409
Attached	1,608	4,296	231,297
Other (caravans, cabin, houseboat etc.)	50	193	6,392
Not stated	40	154	4,746
<i>Total dwellings</i>	8,477	35,037	1,574,481

The dominant tenure type in Brighton is fully owned homes, totalling 3,790 (refer to **Table 8**). This is also the case for City of Bayside (14,393 or 39%); however, Greater Melbourne has a higher proportion of mortgaged homes at 36%, or 567,574, compared to fully owned (30%). Renting is also a common tenure type in Brighton, comprising 27% (2,199) of all households. This is marginally higher than City of Bayside, within which 23% (8,194) of households rent, whereas in Greater Melbourne, this figure is higher again at around 30% (472,462).

**Table 8. Housing tenure in Brighton, City of Bayside and Greater Melbourne (ABS, 2016)**

Housing tenure	Brighton	City of Bayside	Greater Melbourne
Fully owned	3,790	14,393	479,374
Mortgage	2,441	11,624	567,574
Renting	2,119	8,194	472,462
Other tenure type	64	300	12,777
Not stated	576	2,264	42,294
<i>Total households</i>	8,991	36,775	1,574,481

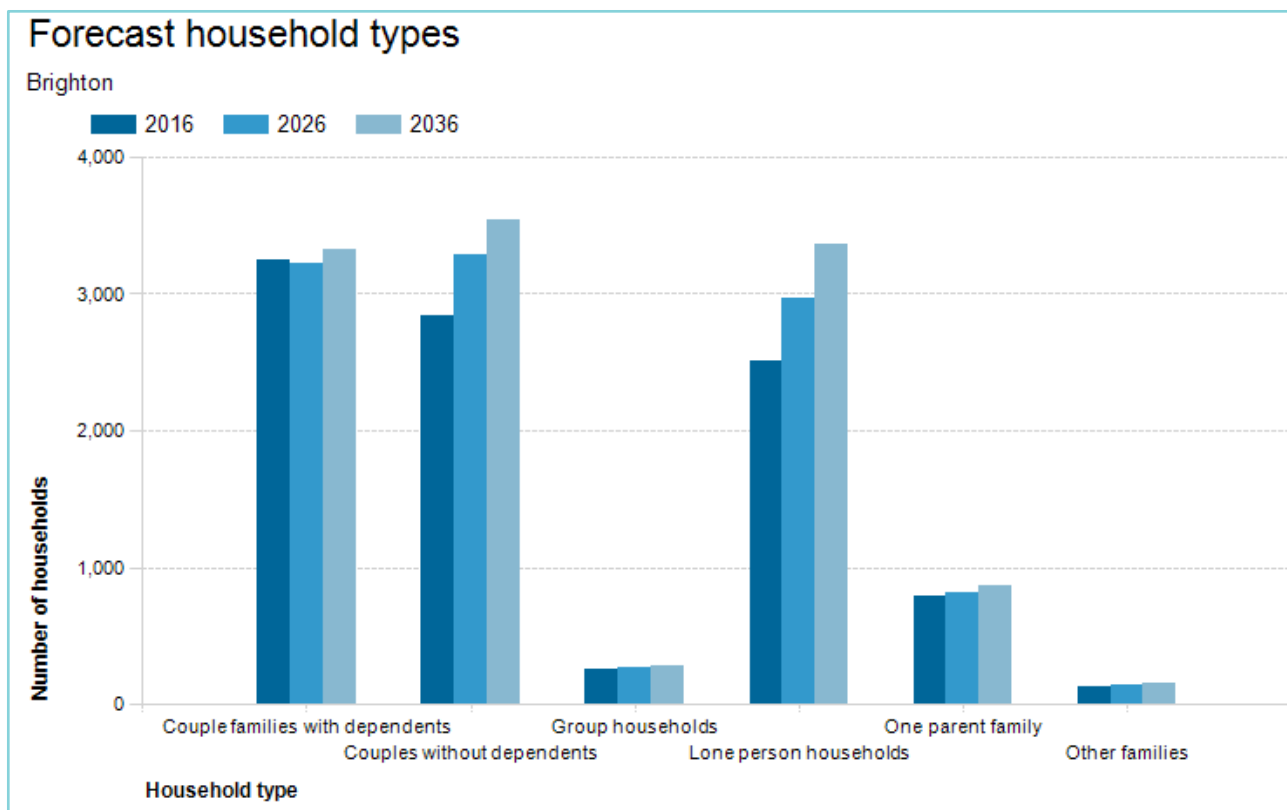
### **Future household projections**

Brighton is expected to see the largest growth in the number of households across Bayside between 2016-2036 – from 9,771 to 11,519, representing 18%. **Figure 4** reveals that while couples with children were the main household type in Brighton in 2016, this will decrease by 74 households to 3,317, and growth in lone person households and couples without children will increase by 34% and 24% respectively.

Dwelling growth in City of Bayside will be greatest in the lone person (+3,194 or 33%), couples without dependents (+2,911 or 28%) and group (+291, or 32%) household types between 2016-2036, while slower growth is expected in the number of couple households with children (to increase by 1,137 or 8%, see **Figure 9**). Across Bayside, dwelling stock in Brighton will increase more than in its counterpart localities (+1,692), creating a need for well-located community facilities that provide a range of services for increasingly independent household types.


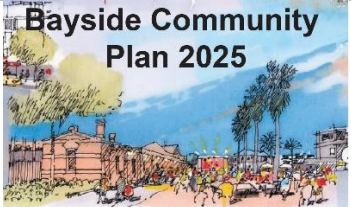


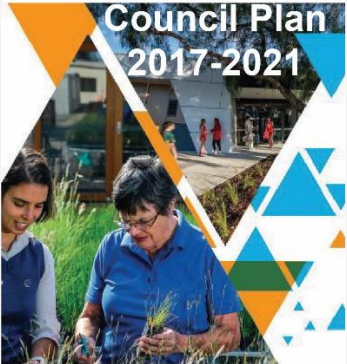
Figure 4. Forecast household types, Brighton (.idcommunity, 2016)

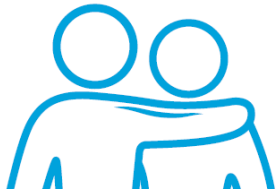




## Appendix B. Policy Review

Policy	Purpose & Vision	Relevant recommendations	Key directions for Hampton
 <p><b>Community &amp; Stakeholder Engagement Policy 2014</b></p>	<p>This policy outlines Bayside City Council's approach to how it engages with its community in the decision-making process to achieve good governance and to ensure decisions are informed by community input.</p> <p><b>Vision</b></p> <p><i>The Council is "committed to responsive community and stakeholder engagement, with quality decision making reflecting the values of the community."</i></p>	<p>7 key engagement principles:</p> <ol style="list-style-type: none"> <li>1. Clear intent and opportunities for engagement</li> <li>2. Clear scoping of negotiables and level of influence</li> <li>3. Process to inform and deliberate decisions and issues</li> <li>4. Design for representative, diverse participation</li> <li>5. Fit-for-purpose tools and techniques for stakeholders</li> <li>6. Information that is accessible and easily understood</li> <li>7. Incorporate feedback and discuss how involvement has influenced the outcomes</li> </ol>	<ul style="list-style-type: none"> <li>• Endorsement and evaluation of a community engagement plan by Executive Manager (Communications &amp; Customer Service)</li> <li>• Fit-for-purpose engagement approach – consider scale of project, level of interest and influence, value added, statutory requirements, previous activities, resources etc.</li> <li>• Identifies key stakeholder clusters or groups for engagement within Bayside area.</li> </ul>
 <p><b>Bayside Community Plan 2025</b></p>	<p>The Plan builds on the former <i>Our City Our Future Bayside 2020</i> and provides an evidence base of activities, services and infrastructure valued by the community and to which investment should be directed and priority assigned.</p> <p>The Plan also aims to improve public participation in future decisions made in the Bayside area</p>	<ul style="list-style-type: none"> <li>• "Better Place Approach" – an integrated placemaking approach that balances people, efficiency, service and liveability across seven domains.</li> <li>• Most relevant domains are Community health and participation and Infrastructure, within which key community aspirations include: <ul style="list-style-type: none"> <li>- Diverse and equitable local facilities and activities</li> <li>- Ease of access to community facilities</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Advocate and partner with public and private organisations to influence provision of non-legislated services</li> <li>• Volunteer, capacity building and other social programs use Council community centres</li> <li>• Recreation and leisure facilities and their services and events should be: <ol style="list-style-type: none"> <li>a. Intergenerational</li> <li>b. adaptive to changing local needs</li> </ol> </li> </ul>

	<p>and ensures that key liveability features are considered in the next Council Plan.</p> <p><b>Vision</b></p> <p><i>“Work with the community to make Bayside a better place”</i></p>	<ul style="list-style-type: none"> <li>- Impromptu events and opportunities for community connection</li> <li>- Improved participation in arts and culture</li> <li>- Community facilities have high design quality and amenity</li> <li>- Investment is commensurate to community need and future changes</li> </ul>	<ul style="list-style-type: none"> <li>c. provide spaces for community education and awareness (e.g. health and wellbeing)</li> <li>d. integration/co-location with community-based aged care service model</li> <li>e. located in accessible locations</li> <li>f. universal access for mobility impaired</li> <li>g. affordability of services</li> </ul>
 <p><b>Council Plan 2017-2021</b></p>	<p>Council's Plan is guided by the Community Plan 2025 and, in accordance with this Plan, identifies seven 'domains of liveability' that contribute to Bayside's social, economic and natural appeal.</p> <p>Through this Plan, Council will allocate resources and deliver and improve facilities and services that best satisfy community values and needs.</p> <p><b>Vision</b></p> <p><i>“Work together with the community to ‘make Bayside a better place’”</i></p>	<ul style="list-style-type: none"> <li>• Urban structure of community infrastructure across Bayside is: <ul style="list-style-type: none"> <li>- equitable</li> <li>- accessible</li> <li>- fit-for-purpose</li> <li>- flexible and innovative in its use</li> <li>- builds social capital</li> <li>- meets a variety of needs (i.e. people of all abilities and life stages)</li> <li>- safe and aesthetic in design</li> <li>- provided locally</li> <li>- provided to support and engage its community</li> <li>- improving service offering</li> </ul> </li> <li>• Alternative governance and funding arrangements to support Council facilities</li> </ul>	<ul style="list-style-type: none"> <li>• Community values functional, attractive, well maintained and frequented facilities – financial case for co-location</li> <li>• Relevant strategies include: <ul style="list-style-type: none"> <li>- upgrade library infrastructure</li> <li>- provide multi-use facilities (primarily for maternal and child care services, preschool etc.)</li> <li>- redevelop existing, or develop new, recreation centres (including senior centres) to meet local need</li> </ul> </li> <li>• Operational, performance and leasing requirements for Council facilities that increase public benefit and usability</li> </ul>

<p>Bayside City Council</p> <h1>Wellbeing for All Ages and Abilities Strategy</h1> <p>2017-2021</p> 	<p>The Strategy provides Bayside City Council with a four-year plan to improve the public health and wellbeing of its community through local policy and will (in part) deliver on the 'domains of liveability' in the Council Plan. This adopts a place-based approach to the unique social, economic, environmental and political issues in Bayside.</p> <p><b>Vision:</b></p> <p><i>"An integrated approach to maintain and improve public health and wellbeing at a local community level."</i></p>	<ul style="list-style-type: none"> <li>Community wellbeing is a key planning priority, driven by: <ul style="list-style-type: none"> <li>mental health services</li> <li>learning and skill development</li> <li>opportunities for volunteering</li> <li>affordable, accessible, inclusive services that reduce social and spatial inequities</li> <li>creating social networks/connectedness</li> <li>designing strong, resilient communities (including resilient building design of Council community assets to climate change)</li> </ul> </li> <li>Growing number of aged, ill and disabled persons living in Bayside – demand for public aged care and health services to address social isolation and improve independence/ageing in place</li> </ul>	<ul style="list-style-type: none"> <li>Opportunity to plan for, support and include key life stages (early years, young people, disabled, long-term illness, vulnerable etc.)</li> <li>Spaces to: <ul style="list-style-type: none"> <li>share and access information</li> <li>provide education to the community</li> <li>offer services and programs (e.g. intergenerational activities, mental health services, support for vulnerable persons, antenatal/postnatal support services)</li> <li>coordinate volunteering and other outdoor activities and programs</li> </ul> </li> </ul>
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