city of
Victor Harbor



Community Engagement Summary Report

Regional Community, Sport and Recreation Precinct Draft Concept

Table of Contents

Introduction **3**

Background **4**

Strategic Alignment 4

Draft Concept Development 4

Consultation Methodology **7**

Community Feedback **8**

Community Survey 8

Listening Posts 13

Written Responses 16

Civic Centre Foyer Display 21

Engagement Summary and Key Themes **23**

Appendix 1 – Draft Concept Consultation Document **24**

Appendix 2 – Community Survey Questions **46**

Introduction

Imagine a new community hub that provides a place for people of all ages to connect through sport, recreation or social activities.

The City of Victor Harbor is planning for a Regional Community, Sport and Recreation Precinct (The Precinct). The Precinct aims to provide a multi-purpose built facility that sits within a broad landscape of community open spaces.

This project has a long history with many iterations of plans occurring at various locations over many years. These iterations varied in scope After pausing the project to reflect on the desired outcomes in 2020, the project was reignited in 2022 with a more holistic community approach.

Meeting the needs of growing indoor sport and recreation activities is a key driver for this project. However, the Council identified a broad community approach to planning for this facility is required to assist with sustainability and to align with best practice and funding guidelines for the development of significant sporting infrastructure.

To help guide planning, the Council adopted a set of project principles. These include:

- **Community benefit** – working to ensure The Precinct is utilised by the widest range of future users.
- **Budget impact** – a concept that provides a precinct within a realistic budget that allows for long term affordability.
- **Partnership potential** – an opportunity to determine if there is public / private interest.
- **Future proofing** – designed to meet the immediate, growing and long term needs.
- **External funding alignment** – meets external facility funding criteria.
- **Environmental sustainability** – with a focus on energy and resource efficiency.
- **Timeframe** – when the facility can be delivered.
- **Facility location and access** – being welcoming and inclusive for all.
- **Economic return on investment** – will the broader community benefit from flow on.

Following broad community engagement undertaken in 2022, a draft concept has been prepared for The Precinct along with preliminary financial modelling. The draft concept and modelling has been presented back to community for further feedback.

The purpose of this report is to provide an overview of the second phase of community and consultation. It outlines a summary of the consultation activities and feedback gathered in relation to the draft concept plan for The Precinct.

Background

Strategic Alignment

The project aligns with the strategic direction outlined within the City of Victor Harbor Community Plan 2030, particularly contributing to the aspirations that '*we are a caring, connected and active community*' and that '*we have the services and infrastructure that meet our community's needs*'.

Further to this, Council's Recreation and Open Space Strategy (2017) identifies a need to provide additional indoor sport and recreation facilities to support growing participation rates.

The following key points should be considered within the strategic context of The Precinct project:

- Community connection, diverse economy and natural environment considerations are key drivers of the City of Victor Harbor Community Plan.
- Community facilities are considered to be important contributors to community life and support active and healthy lifestyles.
- The Precinct is recognised as an important facility that will serve the broader Fleurieu region, capable of attracting carnivals and events.
- Council's Sustainability Policy outlines a commitment to facilitating sustainable development while ensuring a proper balance between economic, social, environmental and cultural considerations.
- Council operates within a robust strategic management and governance framework that is applied to all projects.

Draft Concept Development

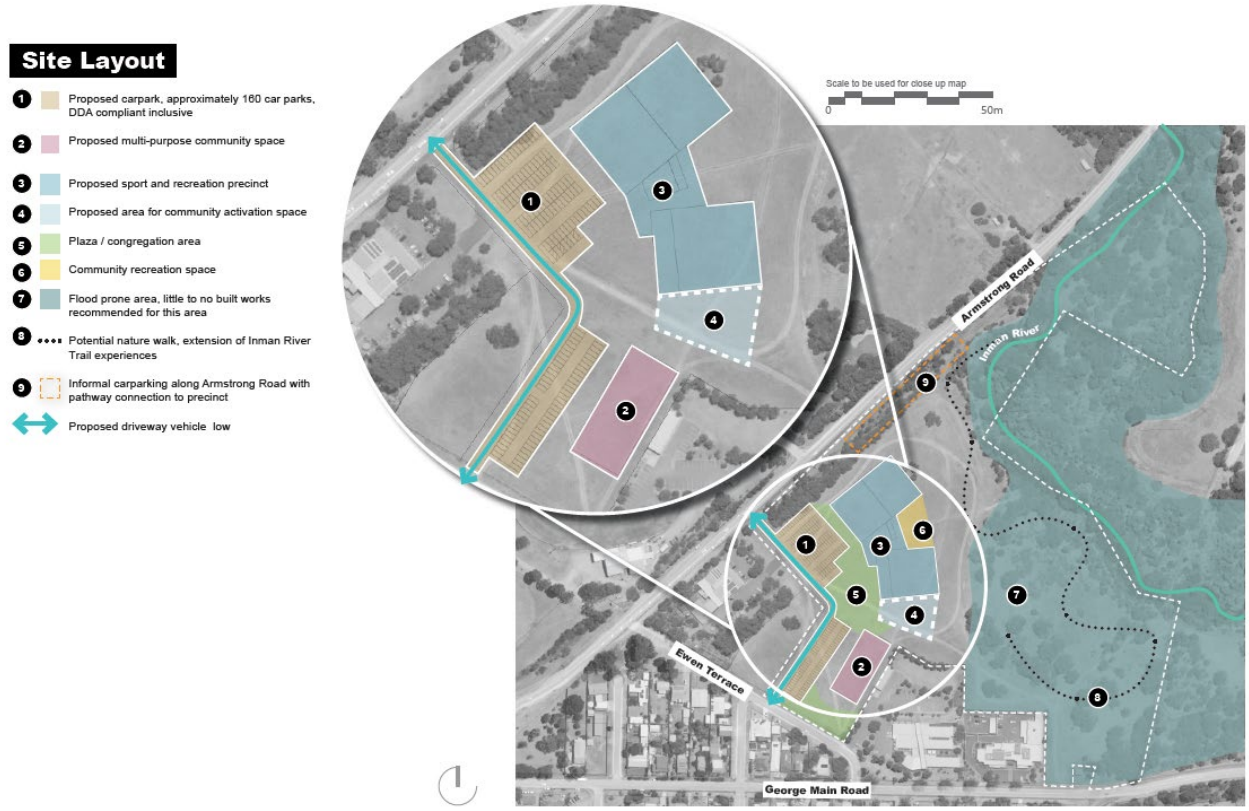
Comprehensive investigations, research and engagement have been undertaken to inform the development of a concept plan for The Precinct.

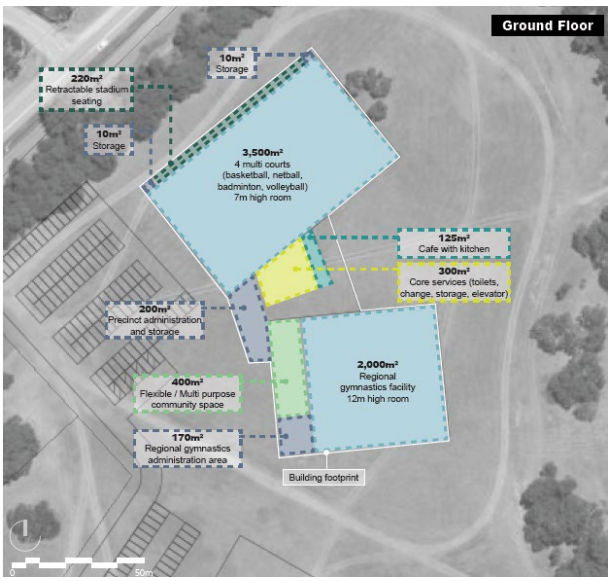
Community input received during 2022 helped to inform uses and users of the facility, as well as the preferred location. This was complemented by needs analysis and further site investigations undertaken by the project team.

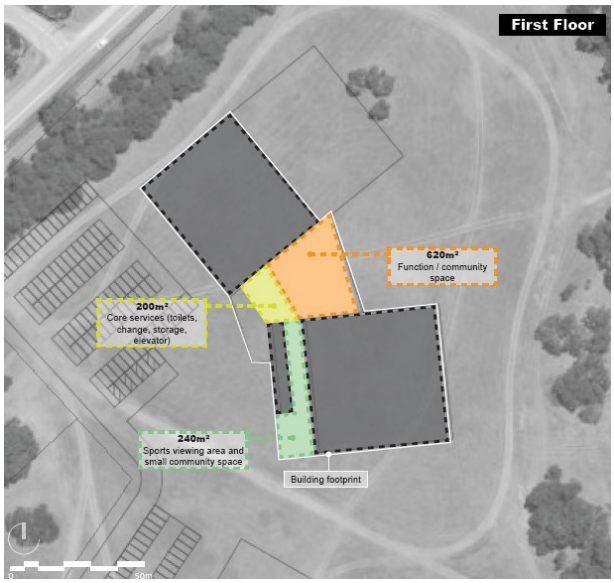
After considering community feedback and independent analysis, Lot 202 Armstrong Road, Victor Harbor was chosen as the preferred location. A draft concept for The Precinct was developed at this site. The concept incorporates:

- Entry and exit points from Ewen Terrace and Armstrong Road
- Car parking (approximately 160)
- Indoor sport and recreation facility with four multi-purpose courts, regional gymnastics facility, administration area, storage, café with kitchen, flexible multi-purpose community spaces, elevated viewing areas and core services such as toilets, changerooms and elevator
- Area designated for community activation
- Outdoor shared community recreation space and landscaping

Image: The Precinct Draft Concept, Site Layout and Built Facility Floor Plan







Ground Floor

- Sports based activity area
- Administration / Storage area
- Service area
- Cafe / commercial space
- Multi use area - for sports or community groups
- Retractable seating

First Floor

- Multi use area - used for sports viewing or community groups
- Function space
- Service area
- Areas which can be overlooked from first floor viewing spaces

A high-level cost estimate indicates a capital investment of around $43 million will be required to deliver The Precinct.

Funding contributions from sources other than Council will help reduce the impact on ratepayers and assist with the financial viability of the project. As the project progresses Council will pursue a range of funding mix options.

Preliminary modelling, City of Victor Harbor council rates are expected to increase specifically for this project for an initial three year period (including two years construction and the first year of operation). Two scenarios have been presented for consultation purposes based on Council contributing $10 million or $20 million to the construction cost.

Council's capital contribution	Average rate increase (per year over three years)
$10 million	$45
$20 million	$60

With the draft concept and initial, high-level cost information prepared, the Council is seeking input from community and stakeholders before working to finalise the draft concept and progress to the next steps for the project.

A copy of the document prepared to assist gather community feedback is provided at **Appendix 1** to this report.

Consultation Methodology

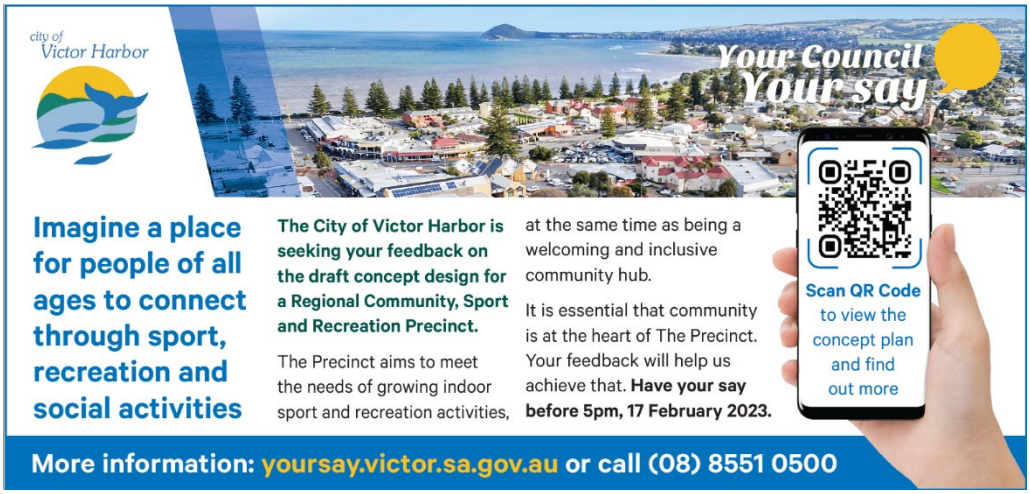
The formal community consultation period relating to the draft concept plan for The Precinct commenced on Thursday, 19 January 2023 and closed at 5pm on Friday, 17 February 2023. Through the consultation the Council sought the community's views on the draft concept plan, asking for a level of support, if anything could be changed and if a rate increase would be supported in order to deliver the project.

The City of Victor Harbor collected the views of the community through a number of different methods including:

- Survey – www.yoursay.victor.sa.gov.au and hard copy (193 responses)
- Written feedback (7 responses)
- Listening posts (held in Victor Central Shopping Centre over two days)
- Interactive foyer display (in the Civic Centre from 6 February to 17 February 2023)
- Social Media – Four posts were made during the consultation period with a total reach of 12,300

The opportunity for the community to provide input in this phase of the project was promoted in the following ways:

- Your Say Victor Harbor website – www.yoursay.victor.sa.gov.au (1300 views, 642 document downloads)
- Listening posts in Victor Central on 1 and 8 February 2023
- Social Media
- Victor Viewpoint (10 February 2023 – 2,160 recipients; 58.5% opens and 14.4% clicks)
- Public notice, advertisements and articles in local newspapers – (19 February 2023; Public Notice – The Fleurieu Sun and The Times; 26 January 2023 – Fleurieu Sun article '*Council sticks to staged plan'*; 26 January 2023 – Fleurieu Sun advertisement; 9 February 2023 – The Times article '*Sporting clubs say council must look at 'bigger picture'*)
- Direct email (from Council and via stakeholder group networks (local sport and recreation groups, local schools, Your Say consultation database).







Community Feedback

Community Survey

The community had the opportunity to provide input into the draft concept plan via a survey that was available online at www.yoursay.victor.sa.gov.au and also in hard copy.

The survey sought to understand community support for the draft concept, at the same time as understanding considerations for amendments to the design and sentiment around the impact on council rates.

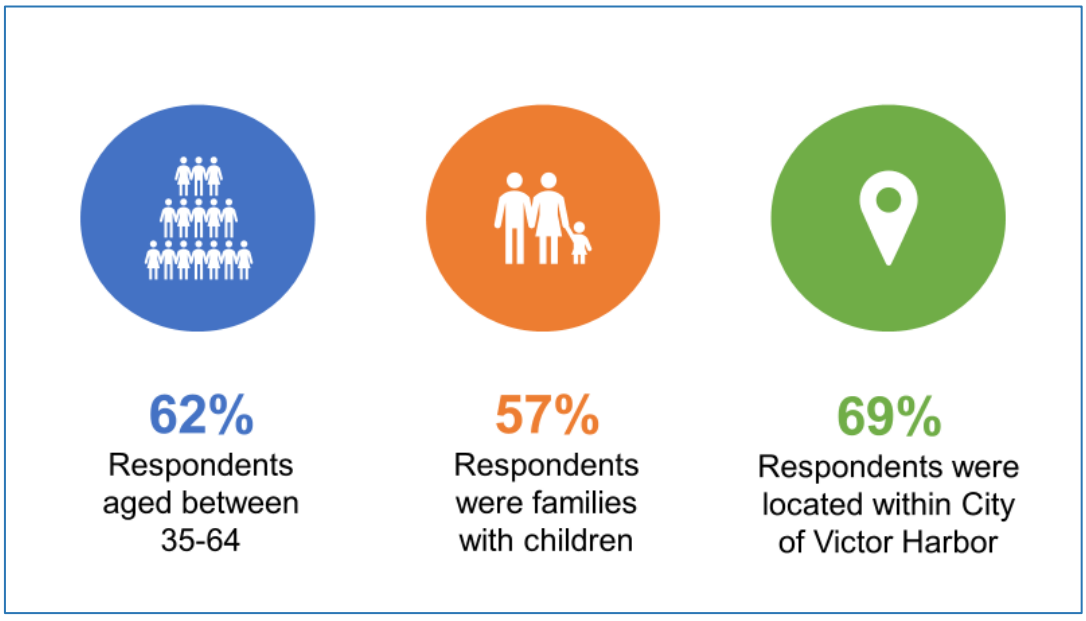
A copy of the survey is provided at **Appendix 2**.

Demographics of respondents

Council received 195 survey submissions between 19 January 2023 and 17 February 2023.

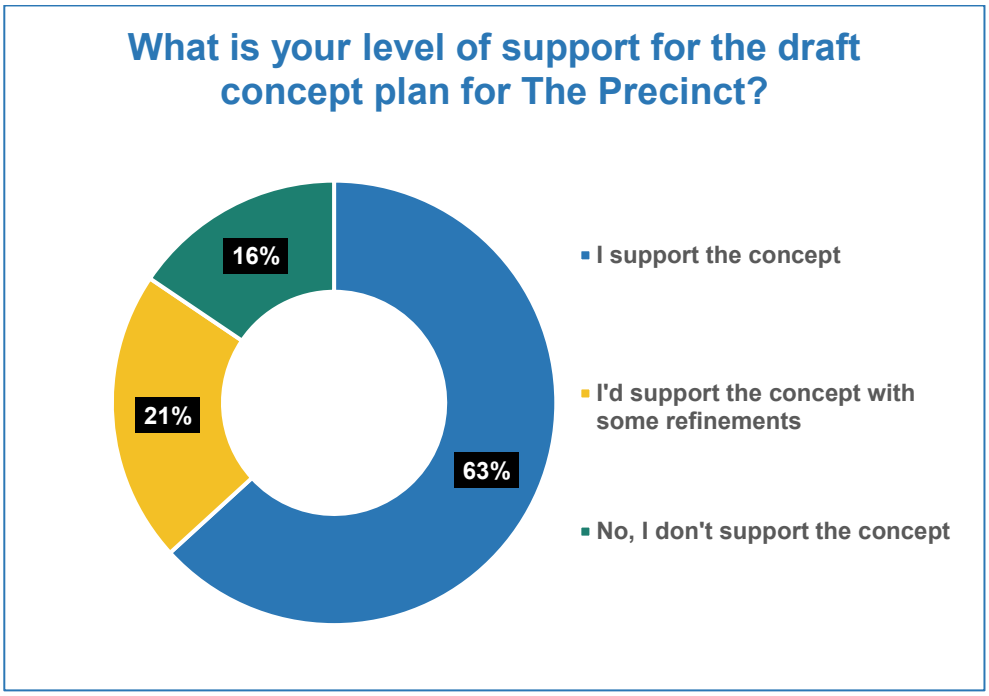
A profile of respondents is provided below:

- 62% (120) of respondents are aged between 35 and 64
- 57% (111) of respondents were families with children
- 69% (134) of respondents were located within the City of Victor Harbor council area (20% Alexandrina; 2% Yankalilla)



Support of the draft concept

Survey respondents were asked to identify their level of support for the draft concept plan. Of the 193 responses to this question, 63% (122 respondents) indicated support of the draft concept and a further 21% (41 respondents) would support the draft concept with some refinement. A further 16% (30 respondents) of respondents indicated they did not support the draft concept.



When asked to explain level of support there were a number of recurring themes that emerged through the open responses. These themes are outlined below:

- Strong support for an indoor community recreation facility to meet the needs of indoor sports.
- Acknowledgement of the benefit The Precinct can provide as a much-needed 'community hub' that supports intergenerational connection and wellbeing.
- The multi-purpose courts are the element most referenced by community as an immediate need. However, it should be noted that, although not as strong as the reference to multi-purpose courts, there were a notable number of references to providing for squash and gymnastics.
- Concern around the cost to deliver The Precinct and the impact this would have on both Council finances and household budgets (rate impact) given the current economic conditions.

Community comments snapshot:

"This is an investment in the health and wellbeing of our community and a venue that we can all be proud of"

"Too much financial burden on our community, especially at a time where households are already struggling with the increasing cost of living"

"I support the concept because this complex caters for a diverse range of people potentially engaged in quite a range of activities"

"I'm disappointed to see the lack of inclusion of outdoor sporting facilities"

"This project is long overdue"

"Start smaller and add on when funding is available"

"Whatever it takes to get a new basketball stadium"

"My child has finally been accepted into gymnastics as the waitlist is huge as they have no space to hold more students"

"Hopefully there will be a community garden"

Throughout the responses there were also references to the challenges faced by a range of different sport and recreation groups including:

- The Dragon Boat Club's ongoing search for a location to build a storage shed and desire for this to be included at Lot 202 Armstrong Road.
- The Encounter Bay Football Club's master plan for the neighbouring Encounter Bay Sport and Recreation Precinct, which while complementary to The Precinct project, caters for different needs.
- The challenges faced by Little Athletics with the flooding of their facilities during significant rain events.
- Future planning for the Victor Harbor Croquet Club and Victor Harbor Bowling Club.
- General concerns that delivering The Precinct will divert funds away from other sporting facilities.

Within the consultation documentation provided to community, the Council acknowledged that The Precinct will not meet all of the sport and recreation requirements of our growing community, and that a dispersed model of open space planning is required. This work is being undertaken in parallel to The Precinct concept plan development and further engagement will be undertaken with sport and recreation groups in the coming months to ensure community needs are reflected in future planning for facilities and open spaces.

A further question was asked around how respondents see themselves using The Precinct. 178 responses were provided to this question. In summary, 20% of respondents indicated they would not use The Precinct, while 80% indicated they would use The Precinct for a variety of different uses including participating in sport and using community spaces (indoor and outdoor).

Of the responses, approximately 63% said they would use The Precinct to participate in sport (playing, coaching, umpiring, spectating). Further to this around 34% directly referenced basketball and 12% referenced gymnastics.

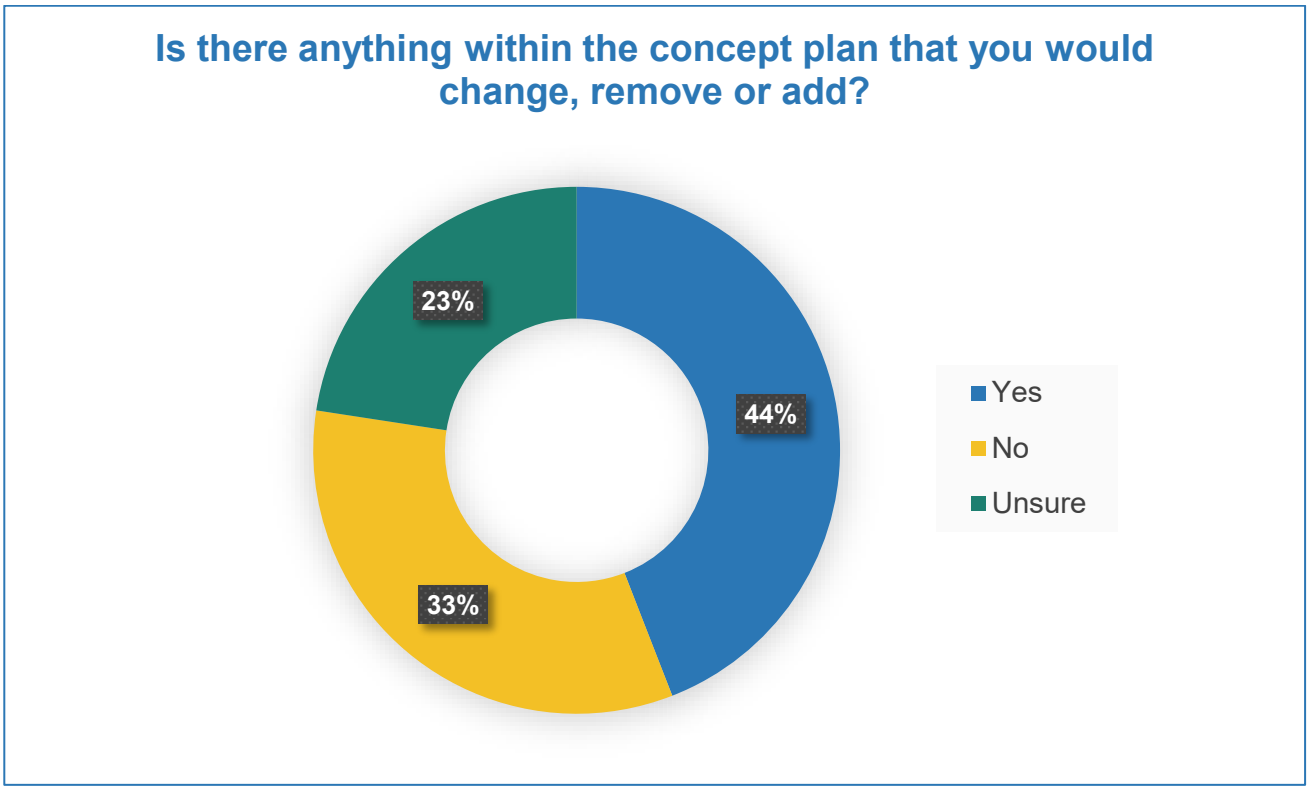
Around 13% of the respondents indicated they see themselves using the indoor multi-purpose community spaces and 8% referenced the outdoor community spaces.

When asked if the draft concept for The Precinct is suitable for their desired use of The Precinct, 70% of 161 respondents said it was, while 10% said it wasn't suitable.

Changes or refinements to the draft concept

A question was framed to capture information about possible design considerations and potential amendments to the concept plan.

Respondents were asked if there was anything within the draft concept plan that they would change, remove or add. There were 183 responses to this question, 81 respondents (44%) indicated there was something they would change, while 62 respondents (33%) said they were happy with what was presented and 42 respondents (23%) were unsure.



Suggestions for refinements, addition or removal can be generally categorised into the following:

- The additions requested to the current draft concept proposal were predominantly focussed on inclusions within the landscaping or grounds of The Precinct such as picnic facilities (benches, shelters, bbq's, water fountain), walking trails, community garden, playground, outdoor court, skate facilities and outdoor fitness equipment.

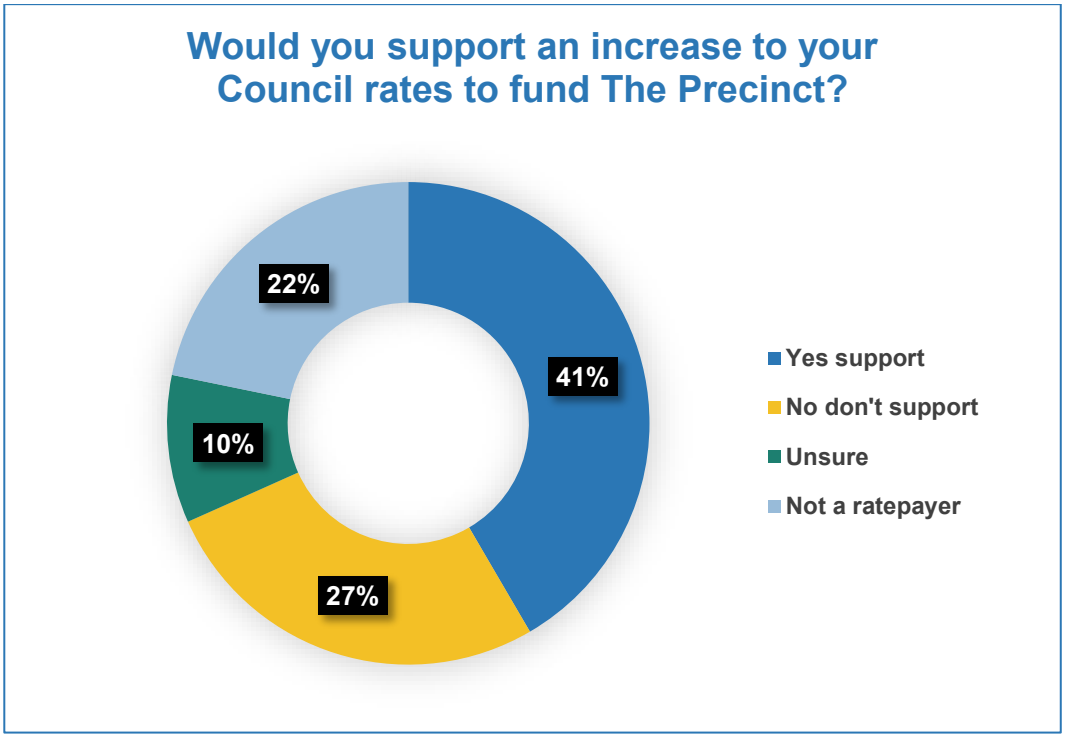
  There were also suggestions for an oval or grassed playing field to be added to the broader site plan. While for the built facility changes suggested included more storage spaces, as well as the ability to cater for indoor cricket and tennis.

- In terms of elements that could be removed, these seemed to focus around concerns about project cost with a number of suggestions to not proceed any further with the project or to scale down the current proposal to assist in reducing the cost. There was also some commentary about staging the project.

Impact on Council rates

As a part of the survey, respondents were presented with two potential scenarios (based on preliminary modelling) outlining how this project could potentially impact Council rates. After considering the two scenarios, respondents were asked to indicate their support of an increase to Council rates in order to fund delivery of The Precinct project.

There were 193 responses to this question with the majority, 82 respondents or 41%, suggesting they would support a rate increase to enable the delivery of the project. Approximately 27%, 52 respondents, indicated they did not support the rate increase presented. A further 10% (19 respondents) indicated they were unsure, while 22% (42 respondents) were not City of Victor Harbor ratepayers.



A number of respondents (122) provided further commentary around their support, or otherwise, of a rate increase to fund The Precinct project.

Comments from around half of the respondents indicated they saw the development of The Precinct as an investment in community, particularly noting the health and well-being benefits provided to different generations from youth right through to seniors.

There was also a significant number of respondents that talked to the fact that the increase would put pressure on an already tight household budget.

Interestingly there were a handful of comments from non-ratepayers indicating they would accept a rate rise of their council rates to assist with funding.

Community comments snapshot:

"A small increase in rates is justifiable for the benefits of this project to the future residents of the area."

"I see [the increase] as me investing in our community"

"Cost of living is already difficult for many families"

"I would also support a rise in Alexandrina Council (my council) to support the project"

"As an aged pensioner I am worried about the increase [in] rates"

"I accept that over 3 years average rates could rise…but am concerned about other increases to rates that council may impose… e.g. to keep up with inflation"

Listening Posts

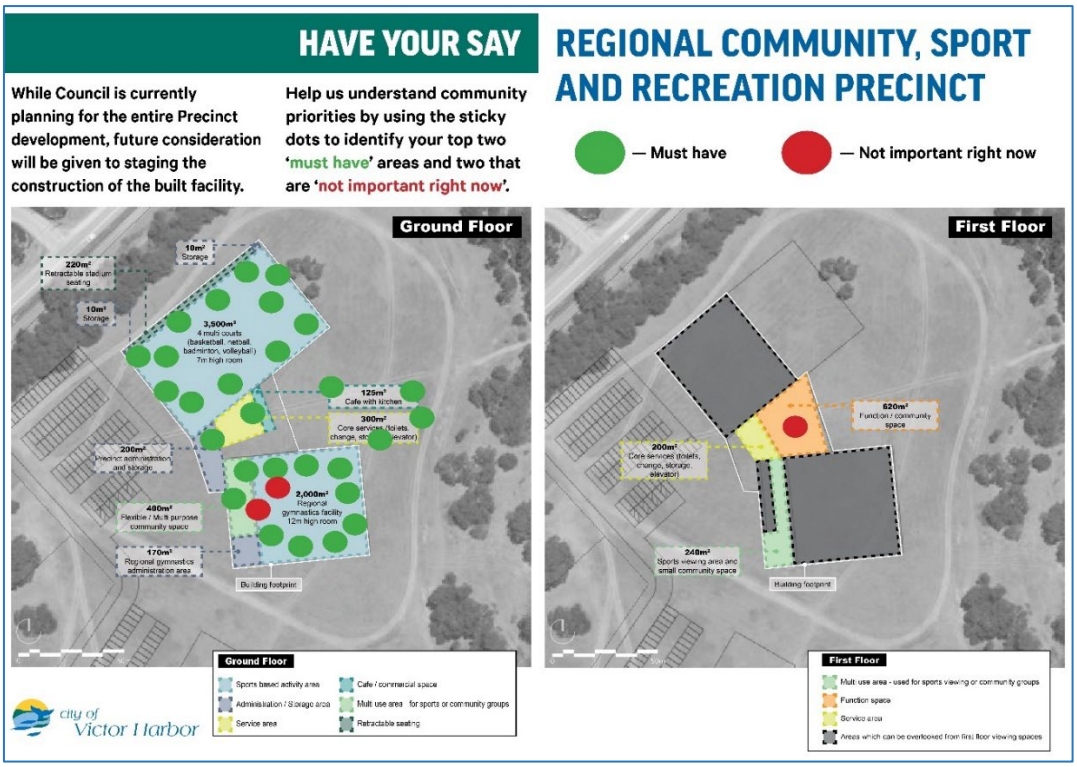
Two listening posts were held at the Victor Central Shopping Centre during the consultation period. Each listening post was held in a different location within the Centre. A display was set up with information about the project and interactive ways to capture feedback from the community including post-its for general commentary and sticky dots to assist in identifying important elements of the built facility. Around 120 people were engaged with directly during both listening posts.





The following is a summary of the feedback received during the listening posts.

People were asked to identify ‘must have’ areas (green dots) and areas that are ‘not important right now’ (red dots) to assist Council in considerations around the staging of the project. The results were: multi-purpose courts (12 green dots), gymnastics area (8 green dots, 2 red dots), core services (3 green dots), Café with kitchen (3 green dots), multi-purpose community space (2 green dots) and function area (1 red dot).





There was also an opportunity to leave general comments for consideration.

- Small kitchen facilities upstairs
- Make sure there is appropriate facilities (toilets, changerooms) for people with disabilities
- Re-look at the design / Natural look needed
- Need to consider more than $ for this project – positive impact on youth
- Trails / allowance for dog walking
- Not enough car parking
- Lift access is important
- Seating and disability access
- An investment in community – youth programming
- Pump track – yes (maybe undercover?)
- Consider landscaping – raised planters?
- Link to the Encounter Bay Precinct – change facilities and clubrooms
- Tiered seating is important
- Move outdoor courts to front – protected to wind – lighting – solar panel
- Activate all areas all the time
- Outdoor seating areas
- Don't forget about delivering essential services if this project is delivered
- Natural look at back – proper path – bins
- When closed have to walk all the way around [to access outside areas, playground, pump track etc]
- No dragon boats
- Built materials – recycled, basic, save build costs
- Dragon boats are needed somewhere x2
- Indoor markets [opportunity]
- Tai chi area – quiet contemplation space
- Playground outside area – all weather
- Commercial opportunities – where is it?
- Airflow with open doors and sliders. Hanging doors [Yankalilla Library example]
- Please consider area with sprung floor for dance and yoga
- Can we just use / enhance what we have already got?
- How to get here – transport?
- Open space / nature – keep!
- Plenty for young people to do outdoors but need more for indoor activities especially for young people
- "All for the project" but can we afford it? Please shape project to minimise rate increases
- Definitely needed – great mental health benefits
- I support the project, especially gymnastics

- Retractable seating – minimum 400 people (for conventions)
- Café to be open and view outside interactive
- Waste of money!!!
- Utilise existing building
- External funding is critical
- Definitely needed – great mental health benefits
- I support the project, especially gymnastics
- Finances – rates and ongoing cost – consider current climate
- Guest speakers – social program
- Where can caravanners park close to VIC? Very limited parking
- Concerned about scale – too big
- Climbing wall
- We need to stop stuffing around build B/B court now to make it affordable. Worry about the rest later $$$
- Possible area for drama / dance rehearsals?
- About time!
- We need something like this!
- Disc golf – outside activation
- Transport is important
- Squash need!
- Great ideas
- Play café, arcade, youth activities
- Sick of basketball thinking they are the only ones
- Commercial kitchen
- We need this! Lot of families to cater for
- A wonderful initiative
- Agree with parking – not enough parking in city centre
- Well done! We need this
- Cost – can we afford this?
- Fantastic project
- Need for area
- Mobility concerns / access issues / parking access / disability inclusive

Written Responses

The following written responses were received during the consultation period.

Response 1 – Received via email

I write to you as the Commodore of the Victor Harbor-Goolwa Sea Rescue Squadron.

We note that the only major ingress and egress routes from the car parks shown on page 12 of the concept plan could result in all traffic blocking access for emergency vehicles leaving the combined SES/Sea Rescue site located alongside the 'Encounter Centre' and next to the only road access to and from the car parks shown in your concept plan.

Our only concern is that at the end of any events it is likely that many cars will be trying to exit the parking areas and could quite conceivably block the roadways thus preventing our large truck/trailer unit from exiting to attend to a rescue. Similarly the SES people will need to exit the compound with their vehicles in response to a call out.

One possible solution is to have clearly marked emergency vehicle lanes marked on the roadway along Ewen Terrace (and/or Jolly Street) as well as the access road to/from the Armstrong Road as the combined emergency services vehicles will use both roads.

Council officer commentary: The project team have had initial discussions with representatives from the South Australian State Emergency Service in relation to the draft concept plan. These discussions will be ongoing during the project planning.

Response 2 – Received via email

I would love to see a couple of squash courts incorporated in this facility. The nearest one is Noarlunga.

Response 3 – Received via email

EXECUTIVE SUMMARY

Thank you for the opportunity to provide comment on the subject concept. I am interested in this draft concept for a host of reasons. The principle of establishing a Regional Community, Sport and Recreation Precinct is a worthy one. Unfortunately, the draft concept presented for consultation fails to adequately present the "high level" examination that has supposedly been conducted to justify this stage of "concept" development.

Before the community and Council can progress to the next stage it is important for all of us to have a greater understanding of the how the guiding principles, as listed, have been addressed at that "high level".

DISCUSSION

1 Community benefit/need – working to ensure The Precinct is utilised by the widest range of future users.

"A high-level needs analysis and review of current facilities in the area was undertaken"

It is unclear how "community involvement" will be facilitated beyond the recreation component. The demographics show 35% of the regional community are older than 65. More detail is needed

on the intergenerational component as the concept in its current form does not show the precinct to be designed for this purpose.

It is stated "Comprehensive investigations, research and engagement have been undertaken to inform the development of a concept plan for The Precinct." It would be useful to break down how each council areas community will benefit from the proposed facility. The needs analysis attempts to possibly precise this analysis. What would be useful is showing that detailed analysis that demonstrates "the need." Although the document seeks to provide an overview lets be transparent about who benefits most and how those benefits will be realised. This will be essential should a business case eventuate. A simple demographic and court count analysis? is not enough for proof of concept.

Recommendation
1.1 Provide detail on need for each council area, demographic, and, for each proposed activity/sport etc.
1.2 Discuss emerging sports and those specific activities relevant to each demographic rather than non-specific events and programs etc.

2 Budget impact – a concept that provides a precinct within a realistic budget that allows for long term affordability & Partnership potential – an opportunity to determine if there is public / private interest/need.

This document offers little on budget impact. Nor is it realistic as no other funding sources are confirmed. The "high level" cost estimate purely focused on the cost to the Victor Harbor (VH) ratepayer. Given the demographics of each council, and the facility supposedly being a regional, there should be a better understanding of the level of support the project may or may not be forthcoming from joint partners. They too must be satisfied there is a need and warrants financial support for an actual project plan and business case. We all need to understand whether that support/need exists before more progress is made beyond concept stage.

2.1 Determine and gain commitment on the level of support from potential project partners.

3 Concept Plan

The objective of this project is to develop a highly considered and sustainable medium-scale, multi-purpose regional community precinct.

"A high level concept has been developed to help determine the uses and users of The Precinct, which will then feed into the development of a broader business case and operations modelling"

The Concept Plan could clarify how it will comply with the current sustainability policy. Having more detail on the sustainability of the concept I believe would provide a strong selling point to potential partners, as well as the ratepayer.

Unfortunately, the VH policy referenced is overdue for its triannual review. In its current form it states in 6.1 Council decisions will aim to:

• Integrate long and short-term economic, natural environmental and community considerations.

• Provide for equity within and between generations.

• Enhance and maintain biodiversity and natural environmental systems.

• Act cautiously when there is a risk of serious or irreversible impacts on the environment or the community.

• Recognise dimensions beyond our border while concentrating on issues we can influence. Environment and development issues operate on a global scale. Our local actions should connect with regional, national and global scale activities and directions.

• Provide for broad public involvement on issues that affect the community.

The draft concept plan for the Southern Fleurieu Regional Sports and Recreation Precinct is unclear as to how it will comply with the policy or community/government expectations.

Recommendation 3.1 Review and/or document how the concept will comply with environmental and biodiversity policies.

CONCLUSION
I appreciate my comments are not necessarily a part of producing a concept plan but there is certainly more emphasis required on the need for such a facility. To only produce costings for Victor Harbor is only going to potentially alienate Victor ratepayers.

To help promote the project a more detailed environmental impact statement would be highly desirable and show VH Council can validate its environmental credentials.

Response 4 – Received via email

Would there be a area or suitable for playing card games in this new project.
Another need would be Wifi availability and storage cupboards for tables and equipment.

Response 5 – Received via email

There is no doubt that delivery of such a project would be greatly appreciated throughout the council areas which make up the Fleurieu Peninsula region. However, the financial impacts are most uncertain, and as so often happens with proposals of this nature, costs blow out over time. Experience everywhere shows that public infrastructure costs always blow out compared with early planning. Recent local examples include the Aquatic Centre and the Granite Island Causeway.

I am very skeptical that the operating budget estimates indicating deficits of circa $1.2m by Year 3 are realistic. In reality actual capital costs will blow out, and revenue and outgoings estimates are also likely to prove optimistic. But even these numbers indicate an ongoing deficit for ratepayers to carry.

The table indicating "average" rate rises of $45 pa for a $10m capital outlay, or $60 for a $10m capital outlay are fairly meaningless, and probably calculated so as to sound pretty moderate – the price of a few cups of coffee. What is meant by "average"? How will this relate to my rates? It would be much more helpful to indicate these rate increases by a percentage, or by additional cents in the dollar of capital value, so that every rate payer could calculate how they would be impacted.

In summary, I submit that a great deal more cold hard investigation of the financial implications and impacts needs to be done before any decisions are made.

Response 6 – Received via email

Victor Dragons Incorporated have been involved in a wide range of community consultations over the last 10 years in an effort to lease land from City of Victor Harbor on which to construct a storage and maintenance facility for our dragon boats and equipment.

As such we support this Draft Concept Plan in principal, however we would suggest the following in order to better meet the needs of our Club and the community:

1. *The first version of this plan presented to Council in 2022 showed a parking area on the land off Ewen Terrace located adjacent to The Encounter Centre and proposed SES facilities with space for sheds, including our Dragon Boat facility, adjacent to the TAFE facilities.*

   We propose that this be varied, essentially 'flipped', so that land allocated to Victor Dragons for our maintenance and storage facility be adjacent to the Encounter Centre and proposed SES Facility with parking closer to the TAFE facility.

   Our reasons for this are:

   a. *Ease of access and egress for our boat trailer and towing vehicle. If our facility were located near The Encounter Centre more direct access would be achieved, minimising the need to drive our vehicle and trailer (total length of approximately 20 metres) between carparks and other facilities in The Precinct, thus increasing ease and efficiency of access and egress.*

   b. *Reduction of hazards and danger. Reducing the distance we travel through The Precinct and the required manoeuvring we need to undertake increases safety of our drivers, members and other users of The Precinct and decreases the possibility of damage to other vehicles and the environs.*

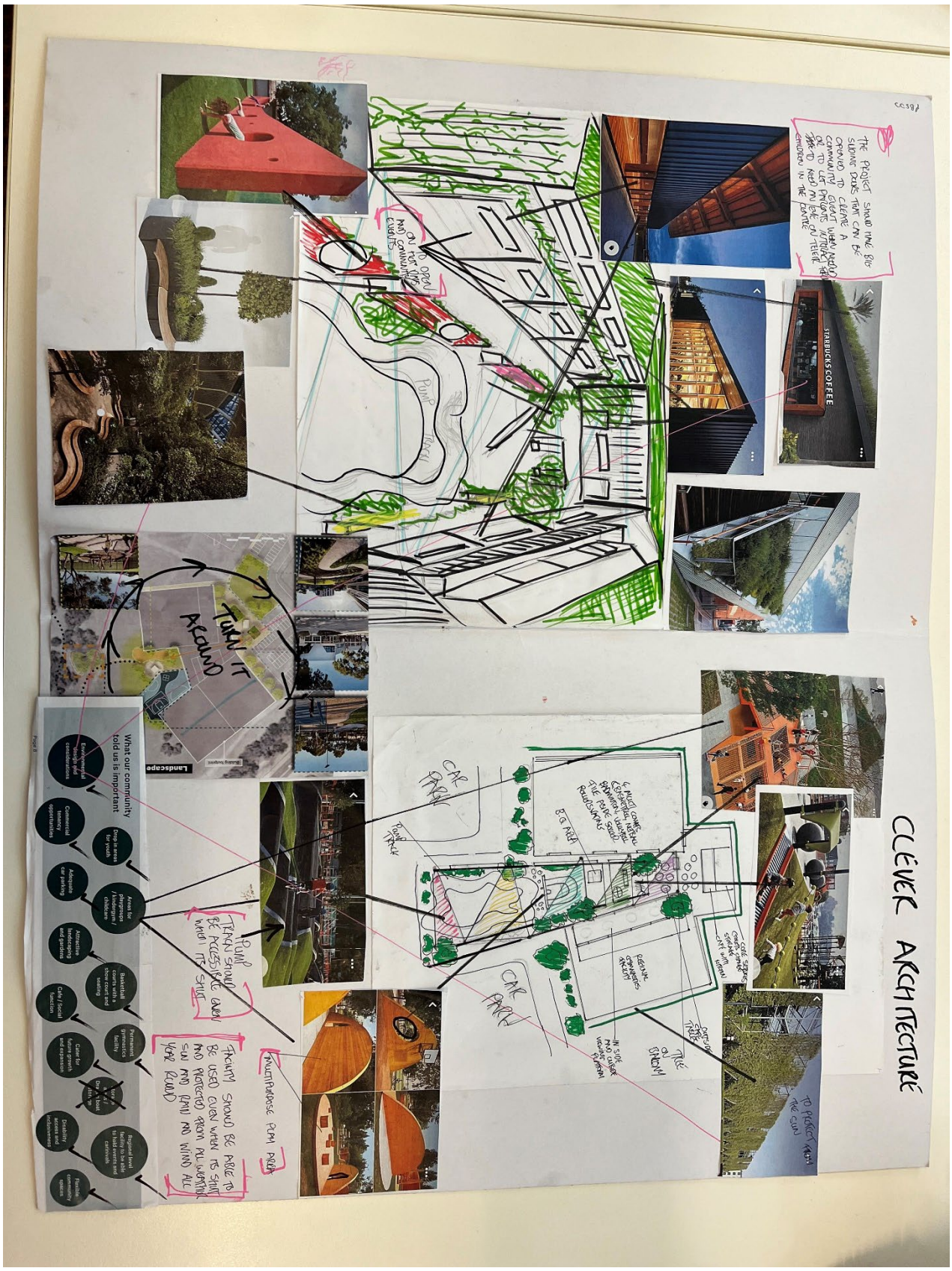
2. *We urge the Council to consider developing The Precinct in stages so that 'low cost' projects are prioritised to give the Precinct a 'profile' in the community sooner.*

   For us it would mean that since we already have significant funds at hand, we could develop our facility sooner, rather than waiting while Council gains the necessary funding for the major buildings over a number of years, once again helping to advance the profile of The Precinct.

   Thus Stage 1 might involve provision of walking trails, bbq areas, other outside facilities and 'shed' space for our club and others sporting groups which currently have no, or limited, facilities.

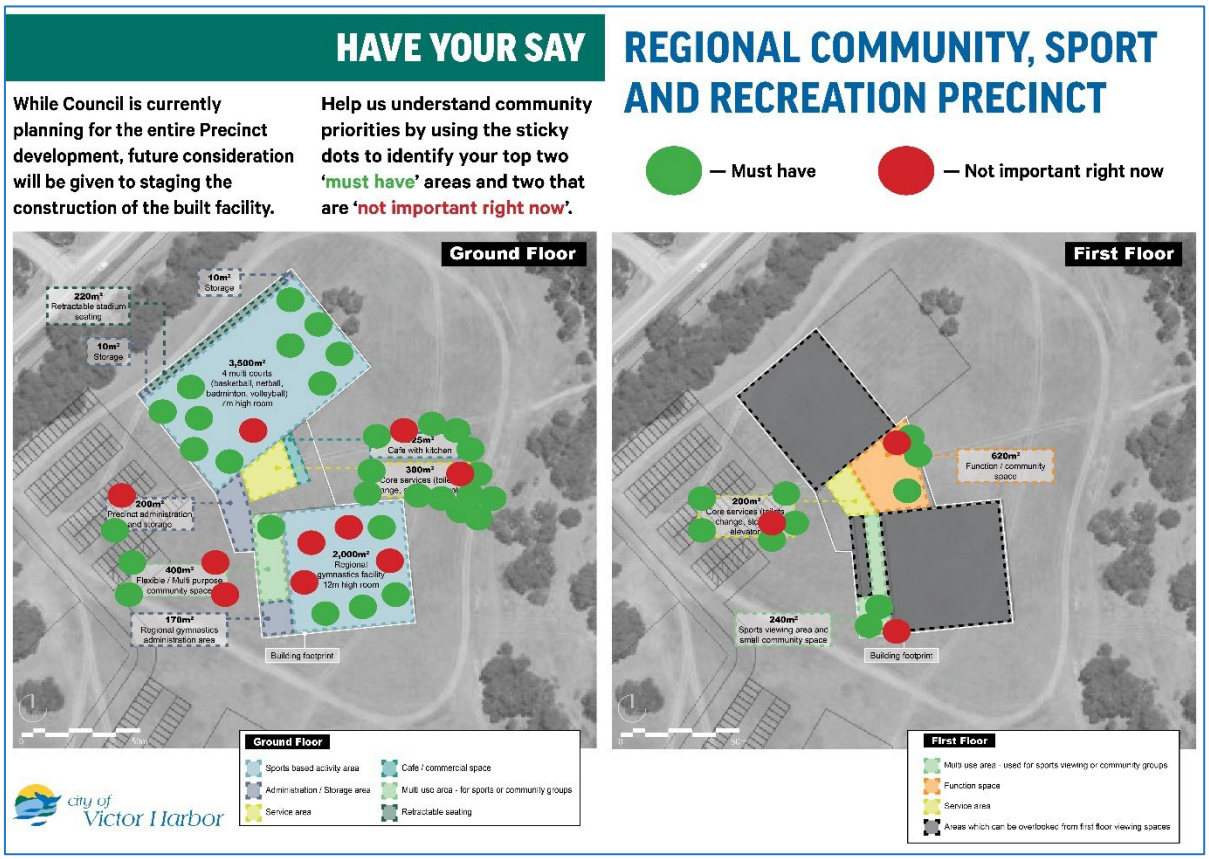
In addition to this written submission, members of our committee and club will be encouraged to complete the council survey and to visit the 'listening posts' at the Victor Central Shopping Centre.

Response 7 – Delivered in hard copy



Civic Centre Foyer Display

An interactive display was set up in the Civic Centre foyer between Monday, 6 February 2023 and Friday, 17 February 2023. The follow is an outline of the feedback provided.



The following general comments were provided on post it notes:

- Outdoor ropes / climbing adventure playground
- Big tick for community space
- Great idea but budget – make / build necessities first and then add on at a later date
- Great idea also include squash courts
- Expand existing facilities and save a fortune
- The homeless are more a pressing need
- Landscaping and seating and bbq areas
- Reduce rates first!
- Space for big things e.g. Dragon Boats i.e. large storage shed
- Prospect of childcare ruins the community concept and commercialises it
- First deal with: roads, footpaths, council debt
- Fix homelessness first
- Climbing wall
- Would like to see a wellbeing space for e.g. yoga, meditation, tai chi
- Precinct is important for our growing community
- The homeless will always be with us. The young are most important.
- Good!! We are looking to the futures of our young peoples.
- Area put aside for community garden
- Financially irresponsible!

- Area put aside for community garden
- Nothing for seniors
- Multi-purpose = multi-sports = expand focus and cater for all. Utilise what we have as much as possible
- Slack rope
- Needs to avoid areas which will be flooded on future king tides – keeping in mind sea level rise caused by climate change
- More rentals less B&B's
- Were is the squash court?
- Need stuff for kids under 5 yr to new born
- Would like to see a nature playground and outdoor seating
- …and lose valuable green space at vast expense? No thank you.
- Homeless need help first!!!
- Spend money on supplying green waste bins to ALL ratepayers instead of this
- Needs to be as "green" as possible. Healthy bods and healthy planet
- Recycling? How 'green' Solar? Waste disposal
- All a bit much. Nothing we haven't got already. No rates increase.
- We don't want it – and the figures show this!
- Affordable accommodation if having big events
- Help homeless
- Consider existing small businesses before large ones
- Café with GOOD food and gluten free vegan
- 'Green', zero net energy and water
- Need this for pickleball etc
- Affordable housing for the homeless is a greater priority
- No! Not on my rates!
- Why limit to sports we have already got? If so just keep and stop proposal

Engagement Summary and Key Themes

This phase of community engagement relating to the draft concept plan and preliminary financial modelling for The Precinct captured a broad range of feedback from the community. It highlighted that there is a strong community expectation around the delivery of this facility, with support of the draft concept plan aligning with previous engagement exercises that suggest for around 70% of community this project is a priority. This sentiment will be tested again through the Council's 2023 Community Satisfaction Survey.

The key themes identified throughout this consultation are outlined below:

- **An opportunity to provide a much-needed community centre –** strong acknowledgement of the need for such a community-focussed facility and the benefit it can provide as a community hub through the provision of multi-purpose spaces (both indoors and outdoors) and considered programming.

- **Indoor sport and recreation activities continue to drive need** – throughout the consultation there was very strong representation from those involved in basketball. While gymnastics was also well represented, there was frequent reference to squash courts supporting the inclusion of these facilities within the concept plan. Commentary that referenced different indoor sport and recreation groups generally had an undertone of '*get on with it!*'

- **Competing views on cost –** It is evident there are competing opinions when it comes to the preliminary cost estimate for the project. While some see the financial outlay as an investment back into community citing health and wellbeing benefits, others are concerned around the impact the associated rate increase would have on their household budget. The exploration of funding opportunities to reduce Council's overall contribution along with consideration of staging options is going to be critical in the next phases of the project.

- **Further planning required for outdoor sports facilities** – there were a number of references to the desire for an additional oval or grassed playing area to cater for sports like football, cricket, athletics and soccer. The body of work that Council is undertaking in parallel with planning for The Precinct that looks more broadly at our open space assets will assist to understand more about need/demand and will also consider a regional approach to the provision of sport, recreation and open space facilities and spaces.

Appendix 1 – Draft Concept Consultation Document





Acknowledgement of Country

We acknowledge the traditional custodians of our beautiful lands and surrounding waters, the Ramindjeri and Ngarrindjeri people, and pay our respects to Elders past, present and emerging.

As a community we recognise and respect their cultural connection with the land and waters.

Page 2

Contents

Introduction 3
Project Background 4
Strategic Alignment 5
Catchment Profile and Population 6
Needs Analysis 7
Community Involvement 8
Location of The Precinct 11
Concept Plan Development 12
Cost Estimate 17
Funding the Project 18
Estimated Operating Budget 19
Have Your Say 21

Note

This document has been prepared for the purposes of seeking community and stakeholder input into the draft concept plan for the Regional Community, Sport and Recreation Precinct (The Precinct).

During the planning for this facility, the Council acknowledged that The Precinct will not meet all of the sport and recreation requirements of our growing community, and that a dispersed model of open space planning is required. As a result the Council has commenced work on the Victor Harbor Sport, Recreation and Open Space Strategy which will be undertaken in parallel with planning for The Precinct to ensure community aspirations are reflected in future planning for our facilities and open spaces.

Introduction

Imagine a new community hub that provides a place for people of all ages to connect through sport, recreation or social activities.

The City of Victor Harbor is currently planning for a Regional Community, Sport and Recreation Precinct (The Precinct). The Precinct aims to provide a multi-purpose built facility that sits within a broad landscape of community open spaces. The facility aims to meet the needs of growing indoor sport and recreation activities, at the same time as providing a welcoming and inclusive space for the broader community.

The project aligns with the strategic direction outlined within the City of Victor Harbor Community Plan 2030, particularly contributing to the aspirations that **'we are a caring, connected and active community'** and that **'we have the services and infrastructure that meet our community's needs'**.

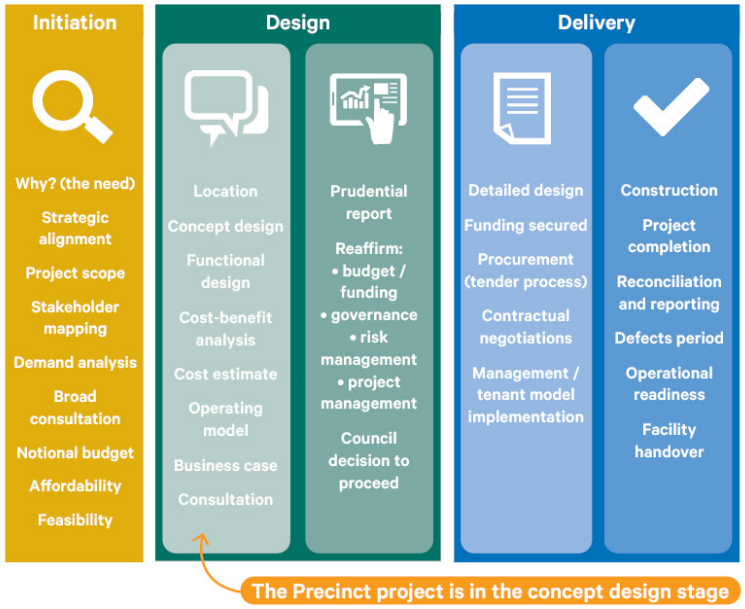
Further to this, Council's Recreation and Open Space Strategy (2017) identifies a need to provide additional indoor sport and recreation facilities to support growing participation rates.

Comprehensive investigations, research and engagement have been undertaken to inform the development of a concept plan for The Precinct. We thank all stakeholders and community members who have taken the time to provide their insight during earlier stages of consultation. The next step is to seek further feedback on the draft concept plan from key stakeholders and the broader community.

This document sets out an overview of The Precinct project including background, concept development and cost opinion. Sharing this information is intended to help community and stakeholders consider any further feedback they would like to contribute. In turn, the feedback will inform Council in finalising the concept plan.

Project Planning Stages

When planning for major infrastucture projects there are a number of stages including initiation, design and delivery. Planning for The Precinct is currently within the concept design phase. This phase is important as it provides Council with information and evidence that is required to support future funding applications specifically demonstrating community support, needs analysis and a considered business case.



Project Background

Previous Planning

Over the years, significant planning has been undertaken to explore options for improved sport and recreation facilities in Victor Harbor to help meet the needs of our growing and diversifying community.

In 2020 the Southern Fleurieu Regional Sports and Recreation Precinct Feasibility and Preliminary Design Project Report was prepared. This report focussed on building a sport and recreation precinct on a site referred to as the 'Gillespie Land', a parcel of land currently used for horse grazing on Armstrong Road, Victor Harbor. The report focussed solely on sport and presented a concept for a $46+ million precinct that was ultimately considered to be financially unsustainable.

Subsequently, the Council did not endorse the 2020 concept plan and instead paused the project to refine the desired project outcomes.

Reigniting the Project in 2022

Upon reflecting on community needs and desired outcome for this project, it was identified that a broader community focus was required. While sport remains a key focus, a more holistic approach will assist to make The Precinct sustainable and align with best practice and funding guidelines for the development of large scale sporting infrastructure.

To help guide the development of The Precinct, Council adopted guiding principles:

- Community benefit – working to ensure The Precinct is utilised by the widest range of future users.
- Budget impact – a concept that provides a precinct within a realistic budget that allows for long term affordability.
- Partnership potential – an opportunity to determine if there is public / private interest.
- Future proofing – designed to meet the immediate, growing and long term needs.
- External funding alignment – meets external facility funding criteria.
- Environmental sustainability – with a focus on energy and resource efficiency.
- Timeframe – when the facility can be delivered.
- Facility location and access – being welcoming and inclusive for all.
- Economic return on investment – will the broader community benefit from flow on.

To assist in securing future grant funding, these guiding principles align with the South Australian Government's strategy around sports and recreation infrastructure.

During the project pause, a further two locations, in addition to the previously slated Gillespie Land, were identified as potential sites for The Precinct:

- Lot 202 Armstrong Road – located behind the Victor Harbor TAFE.
- Lot 69 Adelaide Road – a portion of land owned by Encounter Lutheran College adjacent the Adelaide Road and Waterport Road roundabout.

The three site options underwent a site analysis and were also presented to the community for consideration and feedback. At the same time as seeking community feedback on the location options, the Council sought to understand potential uses and users for The Precinct.

Strategic Alignment

Links with Council Plans and Strategies

The Precinct project aligns with various Council Strategies:

- City of Victor Harbor Community Plan 2030
- City of Victor Harbor 2022/23 Annual Business Plan and Budget
- Victor Harbor Recreation and Open Space Strategy
- Victor Harbor Economic Development Strategy
- City of Victor Harbor Sustainability Policy

Strategic Context

The following key points should be considered within the strategic context of The Precinct project:

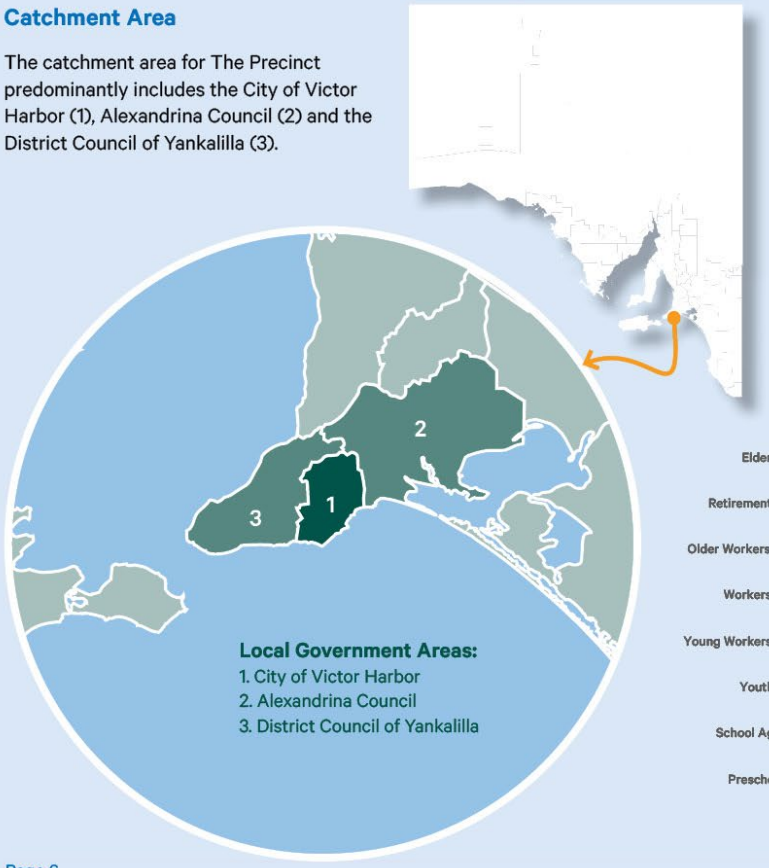
- Community connection, diverse economy and natural environment considerations are key drivers of the City of Victor Harbor Community Plan.
- Community facilities are considered to be important contributors to community life and support active and healthy lifestyles.
- The Precinct is recognised as an important facility that will serve the broader Fleurieu region, capable of attracting carnivals and events.
- Council's Sustainability Policy outlines a commitment to facilitating sustainable development while ensuring a proper balance between economic, social, environmental and cultural considerations.
- Council operates within a robust strategic management and governance framework that is applied to all projects.



Catchment Profile and Population

Catchment Area

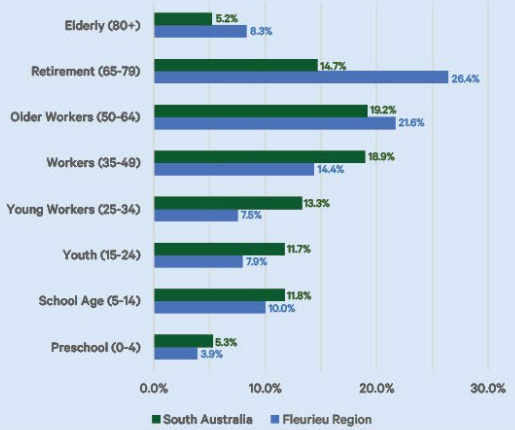
The catchment area for The Precinct predominantly includes the City of Victor Harbor (1), Alexandrina Council (2) and the District Council of Yankalilla (3).



Population Forecast

	2022	2026	2031
Catchment Area Fleurieu Region	51,612	53,647	56,908
Victor Harbor	16,427	16,985	17,897
Alexandrina	29,257	30,572	32,527
Yankalilla	5,928	6,090	6,484

Demographic Profile



Median Age 55 years

68% Family households

$586 Median weekly income

Page 6

Needs Analysis

A high-level needs analysis and review of current facilities in the area was undertaken for a catchment area that includes the City of Victor Harbor, Alexandrina Council and District Council of Yankalilla.

Indoor sport participation

Based on AusPlay participation rate data for organised sports, projections for the City of Victor Harbor and surrounding council areas (District Council of Yankalilla and Alexandrina Council) indicate that by 2031 we could potentially see:

- 2,787 playing basketball
- 1,672 playing netball
- 985 doing gymnastics.

Growth is also expected for sports like badminton, squash and volleyball.

Local facilities

There are eight (8) full size courts within the region – five (5) in Victor Harbor and three (3) in Alexandrina. There are an additional two (2) other multi-purpose courts in the area but they are undersized.

The majority of these courts are located within school sites and they have limited community access and often are not compliant. Community hire generally occurs after hours and on weekends when school sport is not played.

Industry benchmarks suggest that for a population catchment of 50,000+, a regional indoor centre of four or more courts should be provided. It is not recommended that facilities of one to two courts are built due to the viability of the centre and potential poor return on investment.

The following tables outline potential indoor sports participation within the region, covering the council areas of City of Victor Harbor, Alexandrina Council and District Council of Yankalilla.

This information is based on AusPlay data and the Census.

Potential Indoor Sport Participation in 2026

LGA	Population	Badminton	Basketball	Gymnastics	Netball	Squash	Volleyball (indoor and outdoor)
Alexandrina (DC)	30,572	418.8	1508.5	600.0	915.2	223.2	442.9
Victor Harbor (C)	16,985	239.3	827.4	285.9	492.3	127.0	251.1
Yankalilla (DC)	6,090	86.2	296.0	99.8	175.6	45.7	90.3
Total	**53,647**	**744.3**	**2631.9**	**985.7**	**1583.0**	**395.9**	**784.3**

Potential Indoor Sport Participation in 2031

LGA	Population	Badminton	Basketball	Gymnastics	Netball	Squash	Volleyball (indoor and outdoor)
Alexandrina (DC)	32,527	446.6	1603.3	631.3	971.3	237.9	472.0
Victor Harbor (C)	17,897	253.5	869.6	291.6	515.4	134.4	265.6
Yankalilla (DC)	6,484	92.2	314.5	103.0	185.8	48.9	96.5
Total	**56,908**	**792.3**	**2787.4**	**1025.8**	**1672.5**	**421.2**	**834.0**

Community involvement

Community involvement has been key to informing concept development for The Precinct.

One of the key shifts for The Precinct project is to ensure that the facility caters for a broad range of community, not just those involved in sport and recreation activities.

Building on what the Council heard from key stakeholders during the development of the 2020 Feasibility Study, a further program of community engagement has been planned for The Precinct.

During April and May in 2022, the Council sought community and stakeholder views on the three location options, as well as ideas for potential uses and users of The Precinct. There were a number of ways the community and stakeholders could provide feedback:

- Survey (available online or hard copy) – 402 responses
- Written feedback – more than 100 received
- Stakeholder workshops – 48 participants across two workshops
- Listening posts – held in the Mainstreet Precinct and Shopping Centre

Key Themes

Key themes from the first phase of community engagement highlighted that The Precinct should be:

- Multi-purpose, accessible to all and intergenerational
- A facility that is fit for purpose and caters for a range of recreation activities but particularly those that are in demand such as basketball and gymnastics
- A facility that is focussed on both community and sport programs and activities
- Future proofed and sustainable (financial and environmental)

What our community told us is important

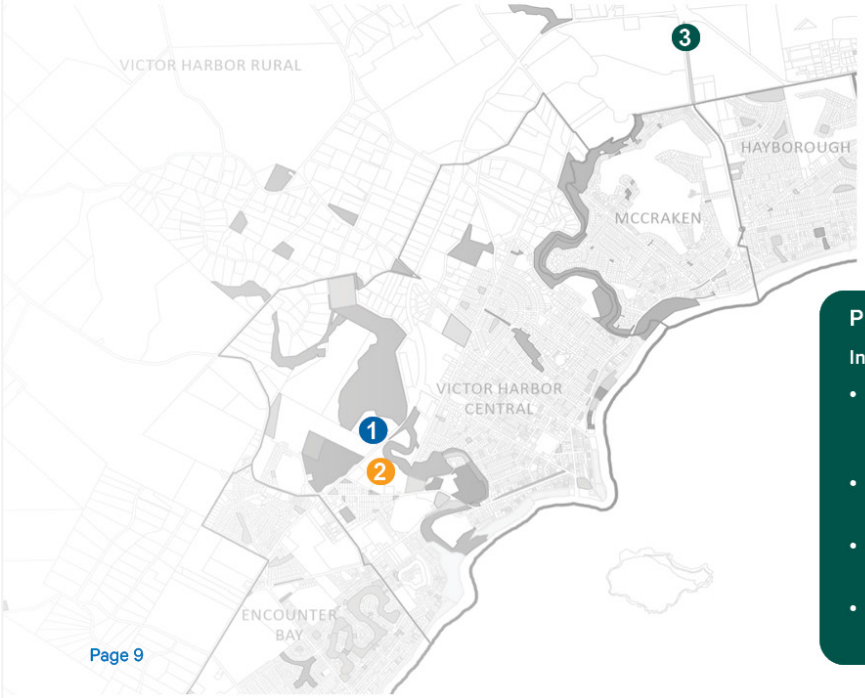


Page 8

Location preferences

The community and key stakeholders were also asked to share their thoughts on three potential land options.

- Option 1 – Armstrong Road (Gillespie Land)
- Option 2 – Lot 202 Armstrong Road (behind the Victor Harbor TAFE)
- Option 3 – Adelaide Road (Town Entrance)



All respondents were asked to provide their top five (5) considerations for the location of The Precinct. Of the 389 responses to this question, the following considerations were seen to be the most important:

- Adequate car parking
- Accessible and inclusive for all
- Flexibility for growth and expansion
- Environmental sustainability
- Accessible for pedestrians and cyclists.

Survey respondents were also asked to rank their location preferences from most favourable to least favourable. The results indicated a strong preference for Lot 202 Armstrong Road, followed by the Gillespie Land then Adelaide Road locations.

In terms of first preferences, 56% of respondents elected Lot 202 (behind the Victor Harbor TAFE) as their first preference, with 30% for Adelaide Road (Town Entrance) and 14% for the Armstrong Road (Gillespie Land) option.

An independent site assessment also confirmed Lot 202 as the most suitable site for The Precinct.

Phase One Engagement Summary

In summary, the first phase of community and stakeholder engagement highlighted:

- There is significant community interest in this project, with support and demand for this facility strong. This is also supported by findings from the 2022 Community Satisfaction Survey which showed 7/10 respondents supported the project.
- There is a clear need for the Regional Community, Sport and Recreation Precinct as current facilities and amenities are at (or in some cases, over) capacity.
- The community see benefits in terms of health and wellbeing as well as economic opportunities (particularly around the ability to attract regional events).
- Managing the expectations of community and stakeholders is a key priority, particularly around sustainability and affordability.

Location of The Precinct

After considering community feedback and independent analysis, Lot 202 Armstrong Road, Victor Harbor was chosen as the preferred location for The Precinct.

The site falls within the wider context of the Southern Fleurieu which captures the local government areas of Victor Harbor, Alexandrina and Yankalilla. Located within Victor Harbor, the site is situated between Armstrong Road, Ewen Terrace and George Main Road.

On the north east edge of the site lies the Inman River. The Inman River trail follows the river. The eight (8) kilometre trail connects the sea to the woodland with many interesting sites along the way. The Inman River is marked in the City of Victor Harbor's Environmental Management Plan 2019-2024 as an area of importance for a number of reasons. Protection of natural habitat, waste water management and promotion of the nature flora and fauna are noted as key elements to be considered in future planning.

Within walking distance, there are a number of local schools, sporting clubs and community groups. The current Victor Harbor Recreation Centre is also further down George Main Road, making this location known to residents, with a lot of foot and vehicle traffic. There is also a number of holiday and caravan parks in close proximity to this site.



Location of The Precinct

Lot 202 Armstrong Road was selected as the preferred location for many reasons, including:

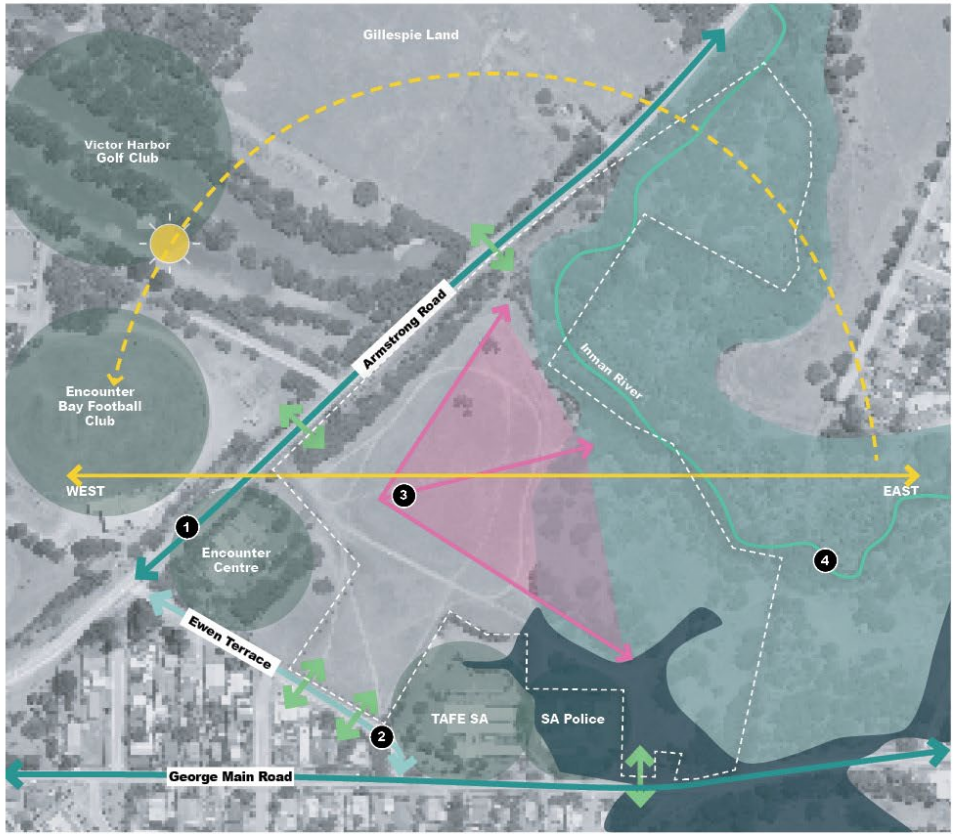
- Council owned, centrally located to Victor Central and 27 acres of near flat land.
- Multiple access points which will help with traffic congestion in and out of the site.
- Good walking infrastructure to Ewen Terrace which highlights connectivity from central locations.
- Established vegetation areas would have minimal disturbance due to the location of potential facility construction.
- Excellent linkages to other community and sporting facilities in the surrounding areas.
- This site is well positioned to use the existing recycled water services currently on this site.
- Better linkages to public transport routes.
- Numerous accommodation options in close proximity.

The diagram (right) outlines a range of considerations that were taken into account when selecting the preferred location for The Precinct and developing the draft concept.

Key

1. Armstrong Road - Main Road with multiple access points
2. Ewen Terrace - Secondary Access with multiple access points
3. View - Prime views from within the site, towards Inman River
4. Inman River

- 1 in 50 year flood event
- 1 in 100 year flood event
- Road front to the site, potential access points
- Main road
- Secondary road
- Property boundary



Page 11

Concept Plan Development

The objective of this project is to develop a highly considered and sustainable medium-scale, multi-purpose regional community precinct.

A high level concept has been developed to help determine the uses and users of The Precinct, which will then feed into the development of a broader business case and operations modelling.

Site Layout

There are a number of different components to the layout of the site, as outlined on the map (right). The Precinct includes entry and exit points from Ewen Terrace and Armstrong Road along with approximately 160 car parks. There is an area earmarked for a multi-purpose community space that provides a unique opportunity to activate The Precinct site. During the initial consultation the community raised the potential for a childcare or creche facility for this space, however Council is still exploring options for potential partnerships.

The main element is the Regional Community, Sport and Recreation facility which sits in a landscape of community recreation spaces. The layout also allows space for future expansion, an element that was important to community.



1. Proposed carpark, approximately 160 car parks, DDA compliant inclusive
2. Proposed multi-purpose community space
3. Proposed sport and recreation precinct
4. Proposed area for community activation space
5. Plaza / congregation area
6. Community recreation space
7. Flood prone area, little to no built works recommended for this area
8. Potential nature walk, extension of Inman River Trail experiences
9. Informal carparking along Armstrong Road with pathway connection to precinct

Proposed driveway vehicle low

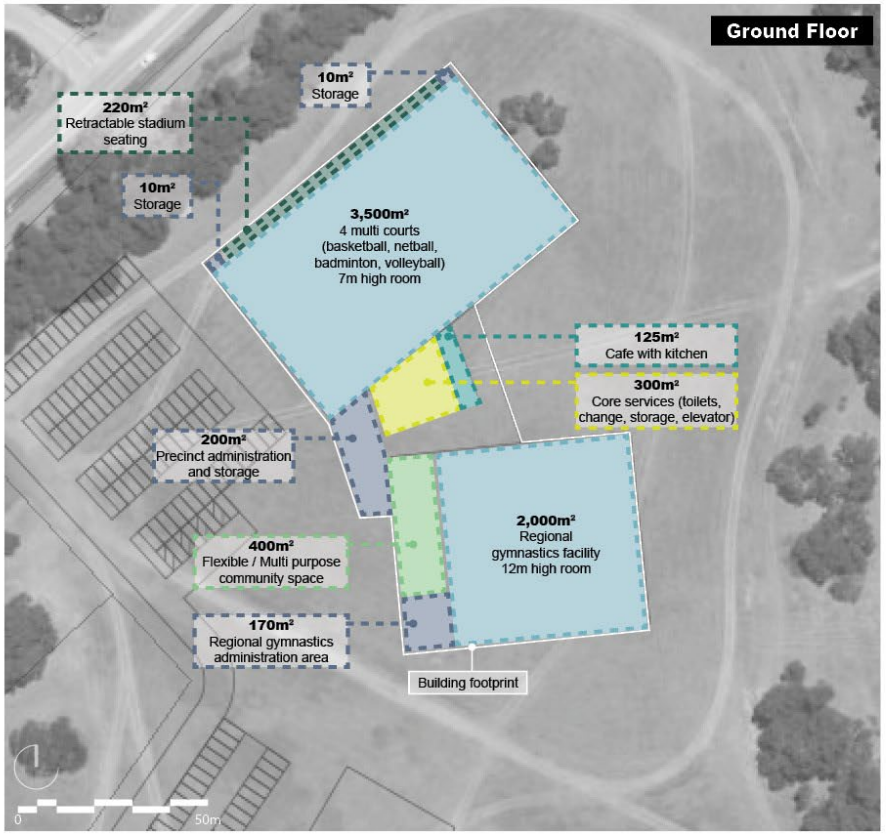
Page 12

Concept Plan Development

The cornerstone of The Precinct is a built facility that caters for growing indoor sport and recreation activities, at the same time as providing spaces for the wider community.

The built facility includes:

- Four (4) multipurpose courts that can cater for a variety of sports, including but not limited to, basketball, netball, badminton, volleyball.
- Retractable seating within the stadium area.
- A regional gymnastics facility and associated administration area.
- Flexible multipurpose area that can be used for a wide range of activities including, but not limited to, squash, racquetball, fitness classes, martial arts and community gatherings.
- Precinct administration area.
- Café with kitchen.
- Function area and community space.
- Elevated viewing areas.
- Core services including toilets, changerooms, elevator and multiple storage areas.



Ground Floor

- Sports based activity area
- Administration / Storage area
- Service area
- Cafe / commercial space
- Multi use area - for sports or community groups
- Retractable seating

Page 13

Concept Plan Development

First Floor

- Multi use area - used for sports viewing or community groups
- Function space
- Service area
- Areas which can be overlooked from first floor viewing spaces

The Precinct is an investment in community

The concept plan aims to include a mix of spaces that have many uses and align with our philosophy that the facility is **for** community.

There are several flexible community spaces that can be used for a range of different activities. This will help to activate the space and also to make the facility sustainable, as the more people that use it, the better.







Page 14

Concept Plan Development

Landscape and community recreation space

A key element of The Precinct is the community open space surrounding the built facility.

With a mix of natural open space, trails, public art and formalised activity areas including playspace, outdoor court space and pump track.

Landscape

- Formal outdoor entry, including hardstand area, shelter, seating, feature trees and raised planters
- Casual outdoor entry, including large sculptural art piece (potential aboriginal reference), and lawn areas
- Sculptural art piece
- Public outdoor court space including 3x3 half court, futsal goal, and shooting hoops of different heights for all abilities
- Playspace, with connection to nature trails along Inman River
- Connection through building, area to have an outdoor courtyard like feel, still servicing the building function
- Nature trails integrated into Inman River path network
- Pump track



Page 15

Concept Plan Development

Sustainability statement

The City of Victor Harbor is committed to facilitating sustainable developments, whilst also ensuring a balance across economic, social, environmental and cultural considerations.

The planning for the Regional Community, Sport and Recreation Precinct will be grounded in sustainability principles that aim to demonstrate leadership and action to protect our planet and future. These principles are outlined within the Council's Sustainability Policy and align with the National Strategy for Ecologically Sustainable Development.

The City of Victor Harbor is dedicated to reducing its climate impact and working towards being carbon neutral, with a focus on energy and resource efficiency, reducing emissions and investing in carbon offset projects.

The Regional Community, Sport and Recreation Precinct will be aligned with guiding principles such as the Climate Active Carbon Neutral Standard for Buildings and Precincts (building standard). Key industry leaders and organisations will help guide us through best practices to reduce carbon emissions, address climate credentials and become an environmentally sustainable precinct for now and the future. These elements will be defined during the detailed design phase of this project.

The Council also notes the opportunities that this significant piece of community infrastructure provides. During the concept development and refinement further exploration will occur into a range of elements that contribute to sustainable infrastructure including possibilities like providing heat refuge or emergency crisis centre.



The Regional Community, Sport and Recreation Precinct project provides opportunities to be an exemplar through the inclusion of green design and climate-ready features.

Cost Estimate

A high-level cost estimate has been prepared by independent construction and property consultancy, Rider Levett Bucknall (RLB) to help Council and the community understand its potential capital contribution to the delivery of the facility.

Opinion of Probable Costs

The Regional Community, Sport and Recreation Precinct concept plan works have been costed at approximately $43 million. The opinion of probable costs has been broken down in the table below.

Description	Cost (ex GST)
Car Parking	$1,100,000
Sport and Recreation Precinct	$33,800,000
Site infrastructure and external works	$1,860,000
Allowance for exclusions (landscaping, public art, solar etc)	$6,000,000
Total (ex GST)	**$42,760,000**

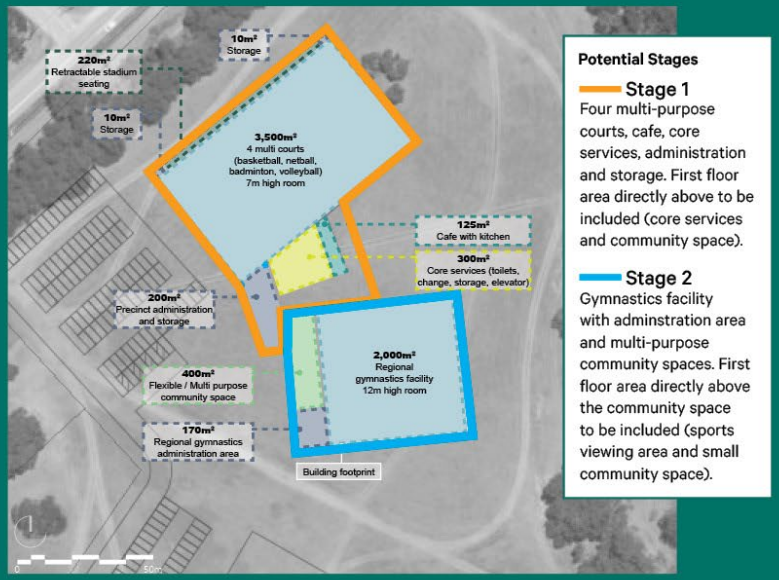
*Following strong themes within the consultation, the possibility of including an Early Learning Centre or childcare facility was also costed as an optional inclusion to be located separate to the stadium at the space earmarked for community activation (see map on page 12).

***Optional inclusion:** Early Learning Centre	$3,500,000

Staging Options

While the Council is planning for the entire precinct development, future consideration will be given to the possibility of staging this project. Implementation and delivery of the proposed concept plan components will be dependent on the level and timing of available funding, and the capacity to fund works outside of the Council's annual operational budget.

There will be cost implications by staging the project. Staging options will need to be further investigated during the detailed design phase of the project to ensure staging options are achievable.



Funding the Project

It is estimated that a capital investment of around $43 million is required to deliver The Precinct. Funding contributions from sources other than Council are critical to help reduce the impact on ratepayers and assist with the financial viability of the project.

Investigations have presented a range of funding mix options for Council to pursue. Examples of funding partners that will be explored include:

- Australian Government
- South Australian Government
- Neighbouring councils
- Commercial enterprise
- Tenant or user contributions
- Philanthropic partnerships
- Community investment (e.g. buy and brick).





Ensuring The Precinct has a community focus is important to help secure funding and provides more opportunities for social connection. It's a win, win!







Page 18



Estimated Operating Budget

The final operating cost projections will depend on the project scope, multi-use capacity and management model.

However, for the purpose of community consultation, a high level operating budget estimate has been prepared based on the current concept design and scope of works. Preliminary estimates suggest an operating deficit of approximately $1.2 million per year. This figure includes interest on borrowings and around $800,000 depreciation.

The estimated revenue and cost scenario in the table is based on construction in year one, completion of construction and six months of operations in year two with full operations from year three onwards.

The Precinct: High level operating budget estimate	Year 1	Year 2	Year 3
Income	$238,019	$294,191	$378,771
Operating Costs	$351,215	$385,869	$447,125
Operating Surplus / Deficit	**- $113,197**	**- $91,678**	**- $68,354**
Less Interest	$239,963	$239,963	$239,963
Less Depreciation	$855,882	$855,882	$855,882
Total Surplus / Deficit	**- $1,209,041**	**- $1,187,522**	**- $1,164,199**

Potential Impact on Council Rates

Based on preliminary modelling, it anticipated that Council rates will increase for the initial three year period (including construction and the first year of operation).

Two scenarios are provided below based on Council contributing $10 million or $20 million to the construction cost (remaining costs will be sourced from external funding partners).

Council's Capital Contribution	Average rate increase (per year over three years)
$10 million	$45
$20 million	$60

These calculations have been prepared for the purposes of public consultation. It should be noted that the following assumptions have been applied:

- Construction will be subject to the receipt of significant grant funding.
- Council contributing either $10 million or $20 million (depending on scenario above) of the construction costs.
- Loans of up to $20 million (depending on Council's capital contribution) will be required, split across the two financial years of construction.
- Operating costs of the facility have been included based on a high level model that will be refined further upon finalisation of the concept plan.
- Depreciation has been based on an average useful life across all assets within The Precinct.
- The average increase is in addition to the regular forecast rate increases in each year and assumes that no other offsets are identified.


Page 20

Have Your Say

It is essential that community is at the heart of The Precinct. Your feedback on the draft concept will help us achieve that.

Once you have reviewed this consultation document, there are a number of ways you can get involved and share your views.

- **Complete our online survey** at **www.yoursay.victor.sa.gov.au**;
- **Write down your thoughts** and return to the City of Victor Harbor via post (PO Box 11, Victor Harbor SA 5211) or email (localgov@victor.sa.gov.au)
- **Chat to the project team** at one (or more!) of our listening posts:
  - Wednesday, 1 February 2023 between 10am and 4pm at the Victor Central Shopping Centre (in the mall area near the escaltors)
  - Wednesday, 8 February 2023 between 10am and 4pm at the Victor Central Shopping Centre (in the mall area between Flight Centre and Back N Sides)

Visit **www.yoursay.victor.sa.gov.au** for more information about this project and how you can get involved.

Want more information?
Visit www.yoursay.victor.sa.gov.au or call (08) 8551 0500.



Page 21



city of Victor Harbor

1 Bay Road (PO Box 11), Victor Harbor SA 5211

(08) 8551 0500

localgov@victor.sa.gov.au

www.yoursay.victor.sa.gov.au

Appendix 2 – Community Survey Questions

city of Victor Harbor

Regional Community, Sport and Recreation Precinct Draft Concept Survey

Please complete this survey by 5pm on Friday, 17 February 2023 and return it:

- **By post:** PO Box 11, Victor Harbor SA 5211
- **By email:** localgov@victor.sa.gov.au
- **In person:** 1 Bay Road, Victor Harbor

Please note you can also complete this survey online at www.yoursay.victor.sa.gov.au

Please be aware that copies of all surveys received during this consultation may be made publicly available in a future council agenda.

Note: If you require additional space, please attach further pages to this survey

About You

1. Full Name:

.....

2. Suburb:

.....

3. Email:

.....

4. Do you want to subscribe to Victor Viewpoint, Council's monthly e-newsletter to receive updates on the latest news, initiatives and projects?

☐ Yes ☐ No

5. What is your age:

☐ Under 18 ☐ 18-24 ☐ 25-34

☐ 35-44 ☐ 45-54 ☐ 55-64

☐ 65-74 ☐ 75+

6. Which of the following best describes you?
(Please select all boxes that apply)

☐ City of Victor Harbor Ratepayer

☐ City of Victor Harbor Resident

☐ Victor Harbor Business

☐ Resident of Alexandrina or Yankalilla councils

☐ Sport and recreation group, association

☐ Community group

☐ Other (please specify:

.....

7. Which of the following best describes your household?

☐ Lone person household

☐ Couple, no children

☐ Single parent

☐ Couple, with children

☐ Group household

Draft Concept Plan

8. What is your level of support for the draft concept plan for the Regional Community, Sport and Recreation Precinct (The Precinct)?

☐ I support the concept

☐ I'd support the concept with some refinements

☐ No, I don't support the concept

9. Explain your level of support:
(use this section to explain the refinements you think are needed, or why you do or don't support the concept)

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

10. How do you see yourself using The Precinct?

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

11. Is the concept plan suitable for the activities you've mentioned above?

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

12. Is there anything within the concept plan that you would change, remove or add?

☐ Yes
☐ No
☐ Unsure

13. Explain what you would change, remove or add?

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

14. Based on preliminary modelling, City of Victor Harbor council rates are expected to increase specifically for this project for an initial three year period (including two years construction and the first year of operation)

Two scenarios have been presented for consultation purposes based on Council contributing $10 million or $20 million to the construction cost (remaining costs will be sourced from external funding partners).

Council's capital contribution	Average rate increase (per year for three years)
$10 million	$45
$20 million	$60

Would you support an increase to your Council rates to fund The Precinct?

☐ Yes ☐ No ☐ Unsure

☐ I'm not a City of Victor Harbor Ratepayer

15. Please explain your support:

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

.....

16. Any further comments you would like the Council to consider in relation to The Precinct project?