COMMUNITY ENGAGEMENT SUMMARY

REGIONAL COMMUNITY, SPORT AND RECREATION PRECINCT

PHASE 1 ENGAGEMENT
11 April 2022 to 13 May 2022

COMMUNITY ENGAGEMENT SUMMARY: REGIONAL COMMUNITY, SPORT AND RECREATION PRECINCT (PHASE 1 ENGAGEMENT)

Introduction

The purpose of this report is to provide details of the first phase of community and stakeholder consultation undertaken in relation to the proposed Regional Community, Sport and Recreation Precinct. It outlines a summary of the consultation activities and the feedback gathered during the engagement period.

Background

The City of Victor Harbor is planning for a Regional Community, Sport and Recreation Precinct (The Precinct). Significant planning has already occurred, including the delivery of the Southern Fleurieu Regional Sports and Recreation Precinct Feasibility and Preliminary Design Project Report (Feasibility Report) undertaken in 2020. This report focussed on building a sport and recreation precinct on a site referred to as the 'Gillespie land', canvassing a limited number of sport and recreation amenities. A high-level cost estimate put the proposed Precinct development in the vicinity of $46 million, and although a staging plan was proposed, the total cost is very high and will make it difficult to bring to fruition. This led to a pause on the project, allowing time to further reflect on community need and desired outcomes.

During this pause, a further two potential locations for The Precinct were also identified by Council in addition to the Gillespie land. These locations included a Council-owned parcel of land located behind the Victor Harbor TAFE (Lot 202) and a portion of land owned by Encounter Lutheran College adjacent the intersection of Armstrong, Adelaide and Waterport roads.

In reigniting the project, the Council launched a community engagement campaign that aimed to seek broader community and key stakeholder views on the three location options, as well as understanding potential uses and users for The Precinct.

Consultation methodology

The formal community consultation period for phase one of the Regional Community, Sport and Recreation Precinct ran from 11 April 2022 until 13 May 2022. Through the consultation, the Council sought feedback on the three location options, as well as insight from the community in terms of potential users and uses for The Precinct.

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 *(402 responses)*
- Written feedback *(100+ written responses)*
- Stakeholder workshops (48 participants)
- Listening Posts (held in the Mainstreet Precinct and Victor Central).

The opportunity for residents and ratepayers to have a say about the strategic directions for the Community Plan was promoted in the following ways:

- Council's corporate website – www.victor.sa.gov.au *(78 views)*
- Your Say Victor Harbor website – www.yoursay.victor.sa.gov.au *(1000 views)*
- Listening posts held in the Mainstreet Precinct and Victor Central
- Social media *(7,021 reach, 981 engagement)*
- Victor Viewpoint *(11 April – 1,322 recipients, 127 clicks; 10 May – 1,186 recipients, 51 clicks)*
- Public notice and articles in local newspapers *(7 May – Public notice, 21 April – front page article)*
- Direct email *(from Council and via stakeholder group networks)*
- Posters and collateral
- 4th quarter rates notice insert *(around 6,000)*

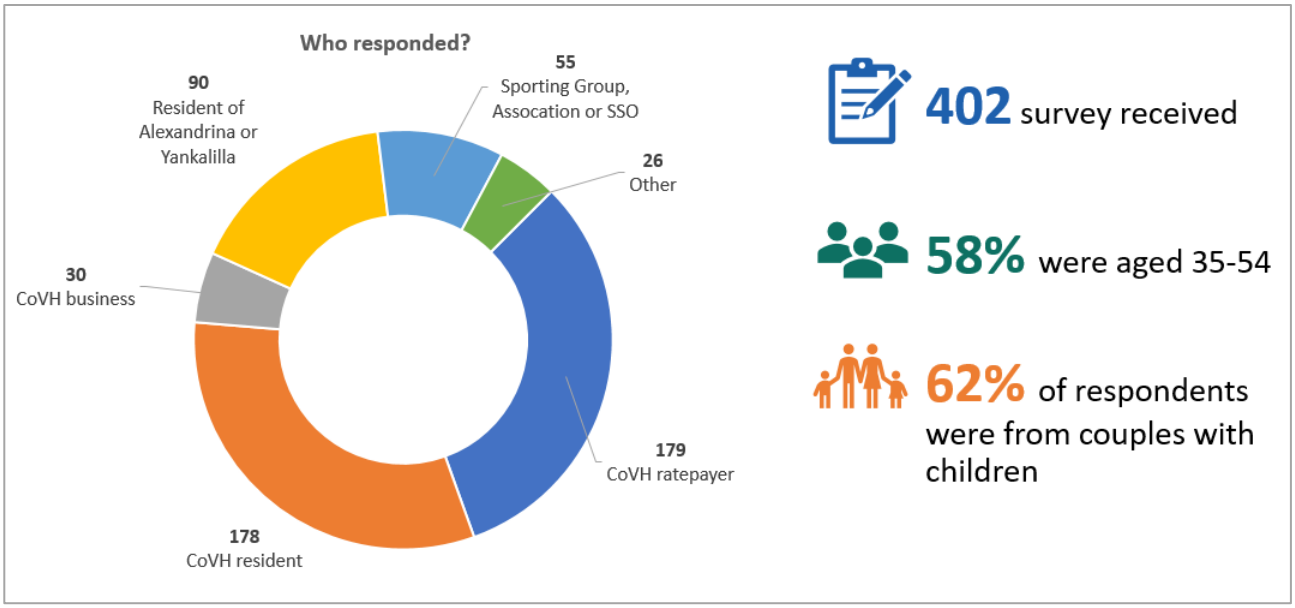
Community Feedback

Community Survey

Survey Respondents

Council received 402 survey submissions. A profile of respondents is provided in the diagram below.

Diagram 1. Profile of survey respondents

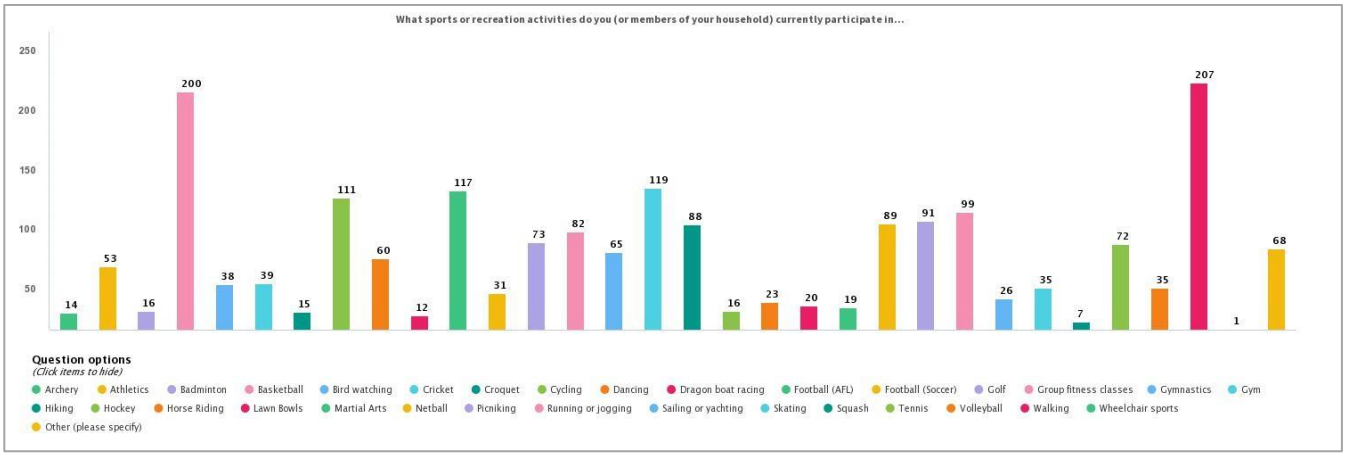


Sport and Recreation Participation

The top 10 sport and recreation activities that respondents participated in were:

- Walking (207)
- Basketball (200)
- Gym (119)
- AFL (117)
- Cycling (111)
- Group Fitness (99)
- Golf (91)
- Soccer (89)
- Hiking (88)
- Running / Jogging (82)

Diagram 2. Participation in sports and recreation activities



179 respondents indicated that they (or members of their household) travel outside of the region to participate in sport and recreation activities. The most common reasons for travelling outside of the region included:

- No facilities in the region (103)
- Better facilities elsewhere (96)

The top sport and recreation activities that people travel outside of the region for are basketball (63), mountain biking (10), dancing (10), gymnastics (8), skating (7), rock climbing (7), soccer (6), netball (6), tennis (5).

The following activities had four (4) or less respondents leave the region: indoor bouldering, indoor cricket, motorbike riding, sailing, hiking, racquetball, squash, hockey, rugby, volleyball, bowling, cricket, swimming, croquet, athletics, horse riding, musical theatre, go karting, football, surfing, kayaking, walking trails, dragon boating, golf, archery, bird watching, parkour, baseball, fishing, concerts, picnicking, petanque, dining, shopping, personal care services, equestrian, broomball, model planes, model railroad, ice hockey, calisthenics, triathlon, ice skating, nippers, taekwondo, kindergym, arts, bridge, BMX, boxing, gym, boating.

Considerations for concept development

Survey respondents were asked a number of questions to help inform the concept development specifically in regards to considerations relating to sport and recreation, ideas to maximise activation, kinds of outdoor facilities and design considerations to make The Precinct welcoming and accessible.

The following outlines the key themes for each question:

- **Sport and Recreation considerations:**
  - Basketball – the need for more courts
  - Gymnastics – require more space to cater for demand
  - Multi-purpose / multi-functional facility
  - All access – welcoming and inclusive
  - Accessibility in terms of connection to the town centre, pedestrian and bike path network
  - Flexible access times
  - Ability to attract regional events
  - Catering for growth
  - Increase participation

- **Services, facilities or uses to maximise use, enhance activation, benefit community or deliver economic benefit:**
  - The inclusion of a café, canteen or kitchen facility.
  - Basketball courts for competition, practicing, and casual use (the ability for people to walk in off the street and 'shoot hoops').
  - Gymnastics was the second most referenced sport along with gym facilities.
  - The provision of multi-purpose spaces to maximise use including for sports and recreation, as well as for flexible spaces that could be used for holding meetings, workshops, education and training sessions. The need for spaces to hold large events like conferences or gatherings of large groups (funerals, church groups, award presentations etc) was also a common theme.
  - The ability for a Precinct to hold tournaments and carnivals for a number of sport and recreation activities, as well as the ability to host showcase games or demonstrations of elite (or higher level) sport and recreation activities.
  - There were a number of responses that highlighted the opportunity for The Precinct to serve as a drop-in or centre for youth, providing activation opportunities and also something for young people who are not associated with competitive sport.
  - There was also a strong theme for The Precinct to be a place that connects people, with the ability to provide social and recreational opportunities for older people.
  - Proving creche / childcare services was also seen to be an opportunity, along with a number of mentions of a kindergym or play café for young children.
  - Commercial tenancy opportunities were also identified along with the potential for community services or health and medical services to be collocated within the facility.

- **Outdoor facilities**
  - The inclusion of a playground or nature play opportunities.
  - Walking and bike paths, including many references to walking tails, BMX tracks, mountain bike opportunities and general connections to other footpaths to connect the facility to other locations.
  - Basketball courts whether it be full size outdoor courts or smaller half courts that allowed for participation at all hours.
  - BBQ and picnic facilities (with shade trees, seats and shelter)
  - Athletics facilities
  - Tennis and netball courts
  - An oval that would allow for sports like soccer, hockey, cricket, football, athletics and other sports.

- **Design elements to make The Precinct welcoming and accessible:**
  - Ensuring there is ample car parking
  - Inclusion of a café / canteen
  - Attractive landscaping and gardens that are sympathetic to the natural environment
  - Disability access and inclusiveness with considered design elements to ensure the facility is welcoming
  - Easy to access
  - Centrally located, modern and multi-functional facility
  - Considering involvement of First Nations in the design (potentially through naming, artwork, interpretation)
  - Good lighting, security

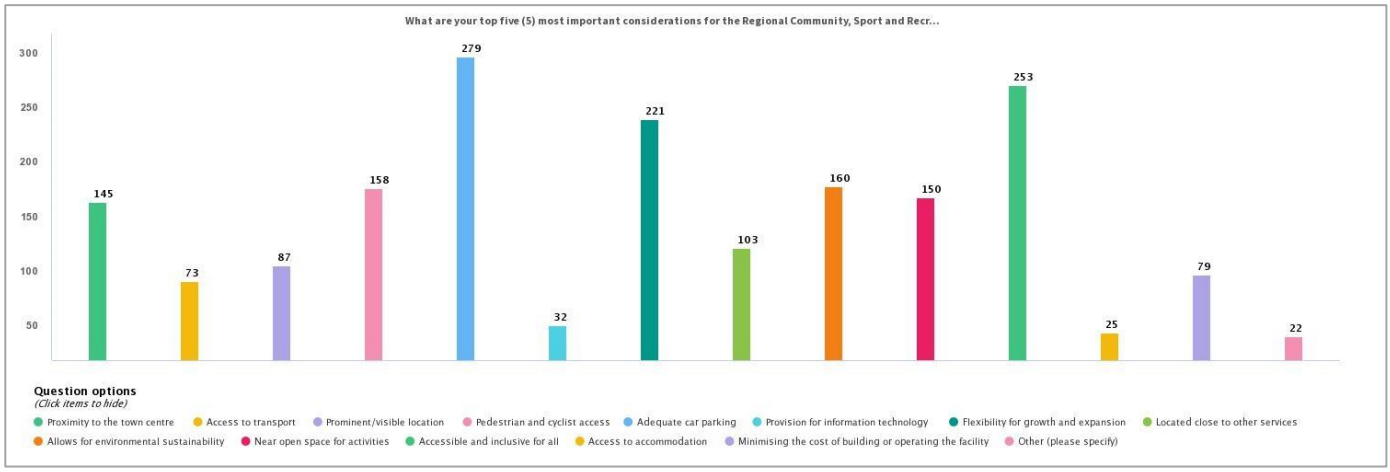
Location considerations and preferences

Respondents were asked to share their top five most important considerations for The Precinct in terms of location. The top five most common considerations from all respondents are:

- Adequate car parking (281)
- Accessible and inclusive for all (254)
- Flexibility for growth and expansion (223)
- Environmental sustainability (161)
- Pedestrian and cycle access (159)

All responses are provided in Diagram 3 below.

Diagram 3. Considerations for location of The Precinct



Survey respondents were also asked to rank the location preferences. The location preferences are provided below in ranked order:

1. **Lot 202 (behind the Victor Harbor TAFE Site) – Ranking Score 1.58**
   Proximity to the town centre, easy linkages for pedestrian and cyclists, linkages to other sport and recreation sites and schools, multiple access points, council owned land.

2. **Armstrong Road (Gillespie Land) – Ranking Score 2.19**
   Site is home to a habitat of endangered bird species that it should be protected in its natural state. Location and proximity to other sporting sites, size and topography of the site, further expansion away from residential housing.

3. **Adelaide Road (Town entrance) – Ranking Score 2.23**
   Proximity to the aquatic centre, central for Victor Harbor and Goolwa residents, significant cultural value to the First Nations people.

Lot 202 (behind the Victor Harbor TAFE) is ranked on average as the most preferred location. The lower the average ranking, the more preferred the option. With a ranking of 1.58, there is a clear preference from all of the survey responses for Lot 202 as the preferred location for The Precinct. There is a slight preference for the Armstrong Road (Gillespie Land) over Adelaide Road (Town entrance), with an average ranking of 2.19 and 2.23 respectively.

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.

General comments

The end of the survey provided respondents with an opportunity to provide general comments about the project, and share anything that might have been missed through the survey questions. Some of the common themes through the question were:

- There was a sense of frustration that planning for this facility has been going on for some time with no outcome and a message to 'get on with it'.
- Very strong representation from basketball and gymnastics, particularly the need for new facilities to cater for these growing sports
- Ensuring the facility is intergenerational catering for youth and older people – for community.
- A need to consider broader recreation and sport facilities to ensure a holistic and strategic approach provides the best outcome for community.
- Multi-purpose facility for the broader community. Access for all is important.

Written Feedback

More than 100 written responses were provided to Council during the consultation period. These written responses have been summarised below.

Environmental Impact

- 92 written responses (including Birds SA) received outlining concerns around the environmental impact of locating The Precinct on Gillespie Land.
- Some also referenced Lot 202 as it is also located close to the Inman River.
- The Inman River Red Gum Flood Plain contains one of the very few remaining populations of black-chinned honey eaters (pictured).
- The submissions outlined concerns that developing The Precinct adjacent the Inman River Red Gums flood plains would have adverse impacts.

Investigator College

- Indicated a preference for Lot 202 (behind the TAFE site) for the following reasons:
  - Easily accessible location
  - Allows majority of users to safely travel to The Precinct from school or work
  - Close to accommodation and other facilities
  - Multiple exit and entry points
  - Central to other sporting facilities.
- Subject to Board approval, Investigator College is willing to discuss a financial contribution to the capital cost for a facility at Lot 202.
- Interest in Investigator as an "anchor tenant".

South Coast Athletics

- Current facilities at Victor Harbor R – 7 not suitable for growing membership (currently 100 registered athletes) and inclusion of senior athletics.
- Would consider a joint facility with local soccer or hockey.
- Urge for a strategic approach that supports growth and promotes health and wellbeing.

Victor Harbor City Band

- Concerns that the Victor Harbor City Band has been overlooked.
- Partway through first half of a 100 year lease in the Recreation Centre.
- Hopes to continue to receive support from Council and be involved in the planning process.

Various community responses

There were an additional 12 written responses that addressed a range of issues including:

- Area for RV vehicles to camp overnight
- Squash and racquetball courts
- Frustration that the project has been in the planning phase for many years
- Consultation with First Nations people is important
- Workshop spaces for creative skills and education
- 10 pin bowling alley
- Consideration for home-schooling community, spaces to meet up with others
- Various location considerations for all three sites
- Other projects should be a priority
- Traffic management on the Ring Road, specifically in relation to speed limits

Stakeholder Workshops

Two stakeholder workshops were held during this initial consultation period, a summary of the information gained through each workshop is provided below.

Sport and Recreation Workshop

There were 14 clubs represented (40 participants) at this workshop which was held on Wednesday, 11 May 2022 at the Victor Harbor Recreation Centre from 7pm to 9pm.

Participants were asked to share information about their club / group to help understand their needs, future challenges and potential opportunities. In summary:

- **Athletics** – looking for a new home as they have outgrown their current site at Victor Harbor Primary School (require track, multiuse field for events, club facility including storage and change facilities)
- **Martial Arts / Karate** – current facility at Recreation Centre is limiting due to ceiling heights, storage and ventilation and floor space.
- **Encounter Bay Football Club –** will outgrow current facility due to growth. Require a 2nd oval and happy to share with others
- **Badminton** – Limited in number of courts (can't grow), need a long-term venue with clubrooms (would like 6 courts)
- **Squash and Racquetball** – need a facility to hold events and programs, space for a clubroom (would like 6-9 courts)
- **Encounter Bay Cricket Club** – require a 2nd oval and happy to share with others
- **Victor Harbor Netball Club** – undercover courts for training and games, meeting rooms and storage areas
- **City Harbor City Band Inc –** require adequate rehearsal space, storage, disability access and affordable

- **Southern Breakers Soccer Club –** with growing numbers the club it running out of room to train and play. Would like to run a summer competition but currently share the oval with cricket and requires female changerooms. A five a side indoor competition could also be explored in the future
- **Victor Dragons** – require land and storage, meeting room and social venue (i.e. coffee shop)
- **Encounter Bay Bowling Club** – Membership is increasing each year, sees the connection between the new Precinct and current sporting facilities as important, along with the importance of providing adequate car parking
- **Great Southern Amateur Basketball Association –** don't have enough courts to meet the needs for competition and training, lack of spectator viewing – would like 4 courts and 2 external courts, meeting rooms and storage. Scoring and sponsor brand technologies
- **Victor Harbor Gymnastics** – 300+ children on a waiting list. Need space to run all gym sports and host events with the correct space and height with supporting amenities such as toilets, storage etc.
- **Victor Harbor Croquet Club** – Challenges are currently faced with its clubhouse, require catering facilities and need to stand alone (can't share lawns), storage sheds

Participants were also asked to discuss ideas for inclusions in The Precinct to enhance activation and make it sustainable. Some of the key themes included:

- Ensuring the facility is multi-functional and caters for many different uses
- The need for indoor courts that can cater for a variety of purposes (basketball, squash, netball, cricket, soccer, volleyball etc)
- A café or canteen facility was seen to be an important feature
- Storage was also important
- Meeting spaces for clubs and groups to meet but also to be used for holding workshops or education and training opportunities
- Commercial tenancy opportunities were also raised particularly around health, wellbeing and medical services, also creche or childcare
- The need for the facility to be affordable for clubs and groups to access and use
- The importance of access and inclusion was also strong – adequate car parking / drop off areas, desire for the facility to be dementia/disability friendly
- The importance of the landscaping to enhance the current natural environment, lots of trees and green space
- The importance of engaging with First Nations people whether it be through design, artwork, naming the facility
- Looking at opportunities for public art – sport or monument based
- Environmental considerations in terms of design particularly the inclusion of solar
- Outdoor sports fields

Participants were asked to consider each location and determine strengths, weaknesses and opportunities for each. These are outlined below:

	Site 1: Armstrong Road (Gillespie Land)	**Site 2: Lot 202 (behind Victor Harbor TAFE)**	**Site 3: Adelaide Road (Town Entrance)**
STRENGTHS	• Prominent location with open access from the Ring Road (Armstrong Road) • Proximity to the Encounter Bay Sporting Precinct • Regular shaped parcel of land that provides flexibility in design • Significant planning already been undertaken for this site • Owned by Council	• Multiple access points (Armstrong Road, Ewen Terrace and George Main Road) • Central location, close to town centre and central to other sporting complexes, schools and facilities • Road links and pedestrian/bike path connections already in existence • Potential to link to the TAFE for higher education • Size of land parcel could see an oval developed here • Proximity to accommodation is favourable when looking to attract regional sporting events	• Potential to be a focal point / entry statement to the town • Size of the land makes it suitable for a large precinct, flat space • Access points – dual access from Adelaide and Waterport roads • Central location from a regional perspective (closer to Port Elliot, Goolwa etc) • Benefits of liaising with the college – shared management • Close to school

	Site 1: Armstrong Road (Gillespie Land)	**Site 2: Lot 202 (behind TAFE)**	**Site 3: Adelaide Road (Town Entrance)**
WEAKNESSES	• Low lying, flood prone • Somewhat isolated • Not readily accessible from the Encounter Bay Sporting Complex • Speed zone is 80km-100km, concerns about traffic management and vehicles exiting/entering • Lack of current pedestrian connections • Only one access point • Concerns that the size will not allow for expansion	• Some of the area may not be able to be used due to flood plain • Concern about not having enough space for The Precinct • Shape of the parcel of land could be restrictive • Close to residential area • Potential exit/entry issues from Armstrong Road	• Not owned by Council • Flood plain / swamp area • An isolated site • Both busy roads for entry/exit • Trees of cultural significance on site • Shared management of the facility with the school, could this mean limited community use • Too far from other sporting complexes and schools • Harder to walk / cycle to this path

	Site 1: Armstrong Road (Gillespie Land)	Site 2: Lot 202 (behind Victor Harbor TAFE)	Site 3: Adelaide Road (Town Entrance)
OPPORTUNITIES	• This site could be a home for the Pony Club or site for an additional oval • Main road access provides advertising opportunities • Out of residential area (no problems with noise) • Opportunity for ample parking • Establishment of walking trails and bike tracks • Room for future expansion	• Links to trails at Mount Billy – cycling, mountain biking • Accessible to schools, TAFE, sports clubs • Opportunity to provide more facilities near Encounter Bay • Could be a location for Regional Study Hub • Multiple access points • Activities like zip lining, tree climbing • Additional oval	• Limited due to ownership • Could increase the number of young people through the facility

Disability Access and Inclusion Focus Group

On Thursday, 5 May 2022 the project team held a focus group with members of the Council's Disability Access and Inclusion Advisory Group and also volunteers and clients of the Caring Neighbourhood Program.

The workshop focussed on understanding considerations of people living with a disability and the considerations that should be taken into account as a concept is developed for the Regional Community, Sport and Recreation Precinct (The Precinct). The session was structured around four questions that asked the group to share their perspectives and experiences to capture examples of great community facilities that are welcoming and accessible, examples of community facilities that fall short (and why), design features to make our Precinct welcoming, inclusive and successful, and considerations that should be made in terms of location.

Some of the key themes that came through in this workshop include:

- Careful consideration in the design – think about the layout of The Precinct and learn from past lessons to make sure the facility is welcoming and accessible. Adopt universal design principles.
- Things to consider include positioning of a front counter as a concierge service to help visitors navigate their way through The Precinct, wayfinding signage, the location of disability car parking and access to the facility.
- Ensuring there is ample parking for all users including disabled parking, and also include a drop off/pick up zone.

- The entrance and access to facilities is flat to make it easy to navigate.
- The importance of having staff at the facility that are trained in disability and inclusion who go above and beyond to assist patrons
- Acoustics and noise levels – loud spaces can be hard to navigate through when are not able to see, also can be hard for people with autism and dementia.
- Important that the facility offers multi-use meeting places that can be quiet areas for the community to access and meet in smaller groups.
- Things like having toilets with limited doors (on cubicles only) rather than at the entry, use walls and wider openings to make is easier for people in wheelchairs, walkers etc.

The group was also asked to provide their insight into the location options and provided the following general commentary:

- The location needs to be easily accessible by foot, a safe, direct route with limited road crossings.
- Consider noise, particularly if nearby a residential area
- Shelter around buildings or walkways to protect from weather
- Access to public transport is important
- Speed limits around The Precinct need to be considered

The group provided the following comments about each of the location options:

Site 1: **Armstrong Road (Gillespie Land)**	**Site 2:** **Lot 202 (behind Victor Harbor TAFE)**	**Site 3:** **Adelaide Road (Town Entrance)**
• Concerned around how you would walk to this site safely • Concerned around traffic management and speed on entering/exiting • It was favourable that this site is located close to schools and other sporting facilities	• Many access points to the site is a good thing • Accessible in terms of pedestrian and cycling connections • Consideration should be made to nearby residential area • The size of this site allows for landscaping on all main roads • Proximity to other sporting facilities, schools and town centre is favourable	• Too far away from central Victor Harbor • Inconvenient

There was a strong consensus in the room that Lot 202 was the group's preferred location for The Precinct.

Overarching key themes

When considering all engagement findings, there were some common themes that came through. These essentially outline that The Precinct should be:

- Multi-purpose, accessible to all, intergenerational
- A facility that is fit-for-purpose and caters for a range of sports and recreation activities - particularly those that are in demand such as basketball and gymnastics
- A facility that is focused on both community and sport programs and activities
- Future-proofed
- Consider other Precinct-related factors (e.g. environmental and cultural sensitivities)

Conclusion

In summary, the community engagement highlighted that:

- There is significant community interest in this project, with support and demand for this facility strong. This is also supported by findings from the recent community satisfaction survey which showed 7/10 respondents supported the project.

- There is a clear need for a Regional Community, Sport and Recreation Precinct with current facilities and amenities 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

- Community and stakeholder feedback indicated a strong preference for Lot 202 to be the preferred site for The Precinct.

- Other factors are important and will be further investigated (e.g. cultural considerations, environmental sensitivity, operating model, commercial interests).