



# **OBERON COUNCIL**

## **Report on Community Facilities – Planning for the Future**

**December 2007**

# Contents

---

<b>Executive summary and recommendations</b>	3
<b>Introduction</b>	
1. Aim of the project	7
2. Methodology	8
<b>Demographic profile</b>	
1. Population	10
2. Key characteristics	11
3. Demographic trends	11
<b>Current provision of facilities and services</b>	
1. Council owned facilities	13
2. Facilities and services not administered by Council	14
3. Community services available to the Oberon community	16
<b>What the community said – information gathering</b>	
1. Community workshops	18
2. Comments on existing facilities	20
3. The community’s vision for the future	23
4. Interagency workshop	27
<b>Written responses – asset survey and community facility users survey</b>	
1. Asset survey	29
2. Community centre user survey	31
<b>Review of reports and documents</b>	32
<b>Benchmarking</b>	36
<b>Discussion of issues</b>	
1. The role of community buildings	40
2. Community comments	41
3. Reports and documents	42
4. Community centre usage	43
5. Community asset survey	43
6. Application of benchmarks	44
7. Conclusion	44
<b>Community facilities planning</b>	
1. Community trends and impact on planning	46

<b>2. Planning principles</b>	46
<b>3. Trends in recreational facility design</b>	47
<b>Appendices</b>	
<b>1. References</b>	48
<b>2. Invitation to community workshops</b>	49
<b>3. Asset survey written comments</b>	51
<b>4. Audit of halls not owned by Council</b>	55
<b>5. Community centre bookings 2007-2008</b>	58
<b>6. Site map - community centre</b>	60
<b>7. Site map – aquatic centre</b>	61

Prepared by Pinnacle Partnerships  
PO Box 332  
Orange NSW 2800  
[annehopwood@bigpond.com](mailto:annehopwood@bigpond.com)

## **Executive summary**

---

This report was commissioned by Oberon Council to investigate further two strategies which were identified within the Oberon Social/Community Plan 2006-2010. The two strategies are the need for a multipurpose community centre and a multipurpose recreational centre.

The identified need for these facilities had been raised in previous consultations and Council documents and reports. The brief for this project was to review all the information available and consult widely with the community on the need, purpose, benefit and activities of the proposed community facilities and to provide Council with a blueprint to move forward.

The methodology included a number of strategies as listed below:

- Community consultations;
- A review of reports and documents;
- A workshop with Oberon Interagency;
- An asset survey; and
- Review of benchmarks.

The project was aimed at identifying the community's perception of the current provision of Council managed community facilities including the community centre, outdoor sporting and recreational facilities, the library, the community technology centre and Council's Administration Centre. During the six workshops participants raised issues and commented on other facilities not owned by Council, including local halls and the need for youth and performing arts facilities.

The project identified the following key points:

- Community dissatisfaction with the present community centre.
- Community dissatisfaction with the lack of indoor recreational areas.
- Community agreement and support for the development of a multipurpose community facility adjoining the library and on the site of the present community centre.
- Community agreement and support for the development of a covered multipurpose recreational centre adjoining the aquatic centre.

- Community dissatisfaction with the current community centre and the need for an improved community facility is not a new issue and has been raised in numerous documents and consultations as far back as 2000, including newspaper articles in 1986.
- The asset survey and community facility users' survey revealed similar types of comments and dissatisfaction with the Community Centre and supports the finding from the community consultations.
- The current community facility is well used but not all groups are able to be accommodated resulting in them having to hire other community facilities which may not be appropriate due to cost and issues of tenure.
- The application of benchmarks identified a need for a Council managed hall; however, because of the number of existing halls owned by other organisations, the community did not identify the lack of a hall as an issue.
- The consultations identified that the community's vision is for a multipurpose community centre rather than a hall and that existing halls do not meet the present need.
- The community believes, and is supported by research, that well designed multipurpose community facilities benefit the whole community by bringing all groups and all ages into the facility where networks can be built and social interaction can take place.
- There is concern in regard to the statistic from the 2001 Census which identified that many people move to Oberon but do not stay. There is no way of knowing what the cause of this is but one can speculate that individuals and families may lack the support to integrate successfully into the community.
- The community believe that the Library has space issues which adversely impact on the services and activities the Library is able to offer as an independent library.
- Some members of the community raised concern that the lack of a performing arts space and exhibition space had resulted in the Oberon Local Government Area (LGA) missing out on touring performances and exhibitions.
- Oberon (LGA) has strong employment rates and the population is expected to grow. Council is proactive in encouraging industry, families and retirees to relocate to the Oberon LGA. Increased population will continue to put pressure on the current provision of community facilities.
- The identified need for improved community facilities will not diminish but will continue to grow as residents nowadays expect a certain standard of service from local government authorities.

- There is an indication that the Oberon community is missing out on outreach community services from Bathurst and/or Lithgow as a result of there not being an adequate community facility from which to operate.
- That the Council Administration Centre was perceived as having space issues and community members believed Council is in the best position to solve the problem in an appropriate way including relocating staff to other sites.

It is important to acknowledge that the consultations revealed support for a community centre not a community hall. There is a difference between these two facilities.

A community hall is usually one large space suitable for accommodating large functions and events. Because of its design it is usually used by one group at a time. Community centres are public locations where members of a community may gather for group activities, social support, public information and other purposes. A multipurpose community centre usually has a broad base of usage and includes small offices/interview rooms as well as a number of activity rooms that can, through the use of bifold doors, made into larger spaces and an enclosed outdoor area. Such a centre could be used by many groups at the same time.

There was strong support for both a multipurpose community centre and a multipurpose recreational centre. Both facilities were perceived as being needed. However, it is advised not to design a facility which incorporates both types of centres under one roof. The multipurpose recreational centre would be predominantly for active use and the multipurpose community centre would be mainly for passive use. The two types of usage would therefore be better accommodated in separate facilities. To design one facility to incorporate both needs would increase the cost and might not be viewed as favourable by government funding bodies who need to ensure that their funds are not being used to subsidise other government agencies' responsibilities.

Taking into account all the information received through the consultations, surveys, review of reports and documents and application of benchmarks, the following recommendations are made.

1. That the report be available for public comment.
2. That community groups represented at the community workshops be invited to comment on the report.
3. That the Oberon Interagency members be invited to comment on the report.
4. That a concept plan for a multipurpose community centre be developed and costed. The concept plan should incorporate the vision of the community, including design and location considerations (as identified on pages 23-27 of this

- report) and energy efficiency as required in Section J of the Building Code of Australia.
5. That a concept plan for a multipurpose recreational centre be developed and costed. The concept plan should incorporate the vision of the community, including design and location considerations (as identified on pages 23-27 of this report) and energy efficiency as required in Section J of the Building Code of Australia.
  6. That Council employ revenue raising strategies to fund the two multipurpose centres including seeking State and Commonwealth grants, raising of levies, and inclusion within their Strategic Management Plan 2008-2012.
  7. That Council factor these fully costed plans into Section 94 Contribution, Asset Management and Long Term Financial Plans.
  8. That Council establish two project teams inviting representatives of community organisations who attended the community consultations for the development of this report to guide and assist in the development of concept plans.
  9. That Council consider the long-term needs for a performing arts and exhibition space by:
    - accumulating funds for the eventual purchase of Malochi Gilmore Hall or
    - negotiating with the owners of an existing facility and contributing to the upgrading of this facility eg the Showground Hall so that it could be used for performing arts and/or exhibition space.

## **Introduction**

---

The Oberon Council's Social/Community Plan 2006-2010 has identified, through consultation with the community, a need for a multipurpose community centre and multipurpose recreational centre. The action plan within the Social/Community Plan recommends that a comprehensive needs analysis is required to develop a concept for such multipurpose facilities through discussion and consultation with stakeholders.

In September 2007 Council engaged Pinnacle Partnership to undertake further community consultation to gather information on the need for future community facilities, including which groups might use such facilities, what activities might be undertaken and possible sites for consideration.

### **1 Aim of the project**

The aim of the project is to provide Council with short and long-term strategic directions for the provision of appropriate community facilities in the Oberon Local Government Area (LGS).

The plan aims to:

- Review the current provision of community facilities;
- Analyse the impact of existing and forecasted demographic trends on current and future needs;
- Develop an inventory of the existing Council owned facilities;
- Identify non-Council owned facilities that are available to the community;
- Analyse the extent to which all available community facilities meet the overall community needs; and
- Provide recommendations for the appropriate and equitable consolidation, rationalisation, disposal, upgrade and acquisition of social infrastructure to meet the existing and projected needs of the residents in the Oberon LGA.

The study of community facilities is based on the principles of social equity and is integrated into a number of areas of Council operations including:

### **Management Plan 2007–2008**

The Management Plan provides the strategic direction for Council with reference to the resources required to meet the objectives identified within the plan. This study sits within Council's objective of:

*Community Services and Amenities:*

*Objective: To create a socially strong community by responding to unmet social needs following social justice principles of access and equity to provide community services, amenities and activities.*

### **Oberon Social/Community Plan 2006-2010**

Council has a statutory obligation to prepare a Social Plan every five years and is required to indicate how it will address issues of relevance to members of the community in the seven mandatory target groups: children, young people, older people, Aboriginal and Torres Strait Islanders, people with a disability, people from culturally and linguistically diverse background and women. The current plan identifies the need for further investigation into the need for a multipurpose community facility and a multipurpose recreational centre.

### **Oberon Development Contributions and Water Management Works Plan (amendment) 2004**

This Plan acknowledges that development within the LGA places additional pressures on Council to provide public services, community facilities and amenities. The Plan provides information on development contributions and a framework with regard to provisions in Section 94 of the Environmental Planning and Assessment Act on how Council can impose a condition requiring dedication of land free of cost or the payment of a monetary contribution or both. Within Appendix 10 a number of community facilities strategies are outlined; these include improvements to recreation ground amenities, enclosing the swimming pool, indoor sports centre, library and extension and multi sport recreation grounds.

### **The Oberon Economic Development Strategy 2007–2010**

This document provides strategic direction for Council in the area of economic development of the LGA. The document notes '*if the strategy is to successfully direct the growth of the shire, there must be also be a place for social and community issues*' (page 3). The Strategy recognises the relationship between economic and social factors to produce a healthy community.

## **2 Methodology**

The Oberon Community/Social Plan was developed through an examination of current demographic data and by consulting members of the community on their perception of needs within the community and how these needs might best be addressed. The action plan addressed a number of issues raised including the community facilities.

It was agreed that this project was to provide the community with further opportunities to discuss, in more detail, issues and strategies to be considered when planning the provision of community facilities.

The agreed methodology was as follows:

- A discussion with Councillors to elicit their comments on the provision of current facilities;
- A discussion with staff working within key related areas;
- An advertisement in the local paper advising the community of the consultation workshops;
- Provide six workshops provided for consultation with representatives of a wide range of community organisations and individual community members with a choice of days and times;
- A workshop with members of the Oberon Interagency;
- A review of Council documents and reports where the issue of community facilities has been raised;
- A survey of current users of the Community Centre (by a TAFE Student);
- A survey conducted at the focus group on community perceptions of public buildings and facilities within the LGA;
- A review of benchmarks; and
- A literature search in regard to community facilities.

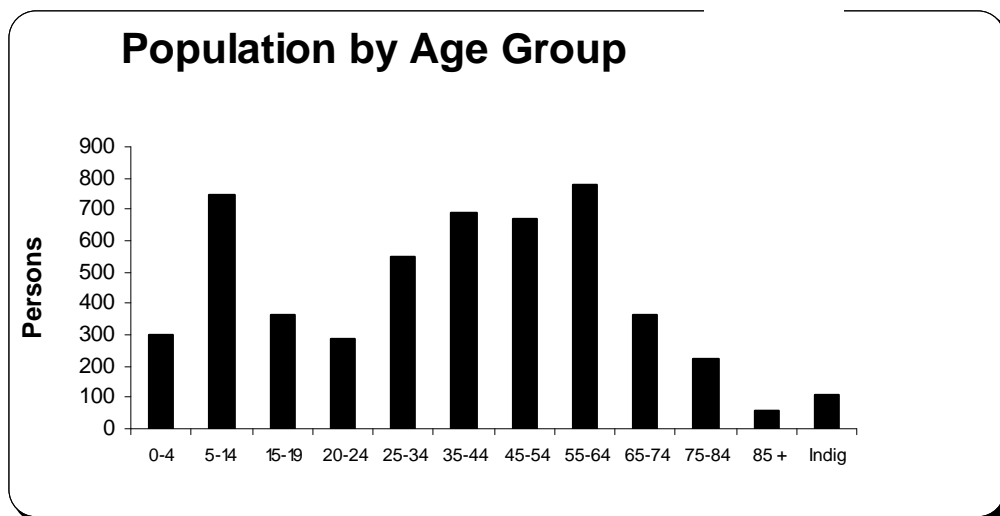
# Demographic profile

## 1 Population estimates

Estimated resident population 30 June 2005	5447 ( Community/Social Plan 2006-2010)
Total population 2006 ABS Census	5031
Projected growth 2022 - Local Government Shires Association	6686
Projected growth 2022 - Oberon Council	8572

### Population by age groups

Age groups	Numbers	%	% Australia
0-4 years	309	6.2%	6.3%
5-14 years	732	14.8%	13.5%
15-24 years	608	12.3%	13.6%
25-54 years	1,898	38.3%	42.2%
55-64 years	760	15.3%	11.0%
65 years and over	652	13.2%	13.3%
Median age of persons	39		37



## 2 Key characteristics

- More than half of the population was residing in the main township of Oberon (ABS, 2002a) (*Oberon Economic Analysis, WRI 2006*).
- The proportion of residents aged 0-64 is expected to decline while the number of residents aged over 65 is expected to increase. (*Oberon Economic Analysis, WRI 2006*).
- The population of the Oberon LGA is highly mobile with 14.5% of residents moving to the area in the year to the 2001 Census and 38.1% moving to the Shire in the five years preceding the Census. Given slight positive population growth between 1996 and 2001, this indicates that a similar proportion of people are moving out of the Shire as are migrating inwards. (*Oberon Economic Analysis, WRI 2006*).
- The average household size in the LGA in 2001 was 2.7 persons which is slightly larger than the state average of 2.6 persons. (*Oberon Economic Analysis, WRI 2006*).
- The number of people in the LGA who have completed their year 10 School Certificate or higher (63%) is only slightly below the averages for the state. (*Oberon Economic Analysis, WRI 2006*).
- There is a higher than average number of people leaving school in year 10 in the Oberon LGA. (*Oberon Economic Analysis, WRI 2006*).
- Trade certificates are the most common type of post-school qualification held by Oberon Shire residents. (*Oberon Economic Analysis, WRI 2006*).
- The Oberon Shire is widely understood to have low unemployment. (*Oberon Economic Analysis, WRI 2006*).

## 3 Demographic trends

- There will be an increase of older people.
- People are living longer and Government policy is to support the elderly to remain independent and living in their own home.
- The Oberon Shire will continue to enjoy a steady population increase.

- It is anticipated there will be a steady increase in families and retirees moving to the Shire due to lifestyle, cheaper housing, land prices and prospects of employment.
- There are increased community expectations whereby communities demand improvements in existing municipal services and provision of a new service.
- There will be an increase in demand for unstructured passive recreation and low intensity sporting pursuits such as walking, golf, lawn bowls, indoor social activities and use of parks to support the ageing population (Randwick Council, 2007 *Recreation Needs Study*).
- The community is becoming increasingly more aware of the strong links between involvement in recreational activities and good health (Randwick Council, 2007 *Recreation Needs Study*).

# **Current provision of facilities and services**

---

## **1 Council owned facilities**

Council owns and operates a number of public facilities; however, Council does not own and operate a community hall or large civic facility.

The facilities Council provides are as follows:

### **Library**

The library was built in 1993 as a branch library and changed function into an independent Library in 1997. Library resources include adult fiction and non-fiction, junior fiction, periodicals, easy reading, large print, videos, DVDs, compact discs, computer games and limited access to computers for research and study (3 public use computers – 2 with internet/email, 1 with word processing applications). Growth of the collection has impacted on storage and display areas. Activities include story time for children, meetings and activities for young people including assisting with homework and projects. Lack of work space, study areas and particularly sufficient computer terminals has impacted on library functions.

### **Community Centre**

The community centre was built approximately 40 years ago in 1960. It has two small meeting areas, one small office area sometimes used for storage, a kitchen, toilets and foyer. It has an enclosed back outdoor area but no access except through the front door. Disability access is poor and there are no disabled toilets. No renovations or improvements have been made to the original building.

### **Aquatic Centre**

The Aquatic Centre complex was substantially remodelled in 1998 providing a 25 metre pool with a shallow end beach pool and separate small pool. The pools themselves are not covered and the centre's summer season starts from November to late March. Since 1998 a wall has been constructed around the complex, shade structures installed, landscaping carried out on a continuous basis, murals painted to the inside of the walls and a beach volleyball area provided. The staff facilities and swim school area were substantially remodelled in 2005 and a covered recreational area was constructed. The public toilet/change areas have had the ceilings lined, floors tiled and exhaust fans fitted. Liners of the two pools were replaced in 2007.

### **Community Technology Centre (CTC)**

The CTC is located with the Visitors Information Centre in a former State Forests building and was originally funded by the Commonwealth Government. It has 12 public use computers (10 in the training room and 2 others – all have word processing, software applications and internet access). The CTC provides a range of speciality courses as well

as internet access and charges for services. It has a conference room available for hire and a small office.

### **Sporting fields**

Oberon has a range of outdoor sporting fields in various conditions.

### **Parks and Playgrounds**

Oberon has a range of parks and playground with equipment and a developed area called the Common which is currently being considered for further development and extension.

### **Skate park**

Oberon has a skate park which is located within the recreation ground area and was constructed in 2002.

### **Council Administration Centre**

Council's Administration Centre is located in the main street with good access for the public. There are no separate meeting rooms for public hire and the Council Chambers are used for most Council public activities. The centre has been altered over the years to accommodate more staff and is now considered at maximum use.

## **2 Facilities and/or services not administered by Council**

There are a number of halls and a few recreational facilities in Oberon that are managed and owned by other organisations and are available for public hire.

### **RSL Club**

This facility was built in 1953 and has disabled access. Function rooms and the auditorium are available for members and the public to hire. The function room can accommodate 150 people and the auditorium 350 people. The club and the auditorium area are undergoing some renovations at the present time. The auditorium has a small stage. There are no self-catering facilities and no enclosed play area. Some community members believe it is unsuitable for some activities especially those involving children because alcohol is served.

### **Uniting Church**

This facility was built around 1950, extended in 1998 and has disabled access. Community groups can hire the hall for \$40 for a full day except if there is a church function. The hall can accommodate about 120 seated and the kitchen is available for self-catering; however, there is no enclosed child play area. There is no storage. Groups are required to have their own insurance.

### **Church of England**

This property is owned by the Anglican Property Trust, is 55 years old and has disability access. It is available for community groups to hire at a cost of \$125 in the winter and \$100 in the summer. Availability is restrictive, groups need to apply and church functions take priority. The hall can accommodate about 100 people seated, the kitchen is available for self-catering and there is an enclosed play area.

### **Oberon Public High School**

This hall is part of the school premises, was built in 1982 and has disabled access. It is available for public use outside of school hours and costs are by negotiation with the principal. The hall can accommodate about 400 seated, does not have a kitchen and groups need their own insurance.

### **Oberon Public Primary School**

This hall is part of the school premises, was built around 1982 and has disabled access. The hall is available for public bookings outside of school hours. The hall can accommodate about 220 people seated, does have access to a kitchen and has an enclosed outside play area.

### **Showground Hall**

A relatively new hall built in 1995 with disability access but has limited insulation making it hot in winter and cold in summer. There is no fenced area for children or parking area. It has a kitchen but only one stove and there is no storage available. It is available for public bookings except during Show week.

### **Scout Hall**

The hall is no longer used by the Scouts as there is no local Scout group. Bookings are arranged via a telephone contact in Orange. Groups need to have insurance cover.

### **Oberon Government Access Centre**

The Access Centre is located within the Court House and next to the Police Station. The Centre is open Monday, Tuesday and Wednesday from 9.30 am to 3.30 pm and closed between 1 pm and 2 pm. Facilities include an administration room, the courtroom and two offices. There is disabled access from the rear of the building. The rooms are primarily available for use by government agencies such as Centrelink and the RTA. It is not known whether a non-government group could hire an office for continued use and the cost, and the opening hours are limited. When the Court sits the room would not be available.

### **Halls in outlying villages**

Halls are available in the outlying villages, are managed by local community groups and are primarily used by the local community. The halls are:

- Burruga village hall
- Black Springs village hall
- O'Connell church hall

### **Tennis Club**

The tennis club and facility is managed by a not-for-profit association and is open 8 am to 8 pm. First priority is given to those who wish to play tennis and the Centre is well utilised. Expenses are budgeted by raising revenue through centre charges. The Hockey Club uses the centre sometimes for training and coaching as the sand floor is suitable but it is impractical for the centre to be used for other sports.

### **RSL Gym**

This is a small facility with limited equipment, mostly for members' use.

### **Golf Course**

A standard golf course facility with single function use.

## **3 Community services available to the Oberon community**

On the whole, Oberon is not well served in the direct provision of community services available for all sections of the community. Government funding bodies view the proximity of Lithgow and Bathurst as a reason not to fund separate organisations based in the Oberon LGA, consequently the majority of community services outreach from those two cities.

### **Children's Services**

There is one preschool and one long day care centre in Oberon. Family Day Care is administered from Bathurst. There are a number of voluntary self-managed playgroups. There is no before and after school care service and there is limited vacation care or school holiday activities.

Support for new parents is provided by Homestart utilising volunteers and is administered from Bathurst.

There are both public and private schools.

There is a full range of traditional recreational and sporting organisations including bike tracks, skatepark, playgrounds and a recently formed gymnastics club.

### **Youth**

There is no dedicated youth facility or youth service for young people within the LGA. There are the traditional services such as a schools, sporting and recreation activities and organisations and occasional dances/discos.

Due to the lack of a dedicated youth centre any youth orientated activity has to be conducted from a school or church hall. Many of these facilities are not ideal due to supervision issues or lack of space for "messy activities".

### **Women**

There are a number of voluntary self-run special interest groups. The Council operated gymnasium is now running exercise and weight reduction classes and programs and there are other exercise classes available. There is the range of outdoor recreational and sporting organisations, however limitations were expressed (eg poor surfaces, wobbly goalposts) by participants of netball and hockey.

**Older people**

There are limited services or facilities catering for active older people or the frail aged. Although there is no Senior Citizens Centre there is a senior citizens group as well as a day centre at the multipurpose hospital. Meals on wheels and an aged care transport service are provided. However services to support older people to remain independent and living within the community such as respite care, dementia care, home maintenance and modifications, domestic and personal assistance and community transport are only available, if funded to provide an outreach service, through the larger regional cities.

There are a number of voluntary self-run organisations and service clubs but limited fitness classes. There are a range of traditional sporting and recreational activities and organisations.

**People with a disability**

There is a lack of specific services for people with a disability such as respite, supported employment, supported accommodation, brokerage services and recreational services. Most of these are located in Bathurst and Lithgow. Central West Community College Open Employment Disability Service provides an outreach service once a week.

**Aboriginal and Torres Strait Islander people**

There are no specific services. There is access to specific services located in Bathurst.

**People from culturally and linguistically diverse backgrounds**

No specific services. Access to Bathurst Community Settlement Scheme worker located in Bathurst.

**General services available to the whole community**

- Oberon Multi Purpose Health Service and visiting allied health services
- Transport – school bus run and limited bus service to Bathurst and to Mt Victoria Railway Station
- Blue Mountains Community Legal Centre outreach service
- Adult Education through Central West Community College
- Library service
- Community Technology Centre

## **What the community said - information gathering**

---

The methodology identified the following methods of gathering information from the community and stakeholders in regard to the present provision of community facilities in the LGA and the future need:

- A number of community workshops;
- A workshop for interagency members;
- A survey of those attending the community workshop; and
- A survey of present users of the community facility.

### **1 Community Workshops**

As part of the community facilities study six community focus groups were offered to the community. A wide range of community organisations and government and non-government agencies were invited to participate.

Approximately 73 letters of invitation were sent out representing 69 organisations.

The workshops offered were as follows:

<b>Date</b>	<b>Time</b>	<b>Attendance</b>
Wednesday 14 November	Morning 10.30 to 12.30	13
	Afternoon 2.00 to 4.00	15
	Evening 5.30 to 7.30	cancelled
Thursday 15 November 2007	Morning 10.30 to 12.30	9
	Afternoon 2.00 to 4.00	14
	Evening 5.30 to 7.30	16
Total participants		67

#### **Consultation process**

All workshops followed the same process, starting with introductions and an explanation of the process for the workshop and the project. The consultant, referring to the Community/Social Plan 2006–2010 and advice provided from Council staff, identified a number of current facilities and asked participants to comment on them.

The facilities identified were:

- Community Centre
- Library
- Recreational space including the swimming pool
- Community Technology Centre
- Council Administration Centre

During the course of the workshops participants raised the following additional facilities:

- The Showground hall
- Church halls
- RSL auditorium
- Tourist Centre
- Tennis Centre
- Oberon Public High School hall

Participants then proceeded to discuss their priorities for the future. All focus groups identified the following two facilities as being the major priorities for Council:

- Multipurpose community centre and
- Multipurpose recreational centre

Participants in small groups discussed their priority facility by answering the following questions:

- What benefit would this facility bring to the community?
- How would it enhance community life?
- Who would use it?
- What design issues would need to be considered?
- What opportunities are there in the community for the facility be incorporated in a redeveloped existing space, on current land near to other services or co-located with other service?

The workshop discussion was documented and is provided in this section of the report.

## **2 Comments on existing facilities**

### **Community Centre**

#### **Design**

- Older building and is showing its age, bleak, small, cold, inadequate, dark, dingy, kitchen is old, heating is inadequate, damp, silverfish.
- Not enough space for all the users, some groups have to go to the Library for meetings, fully used to capacity, sometimes the space is double booked on the day we want, it is booked for a few months ahead, its no longer meeting the needs of the community.
- Rooms all the same size, no big rooms, not a flexible space, limited storage.
- Not user friendly, no private and confidential office space for visiting services where they can meet clients.
- No space for community information.
- Is it meant to be for meetings or activities?
- Parking can be an issue sometimes.
- No connections for technology.
- Obtaining keys can be an issue.

#### **Access**

- Not enough room for school students or any group of more than about 15 people.
- Not suitable for performances or for travelling exhibitions.
- Not suitable as a youth space.
- Not suitable for small children, no wet areas, no easy access to the outside area, carpeted areas where pins and needles get caught is not good for small children and playgroups.
- No disabled access or toilets.

## **Library**

### **Design**

- Hard to provide all the services a stand alone library should provide eg access to computers, story time, activities for children, display of resources/collections as there is not enough space, storage is an ongoing problem.
- Because the community centre has limited space and there is a demand many meetings have to happen at the library therefore using precious space.
- Lack of shelving to display the collection, cramped space.
- We miss out on travelling exhibitions as there is no suitable space to display an exhibition.
- The space is too small for a large group of children eg story time, it limits partnerships with schools and bringing groups of children into the library.
- Too small for group activities.
- Staff room is poor and used for storage.
- Lacks small study or reading areas.

### **Access**

- Need longer hours.
- Need more computers - people have to wait for access, children wait to do their homework, computer usage is free but not enough.
- Because the space is small there is sometimes a conflict between different types of users eg young children and older people who believe a library should be quiet.

## **Recreational space**

### **Design**

- The sports areas don't meet the needs of all the different sporting groups.
- The current fields and facilities are in need of repair, we may be missing out on hosting competitions because we don't have the right facilities.
- No covered area to watch the sports, not good in winter, no shade in summer, we need a covered area suitable for all sports so we can play and train all year round, no seating, no grandstand, in the winter training is hard especially for children because of the weather.

- There is no well-equipped gym available, there is a limited facility at the RSL, all age groups in the community are concerned about health, fitness and obesity yet there are no places for us to do it eg a gym, fitness centre.
- We need some artificial court areas for all sports and it would be much better considering the lack of water, need to plan for drought tolerant sporting fields.
- Toilets are in poor condition and often closed.
- No basketball courts, not enough bike paths around town, the netball posts are unsuitable, skatepark is not suitable for bikes, and the bike area has poor viewing/supervision.
- Storage is a problem for all sports.
- Hockey is not well catered for as the courts are grass and not the right size. We can train at the Tennis Courts but they are not the right size. Players travel to Bathurst for their games and while they are there they may shop, buy food and drinks this is all income that Oberon is missing out on.
- The only space for the gymnastics group is in the school hall which is not always convenient for the school and may clash with school activities. Storage also causes problems.
- No secure fence around sports fields for events.

#### **Access**

- Limited pool season and limited hours, we need it covered, the size of the pool is not adequate for competitions and training, older people need to access pool during the day.
- Current field and facilities are inadequate and inhibit skill development and growth of sports eg hockey.
- Existing fields in Oberon are primarily for singular use.

#### **Technology Centre**

- Location – does not suit everyone, may pose some difficulties for children.
- Why is it with the Visitors Centre it should have been with the Library.
- The users of the Technology Centre don't always fit with the Visitors Centre customers.

- Not fully utilised, not well publicised.
- Cost may be prohibitive for some people.
- Closes early.

### **Council Administration Centre**

- Appears to be very cramped.
- Limited meeting space.
- Good location.
- No dedicated public meeting space.

### **Other facilities**

- No suitable space for performing arts, travelling exhibitions.
- Uniting Church Hall is good but costs.
- Tennis Centre is good for hockey but not the right size and you have to take the nets down, however it gets expensive.
- The Common is lovely but the toilets are dreadful.
- School Hall is the only place with a high ceiling suitable for gymnastics but there may be a clash of usage and of storage.
- RSL is good for some events but not suitable for children's activities because of the serving of alcohol and having to have a high adult to child ratio.
- Preschool good for playgroup on the days they are not there.
- Showground is cold - no insulation, kitchen poor, no outdoor area, poorly presented, no parking.
- Some groups expressed their preference for not using a hall associated with an organisation preferring the neutral space of a community public facility.

## **3 The community's vision for the future**

### **Multipurpose community facility**

- The community believed that a well designed community facility would be a focus for the community, bringing all ages, cultures and newcomers together.

The facility would provide a space where a range of activities could take place. Community meetings, workshops, exhibitions and outreach services could be provided which would bring people together and help overcome social isolation at all levels. A well-designed space would enable more activities to take place, it would be more inviting and more participants would be involved.

- A range of groups of all ages would use it, from parents and young children, young people, the aged and disabled and the active retired to school groups.
- The facility could be used for a range of activities including workshops, demonstrations, exhibitions eg Waste to Art, pre natal exercise, yoga, drama and musical groups, art shows, food and wine appreciation, activities for the elderly, craft groups, meetings, theatre performance, visiting productions, cultural activities, exercise groups eg, Pilates, aerobics, youth groups, outreach services, card players, chess groups, living skills classes, educational groups.

### **Design**

- Needs to be open, light, bright - able to be used independently of staff, flexible space, wet and dry areas, good lighting, security and child proof fencing, adequate storage for all groups.
- At least one large space that can be made into smaller space by bi-fold doors, with three smaller group rooms, three offices.
- Large foyer/entrance to both library and community centre – needs to be welcoming.
- Independent access to all rooms (not having to walk through rooms to get to another room).
- Activity areas separate from quiet areas.
- Opening hours into the evening.
- Disabled access and toilets, including a baby change facility and mothers' feeding room.
- Good functional kitchen, adequate seating and tables, adequate parking.
- Facility to have a stage with good acoustics.
- Al fresco area.
- Community centre must be affordable to community groups.

### **Location**

- Great location where the present Community Centre is.
- Use the existing land of the community centre, library and dental cottage.
- Knock down the existing community centre.
- Link the community centre and library so there is a sharing of resources eg staff rooms, toilets.
- Excellent opportunity, land and facility already in Council's hands – what are you waiting for?
- Incorporate library, CTC and community centre.

### **Additional comments**

- Redevelop showground to incorporate all Council facilities
- Purchase Malachi Gilmore Hall for use by art and performing art groups.
- Locate near library.
- One group believed the multipurpose centre should include a hall and stage and design and facilities required to be able to host performing art shows.

### **Multipurpose recreational indoor centre**

- Participants believed an indoor multipurpose recreational centre would be of benefit to all age groups, cultures and newcomers and would have the ability to improve the wellbeing and fitness of the community. It would bring people together and build a sense of community, would lessen the need to play sport out of the LGA, keep income within the town and bring an economic benefit to the town.
- It would help with the training of all ages for all sports and would have the bonus of being able to host competitions and special events in Oberon.
- There would be no down time or lost time due to the weather and training would bring participants up to state and national standards.
- An indoor facility could be designed for all sporting groups – football, hockey, soccer, netball, basketball, indoor soccer, indoor cricket, school PE, table tennis, yoga, weight management groups and exercise groups, post and pre-natal classes, martial arts, boxing and karate.

- The facility could be used by all ages including senior citizens, women's aerobics for all ages, children - gymnastic, indoor athletics, kindy pre-school activities and corporate organisations,
- The facility could provide for rock climbing, large sporting events and carnivals, inter school events, training facilities for senior sports, training facilities eg swimming lessons, first aid, bronze medallion or other courses and rehabilitation exercises.

### **Design**

- The indoor multipurpose centre should have disabled access, a high ceiling, separate rooms for childcare, aerobics, weight training, multipurpose courts, storage for equipment, a spectator area.
- Surface and floor requirements need to be considered, multi use rooms, good security, storage areas for all sports, parking, lighting, supervision, acoustics need to be considered, heating/cooling.
- Common areas with basic services eg toilets, showers, offices, booking board, change rooms, family change areas.
- Make it environmentally friendly, use astro turf, water tanks.
- Have a display cabinet for trophies etc.
- Similar to school gym.
- Should be a brick building.

### **Location**

- Next to pool, central to town, link with current sporting areas, current netball courts/hockey, football grounds, incorporate with pool/tennis recreational grounds.
- Where there is adequate parking.
- High school land (Raleigh/Dudley Streets).
- Showground.

### **Additional comments**

- Could also be used for travelling performance, displays, music groups.

## **Library renovations**

The majority of participants, while recognising the present space deficiencies of the facility, acknowledge that an improved multipurpose community centre would bring benefits to the library as well as opportunities for resource sharing.

### **Access**

- Increased space would allow for an increase in the collection, in computer terminals, in study/reading areas and group activities. This would benefit the whole community and enrich individuals, increase education levels of the community, increase access to information and would be of benefit to all groups and ages in the community including local business.

### **Design**

- Need staff to help with bookings
- Flexible space eg concertina walls
- Good kitchen and toilet facilities

### **Location**

- Reasonable central
- Parking

### **Additional comments**

- Combine CTC and the Library – would be an efficient use of public funds
- Redevelop corner Dart and Fleming Streets
- Library, community centre and dentist – redevelop the area
- Move dentist to hospital

## **4 Interagency workshop**

An interagency network has been formed by government and non-government agencies that provide a service to the Oberon LGA. The majority of these services are not located in Oberon but provide an outreach service from Bathurst and/or Lithgow. Most of these services require an office to enable them to meet clients and to provide a service to them. A lack of office space for visiting services acts as a barrier and may result in services not coming to Oberon as regularly as they could which results in the community missing out on vital services.

The Interagency workshop identified the inadequacies of the current facility. The lack of office space, display space for community information, an interview room, an activity room, disability access and toilets, storage areas were all identified as being barriers to providing an adequate service in Oberon.

They identified the following as services that could use a local facility if it had adequate amenities:

- Aged Care Committee
- Homestart
- PACT
- Neighbour Aid
- Evans Community Options
- Central West Families First Playgroup
- Elizabeth Everett Legal Centre
- South West Tenants Advice Service
- St. Josephs No Interest Loan
- Bathurst Family Day Care
- Bathurst Migrant Support
- International Friendship Group
- Disability Information Advocacy Service
- Carer Support Project
- Centecare Pregnancy Caring
- Brain injury care
- Lifeline

The Interagency members identified the following as some of the requirements they would like to see incorporated into a community facility. They were similar to participants' comments in the community workshops.

### **Design**

- Large flexible space to accommodate large activities and small groups - large activity areas, small meeting rooms, 3 interview/office areas
- An area for displaying community information such as a foyer
- Disabled access, toilets, babies change area and mothers feeding room
- Kitchen
- Carpet and non-carpet areas, wet and dry area
- Access to a play area that allows for good supervision from inside

# Written responses - asset survey and community centre users survey

---

## 1 Asset survey

Participants at the workshop were asked to complete a survey evaluating their perception of public buildings. The buildings identified were the:

- Community Centre
- Leisure/Aquatic Centre
- Library
- Recreational/sport facilities
- Council Administrative Centre
- Community Technology Centre

The information collated provides additional comment to inform this project as well as Council's Asset Project.

Participants were asked to rate the buildings on a scale from 1 to 5 where 1 was the best. The elements to rate were:

- Condition
- Capacity
- Functionality
- Location
- Equitable access
- Hours of operation

Collation of the completed surveys was carried out by Council staff. Each element for each facility was given a ranking and the lower the ranking the better the perception of the facility. The results of the survey are listed below.

<b>Community Centre</b>	<b>1 Good</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 Poor</b>	<b>No of Participants</b>	<b>Average= Handicap/ # Part</b>
Condition	1	3	11	12	14	41	3.9
Capacity	2	1	10	16	15	44	3.9
Functionality	2	2	6	15	16	41	4.0
Locations	20	12	9	1	1	43	1.9
Equitable Access	4	9	13	6	5	37	3.0
Hours of Operation	6	6	6	5	8	31	3.1

<b>Leisure/ Aquatic Centre</b>	<b>1 Good</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 Poor</b>	<b>No of Participants</b>	<b>Average= Handicap/ # Part</b>
Condition	8	16	13	6	2	45	2.5
Capacity	5	12	11	9	6	43	3.0
Functionality	3	12	16	6	3	40	2.9
Locations	22	12	6	3	1	44	1.8
Equitable Access	12	12	14	2	0	40	2.2
Hours of Operation	1	12	5	9	14	41	3.6

<b>Library</b>	<b>1 Good</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 Poor</b>	<b>No of Participants</b>	<b>Average= Handicap/ # Part</b>
Condition	15	18	11	3	0	47	2.0
Capacity	3	9	10	17	9	48	3.4
Functionality	6	8	14	9	4	41	2.9
Locations	25	16	4	0	1	46	1.6
Equitable Access	14	14	9	5	1	43	2.2
Hours of Operation	2	13	11	13	2	41	3.0

<b>Recreational Sports/Facilities</b>	<b>1 Good</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 Poor</b>	<b>No of Participants</b>	<b>Average= Handicap/ # Part</b>
Condition	2	9	8	7	3	29	3.0
Capacity	2	4	12	8	3	29	3.2
Functionality	3	4	9	5	4	25	3.1
Locations	7	11	9	2	0	29	2.2
Equitable Access	4	10	12	1	0	27	2.4
Hours of Operation	2	8	4	1	1	16	2.4

<b>Council Chambers</b>	<b>1 Good</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 Poor</b>	<b>No of Participants</b>	<b>Average= Handicap/ # Part</b>
<b>Condition</b>	5	10	13	3	1	32	2.5
<b>Capacity</b>	2	9	10	7	3	31	3.0
<b>Functionality</b>	3	11	8	8	2	32	2.8
<b>Locations</b>	17	9	3	1	1	31	1.7
<b>Equitable Access</b>	8	14	7	2	2	33	2.3
<b>Hours of Operation</b>	8	9	5	0	0	27	2.3

<b>Community Technology Centre</b>	<b>1 Good</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5 Poor</b>	<b>No of Participants</b>	<b>Average= Handicap/ # Part</b>
Condition	3	7	1	0	0	11	1.8
Capacity	2	10	2	0	0	14	2.0
Functionality	3	7	3	0	0	13	2.0
Locations	4	4	2	3	1	14	2.5
Equitable Access	4	4	1	3	-	12	2.3
Hours of Operation	3	3	2	3	3	14	3.0

## **2 Community centre users survey**

During the development of the report, a Welfare TAFE student undertaking practical work experience with Council undertook a survey of the users of the Community Centre. Participants identified the size of the centre as being inadequate for the type and number of activities. In regard to the building they identified the lack or inadequate supply of: storage areas, power points, heating and cooling system, toilet facilities, security sensor lights, wet area, access to the playground area and lighting as some of the issues for users of the facility.

The report notes that 22 different groups had used the Community Centre in the last three months representing 243 occasions (see appendix).

## **Review of reports and documents**

---

As part of the agreed methodology the consultant accessed a number of previous reports and documents where the lack of a multipurpose community centre or inadequate recreational facilities has been raised. A summary of comments within those documents are as follows:

### **The Oberon Economic Development Strategy (2006) 2007 – 2010**

The principal aim of this document is to provide direction and to serve as a framework for all stakeholders to bring a shared focus to the future growth of the shire.

The introduction states *‘as the name suggest, the strategy has an economic focus. This does not mean that it is purely business focused. If the strategy is to successfully direct the growth of the shire, there must be also be a place for social and community issues’* (page 3).

In the section titled Objective Two – Community Development it states *‘that people and social groups need to take ownership of the future and that includes supporting and including groups who might otherwise experience differing degrees of isolation’*(page 24).

The document notes that the 2001 Census identified that nearly 40% of the community has moved to Oberon within the previous 5 years. Given the population has grown, but not by 40%, a large number must have moved away. *‘There are many reasons why people leave a region, but with such a large number moving to Oberon, and a similarly large number leaving, there must be significant deficiencies in community support for these people to feel they could not stay’* (page 24).

The report identifies a number of social statistics where the LGA is above the state average, including reported domestic violence and aggravated violence, rates of alcohol and substance abuse, the level within the population of no formal education qualification and the rates of children leaving in Year 10 or earlier.

Further on the report states that for these social issues to be addressed *‘agencies working outside of the shire have a responsibility and budget allocated to provide assistance to Oberon residents. Through lack of visibility these services are not being used to the extent of the need. Efforts need to be made to provide more opportunities for Oberon residents experiencing difficulties to meet with these agencies’* (page 27).

### **Oberon Council Social/Community Plan 2006-2010**

The *Local Government (General) Regulation 1999* requires all councils in NSW to develop a social/community plan at least every five years. The Oberon

Social/Community Plan was developed by following the suggested methodology within the *NSW Department of Local Government Guidelines*.

The methodology was to:

- Develop a demographic profile of the community
- Conduct a needs assessment
- Identify issues and agree on priorities
- Formulate strategies and set goals and targets and
- Develop a final plan and implementation

A number of groups who were consulted during the development of the plan raised the issue for an improved Community Centre and the need for a Sport and Recreational Centre.

The recommendation from the Social/Community Plan states as follows (page 60):

- **Multipurpose Community Centre**  
Conduct a specific needs assessment for a Multipurpose centre by extensive specific consultation with the community (eg meetings, surveys, forums, essay/submission competitions) to determine what service delivery is required.
- **Multipurpose Recreational Centre**  
Conduct a specific needs assessment for a multipurpose centre by extensive specific consultation with the community (eg meetings, interviews, surveys, forums, essay/submission competition) to determine what service delivery is expected by the community with particular focus on target groups.

### **Oberon Economic Analysis 2006**

Council commissioned the Western Research Institute to conduct an economic analysis of the Oberon LGA. This project was intended to outline current and future economic activities in the Oberon LGA and in particular the township of Oberon.

The section titled **Health and Community Services** acknowledges the level of medical and allied health services within the Shire. However it states that *'the Shire does appear to be slightly under serviced in terms of secondary education. For its size, the Shire is also lacking a neighbourhood centre and vacation care, both of which can be accessed in Bathurst'* (page 26, 27).

### **Voices of Oberon District April 2002**

This project was a partnership between Oberon Council and the Central West Rural Financial Counselling Services (CWRFCFS) which undertook research to gather Oberon people's views on current community needs and future prospects.

In Chapter 4 titled **Doing Business in Oberon** it states that many respondents called for somewhere to hold community functions and a meeting place for different age groups

*'maybe we need a drop-in centre for youth and elderly in daylight hours – where company can be found', or a multi-purpose community centre, or extend the library to offer coffee and comfortable seats. They said the RSL was licensed and so unsuitable for young people; the Uniting Church hall is too small; the school halls have poor acoustics; and 'the showground is a barn'.*

Further on within the same chapter it states a constant refrain from groups and individual representatives was for a central position for community information and avenues for regular exchange of information between different sectors of the community (page 54).

### **Oberon Council Library – Prime cultural asset in a growing community, 2000**

This report was a response to Council's brief to assess community attitudes to the change to independent status of Oberon Council Library in July 1997 and to assess community requirement for traditional and newly developed library services.

Within the recommended strategy and action plan there is the following point which has relevance to this plan:

*Agree on strategic plan based on concept of combined library and community centre building with provision for additional facilities. Sole access should be through the current front library entrance for security reasons. Negotiate alternative venue for current users of community centre (page xiii).*

### **Oberon Interagency Presentation March 2006**

Oberon Interagency made a presentation to Oberon Council in 2006 outlining the need that they had identified for a centrally located community facility and the employment of a Community Development Officer. Their presentation noted that their comments were similar and linked to Council's Social/Community Plan and to other documents including Council Management Plan and Voices of Oberon.

As service providers are not located in Oberon they believe that the community is missing out on vital services because of the lack of a suitable designated facility where they can meet with clients, conduct activities and provide information for the benefit of the Oberon community.

### **Oberon Council Library – Draft Strategic Plan (2006) 2007-2012**

This Plan identifies the future needs of library users and the changing role of libraries as they meet the challenges of the future. The strategic themes of the Plan are relationship management, leadership, facility and business management, technology, promotion, and concept and design. The Strategic Plan identifies the need to meet present and future demand for additional space and the benefits of co-location with a well designed multipurpose community centre.

**Oberon Hockey Club**

A submission from the Oberon Junior Hockey Club was received during the workshops. The two page document identifies that hockey is a growing organisation and that players are disadvantaged due to the lack of appropriate grounds which impacts on player's skill development. They believe there is an opportunity for Council to consider developing a multipurpose playing surface which requires no water to maintain and which can be used for a number of sports including hockey, tennis and netball.

**Oberon Gymnastics Club Business Plan**

The gymnastics club incorporates an adult exercise group and junior gymnastics. The gymnastics operate from the public High School, however, the shared use of the hall may present problems such as storage and clash of times with school activities. They anticipate the demand for their classes will grow due to the interest in healthy lifestyles and the publicity on obesity levels and risks which have been in the media. They support the identified need for a multipurpose recreational centre which includes indoor courts, exercise rooms and is fully equipped.

## Benchmarking

---

In order to effectively plan and respond to community needs for facilities, a number of indicators can be applied which include:

- Current usage patterns;
- Population forecast figures;
- Community comments; and
- Benchmarking.

In planning for community facilities, local government are increasingly recognising the need to consider benchmarks when determining the appropriate level of service provision.

Benchmarking is the process of measuring an organisation's performance and practices in key areas and comparing them to other organisations to find ways of achieving better results.

Benchmarking can help councils to achieve:

- A greater success in understanding and meeting customer needs;
- The establishment of goals which relate to strategic council needs;
- A deeper understanding of performance measures;
- A greater awareness of industry 'best practices'; and
- Improved competitiveness.

(Ref: Local Government Ministers Conference Benchmarking Project *Benchmarking for local government – a practical guide*).

In respect to community facilities there are no widely accepted standards regarding the type and number of community services and facilities that should be provided. Rather there is a range of standards for each type of community facility based on government research and practice, which are shown below.

<b>Benchmarking for Community Facilities</b>	
<b>Government Department</b>	<b>Guidelines for Facility Provisions</b>
Department of Community Services	<ul style="list-style-type: none"> <li>• 1 community centre for 10,000 people</li> <li>• 1 childcare centre for every 10 children aged 0-4 years</li> <li>• 1 youth centre per 20,000 or per 3,000 people aged 13-19 years</li> </ul>
Department of Urban Affairs and Planning	<ul style="list-style-type: none"> <li>• 1 community centre per 10,000-15,000 people</li> </ul>
Commonwealth Department of Housing and Regional Development (AMCORD Practice Note 11: 1992)	<ul style="list-style-type: none"> <li>• 1 community centre per 10,000-20,000 people</li> <li>• 1 child care centre space for every 10 children aged 0-4 years</li> <li>• 1 aged person facility for every 8,000-10,000 people</li> <li>• 1 community hall small for every 10,000 people (250 m<sup>2</sup>)</li> <li>• 1 community hall large for every 20,000-30,000 people (400-800m<sup>2</sup>)</li> <li>• 1 youth centre (small) for every 10,000 people</li> <li>• 1 youth centre (large) for 20,000 people</li> <li>• 1 branch library for every 10,000 people</li> <li>• 1 central library for every 20,000 to 35,000 people</li> </ul>
NSW State Library:2000	<ul style="list-style-type: none"> <li>• 1 centre for 33,000 people</li> <li>• Less than 10,000 1 centre (42 m<sup>2</sup>)</li> </ul>
WRI Oberon Economic Analysis, 2006 page 27	<ul style="list-style-type: none"> <li>• 1 neighbourhood centre for 3,500 to 6,000 people</li> </ul>

## Benchmarks to be applied

Facility/service	Standard	Desired provision	Current Provision
Community centre	1:6,000	1	1
Youth Centre	1:10,000	0.25	0
Aged person facility	1:8,000	0.25	0
Library	1:10,000	1	1

## Limitations of Benchmarking

Benchmarks provide a guide and should not be seen as absolutes as there are limitations in their applications. For example:

- Benchmarks do not take into account the needs of specific interest groups such as those of performing arts and cultural interests.
- The benchmarks reflect current values and standards at a particular time, they may no longer be appropriate at a later date.
- They do not take into account the special conditions of small rural areas where there may be a need but there is a relatively small population.
- Benchmarks do not take into account current usage patterns.
- Benchmarks do not take into account the changing needs of communities or community expectations.
- Benchmarks do not take into account local conditions and characteristics.

### Application of benchmarks to the provision of facilities in the Oberon LGA

Facility	Benchmark	Existing facilities	Gaps	Strategy
Community Hall	Small 250 m <sup>2</sup> for 10,000 people	0	While there are no Council owned halls there are a number of halls within the Shire	No change
Community Centre	1 for 10,000 people	1	No longer meets the demand due to age and size of building (115 m <sup>2</sup> )	Construct one multipurpose centre 300 m <sup>2</sup> minimum
Older people	1 for 10,000 people	0	No separate facility	.25 of a facility required, incorporate provision in new multipurpose community centre
Youth facility	1 small for 3,000 people aged 13 to 19 years	0	No separate facility  No before and after school care facility/service	.25 of a facility required, incorporate provision in new multipurpose community centre
Library	1 library 42 m <sup>2</sup> for 10,000 people	1	Facility an independent library which places more demands on holding a larger range of resources and collections and having adequate storage and display area	No change other than extensions to improve storage and display areas
Child care services	1 child care space for every 10 children 0-4 years	1	Private long day care available and preschool available facility	No change

## Discussion of issues

---

### 1 The role of community buildings

There has been a long history of public buildings in Australian communities. Many of them are the result of community fundraising efforts or specific grants from government. Community Arts halls date back to the 1800s and Neighbourhood Centres were introduced into communities in the 1960s.

Community buildings play an important role in any community as it is through the use of the community building that people meet, share interactions and develop social networks. The benefits of a well developed social network in developing social capital, strengthening communities and social cohesion has been well documented. Politicians can often overlook the important role that libraries, halls, community centres, arts centre, sports centres, senior citizen centres, neighbourhood centres and youth centres play in supporting the individual to connect with their community to find support and ultimately build a sense of community (ref [www.communitybuilders.nsw.gov.au/building](http://www.communitybuilders.nsw.gov.au/building)).

A community building primarily is:

- A physical entity through which information, services and activities are provided;
- A focus for the development of local networks and the building of community support systems;
- Location of cultural, leisure, educational, recreational and entertainment activities for all members of the community; and
- Cultural identity or focus whereby it has served the needs of the community and is seen as a local identity and focus

#### **Neighbourhood and Community Information Centres**

The 1960s saw the beginning of the development of Neighbourhood Centres in NSW as a result of local movements that were based on communities identifying local needs and solutions. The development of Neighbourhood and Community Centres was a move away from traditional welfare services that targeted disadvantaged groups. It was a development which was based on the participation of local people who guided and developed their centre which was mostly reliant on volunteers.

By the end of the late 1970s, 32 centres were receiving some form of funding and by the mid 1980s the number of centres had grown to 143. By the end of the 1990s the Department of Community Services was providing financial support to more than 280 Neighbourhood and Community Centres.

Over the years the centres have developed services to meet the needs of their local community and are pivotal in the local community sector. Some have grown into large multi purpose community service providers, while others focus on one type of service and others focus on community development.

### **Multipurpose Centres and Co-location**

In the 1970s and 1980s there was a trend to design and build designated, specific, single function centres such as senior citizens centres and youth centres. In today's climate there is an emphasis on building multipurpose facilities which allow for multi use, shared use, and co-location which has benefits to create efficiencies in operational and staffing costs. More importantly they allow for and encourage social interaction of various community groups of all ages . Multipurpose facilities also provide for the potential for flexible design that is more adaptable in meeting community needs.

Research has identified that co-location of individual voluntary or paid organisations provides for a range of benefits and resource sharing such as information and technology management, human resources, cost sharing in areas such as utilities, improved customer satisfaction, increased informal support, greater flexibility for purchasing or sharing resources and sharing of training.

## **2 Community comments**

The five community consultation workshops were attended by 67 people representing a number of government and non-government agencies as well as individual members of the community. The workshops were aimed at finding their attitude to the current facilities in Oberon.

### **Community Centre**

The consultation identified that the community see the current facility as very important. However, they feel it has long outgrown its initial use as a meeting place. The community is more diverse, it has expectations and it expects a level of service delivery. The participants identified a number of issues relating to the building such as the lack of adequate sized rooms, access to play area, heating and cooling, disabled access and storage. Participants agreed on the need for an improved facility to meet the current and future need.

### **Sporting and recreational facilities**

The consultation identified that the community believe the lack of a covered sporting and recreational facility is having an impact on the opportunities and skill development for those involved in sport. Communities expect to be able to train in suitable conditions and to have facilities which allow them to train and develop their skills for a particular sport. While there was strong support for the aquatic centre, the community felt that it should be covered and incorporated into a multipurpose sporting recreational facility.

## **Library**

The library was seen as a wonderful resource for all members of the community and a place where people could meet. However, the space issues were seen as a problem and many participants felt that the construction of a multipurpose facility which adjoined the library would bring benefits for both facilities and for the community.

## **Council Administrative Centre**

There was little discussion about the Council Administrative Centre in the workshops. On the whole participants felt it was in an ideal location but identified the cramped area for staff, the lack of meeting rooms for the public and the difficulty for hosting large Council meetings as issues.

## **Community Technology Centre**

There was little comment about this facility as a number of people had not used it and therefore could not comment. Some people felt it was in the wrong location and would be better located near or within the library as there were a number of commonalities with the library such as the use of volunteers, use of technology for information, study etc.

## **Community arts, performing arts and a cultural space**

The lack of a space that could accommodate performing arts and travelling exhibitions was raised a number of times. Some participants believed that this specific need could be addressed in a multipurpose community centre. However, performing arts and exhibition space require very specific building requirements such as a stage, lighting, change rooms, projection room, storage and audience seating. It is believed that these building specifications would increase the cost of a community centre and may be better addressed in the modification of an existing community hall such as the Showground Hall.

## **3 Reports and documents**

As part of the project the consultant reviewed the following reports

- The Oberon Economic Development Strategy (2006) 2007 – 2010;
- The Oberon Social/Community Plan 2007-2010 (2006);
- Oberon Economic Analysis (2006);
- Oberon Council Library – Prime cultural asset in a growing community; and
- Voices of Oberon District – issues, opportunities, the future.

All reports reviewed make some comment about the lack of a reasonable sized community facility. The Social/Community Plan and the Voices of Oberon Report base their comments on consultation with the community through focus groups where the lack of a multipurpose centre was raised on more than one occasion.

The Oberon Economic Analysis identifies the lack of a Neighbourhood Centre through the application of benchmarks.

The Oberon Economic Development Strategy identifies that there is a relationship between a healthy economic environment and addressing social needs within a community. It identifies that the Oberon community might well be missing out on the delivery of funded services from Bathurst or Lithgow due to the fact that there is no suitable facility for the services to conduct their business activities, to interview clients and to inform the community through pamphlets and brochures.

#### **4 Community centre usage**

The spreadsheet collated and recorded by library staff demonstrates that this facility is well used notwithstanding the comments about its suitability and limitations. However, many groups identified that the facility was not available at the time they requested or was not suitable. Those groups have sought other facilities within Oberon which are not always ideal and some participants stated a preference for using a public community facility.

#### **5 Community asset survey**

The community survey was completed by participants at the workshops and the results support the comments identified in the community consultations.

##### **Community Centre**

The rankings show strong support for location and less support on all the other factors such as condition, capacity, functionality, equitable access and hours of operation.

##### **Leisure/Aquatic Centre**

The rankings show support for location, equitable access and condition and less support for capacity, functionality and hours of operation.

##### **Library**

The rankings show support for location, condition and equitable access and less support for functionality, capacity and hours of operation.

##### **Recreational Sports/Facilities**

The rankings show support for location, equitable access and hours of operation and less support for condition, capacity and functionality.

##### **Council Administrative Centre**

The rankings show support for location, equitable hours, and hours of operation and less support for capacity, functionality, and condition.

### **Community Technology Centre**

The rankings show support for the condition, capacity, functionality and less support for location, equitable access and hours of operation

## **6 Application of benchmarks**

The benchmarks demonstrate that a community the size of Oberon would require a Council Hall. However, there are a number of halls within the Shire and it would not be prudent to build a further hall. The benchmarks show that there will be a growing need for a small youth centre and an aged facility but it will be some time before the population figures warrant a specific facility such as a Senior Citizens Centre or Youth Centre. However, the needs of these target groups can be addressed in a well designed multipurpose centre. The present Community Centre meets the benchmark of supply but, when considered with previous reports and the community consultation comments, does not meet the benchmark in terms of condition, capacity and functionality.

The benchmark demonstrates the need for one library; however, the change of function from branch library to an independent library has brought issues of storage, display of stock and collections and space for activities. For a branch library some of the collection and resources would be stored at the main branch. Oberon Library, having changed function to an independent library, would now appear to lack the space required to adequately store and display resources and collections..

## **7 Conclusion**

The community consultations were almost unanimous in their conclusions that Oberon was greatly in need of the following:

- Multipurpose Community Centre and
- Multipurpose Recreation Centre

While Oberon has a number of halls within the LGA the community clearly identified that it was not a hall they needed but a multipurpose centre with good amenities as they described in their visioning exercise. Participants clearly viewed a hall and a multipurpose centre as different. While an argument may be proposed that there are sufficient halls in the area to address community demand these halls are owned and operated by other organisations and issues of cost, accessibility, priority of access and continued use may arise. Halls are usually one large space that can accommodate one activity at a time while a multipurpose centre can accommodate a number of different activities at the same time.

Council facilities are public facilities and the community has an expectation that there will be a level and standard of service delivery in this area. Due to its size and age, the present community centre, falls short of the current standard for a community facility that residents might expect. As Council does not provide a public hall there is a sound argument that the community could expect an improved level of service with the provision of a multipurpose community facility.

The asset survey, the community centre user's survey, the review of reports and documents and the application of benchmarks support what the community is saying in there need for a well designed multipurpose centre.

There is also strong support for a multipurpose recreational centre. The weather, the interest in recreational pursuits, the ageing of the population, the expansion of more leisure time and the continuing interest in a healthy life style are all indicators that this facility is greatly needed and will continue to be needed.

# **Community facilities planning**

---

## **1 Community trends and impact on planning**

- The community is ageing and is living longer putting extra pressure on social and recreational activities within their communities.
- There will be an increase in demand for unstructured passive recreation and low intensity sporting pursuits such as walking, golf, lawn bowls, indoor social activities to support the ageing.
- The community is becoming increasingly more aware of the strong links between involvement in recreational activities and good health.
- There is an increasing demand by people for a greater diversity of recreational activities and an increased expectation by people/groups for higher standards in facility provision.
- Key barriers to people accessing community facilities include financial constraints, awareness of what is available and transport difficulties.
- The structure of the labour force is changing with more women in the labour force, more part-time employment and more people working longer hours so that the normal concept of the working week is changing and this means recreation and sporting opportunities need to be available at other times.
- The leisure industry is growing.
- Greater emphasis is being given to preventive health, resulting in people becoming more aware of nutritional requirements and the need for an active lifestyle.
- Australia is a convenience orientated society - people expect services and facilities to be accessible when they want them.

## **2 Planning Principles**

There are a number of key principles that need to be considered when designing and building new community facilities and these are identified below:

- Access – facilities should be provided in locations that optimise accessibility for all users and provide access for the disabled.

- Equity – facility planning should consider the long and short-term needs of residents in accessing services and facilities and should try and achieve inter-generational equity. Shared use and co-location should be considered and encouraged and affordability must be considered.
- Consultation and collaboration – planning for community facilities should ensure the active involvement of the community in the planning and design stage.
- Safety- issues need to be considered in the design and in the location of facilities.
- Flexibility and innovation - design should consider the changing needs of communities and should be able to be adapted to those changing needs and uses.
- Amenity – the design of community facilities should aim to be functional, people orientated, friendly, welcoming and attractive.

### **3 Trends in recreational facilities design**

- Create a warm and inviting atmosphere.
- Provide a social space, dedicated kiosk and table and chairs.
- Focus on minimising staff supervision costs. The facility should be able to be supervised by a minimum number of people in non-peak times.
- Emphasise safety.
- Provide adequate car parking.
- Provide adequate security.
- Position amenities so areas can be locked off.
- Provide for future expansion.
- Consider the acoustics.
- Take maximum advantage of natural light.
- Install good sound systems.
- Ensure adequate playing areas are constructed with quality flooring for use by multiple sports and accommodate different levels of competition.
- Maximise all floor space by having multiple line markings, court configurations.

## Appendices

---

### References

Canterbury Council *Canterbury Community Facility Plan*

Community Builders *Community Buildings*, (2000) H Nesbitt accessed on line  
[http://www.communitybuilders.nsw.gov.au/building\\_stronger/safer/comm\\_bldg.html](http://www.communitybuilders.nsw.gov.au/building_stronger/safer/comm_bldg.html)

Department of Communities and Disability Services, Queensland. *Co-location and other resource –sharing arrangements* Accessed at  
<http://www.qld.gov.au/ngo/networks/collaboration/co-location.html>

Institute of Public Administration, Australia NSW (2006) *one big pothole*

Oberon Council (2007) *Management Plan 2007-2008*

Oberon Council (2007) *The Oberon Economic Development Strategy 2007-2010*

Oberon Council (2006) *Social/Community Plan 2006-2010*

Oberon Council (2006) *Oberon Council Library – Draft Strategic Plan 2007-2012*

Oberon Council (2004) *Oberon Development Contribution and Water Management Works Plan (amendment) 2004*

Oberon Council (2000) *Oberon Council Library: Prime cultural asset in a growing community*

Oberon Council, *Voices of Oberon District – Issues, Opportunities, the future*, 2002

Oberon Gymnastics Club (2007) *Business Plan*

Phillip Gray and Associates (2001) *Trends in Sport and Recreation – recreation planning framework for West North West Tasmania, Information Module*

Randwick City Council (2003) *Community Facilities Study and Plan*

State Library of NSW (2005) *People, Places – a guide for public library building in New South Wales*

WRI (2006) *Oberon Economic Analysis*

## Invitation to consultation workshops

<b>GROUP NAME</b>	<b>Number of Participants</b>
Adult aerobics	
Aged care Committee	
Aqua aerobics	1
Alcoholics Anonymous	
Arts Council	3
Australian Breastfeeding Association	
Apex club	1
Bathurst Employment	
Black Springs School	
Central West Business Advisory Service	
Community members	3
Community Centre – TAFE students	1
Community Technology Centre	11
Dance classes	
Diabetic educator	
Elizabeth Evert Legal Centre	1
Events Committee	
Friends of Oberon Library	2
Garden club	1
Gymnastics club	4
Heritage Committee	
Highland Pine Products	
Inner wheel	
Joeys Playgroup	
Jenolan Caravan Park	
Karate Club	1
Kick Boxing Martial Arts	
Lachlan Transport Committee	
Library Committee	1
Midsummer qu8lters	
Needlework group	3
Netball club	3
Oberon digital photography club	
Oberon Family History Group	1
Oberon Health Advisory Committee	2
Oberon High School	
Oberon Hockey Club	
Oberon Junior Cricket	3

Oberon Medical Centre	
Oberon Multi purpose Health Service	2
Oberon Museum	1
Oberon Playgroup	4
Oberon Pramwalkers	
Oberon Public School	3
Oberon Public School P & F	1
Oberon High School P & F	4
Oberon Rugby Leagues Club	1
Oberon Seedsavers	
Oberon Show Society	
Oberon Show Ladies Auxiliary	
Oberon Showground trust	
Oberon Swimming pool Advisory Committee	1
Oberon Tennis Association	1
Oberon Tarana Heritage Rail	2
Oberon Plateau Tourist Association	2
Rural Fire Services	
Scrapbookers	2
Seventh Day Adventist Church	
Soccer Club	
St Johns Ambulance	
St Josephs Central School	1
St Josephs P & F	
TAFE NSW Riverina Institute	
Weight Management and exercise training	
Westfund	
Wild oats Drama club	1
Woodchem	
Writers group	
<b>Total groups</b>	<b>69</b>
	<b>Total 68</b>

## Asset survey - written comments

### The community centre

- Many groups constantly using this facility. Could be used more in future if upgraded and expanded. Friends of Oberon Council Library have to store books in the shower recess!
- More rooms required. More storage required. Accommodation inadequate.
- Bad musty smelling not healthy, small rooms and chase up keys within Library hours.
- Condition is old. The functionality fair, given basic structure and the location is very good.
- Small but good for smaller groups, location is ok.
- Interior old. Could be incorporated into Library and CTC centre. Doors not helpful for disabled.
- No cupboards - not enough parking.
- There is only one centre which is okay for population. Completely outdated. Not very multi purpose. Rooms are used for more than one activity, not appropriate for office facility. Is in good central position in town. Not suitable for disability access. Open for groups only, not as a business hours operation.
- Not sufficient space in area for more than one group.
- Not big enough. Needs wet area, toilets have cleaning equipment in them. (Poisons etc.)
- Toilets are hopeless
- As an external outreach organisation does not meet our existing needs for providing advice (legal); community legal education sessions; or attending meetings. Essentially too small and not appropriate eg for individual legal access.
- Would be more numbers if we had a bigger building.

## **The library**

- We have a great library but it is struggling to contain its collection and activities - especially for young people and technology needs.
- More spaces needed for books and activities.
- Well maintained with easy access.
- Appears to be well set out and roomy enough for amount it is used.
- Wasted space/usage back room, Mondays shut!
- Unable to fit people into the library. Not enough shelves/storage/space for reading time/study space. Could not wheel a wheelchair around the library. Library is not available all week.
- Not enough parking or room for books.
- Not large enough. Library should be open longer hours.
- Not big enough. Could be open earlier.
- Am referring to meeting space requirements: Too small.
- Need some weekend hours.

## **Recreational facilities**

- Improvements for facilities in colder months would be great.
- Appears to be less sporting grounds than 10-15 years ago.
- Desperately needs new toilet and canteen facilities plus undercover grandstand for spectators, but to be in a location not to block view of pleasant trees etc from Cuninghame Street residents.
- Need sporting area like school (high school) and rooms for young people to have for youth facility and winter training area.
- Minimal car parks.
- Toilet/change facilities unsatisfactory, need undercover multi purpose venue.
- Indoor facility needed.
- Toilet is very bad, no shade, no shelter, no space for storage, poor supervision for

toilet.

- Need for multi-purpose centre. This could be all combined with a covered pool.
- Need multipurpose with storage available to groups.
- Not enough sporting facilities for the sporting groups. The condition does not suit climate. No storage, multipurpose area needed for gym/indoor sports etc.
- Need larger area.
- Only use parks for the kids. Need a fence around the pond at The Common.

### **The aquatic centre**

- I don't use these often and haven't been to all of them.
- Not a frequent user.
- Needs to be covered to extend swimming seasons. The hours during the season are good.
- Appears to be well used in summer.
- Need longer hours daytime/ morning evening in summer.
- Hours of operation poor.
- The condition and capacity seems good.
- Functionality limits operating hours.
- Needs to be year round facility.
- Pool needs to be open all day so parents and those people who are recovering from surgery can use the pool without the school kids.
- Needs to be all year round and enclosed please.
- Needs a roof to let all year swimming exercising, water aerobic, leisure.
- Roof on pool a must. Pool can be over-crowded in summer. This could be used as a multi-purpose centre if covered properly. Lack of shade. Very intimidating area near toilets for younger children.
- Needs roofing. Could be useful to have more hours available.

### **Council Administration Centre**

- Not enough conference/meeting room. Takes up shopping area parking, not enough parking.
- Does not need to be fully integrated into the main street.
- Have found Councillors room - flexible re different uses.

### **Community Technology Centre**

- The CTC is a very adequate centre for the purposes it serves. More advertising and signage would widen its use. Extended hours would help visitors to our town.
- CTC area utilised well especially by factories, national parks, real estate, TAFE, computer lessons, tourist and information.
- Too small, not appropriate for current usage.
- Location poor, good otherwise.
- Good location for tourists maybe not so good for community.
- Too far from centre.
- CTC is meeting the needs of the community.

## Audit of halls not owned by Council

<b>Question</b>	<b>RSL Club</b>	<b>Uniting Church</b>
<b>Who owns it?</b>	RSL Club	Church
<b>Where is it located?</b>	Cnr Dudley & Oberon St	Oberon Street
<b>How old is it?</b>	about 1953	Extensions 1998 Hall 1950's
<b>Is it available to the public to use?</b>	Members & Public	Yes
<b>How do you arrange a booking?</b>	Through Club	Liz Cook
<b>How do you access it?</b>	through Club	Key - signed forms
<b>How much does it cost?</b>	Members - nil Public - Function Room \$50 Public - Auditorium \$100	Varies - Non-profit \$40 fullday Commercial \$70 fullday
<b>How available is it?</b>	Except Christmas & Good Friday	except when having Church Functions
<b>Does it have Disabled Access?</b>	Yes	Yes
<b>Does it have an enclosed outside play area?</b>	No/ April 2008 Yes	No
<b>Has it a pleasant amenity?</b>	Yes	Yes
<b>How many people can it accommodate?</b>	Function Room 150 Auditorium seated 350	seated 120 tables 100
<b>Is the kitchen suitable for catering- how many?</b>	No	Tables 100 Standing 150/200
<b>Who uses it now?</b>	Weddings Indoor Bowls Public meetings	Schools - exams Bx family support Garden Club Arts Club
<b>Is storage available for groups?</b>	No	No
<b>Insurance required?</b>	No	Own Required for private booking
<b>Other comments?</b>		No alcohol on premises

<b>Question</b>	<b>Church of England</b>	<b>Primary School</b>
<b>Who owns it?</b>	Anglican Property Trust	Dept Education
<b>Where is it located?</b>	Queen Street	Dart Street
<b>How old is it?</b>	55 years	1982
<b>Is it available to the public to use?</b>	on application	Yes
<b>How do you arrange a booking?</b>	Rector - Phone Church No	At School
<b>How do you access it?</b>	Collect keys from Rector	one off - opened by school continuing booking - keys issued
<b>How much does it cost?</b>	Winter \$125 Summer \$100	Cleaning & Costs
<b>How available is it?</b>	Restrictive - on application except when church functions	Whenever needed
<b>Does it have Disabled Access?</b>	Yes	Yes
<b>Does it have an enclosed outside play area?</b>	Yes	Yes
<b>Has it a pleasant amenity?</b>	Yes	Yes
<b>How many people can it accommodate?</b>	100 tables/ seated	220 seated
<b>Is the kitchen suitable for catering - how many?</b>	Yes 100	Yes - 150
<b>Who uses it now?</b>	Church Other people on application	School
<b>Is storage available for groups?</b>	No	No
<b>Insurance required?</b>	Own Required for private booking	Own Required for private booking
<b>Other comments?</b>		

<b>Question</b>	<b>Showground</b>	<b>High School</b>
<b>Who owns it?</b>	Showground Trust	Dept Education
<b>Where is it located?</b>	Ross Street	Ross Street
<b>How old is it?</b>	10-12 years	1982
<b>Is it available to the public to use?</b>	Yes	Yes
<b>How do you arrange a booking?</b>	Beryl Gibbons	At School
<b>How do you access it?</b>	Key from Beryl	Keys issued
<b>How much does it cost?</b>	\$350 one night	On arrangement with Principal
<b>How available is it?</b>	Except show weekend	After school hours
<b>Does it have Disabled Access?</b>	Yes	Yes
<b>Does it have an enclosed outside play area?</b>	No	Yes
<b>Has it a pleasant amenity?</b>	Yes	Yes
<b>How many people can it accommodate?</b>	seated 500 tables 400	seated 400 tables 200
<b>Is the kitchen suitable for catering - how many?</b>	Yes - only one stove usually cook outside 400	no
<b>Who uses it now?</b>	Aerobics	Gymnastics Club School
<b>Is storage available for groups?</b>	No	no
<b>Insurance required?</b>	Covered - form signed on application.	Own Required for private booking
<b>Other comments?</b>		

## Community Centre bookings 07-08

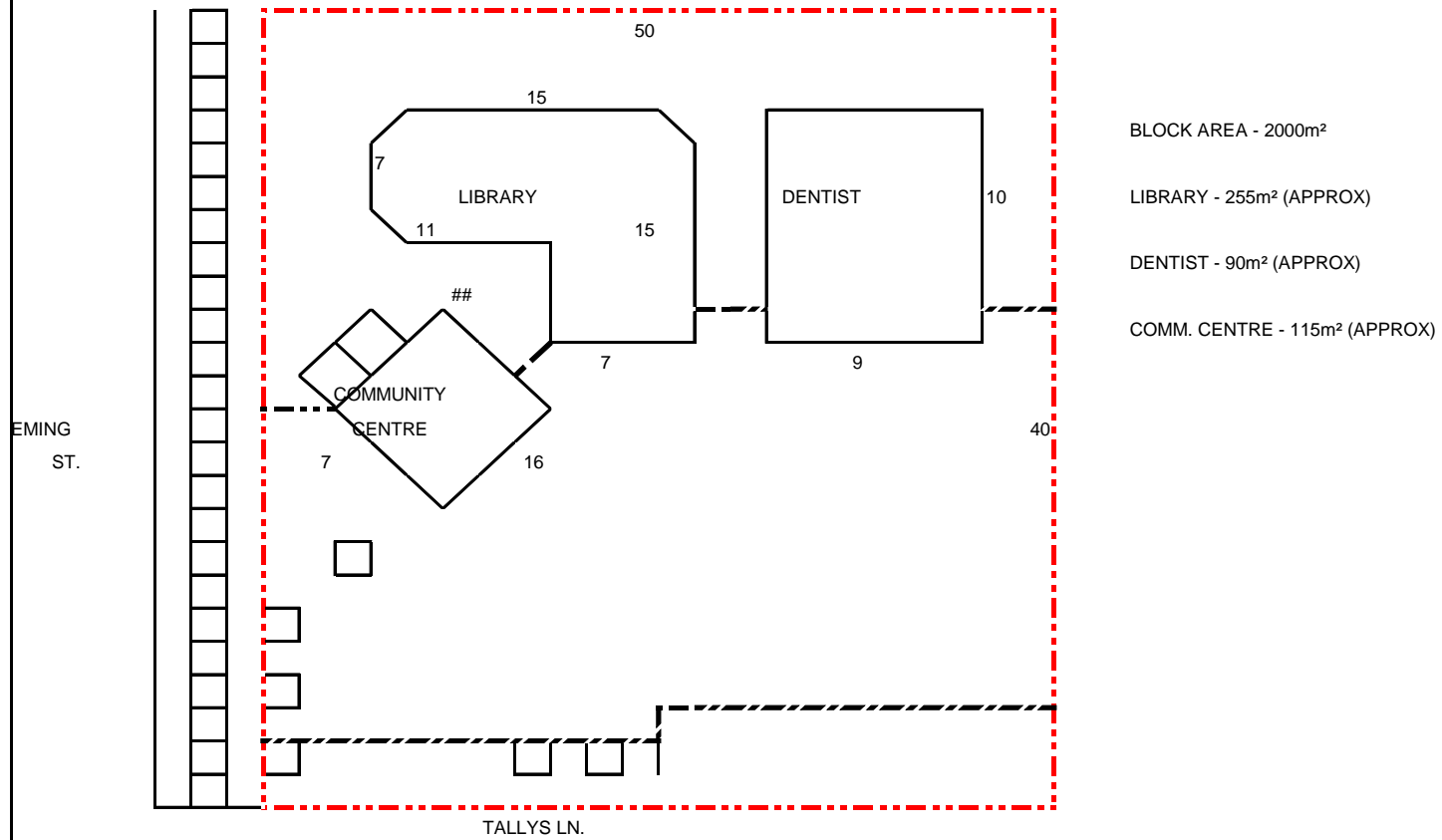
Count is of sessions- being mornings, afternoons and evenings

*italics indicate use of library community room*

<b>Regular users</b>	<b>July</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>June</b>	<b>TOTALS</b>
Needleworkers	13	14	12	13									52
Spinners and Weavers	4	4	4	4									16
Midsummer Quilters	10	8	8	10									36
Scrapbookers	2	2	2	2									8
Joey's Playgroup	5	4	4	5									18
Slimliners	4	5	4	5									18
Neighbour Aid	4	5	4	2									15
Pramwalkers	4	5	4	4									17
Friends of the library	2	1	2										5
Aged care committee	1	2		1									4
Arts council				1									
Writer's group			1	1									1
Gym Club			2	9									2
Weight Loss			2										2
community directory				12									12
Interagency group	<i>1</i>												1
Aust Breastfeeding	<i>4</i>	<i>5</i>	<i>3</i>	<i>2</i>									14
TAFE	<i>4</i>	<i>4</i>	<i>4</i>	<i>4</i>									16
Social French speakers	<i>4</i>	<i>4</i>	<i>4</i>	<i>2</i>									14
Library Committee	<i>1</i>		<i>1</i>										2
School class visits		<i>10</i>											10
<b>Casual users</b>													
Gymnastics club	1												1
Little athletics		1											1



**APPROXIMATE DIMENSIONS OF LIBRARY / COMMUNITY CENTRE / DENTAL SURGERY**



- BLOCK AREA - 2000m<sup>2</sup>
- LIBRARY - 255m<sup>2</sup> (APPROX)
- DENTIST - 90m<sup>2</sup> (APPROX)
- COMM. CENTRE - 115m<sup>2</sup> (APPROX)

