

ATTACHMENT ONE

Comparison of 2005 and 2007 key service and community spaces for South Melbourne Town Hall Community Hub

**updated July 2008*

Community Hub key functional spaces*	<u>2005 floor plan</u> Ground floor and part of the 1st floor	<u>2007 floor plan</u> Ground floor, endorsed 23/7/07
	Approx. m2	Approx. m2
Largest meeting room	102 m2 (ground floor)	102 m2 (no change)
Multipurpose area	72 m2 (ground floor)	72 m2 (no change)
Mid size meeting room	60 m2 (ground floor)	60 m2 (no change)
Maternal & Child Health	60 m2 (ground floor)	60 m2 (ground floor)
Welfare services counselling rooms / small meeting rooms and secure staff area; ASSIST / cashier; waiting area; information display; and on-line terminal point	166 m2 (ground floor)	166 m2 (no change)
Office space for community groups	82 m2 (1 st floor)	83 m2 (ground floor in the area previously proposed for council staff who are now located in St Kilda) Community groups will have street level secure access.
TOTAL	542 m2	543 m2

*Corridors, stairs, entrance, lift foyer, amenities areas are all excluded in above floor areas.

Toilets on the ground floor are also to be upgraded.

*The 1st floor space and a section of the ground floor are no longer required for those council staff not part of the Hub service delivery functions, ie Family Support and Arts & Festivals. These staff groups have been relocated to the St Kilda offices. **(updated Jul 08)*



**City of Port Phillip
Community Space Comparisons
July 2008**

Community space provide places in the City of Port Phillip where our local community can meet, socialise, learn, recreate and access information about council services and other local services.

There are fourteen community centres located throughout the municipality and 6 of these are identified as Community Hubs. Three town halls are also located in St Kilda, Port Melbourne and South Melbourne. A full list of the available community space can be found at Attachment 1.

This report provides a breakdown of community space and population ratios for the City of Port Phillip as a whole, for the South Melbourne and surrounding areas and individual neighbourhoods for 2008.

Forecast population growth for 2008 is predicted for the City of Port Phillip based on Census 2001 data (see Attachment 1). Forecasts will be updated from 2006 Census data by the end of the year.

Demand for Community Space and Benchmarking:

Community space is sought after within the municipality for a variety of uses including informal and formal meeting spaces for community groups and community organisations.

Demand and capacity to meet needs is regularly monitored through Logometrix (an annual performance reporting system for all community facilities) as well as monthly utilisation benchmarking. The utilisation rate for community facilities is set at 75% and we do not generally meet this target. This confirms that there is capacity for more people to access a range of spaces for various uses if and when required.

There has also been no increased interest for community group office space in the municipality. Currently, all available community office space is fully utilised.

Community space can be measured against population sizes to measure equity of allocation. In 2007, the ratio of persons to community space was 28:1m², which was determined a suitable benchmark based on utilisation within the municipality. As table 1 indicates, in 2008 the ratio of persons to community space remains at 28:1m².

The redevelopment of South Melbourne Town Hall and the Betty Day Community Centre into key community hubs will increase the amount of community space available in the municipality in 2009. There are no further increases in community space planned until 2016.

City of Port Phillip:

Table 1: City of Port Phillip

Year	community space (m ²)	Estimated population (persons)	Ratio of persons to community space
2008	3217.4	91,329	28:1
2016	3906.1	100,605	26:1

From the above table, it can be seen that the current space arrangements allows for 28 persons utilising 1 square metre of community facility space. With the redevelopment of Betty Day Community Centre and the South Melbourne Town Hall this ratio improves with 26 persons utilising 1 square metre showing that the City's community space will be able to cope with an increased population.

ATTACHMENT TWO

South Melbourne catchment:

This breakdown looks at the following neighbourhoods:

- South Melbourne
- St Kilda Road
- Middle Park & Albert Park

This breakdown is for community space in the following centres:

- Middle Park Community Centre
- Mary Kehoe Community Centre
- Sol Green Community Centre
- South Melbourne Community Centre
- South Melbourne Town Hall
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Total population size for the South Melbourne catchment in 2008 is forecast to be 27,489. In 2016, it is expected to increase to 31,373

Population growths are predicted especially in neighbourhoods such as St Kilda Road. The demographic of this group however, generally live in apartments, are between the age of 18 and 30 and are single person households or couples with no children. Based on current data and profile of users, this demographic generally does not utilise community facility space or services within community centres, so the increased population in this precinct may not necessarily lead to an increased use in community space, however as shown below, even if this profile changes an improvement is still achieved.

Table 2: South Melbourne catchment:

Year	community space (m ²)	forecast population (persons)	Ratio of persons to community space
2008	1001.5	27,489	27:1
2016	1484.5	31,373	21:1

The redevelopment of South Melbourne Town Hall will increase the amount of available community space by almost 50%. This increase has a significant impact on the ratio of population and community space well under current ratio benchmarks.

This community space allocation represents a much higher average ratio of space per person (21:1) when compared to the whole of city profile (26:1).

Individual neighbourhoods:

Middle Park- Albert Park

In 2008, Middle Park Albert Park is forecast to have a population of 11,624. This is expected to remain fairly constant, increasingly slightly to 11,837 in 2016.

Two community centres are located in the Middle Park-Albert Park area: Middle Park Community Centre and the Mary Kehoe Community Centre. Both centres are busy and utilised by a variety of community groups and semi-commercial groups including seniors groups, University of Third Age, a Toy Library, play groups and yoga classes.

Table 3: Middle Park-Albert Park

Year	community space (m ²)	forecast population (persons)	Ratio of persons to community space
2008	424.1	11,624	27:1
2016	424.1	11,837	27:1

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The minimal increases in population sizes and no change to community space results in no change to the ratio of persons to community space from 2007 and 2016.

South Melbourne and St Kilda Road:

In 2008, South Melbourne is expected to have a population of 8,681 and increase to 9,915 in 2016.

St Kilda Road is one of the smallest neighbourhoods in 2008 with a population of 7,184 but it is also the fastest growing neighbourhood. In 2016, its population is expected to increase to 9,621, over a 30% increase.

These neighbourhoods are well-serviced with two community centres located at opposite ends of the neighbourhood and the Town Hall. South Melbourne Community Centre has strong links with the South Melbourne Trugo Club and Sol Green has youth-focused activities (through Kombiz) and is highly suitable for playgroups at certain times during the week.

Table 4: South Melbourne and St Kilda Road

Year	community space (m ²)	forecast population (persons)	Ratio of persons to community space
2008	577.4	15,865	27:1
2016	1060.4	19,536	18:1

The above table shows that the increased community space proposed in the South Melbourne Town Hall significantly contributes to the community space available to users.

Population profile for 2008 and 2016

Area	2008	2016
City of Port Phillip	91,329	100,605
East St Kilda	14,511	15,534
Elwood-Ripponlea	14,115	14,761
Middle Park-Albert Park	11,624	11,837
Port Melbourne	15,436	17,345
South Melbourne	8,681	9,915
St Kilda	19,778	21,592
St Kilda Road	7,184	9,621

A break down of floor space for the City of Port Phillip

CENTRE	FLOOR SPACE (sq metres)
Alma Road Community House	
Small Office	8.1
Maternal Waiting Room	14.7
Computer Room	24.3
Shared meeting space	19.3
Large meeting room	44.0
Small Meeting room	22.0
Total	132.4
Fishermen's Bend Community Centre	
Hall	250.0
Large Office	17.2
Small Office	6.0
Total	273.2
Sandridge Trugo Centre	
Main Room	66.5
Port Melbourne Community Room	106.2
Liardet Street Community Centre	
Hall	78.8
Stage	6.6
Child Care Room	19.6
Shared Meeting room	11.3
CoPP Office	13.9
Office 1	8.5
Office 2	9.5
Reception	10.0
SPISS Office	10.0
PMNH Reception	6.0
Office	10.5
Lounge	45.0
Large Meeting Room	32.5
Computer Room	26.0

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CENTRE	FLOOR SPACE (sq metres)
Daylinks Office space	78.0
Total	366.2
Mary Kehoe Community Centre	
Hall	138.0
Meeting room 1	23.0
Meeting room 2	22.0
Bowls room	50.0
Office U3A	20.0
Office LFY	24.5
Total	277.5
Middle Park Community Centre	
Downstairs kitchenette	9.4
Upstairs kitchenette	7.6
Downstairs "Toy library" meeting room	12.1
Hall	117.5
Total	146.6
Sol Green Community Centre	
Main Hall	77.0
Meeting room	39.0
Foyer	66.5
Office	11.5
Total	194.0
Port Melbourne Trugo Centre	
	62.0
South Melbourne Community Centre	
Main Hall	135.0
Stage	15.4
Hall No 1	58.5
Hall No 2	59.5
Meeting Room	38.5
Office	16.5
Total	323.4
Betty Day Community Centre	
Main Hall	149.9
Meeting Room 1	37.0
Meeting Room 2	20.5
Meeting Room 3	14.5
Meeting room 4	12.0
Computer Room	12.4
Meals Area	61.3
Pool Area	34.3
Office	12.0
Total	353.9
WITH PROPOSED REDEVELOPMENT 2009	
Extra community space	560.6
St Kilda Library Room	
	58.5

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CENTRE	FLOOR SPACE (sq metres)
Elwood Beach House Community Centre	
Studio 1	118.4
Studio 2	62.6
Total	181.0
Elwood St Kilda Neighbourhood Learning Centre	232.8
South Melbourne Town Hall	
Maternal and Child Health	60.0
WITH PROPOSED REDEVELOPMENT 2009	
2 meeting rooms	162.0
Community office space	83.0
Multipurpose area	72.0
Maternal Child Health	60.0
Welfare services / counselling rooms, assist /cashier; waiting area & displays; and on-line service point	166.0
Total	543.0
St Kilda Town Hall	
Council Chamber	120.0
Reception Area	77.0
Resource Room	40.0
Foyer	60.0
Total	297.0
Port Melbourne Town Hall	
Mayor's Room	50.6
Chamber	34.6
Total	85.2
TOTAL for 2008	3217.4
TOTAL for 2016	3906.1

