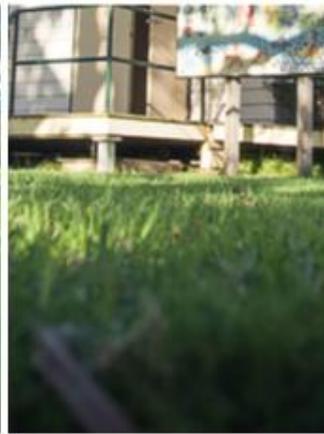


**Bass  
COMMUNITY HALL  
AUGUST 2015**



## Introduction

The Bass Community Hall is co-located with the old Bass State Primary School, which is now used as a Neighbourhood House - managed by the Bass Valley Community Group. The facilities also adjoin the Bass Recreation Reserve, which is home to a range of facilities including pavilions and public toilets. All facilities including the Hall are located on Crown land.

The Bass Valley Community Plan was developed by Council in partnership with the Bass Community in 2011. The Vision in the Community Plan states: The people of Bass honour their heritage through the preservation and stewardship of their unique historic buildings and peaceful river environment, enjoyed by locals and visitors alike. We take pride in being a caring, compassionate, vibrant and active community, committed to maintaining and building links with our neighbouring communities, including the Waterline towns.

This vision shows the community's support for the Bass Community Hall as an important facility for the town.



## Property Details

**Hall Address:** 2 Bass School Rd, Bass 3991

**Hall Structure Description:** The timber hall has been made fully accessible with ramps to each of the entrance doors. The kitchen area and meeting room have been converted so that they can be used as an occasional care facility and meals area. Modifications have also been made to the toilets in order to meet childcare requirements.

The entrance foyer has been converted into a storage area and there is a small stage with additional storage at the rear. The timber polished floors make the hall suitable for a broad range of user groups and activities. There is heating and cooling available.

The facility requires some maintenance despite being in good condition. Such works will improve functionality and amenity.

### Parcel Details:

- Lot and Plan Number: Allot. 2A~ Lot 1\PP5053
- Standard Parcel Identifier: 2A~1\PP5053
- Council Property Number: 902750102100.0000

- Directory Reference: Vicroads 95 J9

### Planning Zone Summary:

- Planning Zones:
  - Public Conservation and Resource Zone (PCRZ)
  - Schedule to the Public Conservation and Resource Zone
  - Public Use Zone- Health and Community (PUZ3)
  - Schedule to the Public Use Zone- Health and Community
  - Township Zone (TZ)
  - Schedule to the Township Zone
- Planning Overlay:
  - Heritage Overlay (HO)
  - Heritage Overlay Schedule (HO13)

## Site History

Bass (originally recorded as the Township of Woolamai) is a small, peaceful, historic township nestled on the banks of the Bass River just inland from Western Port. It adjoins the Bass Highway.

The Bass Community Hall was built in 1897 and was later called the Queen Victoria Hall. The original hall has been moved twice; first in 1956 to a position across the road from St Joseph's Church. It was renamed the Bass Memorial Hall at this time. It was moved again in 1988 to its current position and renamed the Bass Community Hall. (Information provided by the Bass Valley Community Group)

## Demographic Profile

The actual township of Bass was surveyed and settled in the early 1860s with the first post office opening on 1 June, 1862. This phase of Bass's settlement came about as a result of a government initiative which sold 320 acre blocks for one pound an acre. The land was heavily forested and required felling to allow for further development. Bass's early settlers worked tirelessly to clear the blocks to allow for farming and residences to be established. Today, these areas are picturesque undulating hills and farmland with the 2011 Census indicating a population of 412.

From its settlement, the township has remained an important service centre for surrounding beef and dairy farmers and their families. There is a post office, general store, two churches, a primary school, the community hall, hotel and various shops. Many of these operate from the original buildings which have been retained, giving the town an historic charm. These facilities also provide the opportunity for locals to interact socially, forging a strong sense of community.

There is low population growth expected in Bass and the surrounding townships so any developments need to take this into consideration. (Information sourced from the Bass Community Plan)

## Committee Structure and Governance

The Bass Community Hall is managed by the Bass Valley Community Group (BVCG) Incorporated. This organisation is managed by a volunteer board which employs a part time manager and other program staff. The board meet monthly and all indications are the facility will remain sustainable in the longer term.

## Hall Utilisation:

### Capacity

The main hall can accommodate up to 130 or up to 100 seated at tables. The small meeting room and kitchen areas adjacent to the main hall can be used for meetings when it is not being used for child minding.

There is adequate car parking for large events.



### User Groups

Regular users include line dancers, Landcare, Square dancers, Government elections, Council consultation sessions, twice weekly HACC friendship group, parties, Anzac Day services, concerts and Community Centre training courses that cannot be catered for in the main training room.

Childcare is operated from the meeting room on Tuesday, Thursday and Friday between 9.30am - 2.30pm.

### Demand

There is ongoing, consistent demand for the kitchen and supper room facilities, especially given the childcare and HACC friendship group that operate all year round.

The facility is used for 20 hours per week by 45-50 users for these purposes. The functions/ meetings that use the Main Hall provide another 10-12 bookings which equate to another 400 visits to the hall per year.

However, there is opportunity to increase the utilisation of the main hall area as demand for using this space has declined. The population is likely to remain stable over the coming years, which will not impact on demand.

There are numerous community use facilities available for hire in Bass at the Recreation Reserve, which also impacts on utilisation.

### Booking Process and Marketing

The Manager of the Bass Valley Community Centre is responsible for the bookings and management of the hall. Documentation is managed efficiently and information is available on site and online. Staff members are available most weekdays to answer questions about the facilities available for hire.

## Financial Status

The BVCG does not receive any funding from Bass Coast Shire Council or the State Government to maintain the facilities. There is limited regular hire income which is used to maintain the hall, however, it does not generate surplus funds for capital improvements.

## Maintenance/ Building Condition reports

As the hall is not a Council owned hall, it has not been inspected by Council staff and condition reports are not currently available. It is a recommendation of this report that the Bass Valley Community Group undertakes a Building Conditions Assessment using qualified practitioners. The group has recently applied for a Bass Coast Shire Community Grant to assist with this project.

## Capital Works Projects Identified (development vision)

Major capital works projects have been identified for this facility by the BVCG. However, ideally the Building Conditions Assessment would identify the complete, prioritised list of works that is required so the BVCG can effectively plan for the works. The COM envisage that some of the identified capital works projects are likely to include;

- Toilet upgrade to include accessible toilets
- Electrical wiring and lighting upgrade
- Improved storage areas

## SWOT Summary

The following analysis was undertaken after consultation with the BVCG and consideration of the hall's place within the community:

### Strengths

- There is a strong group managing the hall with the assistance of paid staff.
- The hall is in a central location and easy to access.
- There is heritage overlay for the hall and the community values the historical significance of the building.
- There is consistent regular use of the facilities.

### Weaknesses

- The hall is in good condition, but improvements are required to enhance the amenity and functionality to increase utilisation.
- The potential to raise money to complete required maintenance is limited.

### Opportunities

- A strong marketing and management structure is already in place which can be used promote the facilities and activities. Increase usage of the hall through new activities, events and user groups.
- Minor maintenance and cleaning would enhance the character of the hall.
- An increase in utilisation of the hall will help support financial viability.

### Threats

- The facility no longer catering for childcare or HACC groups.
- Change in management structure.
- Significant issues identified in the Building Conditions Assessment report.

## Recommendations for Bass Community Hall

Encourage and support the BVCG to undertake a Building Conditions Assessment.

Provide assistance to the BVCG to apply for external government funding to help undertake projects identified in the Building Conditions Assessment

Enhance the character and amenity of the hall to increase utilisation to a new market.

## Appendix

- Site Plan
- Floor Plan
- Landvic Property Summary

