

Arncliffe Priority Precinct Social infrastructure study

Final report

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Executive Summary

This report considers the social infrastructure that will be required to support population growth arising from future development within the Arncliffe Priority Precinct. The Arncliffe Priority Precinct is one of a number of precincts within the Sydney metropolitan area designated for housing densification in areas around transport hubs.

The study considered the social context of the Precinct and found that the wider area is set to experience significant change. In addition to urban renewal within the Arncliffe Priority Precinct, further residential intensification is proposed within the adjoining Banksia Priority Precinct, in Wolli Creek and in the Bonar Street Precinct. Identifying future requirements for social infrastructure therefore needs to take account of cumulative population growth across the wider area, rather than focus just within the Precinct boundaries.

The study found that the Precinct and its surrounding area already have a good supply of social infrastructure. The area is well served by regional health, tertiary education, cultural and emergency services, and by district level services in Rockdale and the wider Bayside Council LGA. Local primary and high schools occupy large sites capable of accommodating additional education infrastructure, and there are a number of local childcare centres. However, while the Precinct contains a branch library and a Council community centre, these facilities are older style facilities on small constrained sites that are not well located or able to meet contemporary needs.

Planning for the Precinct indicates that the population is likely to grow from 3,859 people to around 13,234 by 2036. Over the same period, the north western suburbs of the Bayside LGA are likely to grow from 15,300 to around 43,950 people.

The analysis suggests a range of social infrastructure should be provided to meet the needs generated by the projected population growth in the Arncliffe Priority Precinct. Two key recommendations with implications for Council's land-use planning and financing would include:

- » A larger branch library that complies with State Library of NSW standards. The site of the existing library does not appear likely to support expansion of the existing library
- » Access to community centre space for community activities and services. The demand generated from the additional population equates to approximately 750 square metres of community centre floor area. It is recommended (as a preferred approach) this be met through a new community facility in Arncliffe. Due to an undersupply of existing facilities in the north western suburbs of the LGA, it is recommended that this be provided as part of a larger contemporary, district level community facility within the Precinct that also caters to the needs of surrounding areas, including Wolli Creek. Consideration should be given to the development of a community hub, close to the railway station, that co-locates library, community centre, space for community service provision, open space and, potentially, a childcare centre and community health centre.

It is recommended that Bayside Council review its Section 94 plan to reflect the higher population growth forecasts and social infrastructure recommendations outlined above, as well as the implications of the recent amalgamation with the former Botany Council.

The additional population will also require access to the following additional services:

- » Local medical services (including approximately 10 General Practitioners)

- » Childcare, preschool, out-of-school-hours and vacation care services (including approximately 150 childcare places or at least two 80+ place childcare centres)
- » Aged and disability care services (provided within the Precinct or in areas surrounding)
- » Facilities or spaces for youth activities, programs and services (ideally met through the planned Youth Centre in Arncliffe)
- » Sport and recreational facilities.

Existing social infrastructure that will be able to accommodate demand generated from population growth in the Precinct (in some cases with some upgrading/expansion) include:

- » Civic and cultural facilities
- » Tertiary education facilities
- » Major health facilities
- » Emergency and justice services
- » Primary and high schools, which can accommodate additional classrooms within existing sites.

As planning for the Precinct moves forward, it will be important to continue working with Bayside Council in the development of a community facilities strategy for the north western suburbs of the LGA. At this stage, there are a number of issues which Council is yet to resolve in its planning for this area, including the future of the Coronation Hall Complex, the proposed youth centre in Arncliffe and options for servicing the Wolli Creek area. These issues will all influence the ways in which the community facility needs of the Arncliffe Priority Precinct should be met.

1 Introduction

This report has been prepared for the NSW Department of Planning & Environment (DP&E) as one of a number of technical studies to support the planning process for the Arncliffe Priority Precinct (the Precinct).

Elton Consulting has been engaged to undertake a study to identify the social infrastructure (community facilities and human services) that will be required to support the new population associated with the development of the proposed Precinct.

This report presents the findings of that study. It considers the social context of the Precinct and population forecasts, examines existing social infrastructure provision and identifies the facilities and services that will need to be provided or augmented to meet the future community needs of the Precinct.

1.1 Precinct location and context

In *A Plan for Growing Sydney*, DP&E has identified a number of 'Priority Precincts' across Metropolitan Sydney. Priority Precincts aim to support Sydney's population growth through the intensification of development of areas (including additional housing, jobs and services) around transport hubs. Arncliffe is one of twelve precincts that have been identified in the *Plan*.

The Arncliffe Priority Precinct is located in Bayside Local Government Area (LGA), formerly Rockdale City Council. It is centred around the Arncliffe Railway Station and Arncliffe Village Centre and includes part of the surrounding residential area. The extent of the precinct is illustrated in Figure 1 on the following page.

Arncliffe Railway Station is located on the Eastern Suburbs and Illawarra Line, 8.3km from Sydney Central Station. It is one station south of the a key railway interchange at Wolli Creek and two stations north of Rockdale Railway Station in the Rockdale Town Centre – the primary urban centre in the western portion of Bayside LGA in which Council's administrative and civic facilities are located.

A major transport route, the Princes Highway, runs north-south through the precinct, dividing the precinct and suburb of Arncliffe into eastern and western sections.

Several other precincts in the area are undergoing, or highlighted for, redevelopment. These are:

- » Bonar Street Precinct – a seven hectare site located immediately north of the Arncliffe Priority Precinct, undergoing major redevelopment following rezoning from light industrial to residential land-uses
- » Wolli Creek Precinct – a major development area currently undergoing significant transformation involving mixed-use but predominantly high density residential development
- » Banksia Priority Precinct – located immediately to the south of the Arncliffe Priority Precinct, centred around Banksia Railway Station. This Precinct is in a similar planning phase to Arncliffe Precinct and planning is being undertaken concurrently. A separate infrastructure study is being undertaken – refer *Banksia Priority Precinct Social Infrastructure Study* (Elton Consulting, October 2016)
- » Cooks Cove – this 100 ha site was rezoned in 2004 under the Cooks River Regional Environment Plan No. 33 and has the potential for future development

- » The Rockdale Town Centre is also earmarked for transformation and redevelopment in many Bayside Council (formerly Rockdale City Council) strategies and plans.

The existence of multiple development precincts so close together indicates this area will experience substantial growth and change over coming years. The associated population growth will result in a significant increase in community needs and demands for social infrastructure in the area. Understanding and addressing the needs and demands likely to be generated by redevelopment within the Arncliffe Priority Precinct is the primary objective of this Social Infrastructure Assessment.

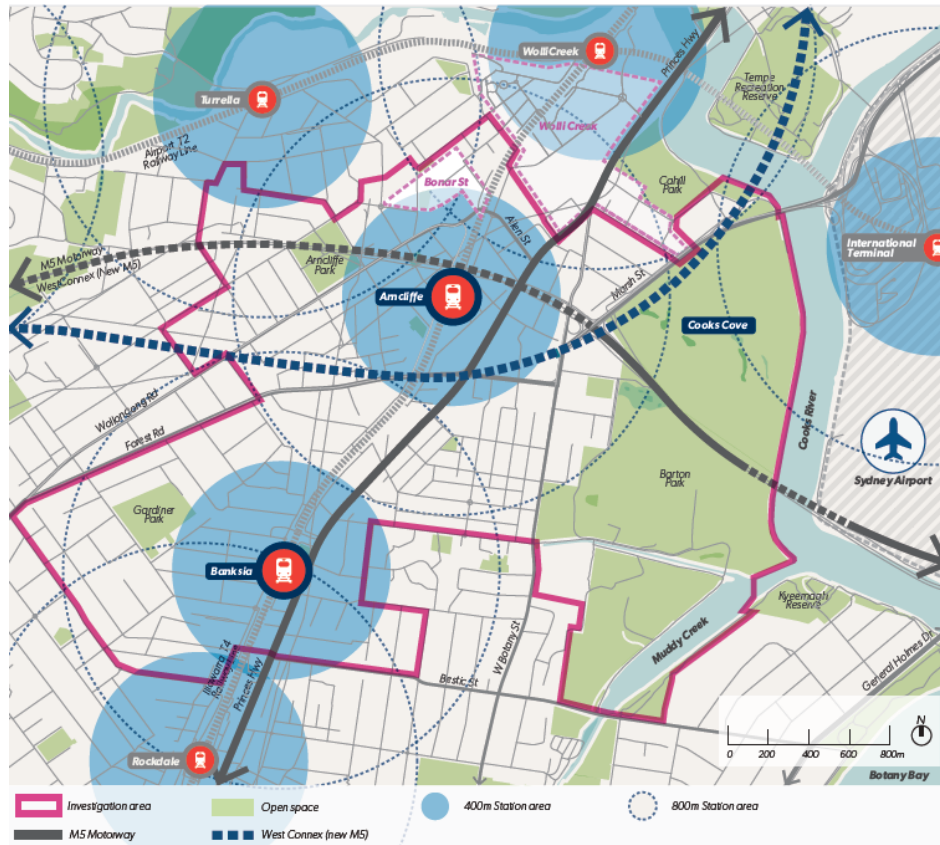


Figure 1: Land use map showing location of Arncliffe Priority Precinct and surrounding areas

2 Precinct planning context

This chapter examines the findings of previous studies undertaken to understand the social policy and planning context in which the Arncliffe Priority Precinct would be planned and redeveloped. This includes a review of a demographic profile report of the existing population of the Precinct, to understand the relevant social characteristics that may indicate existing needs and social infrastructure demands.

2.1 Policy and planning context

The *Arncliffe and Banksia Precincts Urban Design Report* (Architectus, 26 September 2016), provides a comprehensive outline of the policy context. As such, a complete policy review has not been conducted. Instead, only those policies and additional points of interest that are most relevant to the provision of social infrastructure are summarised below. Information has been supplemented where required.

A Plan for Growing Sydney (NSW Government, 2014)

One of the four key goals for Sydney outlined in the *Plan* is:

"a great place to live with communities that are strong, healthy and well connected".

Under this goal are the following relevant directions and actions:

- » Support urban renewal by directing local infrastructure to centres where there is growth
- » Deliver guidelines for a healthy built environment
- » Target investment in local arts and culture in Priority Precincts
- » Identify and re-use heritage sites, including private sector re-use through the Priority Precincts program.

The *Plan* highlights the importance of social infrastructure in the creation of healthy, robust, liveable and socially connected communities. For example it notes:

- » Urban renewal is transforming many local communities through better transport, social infrastructure and public open space
- » The *Plan* aims to create more vibrant places and revitalised suburbs where people want to live – welcoming places and centres with character and vibrancy that offer a sense of community and belonging
- » The Government will direct its investment in social infrastructure to centres in areas experiencing growth or capable of experiencing growth.

Arncliffe and Banksia are both identified as Priority Precincts in the *Plan*.

The *Plan* identifies Kogarah and Rockdale as the strategic centres in the Southern Subregion. This is of interest to this study as planning and locating social infrastructure should align with the urban hierarchy (e.g. major, regional infrastructure located in key strategic centres).

Additional, more detailed planning directions will be provided in the future Subregional Plan for the Southern Region. These directions may influence the planning of the Arncliffe Priority Precinct, including its population, housing and employment targets.

Rockdale Section 94 Contributions Plan 2004 (Rockdale City Council Effectuated 1 June 2004, last amended 4 November 2010)

The Contributions Plan provides the legal and administrative mechanisms to require contributions in cash or, in some cases, by in-kind works or the dedication of land, towards the provision or embellishment of public amenities and services within the former City of Rockdale. The plan applies to development applications made from 1 June 2004 for residential development that results in a population increase.

The suburbs of Arncliffe, Bardwell Valley and Turrella are identified as comprising one of a number of core planning precincts, each of which have separate strategies within the Plan. The Bonar Street redevelopment area, just north of the Arncliffe Precinct, is identified as a separate planning precinct.

Amenities and services for which contributions can be levied include community services and facilities. The Plan identifies the existing facilities and services provided in the LGA. It concludes that there is little capacity in existing facilities to accommodate any increased demand resulting from population growth and, therefore, it will be necessary to provide additional or augmented facilities to maintain the same level of service to the incoming population.

The Plan outlines the following in relation to key community facilities and service requirements (and, therefore facilities for which contributions are to be sought):

- » An occasional childcare centre in Rockdale (completed)
- » Multipurpose community centres including space for general community use as well as service provision. The Plan identifies two locations for these centres – Wolli Creek and the Rockdale Town Centre
- » A new central library in the Rockdale Town Centre (the current library is inadequate).

The Plan adopts a special strategy for the provision of facilities within the Wolli Creek Redevelopment Area, due to its lengthy development horizon. Population forecasts suggest that when fully developed, this area would provide 3,700 dwellings, 7,600 residents and 7,200 employees. A multi-purpose community facility is planned for Wolli Creek to meet the needs of the growing resident and worker population and supplement other existing centres. This may be located within a new commercial or residential building but no location is identified.

Bonar Street redevelopment is also treated as a special area within the Plan due to its lengthy development horizon. Long term (post 2014) forecasts for this precinct envisage 1,223 new dwellings and 2,542 residents. No community facilities are proposed in this precinct.

The Plan determines the contribution rate to be applied to contribute to the funding of the above facilities.

The Plan outlines the estimated population growth for key precincts (including Arncliffe) to 2014. This data would be superseded if additional growth is generated by the Arncliffe Priority Precinct and, therefore, the Plan would need to be updated to reflect new development and additional growth.

Rockdale Section 94A Contributions Plan 2008 (Rockdale City Council Effectuated 1 July 2008)

The Section 94A Contributions Plan relates to non-residential development including new retail, commercial and industrial developments and major alterations to existing developments (in addition to new and modifications to dwellings houses on existing lots).

The Plan outlines the public facilities to meet needs of future development populations (factored into the Plan at the time) for which funding can be levied. The Plan notes that some of these facilities are also to be funded through the Section 94 Plan.

The Plan focuses on the funding for minor improvement works to existing facilities. There are no key social infrastructure projects identified in the Plan to be factored into the planning for the Precinct.

The Plan was based on the estimated population growth to 2014. This data would be superseded if additional growth is generated by the Arncliffe Priority Precinct and, therefore, the Plan would need to be updated to reflect new development and additional growth.

Rockdale Town Centre Masterplan 2012 (Rockdale City Council Urban Strategy Team, 2012)

The Masterplan provides a vision to restore the prominence of the Rockdale Town Centre; to re-establish it as a vibrant centre and the civic and cultural heart of the former Rockdale LGA (now the western portion of the new Bayside Council). The Masterplan describes its future character, role and function and identifies key sites for redevelopment. One of these sites is described as a new 'Town Heart and Civic Precinct' for which a new town square and a new library are identified. A development application for the new library has been approved.

The Masterplan and the identified development sites present opportunities for the provision of additional community facilities in the Rockdale Town Centre. Given the role of the Rockdale Town Centre as the key centre in the LGA, any community facilities provided would ideally be higher order, larger facilities serving the greater LGA, including the new population of the Arncliffe Precinct.

Princess Highway Corridor Strategy (JBA, 2013)

The Strategy provides a vision to enhance the Princess Highway corridor from Arncliffe to Banksia. It proposes the Arncliffe Town Centre grow and be strengthened through new open space and high density residential and mixed use development (and illustrates the rezoning requirements to achieve this).

The rezoning and redevelopment of the Arncliffe Town Centre outlined in the Strategy present opportunities for the incorporation of new social infrastructure.

2.1.1 Other policies, plans and studies of interest

The following outlines additional strategies and studies that provide directions or findings relevant to the planning of social infrastructure in the Arncliffe Priority Precinct.

Rockdale Community Strategic Plan 2013-2025

This long term plan identifies the community's needs, priorities and aspirations for the former City of Rockdale to 2025. Development of the Plan involved, and was directed by, the outcomes of extensive community engagement.

The Plan identifies four key desired outcomes envisaged for the City and outlines strategies to achieve each outcome. Those of relevance to the planning of social infrastructure are outlined below.

Outcome 1 – Rockdale is a welcoming and creative City with active, healthy and safe communities

- » Improve the access and effectiveness of services and facilities available to all members of the community to encourage active living and to improve health and well being

- » Build a vibrant and exciting City that reflects the range of cultures, entertainment, events and networks that contribute to the wellbeing of its community
- » Ensure community buildings and facilities are designed, delivered and maintained in a manner that is sustainable and reflects the needs of the community
- » Ensure equitable and affordable access to services and facilities for our established and emerging communities.

Outcome 2 – Rockdale is a City with a high quality natural and built environment and valued heritage in liveable neighbourhoods. A City that is easy to get around and has good links and connections to other parts of Sydney and beyond

- » Promote high quality, well designed and sustainable development and places that enhance the City.

Outcome 3 – Rockdale is a City with a thriving economy that provides jobs for local people and opportunities for lifelong learning

- » Ensure access to lifelong learning so that our community can maximise its potential
- » Ensure Town Centres are improved on a rolling program.

Outcome 4 – Rockdale is a City with engaged communities, effective leadership and access to decision making

The Strategic Plan highlights the importance of community facilities and services in meeting community needs, promoting health and wellbeing and creating a vibrant, sustainable and socially connected place. The above desired outcomes and strategies direct the provision of well planned, designed and managed facilities and services. The Strategic Plan also highlights the importance of well distributed facilities which aim to improve ease and equity of access.

Rockdale Community Services Plan

In 2013 Elton Consulting conducted a study of community services and facilities in the former Rockdale LGA. The study included detailed demographic analysis, assessment of existing facilities and services, consultation with stakeholders and identification of community needs. It also included development of recommendations to assist Council's planning, provision and management of community facilities and to guide its support of community organisations in providing services to the community.

As the Plan was not formally adopted by Council, its recommendations cannot be considered to be official Council directions. The findings, however, in relation to community needs, community service provision and the quantity and quality of existing facilities are relevant to this study. These are further discussed in Chapter 3 – Existing social infrastructure provision.

Development Control Plan No. 62 – Wolli Creek

This DCP provides a detailed vision and direction for this strategically located precinct to the north of Arncliffe and aims to facilitate its development for mixed uses (employment, residential and recreational) within a high quality urban environment. Council's urban regeneration project "is designed to transform a predominately industrial precinct into a high quality, high density urban environment for living, working and recreation. When complete, the Wolli Creek Redevelopment Area will be a vital community of some 6,500 residents and 7,000 workers (Rockdale City Council website).

The DCP notes that developer contributions to meet demand for additional public amenities, services and infrastructure are to be included in Council's Section 94 Contributions Plan. Details are

provided for open space and recreational facilities within the public domain. A multi-purpose community facility to be funded under S94 contributions is flagged, but no details are provided.

2.2 Existing social context

2.2.1 Demographic profile

The draft Arncliffe Precinct Demographic Profile has been prepared by DP&E utilising data from the 2011 Census of Population and Housing (Australian Bureau of Statistics – ABS).

The Profile identifies the demographic characteristics of the existing population and is useful in providing insight into community needs and demands for social infrastructure and human services. The following provides a summary of key demographic characteristics by comparing data for the precinct with that of the former Rockdale LGA and Greater Sydney.

In 2011, the Arncliffe Priority Precinct had:

- » A total population of 5,107 people
- » Overall, a young community (with a very low median age of 32.0 years)
- » A high proportion of children under 15 years (compared to the former Rockdale LGA but comparable to Greater Sydney)
- » A high proportion of young people and younger adults 15-39 years old
- » Lower proportions of adults 40-64 years and older people 65 years and older
- » A culturally diverse community including:
 - > A high proportion of people born overseas. Of those born overseas, overwhelmingly the most common country of birth was Lebanon, followed by Former Yugoslav Republic of Macedonia, China and Bangladesh
 - > A very high proportion of people who speak a language other than English at home. Overwhelmingly, the most common language other than English spoken was Arabic
- » A low proportion of people with post school qualifications
- » Slightly higher levels of unemployment
- » A majority of people living in low density dwellings, but a higher proportion of people living in higher density dwellings compared to Sydney and the former Rockdale LGA
- » A high proportion of people living in rented accommodation
- » A high proportion of families experiencing housing stress¹ (compared to Greater Sydney, but slightly lower than the former Rockdale LGA)
- » Low average household incomes (compared to Greater Sydney)
- » Comparable household types (in terms of couple families, couple families with children, single parent families, lone and group households). The precinct did however, have a higher proportion of multiple family households
- » A similar average household size or dwelling occupancy rate (2.66 people/household) to the former Rockdale LGA (2.69) and Greater Sydney (2.62)

¹ Housing stress = More than 30% of household income is spent on rent

- » The suburb of Arncliffe had a SEIFA score (measuring levels of socio-economic disadvantage) of 949, compared with 991 for the Rockdale LGA. Arncliffe had the lowest score of all suburbs within the former Rockdale LGA. This indicates that Arncliffe experiences relatively high levels of socio-economic disadvantage.

2.2.2 Early childhood development


Indicators of early childhood development identified through the Australian Early Development Census (AEDC) highlight an important need within the local community to support families and children in preparation for entry into school. A nationwide survey is conducted every three years to determine how young children develop in their first year of full-time education. The identified needs appear to be associated with the particular demographic and socio-economic profile of Arncliffe and the wider LGA.

The Early Development Instrument used to assess progress measures five areas of early childhood development which are closely linked to a child's health, education and social outcomes as they grow into adulthood:

- » Physical health and wellbeing
- » Social competence
- » Emotional maturity
- » Language and cognitive skills (school-based)
- » Communication skills and general knowledge.

Results of the 2012 survey for Arncliffe in comparison with the former Rockdale LGA, NSW and Australia are shown in Table 1.

Table 1 Australian Early Development Index – Rockdale results



Australian
Early
Development
Census

2012 Community results table

AEDC Rockdale community, New South Wales

www.aedc.gov.au

Legend

Highest percentage

Lowest percentage

AEDC data collection is greater than or equal to 60% and less than 80% of the ABS five-year-old population; interpret with caution

* AEDC data collection is less than 60% of the ABS five-year-old population. The AEDC may not accurately reflect the population of children; interpret with 0.0 = No developmentally vulnerable children.

N/A Data for this local community is not available

Rockdale community	Number of children	Percentage of children developmentally vulnerable (%)							SEIFA Score ^
		Physical health and wellbeing †	Social competence	Emotional maturity	Language and cognitive skills (school-based)	Communication skills and general knowledge	Vulnerable on one or more domains of the AEDC	Vulnerable on two or more domains of the AEDC	
Australia	289,973	9.3	9.3	7.6	6.8	9.0	22.0	10.8	N/A
New South Wales	94,572	8.3	8.5	6.2	4.8	8.5	19.9	9.2	N/A
Rockdale community	1,135	8.3	11.1	4.8	5.6	11.6	23.1	10.9	N/A
Local Community									
Arncliffe	113	9.5	16.2	6.7	13.3	12.5	26.9	16.2	950.04
Banksia	31	3.4	10.3	3.4	6.9	6.9	13.8	6.9	984.27

The table shows the proportion of developmentally vulnerable children is higher in Arncliffe than in the former Rockdale LGA and New South Wales, for each of the five indicators. More than one quarter of young children starting school in Arncliffe are considered vulnerable in relation to at least one indicator and more than 16% are vulnerable on two or more indicators. The greatest needs for resources and support are in the areas of social competence, school-based language and cognitive skills and communication skills and general knowledge.

A range of strategies and programs across health, mental health, education and early childhood, planning, community and family services, disability, Indigenous and housing sectors are delivered by Federal, State and local governments to support children and families to help improve these

outcomes. Those specifically focusing on the design and application of early childhood programs and policies are particularly important at the local level.

Implications of characteristics in relation to social infrastructure requirements

- » Total population of Arncliffe Priority Precinct (5,107 people) helps determine the existing level of need for some forms of social infrastructure in which population based benchmarks/ratios apply
- » The high proportion of young people indicates a need for adequate access to schools and tertiary education opportunities, sport and recreation facilities and activities, youth friendly places and a range of support services
- » Low weekly household incomes, housing stress, low proportions of people with post school qualifications and higher rates of unemployment suggest the need for a range of support services, employment and training opportunities and access to no-cost or low-cost programs and activities
- » A culturally diverse community, with high proportions of people born overseas and speaking a language other than English at home, suggests a need for support services and programs (including language classes) for new migrants, social programs and activities for different cultural groups and opportunities for cultural expression, interaction and celebrations of diversity
- » The high proportions of people living in high density environments suggests the need for good access to local parks and facilities that provide space outside the home to meet friends, entertain, play, study and relax (due to a possible lack of adequate space at home for some activities)
- » The low SEIFA for the suburb of Arncliffe indicates a high proportion of the community is socio-economically disadvantaged. This suggests the importance of access to community support and health services
- » Higher levels of developmentally vulnerable children in the Arncliffe area suggests the need for child and family support services and good access to high quality childcare and preschools services and programs
- » Recent years have seen cultural and social changes in the area's population profile and ethnic mix. The traditional predominance of Macedonian and Middle Eastern family households is being transformed as younger, single adults, often from Asian backgrounds, are attracted to new higher density areas, which are not perceived as being well integrated with established parts of the LGA, such as Arncliffe. At the same time, parts of the LGA are being gentrified as housing in neighbouring Marrickville and Tempe becomes increasingly unaffordable for first home buyers. These changes have implications for the types of social infrastructure and services required. The changes also suggest a need for strategies to support community cohesion and community development.

3 Existing social infrastructure provision

This chapter considers the provision of existing and planned key social infrastructure, in and around the Arncliffe Priority Precinct, which could address some of the needs of the future new population.

Existing social infrastructure has been considered in terms of its place within a hierarchy which includes regional infrastructure (major facilities and services serving an LGA or broader metropolitan region), district facilities (serving a number of suburbs) and local facilities (serving their immediate surrounding, local community).

3.1.1 Regional level infrastructure

Major health facilities

The precinct is located within the South East Sydney Local Health District, with the nearest public hospital being St George Hospital, located on Princes Highway, Kogarah. This major public tertiary teaching hospital serves the southern suburbs of Metropolitan Sydney and beyond. The hospital provides allied health, medicine and critical care, mental health and women's and children's health services. The hospital campus also includes the St George Community Health Service, which serves the Bayside LGA.

Located adjacent to St George Hospital is St George Private Hospital. There are a number of medical centres, diagnostic services and allied health services located around the hospitals.

Cultural facilities

There are no larger, regional level cultural facilities (galleries, performance or entertainment venues) in Sydney's southern suburbs. The needs of the existing community for these higher order facilities are met primarily through facilities in the Sydney CBD and inner suburbs such as Marrickville and Newtown.

Entertainment and leisure facilities such as clubs, pubs, bars, restaurants and cinemas are located in the Rockdale Town Centre, at Brighton-le-Sands at Marrickville and in other inner city suburbs.

Tertiary education facilities

The St George campus of the Sydney Institute of TAFE is located close to the Precinct, on the Princes Highway in Kogarah. It is a larger, major college offering a wide range of courses.

The nearest universities to the Precinct are the University of NSW in Kensington, the University of Sydney in Camperdown and the University of Technology in Ultimo. These are all easily accessed from the Precinct by public transport.

Emergency and justice services

The Precinct is served by the following emergency and justice services:

- » Ambulance stations at Kogarah and Hurstville
- » The St George Local Area Command, with police stations at Kogarah and Hurstville

- » Fire and Rescue Stations at Arncliffe (West Botany St) and Kogarah.
- » Kogarah Courthouse.

3.1.2 District and local level infrastructure

Community centres and libraries

Arncliffe Branch Library is located within the Precinct. The library is well located – on a prominent site near the Arncliffe Railway Station and co-located with other services in the Arncliffe Village Centre. The library is in good condition as it recently underwent a renovation. The library is however, a very small facility and it is unlikely it would meet State Library of NSW standards in relation to its floor area.

The key community centre space in the Arncliffe area, Coronation Hall Complex, is also located in the Precinct. It is close to (approximately 500 metres walking distance), but not located within the Arncliffe Village Centre. The facility is owned by Bayside Council. The main hall is leased and managed by the YMCA, who provide before and after school care and vacation care for local schools. The hall and other spaces within the facility are also utilised by other community groups and organisations. The facility is a reasonable size and provides a variety of spaces. However, it is an older style facility that requires renovation to improve its functionality and enable it to address contemporary community needs.

Other smaller Council-owned community facilities in the Precinct include:

- » Old St David's Church (Hirst & Edward Streets, Arncliffe) – a single-use facility housing the St George Potters
- » Wardell Street Scout Hall (Wardell Street, Arncliffe) – a small, older facility in poor condition. This facility is not currently in use.

Other community facilities that serve the Arncliffe Precinct are located in Rockdale Town Centre. These include:

- » A new central library, currently under construction. The new library will be a multi-storey building comprising an entry lobby, concierge, café, open plan collection area and reading space, multi-purpose exhibition space, reading rooms, meeting rooms, function rooms and a roof terrace
- » Rockdale Town Hall – recently refurbished, this facility includes a large, multipurpose auditorium suitable for large community meetings, performances and events
- » Guild Theatre – older style performance venue accommodating a community theatre group
- » Rockdale Senior Citizens Centre – a small, older facility with limited functionality.

There are also a number of commercial facilities near the Precinct providing space available for community use (predominantly for hire for private functions). These include:

- » Scots Club
- » Bexley RSL
- » Kogarah Golf Club
- » Rowers on Cooks River
- » Kyeemagh RSL and Community Club
- » Bardwell Valley Golf Club.

An assessment of existing facilities conducted for the *Rockdale Community Services Plan* identified a significant number of community facilities in the LGA. It concluded however, that the majority are aged, in need of repair, outdated and not built for purpose. Many are also not well-located – situated outside urban centres and not easily accessed by public transport.

The Plan identified the following key gaps:

- » Larger, contemporary, multipurpose community facilities that meet community needs
- » Co-located facilities in central, accessible locations (near public transport)
- » Spaces for cultural groups for events and celebrations, space to accommodate community support services and for outreach service provision and affordable space for hire by small community groups
- » Indoor sport and recreation facilities
- » Youth focused community space/ facility (a 'youth hub'), that includes a drop in centre, spaces for the delivery of youth services, sport and recreational activities and a range of activities that appeal to a broad range of interests. There is a particular, high level need for such a facility in the Arncliffe area.

The *Community Services Plan* also provides recommendations to address key facility gaps in the area. As the Plan was not adopted by the former Rockdale City Council, these recommendations cannot be considered as Council plans or directions. They are summarised below for reference only:

- » A new regional community hub to be provided in the Rockdale Town Centre. As well as a new library (now under construction) it was proposed the hub would include a multipurpose community centre (including flexible activity and meeting space, space for youth and senior's activities and space for community service provision). It was proposed the hub be part of a civic and community precinct that also includes the existing Town Hall and Council Administration building
- » District level community hubs in Arncliffe (and Bexley). These hubs would each include a branch library and a multipurpose community centre (that includes youth specific spaces). The creation of the hub would likely involve rationalisation of some existing facilities in the area
- » Local facilities were also proposed for smaller urban centres (either as new facilities or updated local facilities)
- » The Plan also recommended the rationalisation of some small, older facilities across the former LGA.

The findings documented in the Plan and confirmed in discussions with the former Rockdale City Council indicate existing facilities are currently not meeting existing community needs and, therefore, will be unable to meet the needs of the new population associated with the Precinct urban renewal.

The former Rockdale City Council advised there are no current plans for a community hub in Rockdale or the district facilities in Arncliffe or Bexley, identified in the *Rockdale Community Services Plan*. It is however, currently considering the provision of a community centre at Wollie Creek, with the possible inclusion of a satellite library service. The former Council also advised that a number of community facilities being considered or planned should be considered when assessing future needs. These include:

- » A new youth centre at Arncliffe – The former Council has been involved in the sizing and design of this two storey centre with two indoor courts, to be located on the Princes Highway. Management of the centre is still under discussion

- » Potentially a major refurbishment of the Coronation Hall complex – the future function of this facility is yet to be determined. Consideration is being given to the renovation of this facility to provide an indoor soccer centre to accommodate strong demands amongst the local community. Such a change would require the provision of a new community centre in the area to accommodate the existing functions of this facility.

Community services and groups

With regard to support services, community needs are met by a range of service providers operating within Bayside LGA and wider region.

The types of existing services provided include aged, disability and carer support services, youth services, multicultural services (including services for specific cultural groups), parenting and family support, children's services, training and employment services.

There are also a significant number of smaller social, cultural and recreational groups operating in the LGA, many of which utilise space within Council facilities.

The wide range of services provided in the LGA was identified as a key strength in relation to service provision during consultations with service providers conducted during the development of the *Rockdale Community Services Plan*. There were however, a number of issues identified, including the following service gaps:

- » Support services for children 9-12 years and their families
- » Additional support services for young people 18-25 years (existing services are at capacity)
- » Culturally appropriate services for CALD communities (young mothers, older people, young people and children)
- » Home support services for older people
- » Domestic violence support
- » Crisis support
- » Employment support for skilled migrants
- » Respite services
- » Family support services (including specific services for men)
- » Services and programs supporting social inclusion
- » Tertiary education and life-long learning services
- » Business support services including meeting rooms and offices suitable for sole operators.

Council also advised, during discussions conducted for this study, of a need for support for families with young children identified as being 'developmentally at risk' or having socio-economic disadvantage (often associated with having not attended childcare or a pre-school prior to entering the school system).

The *Rockdale Community Services Plan* also identified a lack of facilities and spaces that accommodate service providers across the LGA, with the north western section of Bayside LGA identified as a key area of need.

A key service facility in the precinct is the 'Arncliffe Community Centre', located on Forest Road in the Arncliffe Village Centre. The Centre was established in response to a State Government identified community need for services in the north eastern section of the Rockdale/St George area. The centre is operated by the community organisation 3Bridges Community. The organisation provides a broad range of support services, programs and events (both at the centre and as

outreach services) that specifically address local community interests and needs. Due to a lack of community space in the area, the centre is located in a rented commercial space.

The outcomes and findings of the *Rockdale Community Services Plan*, confirmed in subsequent discussions with the former Rockdale City Council, indicate additional services and affordable service centres, or spaces within community facilities, are required to meet the needs of the existing community.

Local/district health services

The Arncliffe Child and Family Health Centre is located within the Precinct in the Arncliffe Village Centre, adjacent to the Arncliffe Branch Library. The centre is operated by South East Sydney Local Health District.

Medical centres in the Precinct include Arncliffe Family Health Clinic and the Al-Zahraa Medical Centre in the Arncliffe Village Centre. There are also medical centres in Wolli Creek, Rockdale and Bexley and a small number of individual General Practitioners providing services in the Arncliffe area.

Schools

Government schools

There are two Government primary schools located in the Precinct – Arncliffe Public School and Althelstane Public School. Arncliffe West Infants School is located just north of the precinct. There are also a number of other Government primary schools located in surrounding areas including:

- » Bardwell Park Infants School
- » Bexley Public School
- » Bexley North Public School
- » Rockdale Public School
- » Kyeemagh Infants School
- » Tempe Public School.

Cairnsfoot School (a Government K-12 special school) is located in Arncliffe for children with specific needs, just north of the precinct.

The closest Government High School to the Precinct is Tempe High School. Other high schools are located to the south in Kogarah. These include:

- » Kogarah High School
- » St George Girls High School (Selective)
- » James Cook Boys Technology High School
- » Moorefield Girls High School.

Preliminary advice from the Department of Education indicates that:

- » A study is currently being undertaken to determine capacity, issues and gaps in the area to inform future planning and provision
- » There is some capacity at primary schools in the Arncliffe and Banksia area. The majority of these schools also have generous sites capable of accommodating additional education infrastructure

- » Primary schools south of the Precinct (in the Brighton-Le-Sands, Kogarah, Carlton and Hurstville areas) are already experiencing significant pressures, having reached or are close to their capacities.

Catholic and independent schools

Catholic and independent schools located in the Precinct and surrounding areas include:

- » Kingdom Culture Christian School, Arncliffe (K-6)
- » Al Zahra College, Arncliffe (K-12)
- » St Francis Xavier's Catholic Primary School, Arncliffe (K-6)
- » St Dominic Savio School, Rockdale (K-6)
- » St Joseph's Catholic Primary School, Rockdale (K-6)
- » St Mary and St Mina's Coptic Orthodox College, Bexley (K-12)
- » St Thomas Moore's Catholic Primary School, Brighton-Le-Sands (K-6).

Childcare and preschool facilities

There are a number of long day care services in and around the Precinct including:

- » Macedonian Community Child Care , Arncliffe
- » Al Zahra Kingdom, Arncliffe
- » Cradle 2 Kindy, Arncliffe
- » Kinderoos, Arncliffe
- » Busy Bee Long Day Child Care Centre, Arncliffe
- » Do Re Mi Long Day Care, Arncliffe
- » Ladybugs Childcare Centre, Arncliffe
- » Integricare Children's Centre, Turrella
- » Bambinos Kindergarten, Banksia.

There are two preschool services located near the Precinct – Arncliffe Pre-school and Arncliffe West Infants School Preschool. Childcare and preschool services in the area are supplemented by a number of family day care services.

There are two out of school hours (OOSH) care services for school aged children (5-12 years) in the area – YMCA Arncliffe (before and after school care and vacation care) and Saint Marks's Vacation Care Centre.

The *Rockdale Community Services Plan* notes a gap in the provision of childcare and preschool places in the LGA. Web-based searches show that the overwhelming majority of centres near the precinct currently have either no or limited vacancies.

At the same time, Council staff advised that the particular cultural makeup of the area contributes to relatively lower demands for out of home childcare in pre-school years compared with many other parts of Sydney.

Aged care and disability services and facilities

People with disabilities and seniors, who live independently at home or have a carer, are supported by the St George District Home And Community Care (HACC) program.

Community organisations providing aged care and disability support services in the area include Rockdale Community Services, St George Migrant Resource Centre, Rockdale Meals Service, Intellectual Disability Foundation of St George, Work And Leisure Centre for Adults [with a disability] (WALCA) and Sunnyhaven Disability Services. These services are stretched in meeting existing needs and would be unable to address additional demands without an increase in their funding for staff and program resources.

There are also a number of support and social groups for seniors and carers from specific cultural groups operating in Bayside LGA.

Residential aged care facilities in areas surrounding the Precinct include:

- » Salvation Army Macquarie Lodge Aged Care Plus Centre, Arncliffe
- » Scalabrini Village, Arncliffe
- » Fairmont Aged Care, Bexley
- » St George Aged Care Centre, Bexley
- » The Benevolent Society - Rockdale Centenary Village, Bexley
- » UnitingCare Ageing Mayflower Village, Rockdale
- » Huntingdon Gardens Residential Aged Care, Rockdale.

These facilities are generally operating at capacity.

Youth services

Key facilities and services specifically catering to the needs and interests of young people in surrounding areas include:

- » St George Youth Services – community organisation providing support services and programs for young people and their families in the Southern Sydney region. The service operates from a Council owned facility in Brighton-Le-Sands
- » St George PCYC – provides sport and recreational opportunities for young people
- » Purpose-built recreation facilities for young people provided by Council include the Bicentennial Park Skate Park in Rockdale.

As noted above, there are currently significant gaps in the provision of youth focused facilities in the LGA (including facilities for sport, recreation, activities as well as the delivery of services and programs for young people). Proposals for a youth centre in Arncliffe and refurbishment of the Coronation Hall complex, with the possible provision of an indoor soccer centre, would meet some existing needs and the shortage of sporting facilities.

Sport and recreation facilities (built facilities)

Open space and outdoor recreation facilities have been considered in a separate study. However, the key indoor/built facilities in closest proximity to the Precinct are identified below:

- » Bexley Swimming Centre, Bexley – the centre includes an outdoor 50 metre pool. It is currently closed to undergo a significant redevelopment to create an aquatic and leisure facility on the site
- » St George PCYC, Rockdale – includes a gym, squash courts, youth drop-in centre and a large multipurpose hall used for a range of ball sports and games
- » Hurstville Aquatic Leisure Centre, Hurstville – includes indoor 25 metre pool, leisure pool, indoor three court sports stadium and gym.

Additional recreational facilities, programs and activities in the LGA were identified as a key need during consultations conducted for the *Rockdale Community Services Plan*.

3.2 Planned social infrastructure

As previously identified, proposed facilities include the Rockdale City Aquatic Centre (redevelopment of the Bexley Swimming Centre) and the new Rockdale Central Library (currently under construction).

The *Rockdale Town Centre Masterplan 2012* (Rockdale City Council Urban Strategy Team, 2012) identifies a new 'Town Heart and Civic Precinct' for the Town Centre which concerns the area around the existing Town Hall and Council Administration Building. As part of the development of this precinct, the Masterplan proposes a new town square suitable for cultural and civic events.

As discussed above, there has also been progress made by Council on the planning of a new youth centre at Arncliffe and the renovation of the Coronation Hall Complex in Arncliffe. Council is also considering the possible development of a community facility (with a satellite library service) at Wolli Creek.

Summary of existing social infrastructure gaps

- » Larger, contemporary, multipurpose community facilities that meet community needs
- » A branch library of adequate size
- » Youth focused community facilities. A youth centre in Arncliffe is currently being planned by Council. Such a facility would need to include a drop in centre, spaces for the delivery of services for young people, sport and recreational activities and a range of activities that appeal to a broad range of interests. In addition, multi-purpose space that can be used for youth activities should be included in all future multipurpose community centre development
- » Community facility space for cultural groups for events and celebrations
- » Affordable space for hire by community groups. If the Coronation Hall complex is repurposed, displacement of community groups will create additional needs for new spaces to serve existing residents
- » Community service centres or spaces – including designated spaces for service providers as well as spaces for the provision of outreach services at different facilities across the LGA. The northern section of the LGA is a key area of need for these space
- » Indoor sport and recreation facilities
- » Pre-school and early childhood education services and support
- » Support services for children 9-12 years and their families and additional support services for young people 18-25 years (existing services are at capacity)
- » Support for families with young children identified as being 'developmentally at risk' or socio-economically disadvantaged
- » Culturally appropriate services for CALD communities (young mothers, older people, young people)
- » Home support services for older people
- » Domestic violence support
- » Crisis support
- » Employment support for skilled migrants
- » Respite services
- » Family support services (including specific services for men)
- » Services and programs supporting social inclusion
- » Conference/meeting rooms and incubator space for small businesses and sole traders.

4 Future population and profile

This chapter considers the future population of the Arncliffe Priority Precinct in terms of its size and broad demographic characteristics. Assumptions about the future population will underpin the assessment of social infrastructure needs of existing and future residents.

4.1 Forecast dwelling yields and mix

Under the Draft Structure Plan for the Precinct, most parts of the Precinct to the west of the railway line between Arncliffe centre and Arncliffe Park would be zoned for high density residential development. Areas around Arncliffe Park may be considered for medium or low density residential uses.

Areas to the east of the railway line between Arncliffe, Wolli Creek and Cooks Cove would be rezoned to allow higher density developments and some shop top housing, generally of up to 8 storeys. High rise apartments of up to 12 storeys would be permitted along much of the Princes Highway corridor and several sites near the station and Highway corridor would allow apartments of up to 22 storeys. To the south of Wickham Street away from the Princes Highway, some neighbourhoods would be rezoned for medium density (up to 3 storeys) residential uses.

Areas around Arncliffe Station area are identified as core to the future development. The area near Arncliffe Park along Wollongong Road is considered a Future Opportunity Area.

Dwelling forecasts have been prepared for the Precinct by DP&E based on the potential uplift in development that would be likely as a result of rezoning for higher density development. The estimated dwelling forecasts are shown in Table 2.

Table 2 Projected dwelling uplift – Arncliffe Priority Precinct

Existing dwellings	2026 additional dwellings (to existing)	Total dwellings 2026	2036 additional dwellings (to existing)	Total forecast dwellings 2036
1,678	1,812	3,490	4,076	5,754

Source: DP&E advice

This table shows that, under the development scenario proposed in the Draft Structure Plan, the number of dwellings within the Precinct may grow from the present level of 1,678, to 5,754 by 2036, an increase of 4,076 dwellings.

4.2 Projected population

DP&E projections have assumed an average occupancy rate across the Precinct of 2.3 people per dwelling. When this rate is applied to the dwelling forecasts above, the 2036 population within Arncliffe Priority Precinct is estimated to be around 12,756 residents, as shown in Table 3.

Table 3 Estimate future population – Arncliffe Priority Precinct

Existing population	2026 additional population (to existing)	Total population 2026	2036 additional population (to existing)	Total forecast population 2036
3,859	4,168	8,027	9,375	13,234

Source: DP&E advice

The forecasts indicate that the population within the Precinct would be expected to increase at a relatively stable rate over the next twenty years. This represents a doubling in size by 2026 and an increase to three and a half times the current population by 2036.

4.3 Population growth in the broader area

The population growth forecast to occur in the Arncliffe Priority Precinct needs to be considered in the context of the growth likely to occur in the broader surrounding area. While this report focuses on the needs of the additional population associated with the Precinct, most of the types of social infrastructure considered have larger catchments that extend beyond the precinct boundaries. Growth in the broader population can determine whether new infrastructure will be required in the area, to which the development of the Precinct could contribute.

Population forecasts for the former Rockdale LGA and small areas provided by profile.id to 2036 are discussed below.

Population growth in the LGA

The Rockdale City population at the 2011 Census was 97,340. The estimated 2015 Rockdale City population was 110,215. This population is forecast to grow to 130,497 by 2036. This forecast does not however, include any additional growth generated by development of the Arncliffe Priority Precinct or the Banksia Priority Precinct.

Population growth in Arncliffe and surrounding areas

The population of the northern suburbs of the former Rockdale LGA (Arncliffe, Wolli Creek, Turrella and Bardwell Valley) was 15,337 in 2011. The estimated 2015 population was 21,461. This population is forecast to grow to 34,573 by 2036. As above, this forecast does not include any additional growth generated by development of the Arncliffe or Banksia Priority Precincts.

The inclusion of the additional 9,375 people associated with the Arncliffe Priority Precinct would result in a population of around 43,950 people in the northern suburbs of the former Rockdale LGA (now the north western suburbs of Bayside Council).

4.4 Demographic characteristics of future population

Past studies (conducted by Elton Consulting, other consultants and research organisations) have attempted to identify typical characteristics of populations living in medium and higher density areas. Such studies suggested these populations typically consist of smaller proportions of children and young people, larger proportions of people aged 25-39 years, fewer people in the older age groups (in some areas), smaller households, higher rates of employment, above average incomes, people in white collar employment and with university qualifications, higher proportions of people born overseas and of people who speak a language other than English at home.

Recent social planning studies conducted by Elton Consulting however, have indicated characteristics of people living in higher density environments vary dramatically across Sydney, with a 'typical' profile no longer existing. Suggesting the likely characteristics of the Precinct community based past assessments could be misleading at this stage. Rising house prices and pressures associated with housing affordability have seen a growing number of families living in smaller apartments in some areas and, in some cases, multiple families sharing single apartments. While higher density areas do commonly have smaller household sizes, it should not be assumed at this stage there will be a low proportion of families with children.

There is however, a characteristic common to the majority of higher density areas – a high proportion of people living in rented accommodation. Rented accommodation can cater to younger people, people on lower incomes and transient communities. It is assumed the future Precinct community will also contain a high proportion of renters.

Implications of future population projections

- » The projected additional 9,375 people associated with the Precinct should be considered in the context of substantial growth in the broader region, including the north western suburbs of Bayside Council. This growth will put significant pressure on existing social infrastructure, in particular, infrastructure that is already at capacity (identified in chapter 3)
- » The Precinct development would contribute to significant growth in the north western suburbs of Bayside Council LGA. There may be opportunities to jointly plan for the social infrastructure needs of the Arncliffe and Wolli Creek precincts. This planning could assist in integrating two disparate centres with relatively poor levels of services for their existing populations at present
- » The characteristics of the future Precinct community are difficult to predict. It is, therefore recommended that a broad range of services and infrastructure for a range of age groups and needs be planned for at this stage to ensure future needs are adequately addressed
- » The projected higher proportion of renters suggests a possible transient community in the future (with people living in rented accommodation typically moving more frequently). This suggests the need for places, programs and events that facilitate social connections.

5 Implications for social infrastructure requirements

This chapter considers the community facilities and human services that will be required to meet the needs of the Arncliffe Priority Precinct population in future, estimated to reach approximately 13,234 people over the next 20 years.

5.1 Regional level infrastructure

Regional facilities usually serve populations of 100,000 people or more, and may serve residents across two or more LGAs. The Precinct population will not be large enough to support the provision of regional facilities by itself, but will contribute to a need for regional facilities in the wider area. These needs can be met by existing major facilities, as outlined below.

Civic and cultural facilities

The Precinct population will rely on existing cultural and major entertainment facilities, as outlined in Chapter 3. Central library needs will be met at the new central library within the Rockdale Town Centre, which is already underway. The former Rockdale City Council has advised this library will have capacity to cater to the additional population associated with the Precinct.

Tertiary education facilities

Across NSW, major changes are occurring to the TAFE system, associated with policy and funding shifts and associated changes in student enrolment preferences and patterns. This is likely to result in changes to the use of TAFE buildings and sites at many campuses. It is unlikely that any new TAFE colleges will be built in established areas.

It is unclear what the new policy and funding climate might mean for the St George TAFE College. At this stage, future plans for this campus have not been announced.

In the meantime, the St George College will continue to provide a wide range of TAFE courses to residents of the St George district. The forecast population growth within the Arncliffe Precinct is unlikely to impact on plans for the future of the college.

Future Precinct residents will also continue to have ready access to the universities located in central Sydney and Kensington.

Major health facilities

The South Eastern Sydney Local Health District (SESLHD) *Asset Strategic Plan 2012-2017* has identified major works to be undertaken at the St George Hospital and Health Service Campus to enable it to continue to meet the needs of a growing population in the region served by the hospital. These include rebuilding intensive care, high dependency and cardiac intensive care units to create a built for purpose critical care floor, theatre expansion, and reconfiguration of ambulatory care and outpatient departments and associated services. They also include development of an Integrated Primary Care Centre to accommodate expanded community health services and other health services provided through partnerships with private providers.

The current *Asset Strategic Plan* extends only until 2017. The SESLHD will then prepare a new Asset Strategic Plan based upon updated population growth forecasts for the Local Health District and an

assessment of the capital works required to meet future needs. The population forecasts for the Arncliffe Priority Precinct will be considered as part of this process. Future capital works are likely to continue to focus on further development of the St George Hospital and Health Service Campus.

Emergency and justice services

Fire and Rescue NSW

As noted in Chapter 3, a Fire and Rescue Station is already located in Arncliffe. There is also a station at Kogarah. Fire and Rescue NSW informed the population increases associated with the Precinct do not appear to be of a scale that will place unsustainable pressure on the resources at these stations and, therefore, no additional facilities are required.

NSW Police

As noted in Chapter 3, the Precinct is served by the St George Local Area Command, with the nearest police station located in Kogarah. The former Rockdale Police Station has been closed permanently.

Advice has been sought from NSW Police on the implications of Precinct population growth for the future provision of police stations in the area. A response is still awaited.

In the meantime, it should be noted that planning for police services relates more to emergency response times, and hence travel distance and road networks, than it does to population thresholds. As the Precinct growth will occur within an established area, there is unlikely to be any need for additional police stations.

NSW Ambulance

As noted in Chapter 3, the Precinct is served by ambulances based in Kogarah and Hurstville.

Under the NSW Ambulance Sydney Metropolitan Infrastructure Strategy, funding was allocated in 2014 for a new “super” ambulance station to be set up in Kogarah. This will provide a hub capable of accommodating a large number of vehicles and providing a base for ambulance paramedics across the area. This model aims to improve response times by reorganising and enhancing infrastructure to serve paramedics, who are always on the move.

Having just adopted this model for the St George area and funded the new facility at Kogarah, the NSW Ambulance Service has no further plans for new facilities in this part of the metropolitan area.

5.2 District and local level infrastructure

District level services and facilities usually operate on a catchment of around 20,000 – 30,000 people and up to 50,000 people, depending on the needs of the population. They are most often located in activity centres, ideally linked to public transport and in locations where people have reason to gather and visit. Local level facilities serve smaller catchments, typically around 5-10,000 people. Local and district types of facilities include:

- » Multi-purpose community centres
- » Primary schools and high schools
- » Cultural facilities such as district or branch libraries and community arts spaces
- » Entertainment, leisure facilities and services
- » A range of medical and community health services
- » Individual and family support services and services addressing particular issues such as welfare legal aid, employment and housing

- » Facilities and services for particular sections of the population, such as young people, older people, people with a disability and people from culturally and linguistically diverse backgrounds.

Development of the Arncliffe Priority Precinct would contribute to the needs for district and local level facilities as described in the following sections.

Libraries

The rate of library provision across the former Rockdale City Council area is similar to most other LGAs – a central library in the key centre (Rockdale), supported by smaller branch libraries in surrounding areas (**Arncliffe**, Bexley, Bexley North, Bright-Le-Sands and San Souci). The former Council advised that it intends to maintain this current arrangement, including retaining a branch library in Arncliffe.

Regional (central) library services

As identified in section 5.1, the former Rockdale City Council advised that the planned Rockdale Central Library will have capacity to provide central library services to the additional 8,897 people associated with the development of the Arncliffe Priority Precinct.

Local (branch) library services

With Council intending to retain the Arncliffe Branch Library, this library will offer local library services to the new Precinct population.

As previously identified however, the existing Arncliffe Branch Library is extremely constrained in terms of its size. At approximately 262 square metres, the library is significantly under-sized when assessed against State Library of New South Wales 'population based benchmarks', outlined in *People Places: A guide for Public Library Buildings in New South Wales* – third edition (State Library of New South Wales, 2012). The benchmarks recommend a rate of provision of:

- » 39 square metres per 1,000 people (+20% circulation space) gross floor area (GFA) for local libraries for populations between 20,001 and 35,000 or
- » 35 square metres per 1,000 people (+20% circulation space) GFA for populations between 35,001 and 65,000.

The following table shows approximate existing and projected floor area requirements for Bayside LGA's north western suburbs (Arncliffe, Wolli Creek, Turrella and Bardwell Valley) as directed by State Library benchmarks. The table illustrates the significant existing undersupply of library floor area. The additional 9,375 residents associated with the Arncliffe Priority Precinct will represent a portion of the needs for this additional library floor area. This should be considered in light of the significant existing undersupply (742sqm).

Table 4 Branch library floor area requirements

Existing branch library GFA	Existing (estimated) population 2015	Required library GFA 2015	Projected population 2036	Required library GFA 2036
262sqm	21,461	1,004sqm	43,950	1,846sqm

Additional library floor area (potentially provided through a new branch library) is required to meet existing needs and will be required to meet the needs of the additional Precinct population.

Community facilities

Community facility needs and directions

The assessment of existing social infrastructure outlined in Chapter 3 indicated that there is already an unmet need for a contemporary multi-purpose community facility to serve the existing population of the Arncliffe/Wolli Creek area.

The provision of a district level community facility in the Arncliffe village centre was also proposed in the *Rockdale Community Services Plan*. Plans for a new multi-purpose community centre in the northern suburbs of the former Rockdale LGA have also been under consideration by the former Council for several years and developer contributions are being collected under Council's *S94 Contributions Plan*. Council advised that while the focus has been on facilities for Wolli Creek in recent years, it would consider the provision of a facility in Arncliffe (particularly given a new focus on the Priority Precinct). Should Council decide to plan for a new community facility in Arncliffe, the following issues should be considered in determining its size and relationship to other community facilities.

The urban renewal proposed for the Arncliffe Precinct is forecast to more than triple the existing population over the next 20 years. This very substantial population increase will strengthen the need currently being experienced for a multi-purpose community centre in this area.

This need is reinforced when population forecasts for the Precinct are considered against planning standards for community facilities. The standards developed and commonly applied by Elton Consulting, and applied in the *Rockdale Community Services Plan*, propose a hierarchy of community centres across the LGA, as outlined in the following table.

Table 5 Proposed community centre hierarchy

Hierarchy level/catchment	Population served
Regional (LGA-wide or greater)	100,000 and over
District	20,000-50,000
Neighbourhood	10,000-20,000
Local	2,000-10,000

With the population of the Precinct set to climb to around 13,234 by 2036, the standards suggest that at minimum, a neighbourhood level community facility will be required within the Precinct.

However, the Precinct forms part of a larger catchment which includes the adjacent northern suburbs, with forecasts suggesting the population of this wider area may reach almost 44,000 people over the next two decades. The standards suggest that a population of this size would require a larger, district level community facility.

A new community centre would ideally be provided as part of a community hub that co-locates community centre functions and spaces with a (new expanded) branch library and spaces for community service provision (identified as a key gap in the LGA). District level hubs would usually have a relatively permanent staff presence to ensure that the facility is activated, whether that be by Council or service provider staff.

A community hub would typically offer a range services, programs and activities that cater to, and attract, individuals and groups of all ages and interests. A community hub should be centrally located in an area accessible to public transport and could be co-located with other community facilities. Ideally a community hub should be co-located with public open space, such as a town square or village green, which can accommodate community events and activities (such as markets and outdoor entertainment and performances).

Within Arncliffe, a community hub would be best located in the village centre near the railway station. It may also be co-located with the planned youth centre (however, walking distance to a station should be considered a priority). Another potential site noted in the Rockdale Community Services Plan is the Coronation Hall Complex. The Plan highlighted the potential to redevelop this facility to provide a contemporary, district-level facility. A site located closer to the station is, however, considered a better solution.

Guiding principles

Guiding principles for the planning and provision of community facilities, developed by Elton Consulting, are included in Appendix A. These principles are provided to assist identification of suitable potential sites and future planning of any community facilities in the Precinct.

Community centre floor space needs

Unlike libraries, there are no state or national benchmarks to guide the planning of community centres. Elton Consulting typically recommends (as a starting point) a rate of provision of about 80 square metres for every 1,000 people. This is based on analysis of comparative rates of provision and derived through the testing of provision rates on a number of successful projects. This rate does not include specialist facilities (such as arts/cultural facilities).

The above rate is provided as a guide only. In the future, Bayside Council may wish to adopt and apply an alternative benchmark or approach to community facility provision. It is utilised in this report to provide a preliminary estimation of community facility needs. Application of these benchmarks suggests the proposed additional 9,375 residents of Arncliffe Priority Precinct would generate a need for approximately 750 square metres of community facility floor area.

Elton Consulting typically proposes the 80sqm/1,000 people rate of provision be distributed across a facility hierarchy, as follows:

- » 60 square metres/1,000 people for neighbourhood, local and district level facilities (combined)
- » 20 square metres/ 1,000 people for sub-regional level facilities.

It will be up to Council's determination as to how this floor area is allocated. Utilising the above approach suggests a suitable allocation may involve:

- » Contribution of approximately 563sqm to a district facility in Arncliffe (or Wolli Creek)
- » Contribution of approximately 187sqm to a regional facility in the Rockdale Town Centre. It is noted however, Council has advised there are currently no plans for such a facility.

Broader population floor space needs

While determining broader needs for community facilities is not within the scope of this project, the following assessment is provided for information only. The information may assist the planning of the Precinct and ensure zoning allows for the adequate provision of facilities in the future:

- » The above benchmark suggests the need in the north western suburbs of Bayside Council in 2036 will be for 2,637 square metres of district, neighbourhood and local community facility floor area and 879 square metres contributed to a regional facility (ideally located in the Rockdale Town Centre)
- » It is important to note that a district facility should be approximately 1,200sqm at a minimum
- » The arrangement and distribution of any future facilities will be determined by Council. The 2,637 may be best provided in a number of facilities (e.g. a district level facility in Arncliffe and a smaller, neighbourhood level facility in Wolli Creek)

- » Planning should also consider the function and contribution of the Coronation Hall Complex. Should the Complex retain its community facility function, its 1,457sqm floor area should be considered as part of the 2,637sqm requirement.

Note: Standards and benchmarks are useful in providing a starting point for identifying community facility and service requirements. However, a purely mathematical approach to facility planning is not recommended. Proposed standards should be applied as an initial guide only, and with some caution. The application of the standards should be adjusted to reflect local circumstances (including demographic characteristics, community needs and demands for social infrastructure).

Community service facilities, community services and groups

With an undersupply of space for community services previously identified, the needs of the growing Precinct community must be met through additional community service facilities or spaces. These spaces would be best provided as part of any future a multipurpose community centre (rather than as stand-alone facilities). Co-locating these functions presents many benefits including opportunities for shared use of meeting and activity spaces by service providers and the broader community as well as opportunities for services to network and refer clients.

Service provision space may include designated office space for permanently accommodated organisations as well as 'hot'/shared office and consulting space for visiting, outreach services.

Additional community centre space (proposed above) would also cater to additional community groups (e.g. dance, fitness, craft, life-long learning, cultural, social and interest groups) to meet the needs and interests of the future Precinct community. Community groups and activities are particularly important in growth areas as they assist new residents to form new social connections. They also facilitate connections between new and existing residents and, therefore, play an important role in strengthening social cohesion.

Schools

Preliminary information provided by the Department of Education indicates that the forecast population growth for the Precinct is likely to be able to be accommodated within the relatively large sites within the schools in and around Arncliffe. However, the Department has yet to formally comment on the precinct proposal. The Department's preliminary advice indicates that there may be a need, for additional classrooms and associated education infrastructure at some schools (including at Arncliffe Public School and Kogarah High School). The new student population would likely be shared across these and other local public schools, whose catchments would be adjusted as growth occurs over time.

DP&E is currently reviewing the population projections for the Precinct and intends to provide a more detailed assessment in the future. The Department of Education will continue to work with DP&E through the future planning process, to determine particular strategies in relation to each of the schools in the Arncliffe catchment.

Local health services

The needs of a population increase of 9,375 people will not be able to be absorbed by existing medical services and a range of new medical and allied health services will be required.

Based upon the national benchmark of 1 GP per 900 people, the additional population will give rise to a need for around 10 additional GPs. The additional GPs may be distributed through an expansion of existing practices or establishment of new services. There is no standard number of GPs to make up a general practice, but a minimum of about 4-5 GPs is now commonly regarded as needed to create a viable practice.

Medical practices and other allied health services such as dentists and physiotherapists are provided according to the commercial feasibility assessments of practitioners, and services may be located in commercially leased premises, without the need for purpose built capital facilities.

With regard to community health services, consideration should be given to relocating the existing Arncliffe Community Family Health Clinic to be co-located with a future community centre in the Precinct (if provided).

Childcare and preschool facilities

The provision of childcare has changed substantially in recent years, associated with shifts in government regulation and funding policy, such that the private sector is now the provider of the majority of childcare centres in Australia. Childcare facilities within Arncliffe Precinct will most likely be provided by private sector or community based non-government providers, to meet demand as it arises.

Using a general benchmark for childcare needs of around 1 place per 5 children aged 0-4 years and an assumption that around 8% of the population could be aged 0-4 years, the uplift within Arncliffe Precinct could generate a need for around 150 additional childcare places by 2036. However, the number of childcare centres actually required would depend upon a number of factors. These include cultural demands for childcare (which are currently relatively low according to Council) and the size of each centre in terms of number of places and programs targeting improvements in early childhood development, discussed in chapter 3. While there is no standard size of centre, cost efficiencies are showing a trend towards larger centres of 80+ places where justified by local demand. This would suggest at least two new childcare centres would be required to meet the needs of the new population.

It is not necessary that precise requirements for childcare are identified at this rezoning stage. Childcare centres are generally a permitted use within residential areas and do not necessarily require land to be designated at this stage of the planning process.

There are many successful examples where childcare centres have been co-located with community facilities. Should a new community facility be provided in Arncliffe, consideration should be given to the inclusion of a childcare centre as well as out-of-school-hours care, vacation care and, potentially, occasional care services.

Aged care and disability services and facilities

As outlined in chapter 3, existing care and support services for older people and people with a disability are already operating at capacity, and will need to expand in line with population growth as redevelopment within the Precinct gathers pace.

The expansion of existing services and development of new services will rely primarily on funding increases to non-government services through government grant programs, in turn dependent upon government budgetary processes. It will primarily require increases in recurrent funding for additional staffing and program resources, rather than capital funding for new facilities. However, facilities with land use requirements include residential care facilities for older people and accommodation services for people with a disability, such as group homes. Sites for such facilities are usually acquired through market processes as demand arises. At this early stage of the planning process, it is not possible to identify particular requirements for such facilities. Other than identifying existing facilities, this report has not gone further in identifying future needs for such facilities.

Youth facilities

While the new Youth Centre planned for Arncliffe will meet many needs identified within the local population, current shortfalls and the additional population will contribute to demands for further facilities and services for the greater diversity of backgrounds and cultures. Consideration should be

given to the review of the size and capacity of the planned Youth Centre to ensure it can accommodate additional population growth in the Precinct.

Should the Coronation Hall complex be refurbished or redeveloped for indoor sports, this would provide another facility that would attract younger people for training and competitions.

While current best practice does not require provision of facilities specifically for young people, spaces should be provided in community centres that can meet a wide range of needs for target groups, including young people. As a result, consideration should be given to providing for indoor and outdoor space as part of any new, centrally located community centre.

Sport and recreational facilities (built facilities)

The new Precinct population will have access to key LGA-wide / regional level facilities including the planned Rockdale Aquatic Centre and the St George PCYC. The additional Precinct population will however, contribute to demand for additional sport and recreational facilities in the LGA. Part of this gap will be addressed in the future through the proposed Youth Centre at Arncliffe.

5.3 Other key planning considerations

Although open space is being considered in another study, it is important to note its role as a key form of social infrastructure. The provision an adequate quantity of high quality open space for passive recreational uses as well as for active, sporting use should be a key focus of the planning for the Priority Precinct. Access to open space is of particular importance in higher density environments in which residents have more limited access to private outdoor space.

The projected increase in population within the Precinct and across the region highlighted in Section 4 and the demands for social infrastructure will have direct implications on the ability of Bayside Council to meet these needs. A key recommendation arising from this analysis is the need for Council to review its Section 94 plans to reflect the higher population forecast for the Priority Precinct as well as the implications of the recent amalgamation with the former Botany Council.

The planning of the Precinct should also focus on the creation of a healthy built environment – a key direction identified in *A Plan for Growing Sydney* (NSW Government, 2014). The provision of adequate, high quality social infrastructure (including open space) will play a key role in achieving this objective.

Also of importance is the establishment of walkable neighbourhoods with strong connections and access to key amenity and good quality urban design and architecture. This will assist the creation of welcoming, activated and safe streets and neighbourhoods that encourage the future population to engage in incidental exercise and facilitate social connections.

6 Conclusion

This report has considered the social infrastructure that will be required to support population growth arising from future development within the Arncliffe Priority Precinct. The Arncliffe Priority Precinct is one of a number of precincts within the Sydney metropolitan area designated for housing densification in areas around transport hubs.

The study has considered the social context of the Precinct and found that the wider area is set to experience significant change. In addition to urban renewal within the Arncliffe Priority Precinct, further residential intensification is proposed within the adjoining Banksia Priority Precinct, in Wolli Creek and in the Bonar Street Precinct. Identifying future requirements for social infrastructure therefore needs to take account of cumulative population growth across the wider Northern Rockdale area, rather than focus just within the Precinct boundaries.

The study has found that the Precinct and its surrounding area already have a good supply of social infrastructure. The area is well served by regional health, tertiary education, cultural and emergency services, and by district level services in Rockdale. Local primary and high schools occupy large sites capable of accommodating additional education infrastructure, and there are a number of local childcare centres. However, while the Precinct contains a branch library and a Council community centre, these facilities are older style facilities on small constrained sites that are not well located or able to meet contemporary needs.

Planning for the Precinct indicates that the population is likely to grow from 3,859 people to around 13,234 by 2036. Over the same period, the north western suburbs of Bayside Council are likely to grow from 15,300 to around 43,950 people.

The analysis suggests a range of social infrastructure should be provided to meet the needs generated by the projected population growth in the Arncliffe Priority Precinct. Two key recommendations with implications for Council's land-use planning and financing would include:

- » A larger branch library that complies with State Library of NSW standards. The site of the existing library does not appear likely to support expansion of the existing library
- » Access to community centre space for community activities and services. The demand generated from the additional population equates to approximately 750 square metres of community centre floor area. It is recommended (as a preferred approach) this be met through a new community facility in Arncliffe. Due to an undersupply of existing facilities in the north western suburbs of Bayside LGA, it is recommended that this be provided as part of a larger contemporary, district level community facility within the Precinct that also caters to the needs of surrounding areas, including Wolli Creek. Consideration should be given to the development of a community hub, close to the railway station, that co-locates library, community centre, space for community service provision, open space and, potentially, a childcare centre and community health centre.

It is recommended that Council review its Section 94 plan to reflect the higher population growth forecasts and social infrastructure requirements outlined above, as well as the implications of the recent amalgamation with the former Botany City Council.

The additional population will also require access to the following additional services:

- » Local medical services (including approximately 10 General Practitioners)
- » Childcare, preschool, out-of-school-hours and vacation care services (including approximately 150 childcare places or at least two 80+ place childcare centres)

- » Aged and disability care services (provided within the Precinct or in areas surrounding)
- » Facilities or spaces for youth activities, programs and services (ideally met through the planned Youth Centre in Arncliffe)
- » Sport and recreational facilities.

Existing social infrastructure that will be able to accommodate demand generated from population growth in the Precinct (in some cases with some upgrading/expansion) include:

- » Civic and cultural facilities
- » Tertiary education facilities
- » Major health facilities
- » Emergency and justice services
- » Primary and high schools, which can accommodate additional classrooms within existing sites.

As planning for the Precinct moves forward, it will be important to continue working with Bayside Council in the development of a community facilities strategy for the north western suburbs of the LGA. At this stage, there are a number of issues which Council is yet to resolve in its planning for this area, including the future of the Coronation Hall Complex, the proposed youth centre in Arncliffe and options for servicing the Wolli Creek area. These issues will all influence the ways in which the community facility needs of the Arncliffe Priority Precinct should be met.

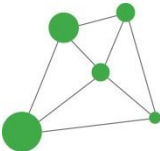

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Appendices

A Guiding principles for community facility provision

A Guiding principles for community facility provision

 <p>A co-ordinated network of facilities</p>	<p>Community facilities should not be planned in isolation but be considered as a broader network of facilities that work together to meet a broad range of community needs, across a district or sub-region. Planning and delivering facilities as a network represents an integrated, strategic approach to community facility provision. It allows facilities to provide a different range of offerings, with the option for each facility to include unique, specialist services or amenities.</p> <p>The key to a successful network of facilities is the organisation of facilities within a hierarchy. A facility hierarchy includes larger and specialist, higher order facilities (e.g. central libraries, performing arts facilities, exhibition or conference facilities and galleries) serving a wider sub-regional or LGA-wide populations down to small, local facilities to meet the day to day needs of their immediate, surrounding communities.</p> <p>By considering facilities as part of a network, duplication of services, programs, spaces and amenities can be avoided, therefore, representing a more economically sustainable approach to community facility planning.</p>
 <p>Central to catchment and equitable access</p>	<p>Community facilities should be central and accessible to the population they are intending to serve. Leading practice favours the location of community buildings in urban centres to enhance accessibility and connectivity with related uses. Well used community facilities tend to be located in places that are readily accessible by public transport and where people already congregate, such as shopping centres and schools. These locations increase convenience and decrease car trips by reducing the need for multiple trips when dropping children off at school and/or childcare, linking with transport for journeys to work, accessing services and undertaking everyday tasks such as shopping. These locations also enhance visibility, safety and convenient access. Adequate parking nearby also promotes good access to facilities.</p> <p>The facility building should comply with the principles of universal design by facilitating access to and use of the facility and its spaces by all individuals and groups (regardless of age, ability, cultural background or level of social or economic advantage/disadvantage). This relates to providing a high level of physical access, connection and way-finding as well as ensuring services, programs and activities are broadly advertised and promoted and are affordable.</p>

 <p>Location to promote visibility and accessibility</p>	<p>To be well used and serve identified social needs, community facilities should be highly visible. Ideally, they should be on a main street with ground floor street frontage for optimum visibility and accessibility. Enabling an awareness of what happens inside also promotes usage.</p> <p>Community facilities are an important part of the civic fabric of our centres and suburbs. Accessibility and visibility through main street locations with a ground floor presence can be important to maximising utilisation and enhancing accessibility. Recent examples like Vinegar Hill Library and Community Centre at Rouse Hill Town Centre in Western Sydney demonstrate how community facility space can be well integrated with town square type development without compromising the availability of valuable retail space.</p>
 <p>Clustered/co-located</p>	<p>Co-locating or clustering community facilities, including libraries, community centres and community service centres, is presented as a key principle for the provision of community facilities.</p> <p>The community hub model, which involves co-locating facilities on neighbouring sites or in a single building, is also proposed as a key approach for consideration. Community hubs provide a range of offerings and can, therefore, become key focal gathering points within a community; attracting a range of users and promoting social connection and cohesion. The community hub model can extend beyond co-locating community facilities, to clustering community facilities with other activity generating uses such as transport nodes, shops, schools, childcare, parks and playgrounds.</p> <p>Clustering can also contribute to overall sustainability by reducing the need for multiple trips and allowing residents to carry out a number of tasks in a single location through a single trip. Case study research demonstrates the preference of users of community facilities to combine trips with shopping and other activities.</p>
 <p>Flexibility and multiple use</p>	<p>Community facilities should be designed and built to maximise flexibility in use, so they can respond and adapt as needs change. Where possible, buildings should be capable of delivering a range of programs and services, rather than designated for single uses or specific target groups that may quickly become out-dated. Flexibility is enhanced by providing multi-purpose spaces capable of accommodating a diversity of uses, thereby enabling a range of activities and target groups to use the facility and in doing so, ensure maximum use and optimisation of space. Multi-use facilities are also more dynamic and capable of responding and adapting to the changing needs and preferences of the community. Facilities that are responsive and flexible will be used more intensively over their lifetime.</p>
 <p>Serving identified social needs</p>	<p>Community facilities should address the social needs of the particular community in which it is located in order to contribute to residents' and workers' health, wellbeing and quality of life. Programs, activities and services offered should respond to the needs and interests of the people that live and work around it and foster long term social benefits for the community. The planning and design of a community centre should reflect the potential programs, activities and services envisaged.</p>

 <p>Inclusive and welcoming</p>	<p>Facilities should be welcoming and accessible to people of all ages, cultural backgrounds, abilities, income levels and interests. This can be achieved not only through the provision of spaces catering to different groups and a design that provides universal access, but also through effective programming – ensuring activities and services are provided for a broad range of people. In doing so, facilities can also play a role in helping to bring together different groups in the community.</p>
 <p>Contribute to public domain and sense of place</p>	<p>Community facilities should contribute to urban vitality, local identity and sense of place, and become important focal points and gathering places for the community. A strong connection between the facility and the broader community can be fostered through development of facilities on landmark sites and with distinctive architecture and quality design. Community facilities should be distinctive civic buildings and welcoming places, and should present as a reflection of local culture. This helps ensure they develop a strong local profile and are well known in the community, thereby promoting high levels of usage. Incorporating public art into the building design is also important in creating distinctive and welcoming community centres. Public art is an important avenue to tell local stories and to create places that are recognised and valued in the community.</p>
 <p>Near open space for activities and events</p>	<p>Locations adjacent to open space including town squares, village centres and parks increase the range of activities that can occur on community facilities land. As an example, community centres adjacent to parks and playgrounds are ideal locations for playgroups. Facilities located next to civic squares provide opportunities for markets, festivals and similar events. Locating community facilities near open space areas is another approach to enhancing utilisation, flexibility of use and providing opportunities for a wider range of community building activities. It is also another way to ensure that community facilities are integrated into their surrounding physical environment and seen as 'part of the community'.</p>
 <p>Connected to public transport, pedestrian and cycling networks</p>	<p>Planning for community facilities requires a focus on enhancing efficiency and utilisation. Public transport enhances accessibility for all population groups. As a principle, community facilities should ideally be located within 400 metres walking distance of a regular public transport stop. Linking to pedestrian and cycling networks provides another avenue to promote the accessibility of facilities to all groups in the population and is a further means to encourage sustainable behaviour and a healthy and active lifestyle.</p>
 <p>Of sufficient size and design to enable expansion and adaptation</p>	<p>It is difficult to precisely predict the absolute requirements for community facilities for a future population. Assumptions about demand are based on current projections regarding future populations. These projections may change and therefore affect requirements for community facilities land. Past experience has shown that it is important to provide some flexibility in the provision of community facility space.</p>



**Financial and
environmental
sustainability**

Community facilities should be financially sustainable and provide value for money for their users, owners and operators. While capital costs are a major issue, ongoing operational costs are also important. Key considerations include building design that reduces ongoing operating and maintenance costs as well as design that considers cost recovery including the incorporation of space for lease for either community or compatible commercial uses

Delivering environmentally sustainable buildings is a mandate for many local governments. Community facility buildings offer opportunities for Council's to lead by example, demonstrate new sustainable materials and technologies and become leading practice projects with an educational role.

Environmentally sustainable facility buildings typically have lower operating costs and are, therefore, are also a more financially sustainable option.



Safety and security

Community facilities should be designed in accordance with Crime Prevention through Environmental Design (CPTED) principles. They should provide a high degree of personal safety for people entering and leaving the building, especially at night. Locating facilities in activated areas such as urban centres ensures higher levels of passive surveillance and increased security.



**Avoidance of
conflict with
neighbouring uses**

Master planning processes can provide an opportunity to locate community facilities uses in areas where impacts on residential and other uses can be minimised. In greenfield areas siting facilities to incorporate some form of separation and/or buffering from residential areas is often an important consideration in reducing any potential future conflict. Design and building orientation are also important considerations.



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