

Wilton Junction Social Infrastructure Rezoning Assessment

Client:
Wilton Junction Landowners Group

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Executive Summary

For social infrastructure planning, the rezoning phase of the Wilton Junction project involves testing the broad recommendations from the master plan and, through additional analysis and consultation, more precisely defining the social infrastructure requirements.

Community facilities

For the purposes of this report community facilities include:

- » Community facilities provided by Local Government, in partnership with landowners/developers, including community centres, libraries and child care centres
- » Community facilities and other forms of infrastructure provided by State Government including schools, health centres, and emergency services including Police, Fire and Ambulance.

For calculating future social infrastructure requirements (community centres and libraries specifically), the total incoming or new population (as shown in the table below) has been used.

Table 1 Future social infrastructure requirements

Landowner	Projected dwellings	Estimated incoming population*
Bradcorp	5,400	15,840
Governors Hill	1,000	2,933
Walker Corporation	2,500	7,334
Lend Lease	635	1,863
Others	1,200	3,520
Total	10,735	31,490

Note: the projected dwellings exclude the approved 1165 dwellings, and only consider infrastructure demands related to the proposed additional 635 lots proposed to be delivered by Lend Lease.

The key social infrastructure recommended to be provided in Wilton Junction includes:

District level facilities

- » A district community hub consisting of a multipurpose community centre (1,430 square metres gross floor area (GFA)) and a library (1,474 square metres GFA)
- » A K-12 public school located in proximity of the new town centre and adjacent to adjoining district playing fields
- » An independent K-12 school located in Wilton West (Bradcorp land)
- » A Regional Integrated Primary and Community Care Centre (community health facility) located in the town centre
- » An aquatic/gym/indoor sports centre of 4,000-6,000 square metres GFA located either in or near the town centre, school or lake precinct
- » A police station on a 4,000 square metre site located on the fringe of the town centre (could be co-located with courthouse)
- » A fire station on a 2,000 square metre site located on fringe of commercial area with good access to arterial roads

- » An ambulance station on a 3,000 square metre site located in a fringe commercial or light industrial area with good access to arterial roads (could be co-located with fire station).

Local level facilities

Bradcorp

- » A local multipurpose community centre of 650 square metres GFA located in a neighbourhood centre
- » A public primary school located according to DEC requirements
- » Allowance for child care.

Walker Corporation

- » A local multipurpose community centre of 440 square metres GFA located in a neighbourhood centre
- » A public primary school located according to DEC requirements
- » Allowance for child care.

Lend Lease

Requirements for a local multipurpose community centre, public school and allowance for child care. Facilities already provided or agreed to as part of existing Voluntary Planning Agreement.

Governor's Hill

No local facilities required but contribution to district level facilities.

Open space

The approach to open space in Wilton Junction is to focus on the provision of quality passive and active recreational facilities, rather than the strict adherence to a quantum. This approach achieves the objectives set out by Wollondilly Council.

The approach to the provision of open space therefore needs to be balanced by considering the age of the population, the setting of the site and adopting a quantitative approach for providing local open space.

Wilton Junction can virtually provide the traditional standard of 2.83 ha of open space per 1,000 persons and will be of high quality, and will provide community benefits.

Based on that approach and considering the unique features of the Wilton Junction site, this reports recommends that 75ha of open space be provided on site, with generally a 50:50 apportionment between formal active and passive. In addition it is proposed to accommodate as part of the district hub, 10ha of district open space with active sport facilities. The amount of total formal open space area proposed is thus 85ha.

The recommended open spaces include:

- » One district sporting facility of approximately 10 hectares
- » Five neighbourhood sporting facilities (totalling approximately 35 hectares)
- » Local parks and open space (totally approximately 44 hectares).

Discussions are also continuing regarding the provision of a recreational facility, including an aquatic facility.

1 Project background

1.1 Project background

In November 2011, the NSW Government initiated the Potential Housing Opportunities Program and invited landowners with suitably located substantial landholdings to nominate sites which might be able to deliver additional housing to address Sydney's housing supply shortfall. Walker Corporation, Governors Hill, Bradcorp and Lend Lease responded to the Program and nominated landholdings of more than 100ha in Wollondilly Shire, surrounding the Hume Highway-Picton Road intersection for consideration. This area has subsequently become known as Wilton Junction, and is the subject of this application.

Following a Wollondilly Shire Council resolution in May 2012, the four major landowners (collectively known as the Wilton Junction Landowners' Group) signed an agreement to work cooperatively with Council to prepare a high level Master Plan for Wilton Junction to deliver high quality new housing, jobs close to homes, supporting social and utilities infrastructure and services, and a range of complementary land uses.

A high level Master Plan and a Preliminary Infrastructure Requirements Report were considered by the Council on 17 December 2012, with Council resolving to give in-principle support to the proposal. Council also resolved to request that the rezoning be a state-driven process. Subsequently, the NSW Government decided to coordinate the statutory planning process, led by the Department of Planning and Infrastructure (now the Department of Planning and Environment, DP&E). The Minister for Planning and Infrastructure (now the Minister for Planning and Environment) proposed to prepare a State Environmental Planning Policy (SEPP), as per Section 24 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), which identifies that a SEPP is an Environmental Planning Instrument, and Section 37 of the EP&A Act, which relates to the making of a SEPP for State or regional significant development. This was done with a view to rezone the land through an amendment to the Wollondilly Local Environmental Plan 2011 (LEP) to facilitate the early delivery of housing and infrastructure, linked to an agreed Infrastructure, Servicing and Staging Plan.

The Department of Planning and Infrastructure issued Study Requirements (SRs) to the Proponents (Walker Corporation, Bradcorp and Governors Hill) to guide the planning investigations for a new town at Wilton Junction. The SRs set the criteria for carrying out environmental investigations across the Study Area (excluding both Bingara Gorge and the existing Wilton village which will not be affected by any proposed amendments to their current zoning and planning provisions). The investigations examine the potential for the Wilton Junction Study Area to be rezoned under a SEPP.

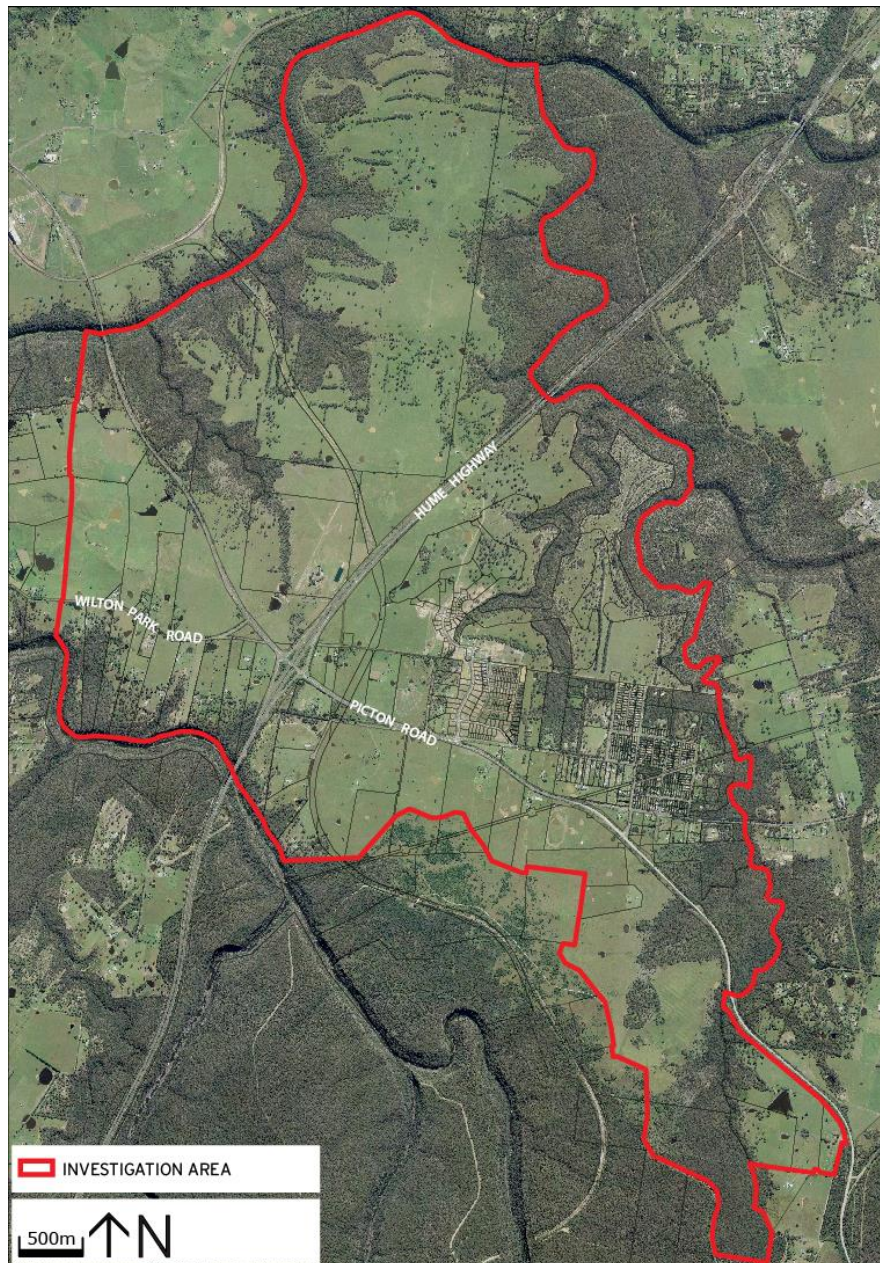
1.2 Study Area

Wilton Junction is located within Wollondilly Shire Council and is approximately 80km from Sydney Central Business District, and 30km west of Wollongong. The study area includes the existing village of Wilton and the recently approved suburb of Bingara Gorge.

The area is strategically located around the Hume Highway-Picton Road interchange, and represents the next potential major town along this transport corridor south of Campbelltown—

Macarthur. Moreover, Wilton Junction has the distinct advantage of a consolidated land ownership of more than 2,700ha in the control of recognised developers, with the resources and capability to expedite housing delivery, roll out enabling infrastructure, deliver social services and provide local employment.

Figure 1 – study area



1.2.1 Landownership

There are four major landowners within the Investigation Study Area:

- Bradcorp Pty Ltd (land at Wilton West)
- Walker Corporation (lands south of Picton Road and east of the Hume Highway)

- Governors Hill (land including the Wilton Aerodrome and lands on both sides of Picton Road west of the Hume Highway)
- Lend Lease (land to the north-west of the Hume Highway-Picton Road intersection; but is excluded from the study requirements)

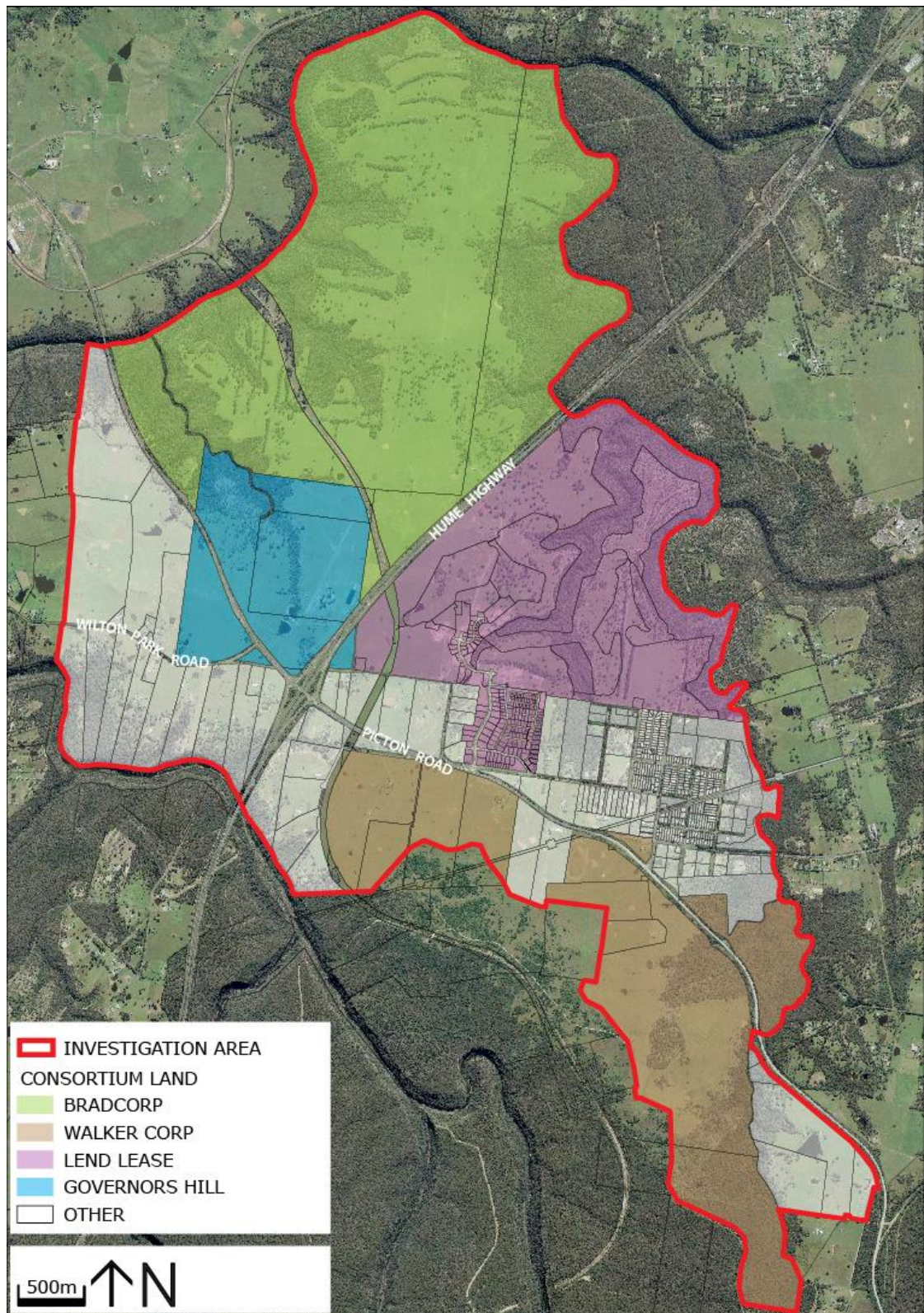
The Investigation Study Area also includes land by other private owners (excluding land in Bingara Gorge and Wilton village) as outlined in the table below; with a plan of the extent of ownership being provided below.

Landowner	Gross area (ha)	Net developable area (ha)
Lend Lease	455	240
Bradcorp	872.4	458.7
Governors Hill	175.3	123.5
Walker Corporation	405.2	230.3
Other landowners**	572.3	489.2
TOTALS	2480.2	1541.7

** This comprises 113 other private landowners, excluding the new Bingara Gorge estate and the existing Wilton village which will not be affected by any proposed amendments to the existing Wollondilly Shire Council planning provisions.

For the purposes of this rezoning application, the Proponents include Walker Corporation, Governors Hill and Bradcorp. Lend Lease will continue with the planning and delivery of its Bingara Gorge community in Wilton, which is already zoned for residential development. Lend Lease is working with the Proponents of this rezoning application to plan and deliver the new town at Wilton Junction and its associated infrastructure.

Figure 2 – Land Ownership



1.3 Vision for Wilton Junction

The Proponents have a vision for the proposed rezoning of land at Wilton Junction, which is:

Wilton Junction is a new community cradled in a unique landscape characterised by bushland, rivers, creeks, lakes and ridges set against the backdrop of the Razorback Range. By design, the place and the lives of its people are intertwined with the bush.

The community respects the location's rich bushland setting, engages with surrounding water features and embraces sustainability.

Inclusive and welcoming of diversity, it's a place to nurture relationships, grow a family - to put down roots.

Founded on a 21st century interpretation of timeless "Garden City" principles, Wilton Junction combines the best features of our most loved country towns with the facilities, services and technologies found in Australia's most successful, edgy, and vibrant town centres.

A safe place to visit – a healthy place to live – a great place to learn - a rewarding place to work – the local community takes pride in the strength of its cultural and civic life and the role of their town in Wollondilly Shire and the region.

1.3.1 Delivering the Vision and Project Description

This vision will be delivered through the creation of a new town with between 11,000 and 13,000 new homes and 11,000 jobs. Residential neighbourhoods will be created around green spaces providing a range of housing choice and facilitating healthy lifestyles options for all new residents. A new town, comprising of approximately 17ha, will be established within the north-west quadrant of the study area and will be surrounded by employment generating uses for business, bulky goods and light industry, comprising of approximately 120 - 130ha of land. Smaller neighbourhood centres will be created within the residential neighbourhoods to cater for convenient daily shopping choices. Community facilities and physical infrastructure will be provided facilitating the creation of a self-sustaining community. Existing significant environmental features and heritage items will be preserved commemorating the natural and historical setting of the study area.

This report forms part of the studies required to be undertaken to meet the Director Generals' Key Study Requirements outlined by the Department of Planning and Infrastructure as part of the investigations for the release and rezoning of land at the junction of the Hume Highway and Picton Road through a SEPP. The study outcomes and report has also informed the development and preparation of a Master Plan for Wilton Junction.

The proposed Master Plan will also be informed by the following key principles:

- **Employment and commercial drivers.** The delivery of approximately 11,000 jobs focused around a new town centre and in close proximity to the Hume Highway and Picton Road.
- **Housing.** Providing between 11,000 and 13,000 new dwellings across the precinct, inclusive of the 1,165 already approved at Bingara Gorge and the existing Wilton village.
- **Community facilities.** Provide a diverse range of high quality community facilities including a schools, library, community centre in a town centre and three neighbourhood centres across the precinct.
- **Environment.** Conserving ecological features and biodiversity and establishing a Trust to rehabilitate and manage approximately 614.5ha of bushland.

- **Place making.** Delivering high quality and connected network of streets, spaces and squares throughout the development.
- **Activity centres.** Focus on the delivery of a new town centre and three smaller neighbourhood centres with a diverse mix of retail, commerce, business and light industry.
- **Traffic and transport.** Providing strategic motorway and bus access to surrounding areas, legible movement throughout the development.
- **Infrastructure.** Integrated water, waste water and stormwater management systems and access to all other utilities including gas and NBN.

2 Social infrastructure planning in the rezoning phase

For social infrastructure planning, the rezoning phase of the Wilton Junction project involves testing the broad recommendations from the master plan and, through additional analysis and consultation, more precisely defining the social infrastructure requirements. At the rezoning phase this requires integration with the evolving land use planning including identifying appropriate sites and opportunities for co-location and shared use of facilities. This phase of the project also involves identifying appropriate models for social infrastructure provision including for both local and district level facilities.

For the purposes of this report social infrastructure includes:

- » Community facilities provided by Local Government, in partnership with landowners/developers, including community centres, libraries and child care centres
- » Community facilities and other forms of infrastructure provided by State Government including schools, health centres, and emergency services including Police, Fire and Ambulance.

Also included in this study are indoor recreation facilities such as aquatic and indoor sports centres.

Specific tasks involved in the more detailed social infrastructure planning for the rezoning phase of Wilton Junction include to:

- » Confirm and refine the requirements for social infrastructure based upon revised population forecasts, leading practice and consultation with responsible state and local government agencies
- » Provide guidance to the landowners and their urban designers on social infrastructure requirements within each landholding
- » Confirm locational requirements and co-location opportunities for social infrastructure to a level suitable for a rezoning process
- » Detail strategies for the staging and delivery of social infrastructure
- » Confirm site and design factors to a level suitable to enable costing, and provide a costed schedule of social infrastructure requirements for inclusion in the Local and State Contributions Plans
- » Address the Study requirements with regard to social infrastructure.

2.1 Study requirements

This rezoning report addresses the study requirements. The relevant sections of the study requirements released by the then Department of Planning and Infrastructure (now Department of Planning and Environment) on 2 May 2013 for social infrastructure planning and how they are addressed are included in the following table.

Table 2 Study requirements

DG Requirement	How addressed	Report reference
Undertake a benchmarking exercise to provide size, scale, linkages, delivery and location parameters of social infrastructure to support proposed service levels including those proposed for the town centre. Benchmark with a centre in the Sydney Metropolitan Area which the proponent identifies as closest to the centre outcomes sought for the Precinct (addressed in the appendix 1 of this report)	Research on standards of provision for both libraries and community centres has been undertaken and documented in section 5.4 of this report. Case studies of a number of town centres (Oran Park, Rouse Hill, Ellenbrook and Googong) has been undertaken and documented in the Appendix 1.	Section 5.4. and Appendix A (Section 10)
Detail strategies for delivery of social infrastructure	Relevant State and Local Government infrastructure has been identified. Precise delivery requirements for local government infrastructure will be outlined in a Section 94 Plan for Wilton Junction, and dependent on future negotiations between Council and landowners.	Section 7 and 8
Identify required community health and hospital services and undertake an assessment of the Health and Wellbeing impacts of the Precinct which will identify positive and negative impacts for the population and develop recommendations to mitigate negative impacts and enhance positive impacts	Consultation has been undertaken with South Western Sydney Local Health District to identify future health and hospital service needs. Discussions were also initiated with the Health District's Population Health team to address health and wellbeing impacts of the Wilton Junction plans. As a result the Health District is currently conducting a Health Impact Assessment on Wilton Junction in cooperation with Wollondilly Council.	Section 7.3
Identify required emergency services infrastructure within the Wilton Junction Precinct, including Fire, Rural Fire Service, Ambulance, Police and SES	Consultation has been undertaken with Fire, Rural, Fire and Rescue, Ambulance, Police and SES. Feedback on infrastructure requirements has been incorporated in the report.	Section 7.3

3 Master plan social infrastructure recommendations

Social infrastructure requirements were identified to a relatively high level of detail in the initial master planning phase of the project in 2012. These initial requirements have been considered and used as a basis for the rezoning phase of the project. The key social infrastructure identified in the 2012 master planning report, which were considered by Council, was:

Local facilities

- » 3 multi-purpose community centres, each of about 550-650 sqm
- » 4 public primary schools
- » 4 childcare centres (initial provision only, and to be provided by private sector)
- » Commercial space for medical centres, informal meeting places and leisure venues

Some of these facilities are already provided or proposed within the Bingara Gorge development being developed by Lend Lease.

District and regional facilities

- » A co-located community, civic, library and cultural facility on a site of up to 1.5 hectares comprising:
 - > District level community resource centre for Wilton Junction
 - > Central library for Shire
 - > Arts and cultural facility for Shire
 - > Council civic and administration centre for Shire
 - > Adjoining outdoor civic space
- » Community health / Integrated Primary and Community Care Centre, occupying floor space of about 10,000 square metres
- » A public high school on a site of 6 hectares
- » A private primary / high school on a site of 9 hectares
- » Co-located sites for a police station (up to 4,000 square metres) and a courthouse (approx. 1,500 square metres) (subject to consultation with the Attorney-General's Department)
- » Sites for an Ambulance station (2,000 square metres) and a Fire and Rescue Station (2,000 square metres)
- » Commercial space within the town centre to accommodate medical and allied health practices, human service organisations, informal meeting and leisure venues such as cafes, restaurants, bars.

These initial master plan recommendations form the basis of analysis and consultation for the rezoning phase of the project.

4 Population projections

Population projections used in this report have been prepared by MacroPlan Dimasi (June 2014).

4.1 Wilton Junction

MacroPlan Dimasi's population projections are based on a development yield for Wilton Junction of 11,900 dwellings (with lot production forecast to be completed by 2039). Average household size has been assumed at 2.8 – 3.2 persons per dwelling for low density housing and 2.0 – 2.6 persons per dwelling for medium and higher density housing. Based on an assumed average occupancy rate of 2.93 people per dwelling across the development, the population projections suggest population growth is likely to occur as follows.

Table 3 Estimated population by year

Year	Lots (cumulative)	Estimated total population
2016	1,230	3,613
2021	3,530	10,368
2026	6,130	18,004
2031	8,880	26,081
2036	11,230	32,983
2039	11,900	34,955

Note: that this total Wilton Junction projected population of 34,955 includes Bingara Gorge but not other existing dwellings.

4.2 Major landowner areas

The following table shows how the projected population growth of Wilton Junction will be distributed among the major landowner holdings.

Table 4 Total population by landowner area

Landowner	Projected dwellings	Estimated population*
Bradcorp	5,400	15,840
Governors Hill	1,000	2,933
Walker Corporation	2,500	7,334
Lend Lease	1,800	5,280
Others	1,200	3,520
Total	11,900	34,907

** Assumes 2.9334 average occupancy rate*

For the purposes of calculating future social infrastructure requirements (community centres and libraries specifically), the total incoming or new population (as shown in the table below) will be used.

Table 5 Total incoming or new population

Landowner	Projected dwellings	Estimated incoming population*
Bradcorp	5,400	15,840
Governors Hill	1,000	2,933
Walker Corporation	2,500	7,334
Lend Lease	635	1,863
Others	1,200	3,520
Total	10,735	31,490

While the 31,490 incoming population will be used to estimate future social infrastructure requirements, the existing Bingara Gorge Voluntary Planning Agreement (VPA) between Lend Lease and Wollondilly Shire Council is also acknowledged. This VPA makes provision for contributions for community facilities as follows:

- » Community function and meeting space, to include land on which the facilities are provided and building with a minimum gross floor area of 577 square metres, to include multi-purpose floor space for functions, gatherings and entertainment uses, meeting rooms, office space, storage and amenities
- » Temporary community floor space to be provided in the Sales and Information Centre until such time as the permanent facility is required
- » Employment of a Community Development and Cultural Programs Officer (Community Liaison Officer) for a period of 4 years, valued at \$200,000
- » Monetary contributions to facilities off-site totalling \$1.9 million, being for:
 - > Contributions towards construction of Central Library and / or
 - > New library resource material and / or
 - > Public internet access kiosk and/or
 - > Mobile library vehicle and
 - > Civic administration and customer service centre and/ or works depot.

In identifying future demand for social infrastructure, this report does not include the already approved dwellings in Bingara Gorge (1,165 dwellings). It is understood that the Bingara Gorge VPA is subject to renegotiation. It is recognised that further negotiation between Lend Lease and Wollondilly Council will be required to determine how the existing VPA requirements relate to what is recommended in this report, or whether the approach identified here may be used as a basis for renegotiating the VPA.

5 Key issues and influences

This section identifies some of the issues affecting the identification of specific social infrastructure requirements for the rezoning phase of Wilton Junction.

5.1 Agency feedback

Agency feedback during the rezoning phase has included direct consultation with the Department of Education and Communities (DEC), the South Western Sydney Local Health District, Fire and Rescue and the Rural Fire Service. Consultation with Wollondilly Council has also been undertaken.

Ongoing consultation with state agencies will be required as the project progresses from rezoning to development application stage. A key requirement for the future will be input from the Attorney General's Department regarding the requirements for court/justice facilities.

5.2 School locations

In discussions with Department of Education and Communities (DEC), the rate of provision for public primary schools has been identified as one primary school for every approximately 3,000 dwellings; and one public secondary school for every approximately 7,500 dwellings. Using this as a basis, and then refining it through further discussion with DEC, the number of schools identified for Wilton Junction is:

- » Three public primary schools
- » One public joint primary/secondary (K-12 school)
- » One independent K-12 school.

A number of meetings have been held with Department of Education and Communities (DEC) representatives regarding the location of schools in Wilton Junction. This phase of the project has focussed on working directly with DEC to apply locational principles to the Wilton Junction master plan. These discussions have focused primarily on the proposed K-12 school located adjacent to the district open space.

Discussions have also included site area reductions. The co-location of the K-12 school with the district playing fields enables a reduced site area of 7-8 ha (as opposed to 9 ha) being incorporated into the master plan. Agreements between Council and the Department of Education will need to be confirmed to ensure the sharing benefits are realised.

An independent K-12 school is also being considered for the Wilton West (Bradcorp) land. The proposed location is east of the Bradcorp mixed use centre and in close proximity to the lake recreation precinct.

5.3 Central or regional level facilities

A difference between this phase of the project and the master planning phase is the extent to which Wilton Junction should provide regional level community facilities – those that will cater for demand generated by Wollondilly Shire as a whole.

The master plan recommendations included a central library for the Wollondilly Shire and a Council civic and administration centre. As a result, planning for Wilton Junction will be focussed on addressing the needs of the projected Wilton Junction population with an emphasis on district and local level facilities rather than considering wider Wollondilly Shire needs. .

5.4 Rates of provision

Social infrastructure, namely schools, health care facilities, emergency services, is state provided and is therefore governed by State Government planning standards and rates of provision. However, facilities like libraries and community centres are generally provided and/or owned by Local Government and are determined by a varying range of standards and rates. Libraries and community centres are the key forms of social infrastructure that will be provided at Wilton Junction through a partnership between the landowners/developers and Wollondilly Shire Council.

5.4.1 Library standards

The State Library of New South Wales has produced a comprehensive planning guide to assist with library planning. This guide (People Places, 2012) includes recommended rates of provision for library buildings based on population. In general terms those standards recommend:

- » 39 square metres of library floor space for every 1,000 people for populations between 20,000 and 35,000 people
- » 35 square metres of library floor space for every 1,000 people for populations between 35,001 and 65,000 people.

Allowances are also made for administrative space, central library functions (if applicable) and the demand generated by non-resident workforce.

5.4.3 Community centres

There are no widely accepted standards for community centres. Comparative rates of provision being applied in selected local government areas are outlined in the following table.

Table 6 Comparative standards of provision for community centres

Local Government Area	Community centre standard (square metres per 1,000 people)
Playford (SA)	87
Penrith	87
Liverpool (NSW)	85
Blacktown (NSW)	80
Hills Shire (NSW)	80
Maitland (NSW – existing provision)	78
Camden (NSW)	55

The standards in the table above generally include provision for combined local, neighbourhood and district level community centre floor space. The floor space allocation between different level facilities is usually determined flexibly according to need, within the overall quantum of floor space guided by the standard.

Camden Council does set specific requirements of 42 square metres per 1,000 people for local community centres and a further 13 square metres per 1,000 people towards district facilities (reduced from 22 square metres for district facilities in its most recent Contributions Plan 2011 in order to better fit within current Section 94 cap requirements). The average rate of provision for community centre space desired in selected LGAs across local, neighbourhood and district level facilities is around 80 square metres per 1,000 people (as indicated in the table above). This is significantly lower than Wollondilly Shire's current rate of provision of around 135.5 square metres per 1,000 people. Wollondilly's current provision reflects the dispersed nature of the population and an historical approach where each town or village has a hall. However, a higher provision rate does not equate to a greater quality of provision as many of the existing facilities are small, dated, and not fit for contemporary community use. A lower recommended provision rate does not mean a reduction in quality of service as:

- » New facilities will be of a higher quality and better able to meet community needs and expectations than many of the older facilities which include facilities which are not fit for purpose, poorly located and do not cater for contemporary community use
- » Some of the older facilities may be rationalised, thereby reducing the level of provision of existing facilities (Council is currently undertaking a shire-wide community facilities strategy to investigate future provision across Wollondilly)
- » There is excess unused capacity in a number of the existing facilities, and it is not sustainable for Council to continue provision at this level.

Desired future rate of provision

Based on an analysis of comparative rates of provision and through the testing of provision rates through a number of projects, a desired future rate of provision for new community centres in Wilton Junction (inclusive of local, neighbourhood and district level facilities) is proposed to be 80 square metres for every 1,000 people.

Caution in applying standards

Standards are useful in providing a starting point for identifying community facility requirements. However, a purely mathematical approach to facility planning is not recommended and the proposed standards should be applied as an initial guide only and with some caution.

The use of standards should provide a starting point only, and need to be balanced by local social, political and economic conditions, needs and priorities and considered in reference to existing infrastructure in the area. They must be applied with some flexibility and understanding that services/facilities, design, size, location, staffing and management may alter in response to demographic change, changing community expectations and improved models of service delivery.

Importantly, the standards should be interpreted in conjunction with the objectives and principles for community facilities and services. While standards portray separate specifications for an individual facility, their application should be undertaken in a way that supports leading practice in social infrastructure provision including co-located, multipurpose, flexible and shared use facilities.

5.5 Models of provision

Trends for social infrastructure provision have moved beyond the provision of unstaffed, single purpose halls often in remote locations that lay idle for most of the week. More contemporary approaches to social infrastructure encourage facilities that are active, vibrant places that are also multipurpose, flexible, co-located and cater for a wide range of activities.

While previously social infrastructure has been viewed as places for the provision of support and services for disadvantaged communities and those in need of assistance, the role of social infrastructure is increasingly expanding. While the provision of social support (whether through direct service delivery or information and referral) will continue (with a greater focus in some areas, depending on community needs), community facilities have undergone a transition to become places of celebration, information, recreation, education, social gathering and community building.

Models that are integrated with other activity generating uses, that place social infrastructure at the heart of communities, and position them as positive places for the whole of the community are emerging. This approach is appropriate for Wilton Junction. One of the prevalent models of social infrastructure provision is the community hub. Community hubs have been variously described as:



A space where communities gather and meet, supported by a range of compatible land uses including residential, retail, commercial (economic/employment), open space, social infrastructure, education, transport, essential services and technology uses ... They offer a way to improve services to each individual community, and deliver services in an efficient, effective and inclusive way. Community hubs enhance local character and identity, create active and vibrant centres, and assist in casual surveillance and safety (Sunshine Coast Council, 2011)

A conveniently located public place that is recognised and valued in the local community as a safe gathering place for people and an access point for a wide range of community activities, programs, services and events (Parramatta City Council, 2008).

A community hub, in essence, is a multipurpose public gathering and activity place where a variety of activities occur and where a wide range of community needs can be met in both formal and informal ways. The key to the community hubs concept is integration. This can mean both integration of services, programs and activities within a multipurpose community space or the integration of a range of activity generating uses including community and cultural facilities, shops, transport, parks and plazas.

The essential characteristics of a community hub include that they:

- » Respond to, and are shaped by, the unique needs, interests and assets of their community
- » Are based in locations are readily accessible by public transport and where people already congregate
- » Cluster with other activity generating uses to increase convenience and enhance safety
- » Co-locate a range of community facilities and human services to improve both coordination and convenience of use
- » Include a variety of uses that attract different groups of people at different times of the day for varied purposes and meet a wide range of community needs and support community strengths
- » Attract people and are identified as a focal point and gathering place for the community
- » Are readily accessible to ensure all members of the community can utilise them
- » Have a civic quality, sense of stability and level of amenity that marks them as an important place in the community
- » Include an inviting public domain that encourages people to interact in the public realm
- » Rely on partnerships arrangements to be most effective with no one entity likely to be completely responsible for funding, service provision or operation.

Community hubs are a particularly appropriate model for growth areas given their emphasis on co-location, clustering, shared use, and integration with activity centres, which the master planning processes now common in growth areas are able to accommodate. Key to their success is the relationships between uses including how community facility space works with key public domain (such as a town square), and active uses such as retail and proximity to transport.

While the community hub model is most appropriate for larger, district level facilities, some of the same principles can be applied to local community centres as well. Local community centres, although smaller, should still be active, vibrant places that are integrated with other activity generating uses, designed to be flexibly used and cater for multipurpose activity. Local community centres should also respond to the trend towards facilities that are affirmative and positioned as positive, celebratory places for the whole community.

Recently, local community centres have been redefined as 'clubhouses' in some new estate developments. Harrington Grove in Camden is an example. This is a model that meets developers' marketing needs while also addressing local community needs for gathering space and for the delivery of programs and activities. The concept of 'clubhouses' when used, needs to consider the ultimate owner of the assets, and if it is to be Local Government, requirements for whole of community access and ongoing operational costs.

6 Open space

This chapter provides a summary of the approach and recommendations for open space planning for Wilton Junction.

6.1 Approach

Wilton Junction will need to provide open space and recreational resources for a wide range of incoming users and various age groups, at both district and local levels.

The establishment of the type, quantum and distribution of open space and recreational facilities for Wilton Junction has been determined through a review of standards, guidelines, national trends in participation rates in sports, as well as an understanding of the existing landscape and urban fabric.

6.1.1 Context

The *Draft Wollondilly Shire Council Open Space, Recreation and Community Facilities Report (2013)* indicates that the Shire contains 255ha of local open space and reserves which it manages and maintains (pg 41). This includes 14 sport grounds, over 101 parks and reserves, 10 tennis courts, 4 skate parks and 2 swimming pools (including 1 leisure centre).

The current supply of open spaces meet a range of recreation and leisure activities, with no one consistent quantum or standard applied for the provision of open space. Council demonstrates that the provision of open space is highly variable, ranging from between 1.5ha per 1000 people to in places up to 6.2ha per 1000 people depending on the area and community (pg 46).

In determining appropriate provision at Wilton Junction, consideration has been given to current and future population demographics, age of the community, predicted participation rates, as well as the sites specific context, being surrounding by high quality bushland.

The table below (*source: MacroPlan Dimasi 2013*) provides an indication of the projected age breakdown of the future population. The table confirms the necessity to accommodate a range of open space and recreational facilities for all age groups in Wilton Junction, particularly as approximately 30% of the population will be under the age of 19, and 29% will be over the age of 50.

Period	Total population (persons)				
	2020	2025	2030	2035	2041*
0-19	2,287	4,444	6,695	8,936	10,645
20-34	1,469	2,907	4,407	5,902	7,041
35-49	1,597	3,035	4,535	6,029	7,169
50-64	1,147	2,441	3,792	5,137	6,162
65+	595	1,458	2,358	3,254	3,938
Total	7,095	14,285	21,786	29,259	34,955

* Extended one year to include completion year

From a perspective of design of a new township, the master plan prepared by Connor Holmes (2014) identifies the need for:

- » A variety of accessible local parks for informal play and passive recreation that support family and community activity and that provide a diversity of recreation settings and opportunities for all age groups and all abilities;
- » High quality parks with well-maintained facilities such as paths, play equipment, fencing, landscaping and shelter from sun, wind and rain;
- » Outdoor areas for larger gatherings and cultural events e.g. extended family and group picnics, amphitheatre, markets;
- » Multi-purpose playing fields suitable for a variety of field sports, and able to accommodate both junior and adult sporting activities for males and females;
- » Access to both outdoor and indoor courts for court sports;
- » Indoor spaces for activities such as dance, martial arts, yoga, fitness, gym Access to recreation, entertainment and leisure opportunities and meeting places that target young people, including public spaces that are safe and welcoming and allow for social interaction and informal games;
- » Access to recreational centre, including an aquatic facilities that include a variety of leisure and fitness activities and programs consistent with local needs and preferences;
- » A network of walking and cycling tracks linked to key destinations and recreation nodes;
- » Options to enhance fitness in parks and trails;
- » Opportunities for adventure based activities, such as mountain biking, trail bikes, horse riding, rock climbing;
- » Opportunities to enjoy bushland, water and other natural settings, for picnics, bushwalking and as spaces for reflection, rest and relaxation; and
- » Opportunities that increase incidental physical activity, through design of footpaths, road networks and accessible, safe and well lit walking and cycling tracks.

It is necessary that these needs be satisfied by local and district facilities to be provided within Wilton Junction.

The provision of open space and recreational facilities also achieves the draft *Wollondilly Shire Council Open Space, Recreation and Community Facilities Report (2013)* objective and strategies (page 122 – 124) which are:-

- » Central to catchment and equitable access
- » Clustered or collocation
- » Flexibility and multiple use
- » Contribute to public domain and sense of place
- » Sustainability
- » Location to promote accessibility and visibility
- » Connected to public transport, pedestrian and cycle networks
- » Of sufficient size and design to enable expansion and adaption
- » Safety and security
- » Avoidance of conflicts with neighbouring uses
- » Celebrate cultural and heritage, and

» Conserving natural systems

These objectives have informed the approach and provision of open space and recreational for Wilton Junction.

6.1.2 Approach

The approach to open space in Wilton Junction is to focus on the provision of quality passive and active recreational facilities, rather than the strict adherence to a quantum. This approach achieves the objectives set out by Wollondilly Council.

For planning purposes, a baseline of 2.83 ha per 1000 population was assumed as the starting point for determining open space provision, as per the Wollondilly Development Contributions Plan 2011. This would result in approximately 89 ha of open space required based on a population of 31,490.

As outlined in Section 4.2, for the purposes of open space planning, a population of 31,490 has been used. This excludes consideration of open space that has been provided at Bingara Gorge to meet the needs of the approved 1,165 dwellings. It however includes the additional 635 dwellings proposed to be provided at Bingara Gorge by Lend Lease, but only in terms of district level facilities, as all local facilities to meet the needs at Bingara Gorge have been assumed to have been provided.

To achieve the Council's strategic objectives and to ascertain quality open space suitable for the population, other factors other than quantum were considered. Connor Holmes in the assessment considered the site's ridgelines, walkability and areas of vegetation as well as the retention/protection of approximately 614ha of bushland (although not formally open space) to form part of the developments' passive and active open space network.

The open space network will also in future include 100% of flood prone land, riparian corridors or other areas where a proposed detention basins is to be included as part of the quantum of passive open space, but only if it is legitimate open space of good quality and constructed to Council's requirements. When taking all of these areas of informal open space into account, the quantum would significantly exceed the total provision of 89 ha.

The approach to the provision of open space therefore has balanced the age of the population, the setting of the site and adopting a quantitative approach for providing local open space.

Using the traditional standard as a starting point, and also considering the unique qualities of the Wilton Junction site, plus understanding Council's strategic objectives, approximately 85 hectares of open space is proposed to be provided at Wilton Junction. This figure is inclusive of the provided district open space and based on an expected population of 31,490 people, equates to nearly 2.8 hectares of open space per 1,000 people. This amount of open space is not inclusive of the recreational and leisure facilities in the outer protection zone areas or the bushland areas, nor any linear parks adjacent to railway lines or easements.

The justification for the local open space quantum is:-

- » A qualitative and responsive approach to providing local open space where local open space is generally 400 metres from any residence
- » The provision of active and passive local open space is to be of a high standard and is to incorporate the recreational facilities and functions based on the future population's needs rather than a basic land area calculation approach
- » The full complement of playing fields, playgrounds, kick-about areas, picnicking areas and other leisure facilities will be provided irrespective of the open space land area. This will be

complemented by a network of pathways through the residential areas and trails within the adjacent bushland

- » Active open space areas will be larger open spaces for formal sporting activities and smaller parks will be of a size to accommodate informal active recreation (i.e. ball sports)
- » Passive open space areas will include larger open spaces that connect with creeks and bushland areas to provide strong connections to paths, cycling links and bush trails
- » Smaller parks with an area of 3000m² or greater will also be provided in suitable locations to ensure all residences have accessible local open space. Whilst not defined as open space, the adjoining bushland will have a recreational function that will create a diverse range of recreational and leisure opportunities through Wilton Junction
- » Specific consideration of participation rates for indoor and outdoor courts, cricket pitches and playing fields will allow for the establishment of multi-purpose facilities to optimise the recreational offering to meet demand. The provision of a higher quality may also negate the need to over provide open space areas
- » Providing on average 50% active open space and 50% passive open space is a good design principle in recognition of increasing trends towards individual pursuits identified in current research.

An assessment of the proposed provision of open space against Councils strategic open space and recreational strategy is outlined below:-

Table 7 Open space strategy

Open space and recreation strategy strategic themes	Achieving the theme
Making more of what we have got	<ul style="list-style-type: none"> » The proposed open space provides an interlinked open space network of both passive and active space areas. The formal open space parks are linked through street landscaping, bushland areas, ridge top and view lines. The active and passive open space network provides opportunities in locations for all age groups and provides a diversity of opportunities. » The emphasis that the bushland is part of the open space is critical to enhancing what is on site already, and allows, through conservation, improved management by an Environmental Trust. » As per the Council's draft strategy the district community hub links to the district open space area, that creates a place for the community to link with tourism opportunities.
Ensuring that all sectors of the community benefit	<ul style="list-style-type: none"> » Passive open space is sufficiently large to be multi-functional and provide multi-generational opportunities. » District open space is located near to the district community facilities and the town

Open space and recreation strategy strategic themes	Achieving the theme
	<p>centre, providing benefit for the broader Wilton Junction community as the facilities can easily be accessible. The principle therefore allows for co-location and multi-use.</p>
Maximising value for money	<ul style="list-style-type: none"> » Wilton Junction has provided appropriate open space to be provided to Council for future management and maintenance. The value of Section 94 for open space has been rationalised to provide a sustainable and well thought out plan including a balanced between formal active and passive open space. » The future design will be undertaken in consultation and partnership with Council.
Matching provision to people.	<ul style="list-style-type: none"> » Open space is adjacent to the school and district hub thus matching the use by families and communities. » Open space is provided to be usable and enhance the public and usable open space around the lake to provide opportunities for future residents to enjoy the facilities. » The bushland areas managed by the Environmental Trust will provide engagement with the community and various buscare groups. » Passive open space thought out the site creates opportunities to match the community general needs with the provision of the diversity of space. » A formal town centre square will provide a formal "green" in the town centre for enjoyment and recreation.

6.2 Proposed provision

The proposed provision of 75ha of open space to be provided on site, with generally a 50:50 apportionment between formal active and passive. In addition, it is proposed to accommodate as part of the district hub, 10ha of district open space with active sport facilities. A total of 85 ha is provided at Wilton Junction for Section 94 Local Plan purposes.

The table below provides a summary of the provision of active and passive open space by landowner.

Table 8 Summary of the provision of active and passive open space by landowner.

	Proposed dwelling yield	Proposed Population *	Proposed Population without LL 635	Proposed to be provided as part of Section 94 Plan	Proposed Active space	Proposed passive space	District open space
Bradcorp	5,400	15,840	15,840	40.83	16.72	19.7	4.4
Governors Hill	1,000	2,933	2,933	11.96	2.62	3.46	5.88
Walker Corp	2,500	7,334	7,334	17.09	6.56	10.53	
Other landowners **	1,200	3,520	3,520	6.05	4.62	1.43	
Lend Lease*	635	1,863	0	0*	0.00	0	
Total	10735	31490	29627	85.03	30.52	44.23	10.28

Note: based on average household size of 2,9334

Note: excludes Wilton oval

Note: excludes linear parks and wetland areas and conservation

Note: excludes the lake itself

**Bingara Gorge has been included in order to provide contribution to district open space; if the additional possible population was not included an amount of approximately 83ha of open space will be required.*

6.3 Preliminary requirements

Connor Homes undertook research on various requirements for active space, including Australian Social and Recreation Research (ASSR), the South Australian Government and many others. Wollondilly Shire Council requirements are set out in the Table below:

Table 9 Wollondilly Shire Council requirements

Facility	Rate of Provision
Indoor sports courts	1 per 20,068 residents
Cricket pitches	1 per 2,000 residents
Sports playing fields	1 per 2,361 residents
Netball courts	1 per 3,345 residents
Tennis courts	1 per 3,345 residents

The overall provision rate has been determined by Connor Holmes on consideration of a combination of standards, site characteristics and the broader locality, existing provision and predicted participation rates. The proposed active open space is therefore generally as outlined below:-

District Open Space area

- » 10 + ha
- » 2 AFL / Cricket Ovals
- » 4 Rugby / Soccer / Hockey Ovals
- » 9 Tennis / Netball Courts
- » 4 Cricket Practice Nets
- » 1 Indoor Recreation Centre (2 courts)
- » Playground Picnic Area
- » Change Rooms / Club Rooms / Spectator Facilities

Neighbourhood Open Spaces:

- » Between 3-5 ha each
- » 4 AFL / Cricket Oval
- » 10 Rugby / Soccer / Hockey Ovals
- » 4-6 Tennis / Netball Courts
- » 2 – 4 Practice Cricket Nets
- » Playground Picnic Area
- » Change Rooms

Local Open Spaces:

- » 0.5 – 1.0 ha each

- » Informal “kick around” area of c.2,000m²
- » Playground

The proposed passive open space is outlined below:-

Passive Open Space - Target 33ha

Local parks @ 0.5 – 1.0ha (excl. Bushland protection):

- » BBQs, Shelters, Seating associated with District and Neighbourhood Open Spaces
- » Seating and playgrounds associated with Local Open Spaces
- » Walking trails, paths
- » Lookouts, view points
- » Natural vegetation areas
- » Drainage lines
- » Stormwater Detention / Retention Basins

It is proposed that essential basic embellishment (as per Department of Planning Guideline) for open space areas is to bring the open space up to a level where the site is secure and suitable for passive or active recreation. This may include:

- » Site regrading
- » Utilities servicing
- » Basic landscaping (turfing, asphalt* and other synthetic playing surfaces planting, paths)
- » Drainage and irrigation
- » Basic park structures and equipment (park furniture, toilet facilities and change rooms, shade structures and play equipment)
- » Security lighting and local sports field floodlighting
- » Sports fields, tennis courts, netball courts, basketball courts (outdoor only), but does not include skate parks, BMX tracks and the like.

***Note:** ‘asphalt’ (under ‘basic landscaping’) includes at-grade car parks to the extent that they service the recreation area only and does not include multi-storey car parks.

Preliminary requirements are based on the opportunity to maximise the effectiveness of active open space through the potential to share facilities. Based on this definition, and on the open space requirements by Connor Holmes, proposed active facilities are set out in the table below.

Table 10 Proposed active facilities

Facility	Proposed Provision
One sports facility on Walker Corporation land	Approx. 5ha
One sports facility on privately owned land	Approx. 5ha
One active open space area on Governor Hill land	Approx 3ha
Two sports facilities on Bradcorp land	Approx 4ha and 5ha in size
Active open space around the lake/s on Bradcorp land	Approx 5ha
Local active and informal kick about areas across the area	Approx 3ha
Total	Approx. 30ha

Preliminary analysis has identified that it is likely that 15 – 30 local parks are also required (based on a size range of @ 0.2 – 1.0ha excluding bush land protection areas) across the site providing approximately 44ha of passive open space. These areas will range in size and offering based on their surrounding context, and are likely to include the following kinds of features:

- » Basic embellishments as noted above, inclusive of shade structures, play equipment, at grade parking, landscaping etc
- » BBQs, shelters, and seating associated with district and neighbourhood open spaces
- » Seating associated with local open spaces
- » Walking trails and paths
- » Lookouts and view points
- » Natural vegetation areas
- » Drainage lines
- » Stormwater detention and retention basins.

In addition, a recreational facility, including an aquatic facility may be provided (subject to negotiation with Council) to maximise water amenities offered by the site for existing and incoming population and employees. This facility is proposed to be located adjacent to the proposed recreational lake.

The above quantum and type of open space and recreational facilities can be summarized as follows:

Table 11 Open space and recreational facilities

Facility	What is covered under s94?
1 District sporting facility	Essential - Land and basic embellishment only
5 Neighbourhood sporting facilities	Essential - Land and basic embellishment only
Local parks and open space	Essential - Land and basic embellishment only
<i>Recreational facility including, aquatic centre</i>	<i>Non essential</i>

Local facilities will generally serve the incoming population which district level facilities will accommodate a broader range of services that will service a wider catchment.

The rezoning will set out performance standards for local parks, including a land budget requirement and costs to be included in the contributions plan. The nature and design of local parks will be the subject of detailed design through the development application process.

7 Updated assessment of requirements

This section identifies the district and the local level social infrastructure required to support the projected Wilton Junction population. As mentioned earlier, a key focus of identifying requirements are the facilities provided through an agreement between Local Government and landowners. For Wilton Junction these are primarily library facilities and community centres (both district and local). Libraries and community centres will, therefore, be a key focus of this section of the report. State Government provided social infrastructure is also identified.

7.1 Calculating library, community centre and child care requirements

7.1.1 Library

As stated in the previous section, it is accepted practice to utilise the State Library of New South Wales population benchmark tool (developed through the People Places project) to identify library floor space requirements. Application of this tool to the Wilton Junction total projected incoming population of 31,490 people suggests a required library floor space of 1,474 square metres (GFA).

7.1.2 Community centres

As also stated in the previous section, calculating community centre floor space is less straight forward. However, as highlighted earlier, the provision rate of 80 square metres per 1,000 people has been identified through comparative study as an appropriate level of future provision for community centres in Wilton Junction. This rate is intended to cover both district and local level provision.

The table below applies this rate of provision to the projected population of Wilton Junction. The table is based on landowner area to enable local level facilities planned for each landholding area to be appropriately sized. The table also divides the 80 square metre rate of provision into a local provision rate (60 square metres) and a district provision rate (20 square metres).

Table 12 Application of community centre standards by landowner

Landowner	Projected incoming population	Local provision rate (square metres per 1,000 people)	Local provision (square metres)	District provision rate (square metres per 1,000 people)	District provision (square metres)	Total landowner provision – local plus district (square metres)
				(square metres per 1,000 people)		
Bradcorp	15,840	60	950.4	20	316.8	1,267.2
Governor's Hill	2,933	60	176.0	20	58.7	234.6
Walker Corp	7,334	60	440.0	20	146.7	586.7
Lend Lease	1,863	60	111.8	20	37.3	149.0
Others	3,520	60	211.2	20	70.4	281.6
Total	31,490		1889.4		629.8	2,519.2

The table above shows that a strict application of the standards would result in approximately 1,889 square metres of GFA for local community centres and 630 square metres of GFA for district level facilities. This gives a total required community centre floor space of almost 2,519 square metres. However, some adjustment does need to be made to address the practicalities of implementation and to respond to contemporary community facility models. While, the overall floor space requirement of 2,519 square metres is proposed to remain the same, the following changes explained below, and shown in the following table, are suggested to the allocation of that space among local and district level facilities:

- » Transferring 300 square metres of floor area from Bradcorp's local community centre provision to the district multipurpose community centre. The district centre (being located in the town centre) will be accessible from the Bradcorp land and will effectively act as the 'local' community centre for the southern part of the Bradcorp development
- » Transferring the 176 square metres of floor area for a local community centre in Governor's Hill to the district multipurpose community centre. 176 square metres is too small for a viable community centre and, like for the Bradcorp development, the district centre will effectively serve as the 'local' facility for Governor's Hill residents
- » Transferring 112 square metres of floor area for a local community centre in the Lend Lease development to the district multipurpose community (note that these figures will need to be confirmed pending the outcome of discussions between Lend Lease and Wollondilly Shire Council regarding the existing VPA)
- » Transferring the 211 square metres of floor area for the 'other' landowner areas to the district community centre, recognising that this is also too small for a local community centre and that this floor area contribution would be divided among multiple, separate land owners.

Given this, the local and district allocation of community centre floor space by landowner is shown in the following table.

Table 13 Revised community centre provision by landowner

Landowner	Local provision (square metres)	District provision (square metres)	Total provision by landowner (square metres)
Bradcorp	650	617	1,267
Governor's Hill	0	235	235
Walker Corporation	440	147	587
Lend Lease	0	149	149
Others	0	282	282
Total	1,090	1,430	2,520

Table 14 shows that the recommended provision for community centre space in Wilton Junction is:

- » 650 square metres of local multipurpose community centre space in Wilton West (Bradcorp)
- » A 440 square metre local multipurpose community centre in the Walker Corporation land
- » A 1,430 square metre district level multipurpose community centre to be located in the Wilton Junction town centre which all landowners contribute to.

7.1.3 Child care

Following discussion with Wollondilly Shire Council, this report has assumed that Council will not be a direct provider of child care services in Wilton Junction. Following national trends it is assumed that the majority of child care in Wilton Junction will be provided primarily by the private sector.

Following from the master plan report, it is recommended that the zoning for Wilton Junction permit child care as a use in the appropriate zones.

Opportunities exist for the integration and/or co-location of child care sites with each of the public primary schools identified for Wilton Junction. Allowances should also be made for the inclusion of coordination and administration space for Family Day Care within the proposed district community centre.

7.2 District level requirements

District level facilities are intended to serve the needs of the projected population of Wilton Junction. At this stage, most facilities (with the exception of health care) are focussed on the Wilton Junction population and are not planned as regional facilities to serve Wollondilly Shire as a whole.

7.2.1 Wilton Junction District Community Hub

The key components of the proposed Wilton Junction District Community Hub are:

- » A district level multipurpose community centre of approximately 1,430 square metres (GFA)
- » A district level library of 1,474 square metres (GFA).

District level community centre

The key functional areas of the district level community centre (1,430 square metres) component of the community hub are:

- » A large multipurpose hall with a capacity for events of 300 plus people. The hall should be able to cater for large gatherings, functions and performances. Ideally the space should be divisible to enable its use by smaller groups simultaneously

- » A range of activity and meeting rooms to cater for dance classes, training groups, seminars, gentle exercise, gymnastics, playgroup, smaller functions, etc.
- » Spaces suitable for activities specifically for young people and potentially older people
- » Rooms for sessional and outreach services such as counselling, family support, clinical services
- » Office space for community organisations and other human service providers
- » Play space for children's activities
- » Arts and cultural space including wet and dry workshop space, studio spaces and space for exhibitions
- » A Wollondilly Shire Council Customer Service area
- » Kitchen facilities attached to the main hall and potentially linked to other activity spaces (including 'reheat' facilities to support private functions)
- » Adequate provision for storage
- » Toilets and parenting facilities
- » Adequate car parking.

The respective proportional landowner contributions to the district level multipurpose community centre are based on the projected population levels of each landholding. The table below shows the percentage contributions by landowner.

Table 14 Proportional landowner contributions to the district multipurpose community centre and library

Landowner	Projected population	Proportional contribution (%)
Bradcorp	15,840	50%
Governor's Hill	2,933	9%
Walker Corp	7,325	23%
Lend Lease*	1,863	6%
Others	3,520	11%
Total	31,490	

* Provision to be considered depending on outcomes of discussions about the existing Bingara Gorge VPA

Table 15 shows that beyond provision of the local level community centres within their own land areas, it is recommended that landowners contribute to a district multipurpose community centre in line with the above proportions.

District library

The other key component of the community hub is a 1,474 square metre library that is proposed as a distinctive, contemporary civic facility with a strong technology focus and spaces to cater for the needs of young people (including digital media and gaming areas).

Table 15 shows the proportional contribution of each landowner to the library based on the respective projected populations of each landowner area.

It should be noted that non-resident workforce demand for library services has not been factored into the library floor space demands nor the proportional contributions. Wollondilly Council may have to make some allowance for library provision for those workers in the future.

It should also be noted that the standards derived floor space areas for the community centre and library are estimates of maximum required space. The community hub model provides

opportunities for efficiencies in floor area through co-location and shared use. These potential savings should be considered as part of the more detailed design and feasibility analysis work that will be required in future stages of planning for this project.

Regarding location, the district community hub should be located in a central town centre location that is highly accessible and visible. It should be co-located with high quality civic or public space, such as a town square or park, to enable outdoor community and cultural events such as outdoor movies or concerts, markets and other community gatherings.

Community and cultural development

This report supports the rezoning for Wilton Junction and therefore has a focus on the physical (land requirements) for social infrastructure. It is also important that the effectiveness of this hard infrastructure also requires the resourcing of 'soft' infrastructure to support it.

Future stages of planning and negotiations involving Council, land owners and State Government will need to consider the resourcing of community and cultural development in Wilton Junction, as well as the services required to support the area's population. Community facilities are just buildings without the resourcing for workers and programs and activities to operate from them.

The soft infrastructure is essential, however is not an item which is funded by Section 94 Plan, but rather by council revenue or rates.

Indoor recreation

The master plan report identified the need for 'a leisure centre, potentially incorporating a 25m aquatic facility, indoor sports courts and space for gym/fitness activities'. Indoor sports courts are considered to be multiple courts that cater for a wide range of activities including basketball, netball, volleyball, indoor soccer, etc.

The University of South Australia's Centre for Environment and Recreation Management utilises nationally developed benchmarks as a basis for the following classification of indoor recreation facilities:

Table 15 Indoor recreation classification

Facility Level	Population served	Size (square metres)	Component examples
1	5,000	Less than 1,000	One court facility with change rooms
2	5,000 – 10,000	1,000 – 2,000	Two court facility with change rooms
3	10,000 – 60,000	2,000 – 3,000	Two to three court with small gym
4	60,000 and over	Greater than 3,000	Three or more courts plus health and fitness suites, cafes, ancillary services, etc.
5-7	Region or state	Greater than 3,000	Aquatic facilities attached to include 25-50 metre pools and associated leisure facilities

*Planning for Community Infrastructure in Growth Areas (2008)*¹ suggests the following provision:

- » Neighbourhood level indoor recreation centre: a two court facility per 20,000 to 30,000 people
- » Higher order indoor recreation centre: a 4-6 court facility per 40,000 to 60,000 people.

¹ Victorian Growth Areas Councils (2008), *Planning for Community Infrastructure in Growth Areas*, City of Casey, City of Hume, Shire of Melton, City of Whittlesea, Wyndham City Council

While standards need to be interpreted with some caution, this suggests that a minimum three court facility with a gym requiring between 2,000 and 3,000 square metres of floor area would be required at Wilton Junction.

For aquatic facilities, Aquatics and Recreation Victoria published the following 'development levels and typical components' in 2011².

Table 16 Aquatic facility classification

Level of Development	Description	Catchment population estimate	Typical general components
1	Rural	Under 10,000	<ul style="list-style-type: none"> » Shared competition and shallow water to reduced separate water areas » Dry/gym facilities as future development option » Usually linked to other community facilities to share management and operating costs
2	Local	10,000-40,000	<ul style="list-style-type: none"> » Limited program water combined with leisure water » Limited dry/gym facilities
3	District	40,000-70,000	<ul style="list-style-type: none"> » Ability to separate program and leisure water » Larger dry/gym facilities » Additional limited amenities
4	Major	70,000-100,000	<ul style="list-style-type: none"> » More extensive program and leisure water » Consideration of indoor 50m pool and complementary warm water pools » Increased gym and program space » Additional complementary amenities, food and beverage
5	Regional	100,00-150,000	<ul style="list-style-type: none"> » Extensive and varied program leisure water and attractions » Inclusion of indoor 50m pool and separate warm water pools » Wellness/health club and extensive program room inclusions » Complementary services and amenities, crèche, food and beverage

An additional source, *Planning for Community Infrastructure in Growth Areas (2008)* suggests for level 3 populations, defined as catchments of between 30,000 and 60,000 people, an Aquatic Leisure Centre with a 25 metre pool with a floor area of between 4,000 and 6,000 square metres (which includes a fully equipped gymnasium).

² Aquatics and Recreation Victoria (2011), *Indoor Aquatic and Recreation Facility Development Guidelines*, State Government of Victoria

The assessment indicates that a pool possibly as part of a recreation and leisure centre with gymnasium would address the needs of the Wilton Junction population. As Wilton Junction is at the upper end of the 10,000-40,000 population catchment, this facility could serve broader community needs. Further discussions with Wollondilly Council will be required to identify broader requirements and wider community needs for aquatic and leisure centre facilities.

Future planning should seek opportunities for these indoor recreation facilities to be co-located together in the form of a combined aquatic, gymnasium, indoor sports facility. This facility should be located as part of, or adjacent to, a significant activity generator, such as the town centre, school (particularly K-12), or lake precinct that is convenient and accessible to the district population.

7.3 State Government social infrastructure

District level social infrastructure provided by State Government at Wilton Junction will include facilities for:

- » Education
- » Health
- » Police
- » Fire
- » Rural fire
- » Ambulance
- » State Emergency Services.

7.3.1 Education

As identified earlier, the number of schools required to support the Wilton Junction population, has been identified, through consultation with the Department of Education and Communities (DEC), as:

- » Three public primary schools
- » One public joint primary/secondary (K-12 school).

Planning for Wilton Junction has also provided for the provision of one independent K-12 school.

The public K-12 school will be centrally located, linked and near to the town centre. The three primary schools will be located as follows, with one each in:

- » Wilton West (Bradcorp)
- » Walker Corporation land
- » Bingara Gorge (Lend Lease – already existing).

Primary school locations will be required to address the DEC school siting requirements identified in the DEC advisory notes and summarised in 5.6.1 of the social infrastructure master plan report.

7.3.2 Health facilities

Through discussions with South Western Sydney Local Health District, the requirement for the establishment of a Regional Integrated Primary and Community Care Centre (RIPCCC) at Wilton Junction has been established. This will be one proposed facility that will cater for more regional

demand beyond that generated through the projected Wilton Junction population alone. Note that there are no plans for the establishment of a hospital at Wilton Junction. Key feedback from the health district includes:

- » Planning for health facilities for Wollondilly will need to consider the future of the existing facility in Tahmoor – it may be expanded or consolidated/integrated into a larger facility in Wilton Junction
- » The growth of Wilton Junction and of Wollondilly in general will create demand for a RIPCCC
- » A RIPCCC is described as a hub for multidisciplinary primary health care and specialist hospital outreach in medical ambulatory care³ and potentially day surgery. The centre would co-locate community health, general practice and on-site specialist care
- » Services provided in an RIPCCC could include:
 - > General practice
 - > Specialist clinics
 - > Day surgery
 - > Child, youth and family medicine
 - > Specialist aged health services
 - > Mental health
 - > Drug and alcohol support
 - > Satellite dialysis
 - > Day therapy
 - > Diagnostic imaging
 - > Oral health
 - > Pharmacy
- » An RIPCCC should be located in the Wilton Junction town centre
- » A floor area of approximately 8,000 – 10,000 square metres would be required
- » The site would need to be readily accessible to public transport and also include sufficient car parking
- » It may be possible to co-locate the RIPCCC with other facilities such as council services, library or community centre or with human service organisations
- » A minimum Wilton Junction population of between 10,000-15,000 people would be required before the RIPCCC would commence development
- » Prior to that threshold being reached services could be delivered out of commercial or community facility premises.

It is also important to note that the DGRs refer to the need for an assessment of any potential health and wellbeing impacts of the Wilton Junction development. Consultation has been

³ Ambulatory care is a [health care](#) consultation, treatment or intervention delivered on an outpatient basis (i.e. where the patient's stay at the [clinic](#) occurs on a single calendar day. Ambulatory care includes minor surgical and medical procedures, most types of dental services, dermatology services, many types of [diagnostic](#) procedures (e.g. [blood tests](#), [X-rays](#), [endoscopy](#) and [biopsy](#) procedures of superficial organs), [emergency](#) visits, and rehabilitation visits

undertaken with the Population Health Unit of South Western Sydney Local Health District to discuss health and wellbeing impacts. Preliminary issues identified included:

- » Active transport options and internal and regional connections
- » The possibility of early provision of public bus transport
- » The possible loss of agricultural land
- » Access to healthy food
- » The design of walkable centres that act as focal points for community activity.

To progress the assessment of health and wellbeing impacts the Health District initiated contact with Wollondilly Council and have jointly conducted a Health Impact Assessment of Wilton Junction. The impact assessment has utilised the engagement process for this rezoning to gain community input.

7.3.3 Police

Comments from the Police Property Group confirm:

- » Police will require a 4,000 square metre site area
- » A police station would ideally have dual street access
- » Locations close to the town centre but not necessarily right in the middle of it are preferable
- » A location on the edge of the town centre would be desirable
- » Proximity to public transport is also preferred
- » For access prefer direct local road access but with ready access to major arterials and link roads including the freeway
- » Parking with police stations is an issue for both staff and for customers. Stations are mostly planned to accommodate parking for operational vehicles only.
- » NSW Government Police and Justice Asset Management Services has reported that court facilities are not required in Wilton Junction due to the location of major district court facilities in Campbelltown and Wollongong as well as local courts in Camden and Picton.

7.3.4 Ambulance

Comments from the Director Service Planning of the Ambulance Service of New South Wales included:

- » Likely that Wilton Junction will become a priority for a new ambulance station
- » A site area of 3,000 square metres would be required
- » Although ambulance stations are not generally co-located there could be benefits. A key issue is ensuring that access and egress for ambulances was not compromised
- » The location of an ambulance station is determined by response times to triple zero calls and will depend on the distribution of the population and particularly the distribution of people aged over 65, with additional consideration of those aged 85 and over
- » Town centre, locations close to schools, and residential areas are generally avoided due to congestion, safety and noise

- » Light industrial and employment areas are generally ideal subject to road access
- » Criteria for an appropriate site include:
 - > Optimisation of time/response performance
 - > Avoidance of congested areas
 - > Not within a CBD or town centre
 - > Not necessarily close to a hospital
 - > Not close to a school zone
 - > Be of sufficient size to incorporate future capacity
 - > Focus on non-residential areas
 - > Focus on light industrial areas with proximity to arterial roads
 - > Incorporate safe staff car parking
 - > Reasonable access to public transport.

7.3.5 Fire and Rescue

Comments from Fire and Rescue included:

- » Require 2,000 square metre site area, which includes parking and driveways
- » Co-location with Ambulance is a possibility. A joint Ambulance / Fire Services building is being constructed at Bundeena now
- » Design needs to allow for whether the facility will be staffed permanently (ie full time fire fighters at the station), or only temporarily (on call 'Retained' staff). A 2000 square metre site will allow flexibility in this regard.
- » Shared facilities could include training rooms, ablution blocks
- » Corner blocks are desired, away from pedestrian traffic. Fringe of commercial areas and arterial roads allow quick access.
- » Unlikely to share similar site needs as Police, who like to be central, where people can walk in.

7.3.6 State Emergency Services

Comments from the SES representative included:

- » SES presence in Wilton Junction is likely to be required
- » Existing facility is at Picton (consists of a 4 bay garage and emergency control centre)
- » Facility needs for Wilton Junction are unlikely to be as complex as Picton
- » Location and space requirements requires more discussion internally by SES.

7.3.7 Rural Fire Services

Comments from the Rural Fire Service (RFS) included:

- » RFS currently operate from a site on the corner of Almond and Wonson Streets, Wilton (approximately 1,200 square metre site area). This site is becoming constrained and more space is required

- » RFS generally operate from Council owned land
- » As Wilton grows, RFS would expect to move from the urban area. Negotiations with Fire and Rescue would take place about which agency covers which areas. RFS would expect to move to a new site in a more rural area on the outskirts of Wilton, on a local access road. They would need around 1,600 square metres of site area
- » Generally RFS do not co-locate, although they could consider co-location with SES or Ambulance if the desired location was suitable for each service.

7.4 Social infrastructure requirements

Table 17 Summary of social infrastructure requirements

Level	Catchment	Projected population	Facility	Size	Location	Comment
District	Wilton Junction	31,490	District Community Hub Includes multipurpose community centre and library K-12 Public School	Community Centre 1,430 sqm GFA Library 1,474 sqm GFA 7-8 ha site area	Town Centre	Prominent town centre location linked to town square/public open space
					Close to Town Centre	Located to enable sharing with playing fields and indoor recreation facilities. Safe access by students to playing fields key.
			Independent K-12 school	9 ha site area	Bradcorp (Wilton West)	Reduction in size possible, dependent on negotiations with providers
			Regional Integrated Primary and Community Care Centre	8,000-10,000 sqm GFA	Town Centre	Could be co-located with district community hub
			Aquatic/Gym/ Indoor Sports Centre	4,000 – 6,000 sqm GFA	Adjacent to Town Centre, school, or lake precinct	Location with public K-12 school may enable greater shared use of facility with possibility of shared costs
						Possibility of co-location of Fire and Ambulance
			Police	4,000 sqm site	Town Centre fringe	
			Fire	2,000 sqm site	Fringe of commercial area with access to arterial roads	
			Ambulance	3,000 sqm GFA	Light industrial with access to arterial roads	
Local	Wilton West (Bradcorp)	15,840	Local multipurpose community centre	650 sqm GFA	Neighbourhood Centre	Floor area could be distributed across two facilities – one in neighbourhood centre and one in lake precinct
			Public Primary School	3 ha site	According to DEC reqs	
			Child care	500 sqm GFA 2,000 sqm site	Adjacent to Neighbourhood centre	Identification of site only. Service to be provided by private sector. Could be integrated with school site
	Bingara Gorge	1,863	Local multipurpose community centre		Neighbourhood centre	Already included as part of existing VPA
			Public Primary School	3 ha site	According to DEC reqs	
			Child care	500 sqm GFA 2,000 sqm site	Adjacent to Neighbourhood centre	Identification of site only. Service to be provided by private sector. Could be integrated with school site
	Walker Corporation	7,334	Local multipurpose community centre	440 sqm GFA	Neighbourhood centre	
			Public Primary School	3 ha site	According to DEC reqs	
			Child care	500 sqm GFA 2,000 sqm site	Adjacent to Neighbourhood centre	Identification of site only. Service to be provided by private sector. Could be integrated with school site
	Governor's Hill	2,933	No local facilities provided but contribution to district level			

8 Staging and delivery

8.1 Development staging

While the four front development staging approach has a number of advantages, the social infrastructure provision need to be coordinated to link with staging and efficiency of use and access for the population.

8.1.1 Schools

The Government's policy is to ensure that the existing Wilton Public School at Bingara Gorge is at full capacity prior to commencing development of a new school. Bingara Gorge is currently planned as a core 7 school (one classroom for each grade K-6). However, it could be expanded to a core 21 school (3 classrooms for each grade) before a new school will be built elsewhere in Wilton Junction.

Recent information provided by Wilton Public School shows that student enrolments at the school have exceeded enrolment projections. If this trend were to continue it may require the expansion of Wilton Public School earlier than originally intended, and could also necessitate the earlier development of a new school at Wilton Junction. The school has provided the following information:

- » In the school's second year (2012) it was projected to reach 53 students but closed at between 80-90
- » In 2013 it was projected to reach 103 students but will close at approximately 150
- » The school currently has 38 enrolments for kindergarten next year, but expect an enrolment of between 45-50
- » The school was projected to grow just over one class per year but is growing over 2 classes per year
- » 2014 enrolment is expected to be around 170 students
- » The school has had to install two demountables already and will install two more to cater for 2014 enrolments.

Regarding the four development fronts, DEC have clarified that they will be building one school at a time and a new school will be commenced only when the previous ones are at full capacity. Where the next school within the region will be located after Wilton Public School will go, will depend on development timing, demand, land availability, acquisition process.

Similarly, DEC has informed the Proponents that they will look at expanding on the existing Picton High School, before commencing the secondary school component of the K-12 school at Wilton Junction.

DEC have reported that the timing of the delivery of schools is based on student enrolments generated rather than dwellings built or occupied. Enrolments for schools are forecasted 5 years forward. The school trends provide the underlying baseline needs and justification for when new schools are delivered as well as whether or not existing schools have expansion capacity. Ongoing discussions with DEC are required regarding the timing and staging of schools.

For the purposes of this report, and requiring ongoing discussion with DEC, it has been assumed that once the Wilton Public School at Bingara Gorge is at full (core 21) capacity, the next primary school commenced will be the early years components of the K-12 school near the district open space, followed by the school on the Walker Corporation land, followed by Wilton West (Bradcorp), with the Wilton West school being located in the northern (later stages) of the Bradcorp development.

8.1.2 Health

Regarding the Regional Integrated Primary and Community Care Centre (RIPCCC) proposed for the town centre, a minimum Wilton Junction population of between 10,000 and 15,000 people would be required before the RIPCCC would commence development. However, GP services could be provided from commercial space in the interim.

8.1.3 Community centres

Local community centre will be influenced by a balance between development timing (demand) and individual developers' views on the value of early provision. Early provision is desirable where possible to ensure that community meeting and activity space is available at the time the first residents move in. Particularly for the larger local centres, such as in Wilton West, a staged approach to delivery is possible for the local multipurpose community centre.

Staged provision can occur in a number of ways. Building an initial part of the facility to meet more immediate demands for community space is one option. The use of temporary or interim facilities is another. In new estate development, the use of sales and marketing centres as interim community spaces (or the use of community centres as interim sales and marketing centres) are options.

The district community hub could also be delivered in stages. Examples from the comparative study (see Appendix 1) from Rouse Hill and Googong show how similar facilities in new town centre settings can be staged. For Wilton Junction, the following provides some guidance for a possible approach to staging for the district community hub.

Table 18 Possible district facility staging

Wilton Junction Population	Community centre (floor space/sqm)	Library (floor space/sqm)
0-5,000	Space provided at local level or in interim facilities	
5,000 – 10,000	450	490
10,000 – 15,000	700	740
15,000 – 25,000	1,000	1,030
25,000 – 35,000	1,430	1,474

The practicality of multiple stages would need to be considered. It may also be possible for commercial space within the town centre to be utilised as an interim community hub space until sufficient demand exists to build a new facility (which could then occur in fewer stages).

9 Initial cost estimates

Although more detailed quantity surveying work will be required, some initial estimates of cost are able to be provided. The estimates included here are based on February 2012 quantity surveying work undertaken for similar facilities. They are provided to give an initial indication of costs and will require further testing and confirmation through more detailed quantity surveying.

The costs below were based on a brief to provide 'total project cost' information including design, construction and procurement. Costs were based on generic building templates and including estimated site areas, building sizes and specifications for each project. Costings are based on competitive tendering arrangements using commercial prices at February 2012. Costings include nominal allowances for furniture, fixtures and equipment based on Group 3 allowances. They do not include costs for daily operational items such as books, linens, toys, etc.

The cost estimates provided for a general building on average per square metre costs rates from a quantity surveyor, in the table below are GST exclusive. Currently there is no specific design for buildings, however the proponents will liaise with council during the Section 94 Plan phase. Both build costs and overall project costs are shown. Overall project costs include construction, standard contingencies, professional fees, Council fees and utilities provision.

Table 19 Cost estimates

Level	Facility	Floor area (square metres)	Build rate (\$/sqm)	Build cost	Overall Project Rate (\$/sqm)	Estimated overall project cost
District	District Multipurpose Community Centre	1,430	\$4,160	\$5,948,800	\$5,240	\$7,493,200
	District Library	1,474	\$4,550	\$6,706,700	\$5,630	\$8,298,620
	Leisure Centre – indoor recreation	2,000	\$4,345	\$8,690,000	\$5,514	\$11,028,000
	Outdoor aquatics - pool	2,500	\$5030	\$12,575,000	\$6089	\$15,222,500
Local	Bradcorp Local Community Centre	650	\$3,888	\$2,527,200	\$5,109	\$3,320,850
	Lend Lease Community Centre	316	\$4,075	\$1,287,700	\$5,436	\$1,717,776
	Walker Local Community Centre	440	\$4,075	\$1,793,000	\$5,436	\$2,391,840

Appendices

- A Comparative case studies
- B Agency feedback

A Comparative case studies

A-1 Comparative Study

The former Department of Planning and Infrastructure (now known as the NSW Department of Planning and Environment) identified as a study requirement that the rezoning study for Wilton Junction:



Undertake a benchmarking exercise to provide size, scale, linkages, delivery and location parameters of social infrastructure to support proposed service levels, including those proposed in the town centre. Benchmark with a centre in the Sydney Metropolitan Area which the proponent identifies as closest to the centre outcomes sought for the Precinct.

This section of that report addresses that requirement by undertaking comparative analysis of both Oran Park Town Centre and Rouse Hill Town Centre in the north west of the Sydney Metropolitan Area. This section also includes comparative study of three other centres outside the metropolitan area to enable further comparison.

A-1-1 Sydney Metropolitan Area comparative centres

Oran Park Town Centre

The Oran Park precinct, located within the Camden Local Government Area, has a projected population of 23,100 in approximately 7,600 dwellings. An assessment of community facility needs has identified the need for a wide range of facilities including:

- » Child care centres and facilities
- » Multi-purpose community centres
- » A community resource centre (including a branch library).

The following local community facilities (see Table 21) have been identified for Oran Park and Turner Road precincts.

Table 20 Required Community Facilities

Type of facility	Number of facilities / places	Total floor area (square metres)	Total land area (square metres)
Oran Park Precinct Multi-purpose community centre	2 centres	902	2,255
Turner Road Precinct Multi-purpose community centre	1 centre	515	1,288
Both Precincts Branch library / community resource centre	1 centre	2,722 [comprising library (1,577), community floor space (741), and local cultural space (404)]	6,805

The multi-purpose community centres are designed to address more general community facility demands (such as meeting rooms), while the combined library/community resource centre will accommodate a broader range of local services and facilities. This includes space for delivery of human services, meeting and activity spaces for community organisations, community and cultural activity space, training room with computers, foyer/exhibition space, kitchen and amenities.

The standards allow for provision of:

- » Multipurpose community centres at a rate of 42 square metres per 1,000 people
- » Branch libraries at a rate of 39 square metres per 1,000 people plus 20% loading for circulation space
- » Community resource space equivalent to the standard for district community centre space – that is, 22 square metres per 1,000 people
- » Land for local community facilities at the rate of 2.5 times the floor area of facilities.

The above Information is from Oran Park and Turner Road Precinct Plans Community Facilities and Open Space Draft Section 94 Assessment, For Discussion, Prepared by Elton Consulting 26 February 2007 and Camden Council and Elton Consulting and Tangent Leisure Consultants (2007), Oran Park and Turner Road Section 94 Plan Revised Community and Recreation Facilities, November 2007.

Rouse Hill Town Centre

Rouse Hill Town Centre is a major centre located in the north west of Sydney approximately 39 kilometres north west of the Sydney CBD. Rouse Hill provides a good example of the provision of community facilities within a town centre setting and the use of quite urban models in new release areas for the provision of community facilities.

Rouse Hill Town Centre is projected to house 4,500 residents in around 1,800 dwellings including higher density apartments in the central core of the town centre. The community facilities identified for Rouse Hill are intended to serve an area population of 15,000-20,000 people.

Community facilities include a new library and community centre, new public and secondary schools, an 80 place child care centre, as well as 32 hectares of open space.

The library and community centre were identified as a requirement by Landcom and the Department of Planning through discussion with Council and was included as part of their tender requirements for the development of the Rouse Hill Town Centre. As a result the Lend Lease/GPT consortium contributed \$4.85 million to the project as part of their bid to Landcom. Council paid \$5.2 million for the building and an additional \$2.3 million for fit out. A nominal sum was also paid to the New South Wales State Government for the land.

The Vinegar Hill Memorial Library and Community Centre is a key community facility for the town centre. It is based on a multistorey, town centre, multipurpose, integrated community facility model, occupying three levels of centrally located mixed use space right on the town centre's main plaza. The facility includes:

- » A ground floor entry/exhibition area that also includes commercial space (currently used for a cafe)
- » A first floor library of 1,300 square metres
- » A second floor community centre of 1,100 square metres.

The Vinegar Hill Memorial Library and Community Centre is located directly on the main Rouse Hill Town Centre town square. The ground floor includes a foyer and exhibition space. Stair and lift access then lead to the first floor where the library is located. The second floor is occupied by the community centre. Council has an option to expand the facility by an additional 1,300 square metres when the population of the area grows to around 25,000 people.

The facility is a truly central town centre location. Its location on the main plaza places the library and community centre at the heart of the town centre. Although occupying three levels, with key community spaces on the second and third storeys, the entrance and exhibition space on the ground floor, directly on the plaza, reinforce the centre as a key town centre space. The co-location with the commercial cafe on the ground floor contributes to the social activity of the centre providing people with a comfortable, convivial space to spend time and be part of the life of the community.

Hills Shire Council, based on its experience with others facilities, planned in the flexibility for facility expansion to enable the needs of a growing population to continue to be met over time. This planned capacity for expansion was incorporated even in this town centre, multistorey location.

Hills Shire Council staff report that the town square location works well for the community facility and that the first and second floor location of the library and community centre has not been an issue. This is believed to be partly due to the prominent entry and foyer area located directly on the town square. Council staff also report that easy access to parking in the town centre has been an advantage for the community facility.

Information is from the Hills Shire Council and Urban Growth NSW

A-1-2 Other comparative centres

Ellenbrook, WA

Ellenbrook is a new community in the City of Swan, Western Australia. Ellenbrook currently has a population of approximately 15,000 people and has a forecast population of 45,000 by 2031. Because of its distance (20 km) from Perth's CBD, Ellenbrook has been designed as a self-sufficient community consisting of seven villages.

The Ellenbrook town centre provides retail, commercial, and community facilities to a regional catchment of approximately 70,000 people. When completed, the town centre will have a net leasable area of approximately 217,000sqm for retail, commercial and light industrial uses. Stage 1 of the Town Centre now provides more than 9,000sqm of mixed-use floor space consolidated around Main Street, with Stage 2 (approximately 10,000sqm) commencing in 2009, and a third stage to be developed in the next 15 years.

Ellenbrook is a regional hub for leisure activities, with 16 major parks, sports fields with club rooms, basketball and netball courts, playgrounds, a recreation centre operated by the Salvation Army, a private swimming pool, tennis courts, 30 kilometres of pedestrian paths, bushwalking trails, 5.7 kilometres of cycle paths, a BMX track, a skate park, and water playground.

As part of the Community Development Plan for Ellenbrook, a sum of approximately \$300 from each new block sold was allocated by the developer (LWP Property Group) to provision of community infrastructure and facilities, with additional contributions from local government and other agencies. From the initiation of the Ellenbrook development plan in 1991, a 'community board' was set up as a consultative committee and to make decisions on how these community reserve funds are spent. The board meets bi-monthly and comprises representatives from the Ellenbrook community, the City of Swan and the LWP Property Group.

The Joint Venture instituted the \$300 levy on each block sold which is used to provide community infrastructure. In addition, the joint venture matched these funds with those available from state and federal governments and non-government organisations to finance construction of a recreation centre and other community facilities. The availability of developer/private funding for community development was seen as a precursor to successful government grant applications. The availability of these funds and in kind contributions was instrumental in gaining government funding for the Salvation Army Recreation Centre – a large active recreation space for the community.

Initial planning for Ellenbrook recognised that one of the cornerstones of a thriving community is the presence of good quality, well used community facilities. The Ellenbrook Joint Venture made a decision to incorporate community and retail facilities right at the start of each 'village' project and small, accessible local shopping centres were built even before the houses. Each village is based on the WA Liveable Neighbourhoods design framework and pathways and bike tracks ensure that no house is more than 400-800 metres away from a local shopping centre.

The land sales offices were the first tenants in the retail buildings and these premises were later taken over by local businesses. The presence of business premises and shops gave a sense of belonging to a real place, rather than just a bare housing estate. The pizza shop and deli in one village centre quickly took off with its clients being the tradesmen working in construction, followed by the new residents.

The developer has resisted the 'bouncy castle' form of community development in favour of an ongoing programme of support for community organisations, timely provision of community facilities and working alongside and supporting the community to encourage longevity and ultimate community ownership. The success of this program is evidenced by the myriad of community groups which operate in the development from the community radio station, to the free Windows

on Ellenbrook newspaper (inaugurated by the Woodlake Residents Association in 1996), performance and sporting groups.

Ellenbrook has numerous local associations, groups and collaborations, which create many events and opportunities for people throughout the region. One such organisation is Ellenbrook Arts, (formerly the Ellenbrook Cultural Foundation), which was established in 2002 as a community based, not for profit association that aims to develop arts based culture across a range of art forms. There is a central gallery in the town centre, displaying art work from around WA, as well as the Grapevine community Arts Space in Charlotte's Vineyard.

In terms of community infrastructure, over the life of the project Ellenbrook has been designed to include:

- » Four to five Government Primary schools and four to five private primary schools
- » Two Government secondary schools and two private secondary schools
- » Eight local community centres, one community centre for the district centre and one community centre for the town centre (to include a performing arts centre and library)
- » Public library
- » A youth centre
- » Six child care centres, family day care operators, out of school hours care, playgroups, toy libraries, and a local coordinator for disability services
- » Five sports grounds, four multi-marked courts, bowling green, two indoor recreation centres
- » Two to three nursing homes, two to three aged care hostels and retirement accommodation
- » A range of medical centres and multidisciplinary practices
- » Seven places of worship
- » Fire station and police station
- » Post office
- » Six neighbourhood retail centres.

Information from Ellenbrook web site, City of Swan and LWP Properties

Googong Town Centre, NSW

Googong is a proposed new town located about eight kilometres south of the Queanbeyan CBD. It comprises approximately 790 hectares of land currently zoned for residential uses. At completion, Googong will include about 5,550 dwellings and a population of about 15,702 people. Some of the key community facilities planned for Googong include:

- » A district level multipurpose community centre of 2,500 square metres to be owned and operated by Council. The community centre will contain hall, library with exhibition space, art and craft workshop space, senior citizens' space, general activity space and cafe
- » Two local level community centres of approximately 300 square metres each. Each centre would contain 2-3 multipurpose activity rooms, as well as an office and amenities
- » Three long day care centres, three pre-schools and out of school hours care (provided with schools)
- » One primary school (3 hectare site)
- » One integrated site for primary school, high school, special needs unit and a long day care centre.

The proposed district level multipurpose community centre will be provided in stages, reflecting the increased needs of a growing population. The proposed inclusions and stages are outlined in the following table.

Table 21 Multipurpose Community Centre Staging

Stage	Description	Approximate size	Staging Threshold
1	Subdividable community hall, 2 meeting and activity rooms, Council shopfront, office space for community development worker, youth activities space, small library space, early childhood clinic, storage and utilities areas	695 sqm	One third of the Township's population (5,182 people)
2	Arts and craft workshop space, space for other health/wellbeing/family support services, additional meeting, youth activity space and library space	450 sqm	Two thirds of the Township's population (10,365 people)
3	Large function hall, full branch library with exhibition space, additional activity space, multimedia room, office space for arts, youth and library workers; seniors' space; HACC services and daycare space, café	1355 sqm	90% of the township's population (14,435 people)

Information from the Googong Community Plan (Elton Consulting for CIC Australia).

B Agency feedback

B-1 Wilton Junction – Emergency Services land requirements

Fire and Rescue – Shane Kempnich, Senior Planning Officer, Operational Capability Directorate. Ph 9407-4912

- » Require 2,000m² site area, which includes parking and driveways.
- » They don't need to be near anyone particularly but can look at co-location with Ambulance if there are benefits for the project. (Co-location at Hurstville was not a success due to a poor design. A joint Ambulance / Fire Services building is being constructed at Bundeena now and should work better).
- » Design needs to allow for whether the facility will be staffed permanently (ie 'retained'), or only temporarily (on call).
- » Expect Wilton Junction would be similar to Bundeena so a shared facility could work, at least initially.
- » Could be staged construction and/or monitored over the first 2 years. Down the track, they could upgrade to accommodate permanent staff, with sleeping quarters ('recline' area) for 4 people.
- » Shared facilities could include training rooms, ablution blocks
- » Corner blocks are good, away from pedestrian traffic. Fringe of commercial areas and arterial roads allow quick access.
- » Unlikely to share similar site needs as Police, who like to be central, where people can walk in.

SES – Kerith Cameron, Region Controller, Sydney Southern Region. Ph 4251-6111

- » Kerith's role is to liaise and coordinate needs of volunteers and facilities providers.
- » She will need to liaise internally to advise on needs in Wilton Junction. However, she expects a presence is likely to be considered necessary.
- » Nearest existing facility is at Picton – Wollondilly headquarters. This consists of a 4x bay garage and emergency control centre. The centre is attached to Greater Wollondilly Shire Emergency Centres and shared with RFS. Shared facilities do have challenges.
- » Facility needs for Wilton Junction are unlikely to be as complex as at Picton eg a 2 x bay garage and offices for meetings / training. Emergencies would continue to be controlled from Picton.

Rural Fire Service – Neale Ray, Infrastructure Officer. Ph 4677-7000

- » RFS currently operate from a site on the corner of Almond and Wonson Streets, Wilton, measuring approximately 40 x 30 m = 1,200m² site. This site is getting a bit tight
- » RFS generally operate from Council owned land

- » As Wilton grows, RFS would expect to move from the urban area. Negotiations with Fire and Rescue would take place about which agency covers which areas. RFS would expect to move to a new site in a more rural area on the outskirts of Wilton, on a local access road. They would need around 1,600m²
- » Generally RFS do not co-locate, although they could consider co-location with SES or Ambulance if necessary.

Police Service – Darryl Tuck, Superintendent, Acting General Manager, Police Property Group. Ph: 54462, Mob: 0419 748 803, Email: tuck1dar@police.nsw.gov.au

- » Police are happy with the current allocation of a 4,000m² site area, as advised at the September workshop. Stations should ideally have dual street access to facilitate easier access and egress.
- » Police Stations can be co-located with a Court House, as there are direct operational links with prisoners in custody being put before a Court. This is best facilitated by the building being physically joined, linked or even under the one roof. If there were to be a single Justice Precinct/Centre, then the site may need to be bigger, or the building taller to accommodate both activities.
- » Police like to be close to the Town Centre but not at its heart, due to vehicle access to our facilities. A fringe location is good. A location close to transport hubs such as bus and rail interchanges is also preferred.
- » Access – Prefers local roads for our facility but with close proximity to accessing the major arterials and link roads, including the F5.
- » Also, reasonable proximity to general/public parking areas, as the Police Force does not provide staff parking allocations within our sites, only parking for operational vehicles. Additionally, with the exception of Access Parking we do not generally provide Customer parking on site either for security reasons. This needs to be considered as it is often an issue at the eventual Police Station planning phase.

Ambulance Service - Katie O'Donnell, Service Planner, Service Development & Planning, Clinical Services, Locked Bag 105, Rozelle NSW 2039. Ph 9779 3810, Mob 0429 826 123, Email: kodonnell@ambulance.nsw.gov.au

See letter attached



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