



WOLLONDILLY SHIRE COUNCIL

## Final Wilton Priority Growth Area Community Needs Assessment

27 November 2018





**Report Title:** Wilton Priority Growth Area  
Community Needs Assessment

**Client:** Wollondilly Shire Council

**Version:** Final

**Date:** 27 November 2018

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# Contents

EXECUTIVE SUMMARY	4	TRENDS, PRINCIPLES AND CASE STUDIES FOR OPEN SPACE AND RECREATION FACILITIES	45
INTRODUCTION	6	OPEN SPACE BENCHMARKING	48
ABOUT WILTON PRIORITY GROWTH AREA	7	OPEN SPACE NEEDS ANALYSIS	50
STRATEGIC CONTEXT	9	OPEN SPACE RECOMMENDATIONS FOR DEVELOPER CONTRIBUTIONS PLANNING	53
COMMUNITY PROFILE AND DEVELOPMENT SCENARIOS	17	BEST PRACTICE PRECEDENTS	56
PREVIOUS SOCIAL INFRASTRUCTURE AND OPEN SPACE STUDIES	21	APPENDIX 1	64
SOCIAL INFRASTRUCTURE AND OPEN SPACE NEEDS ANALYSIS	22		
AUDIT OF EXISTING SOCIAL INFRASTRUCTURE & OPEN SPACE	23		
SOCIAL INFRASTRUCTURE & INDOOR RECREATION NEEDS ANALYSIS	27		
TRENDS AND PRINCIPLES FOR THE DELIVERY OF SOCIAL INFRASTRUCTURE AND INDOOR RECREATION FACILITIES	28		
SOCIAL INFRASTRUCTURE AND INDOOR RECREATION BENCHMARKING	30		
SOCIAL INFRASTRUCTURE NEEDS ANALYSIS	32		
SOCIAL INFRASTRUCTURE FOR DEVELOPER CONTRIBUTIONS PLANNING	35		
BEST PRACTICE PRECEDENTS	38		
OPEN SPACE NEEDS ANALYSIS	44		

# Executive summary

## PURPOSE OF STUDY

The purpose of this study is to provide recommendations for social infrastructure and open space requirements to support the future population of the Wilton Priority Growth Area (Wilton). Findings will inform a Section 7.11 contributions plan to ensure future development contributes to making Wilton a healthy, vibrant, resilient and connected community with the right open space and social infrastructure.

The analysis is based on two possible development scenarios: 13,200 dwellings (excluding Bingara Gorge) and 15,000 dwellings (including Bingara Gorge).

This report is a desktop study based on publicly available information at the time of writing, and acknowledges that the projected populations of Wilton may change over the life of the project.

## APPROACH TO ANALYSIS

This Community Needs Assessment is based on:

- Strategic policy context
- Demographic profile
- Population forecasts based on two possible yield scenarios - 13,200 and 15,000 dwellings
- Audit and mapping of existing local and district social infrastructure and open space
- Social infrastructure needs benchmarking
- Open space needs benchmarking
- Review of social infrastructure and open space planning from Department of Planning and Environment (DP&E) and the Wilton Junction Landowner's Group, and
- Recommendations for social infrastructure and open space to be delivered to support the future community including quantum, type, function.

## THE VISION FOR WILTON

The Interim Land Use and Infrastructure Implementation Plan by the Department of Planning and Environment (DP&E) states that the vision for Wilton is for a community of around 15,000 new homes over the next 20 to 30 years. The community will develop around a major new town centre with open space, schools, employment areas and a range of retail and commercial uses. The Wilton town centre and employment area at Maldon will provide local jobs in line with Wollondilly Shire Council's vision for local growth in population and employment. Infrastructure will be provided commensurate with development as the new town grows.

Based on DP&E estimates, key features of Wilton could include:

- Around 15,000 new homes in a variety of densities
- Around 70,000m<sup>2</sup> of retail and business space
- A target of 15,000 local jobs
- Appropriate infrastructure to support new and changing communities
- New walking and cycling routes, and
- Conservation of important wildlife habitat and biodiversity.

## CURRENT AND FORECAST POPULATION

In 2016, the usual resident population of Wilton-Douglas Park was 4,406 living in 1,454 dwellings with an average household size of 3.11.

Based on 13,200 additional dwellings (which does not include additional dwellings in Bingara Gorge), the population of Wilton is forecast to grow by an additional 39,328 people by 2051.

Based on 15,000 additional dwellings, the population of Wilton is forecast to grow by an additional 43,288 people by 2051.

Based on the population characteristics of the existing population at Bingara Gorge, as well as other greenfield sites including Oran Park and The Ponds, the Wilton community is likely to include a high proportion of young families with children, as well as young people. There will also be increasing high density living.

Future social infrastructure and open space will need to accommodate a wide diversity of needs within flexible and multi-use facilities capable of responding to changing needs as the community grows and moves through the life cycle. The needs of young families including childcare, OSHC, libraries, schools, parks and playgrounds - all connected by safe walkable streets - will be essential to support the young and growing population of Wilton. Young people will also need facilities that they can walk to including libraries, youth centres, and open spaces to recreate and hang out.



## EXISTING SOCIAL INFRASTRUCTURE AND OPEN SPACE

Wilton is currently serviced by Picton Library which is significantly under size. A new expanded library is needed to support a significant growth in population.

Currently, community facilities in Wollondilly LGA are single purpose and ageing hall-style venues. There are no district or local level multipurpose community centres servicing the Wilton area. There are also no arts and performance spaces in Wollondilly LGA.

Within Wilton there is currently:

- 1 temporary community meeting space at Bingara Gorge Sales and Information Centre
- 1 Council owned community centre co-located with Wilton Reserve
- 3 local parks
- 1 residents only Country Club that includes a golf club, 2 tennis courts and 1 basketball court in Bingara Gorge.
- 1 public primary school (currently at capacity), and
- 1 child care centre and OSHC Care provider.

## SOCIAL INFRASTRUCTURE NEEDS

The following social infrastructure should be provided in Wilton to support a healthy, active and connected community:

- 1 co-located library, multipurpose community centre and cultural centre (5,454m<sup>2</sup> to 5,618m<sup>2</sup>) located within Wilton Town Centre
- 1 indoor recreation facility (wet and dry) including 4 multi-purpose courts, a 25m indoor pool and program pool (5,000m<sup>2</sup> facility) located close to Wilton Town Centre, co-located within a regional park.
- 3 local multi-purpose community centres (approx. 600m<sup>2</sup> each) located in South East Wilton, West Wilton and North Wilton, in local centres or co-located with district sports ground facilities.

Between 1,354 and 1,487 additional child care places are indicated for the future population of residents and workers. Wollondilly Shire Council does not provide early education and care centres, therefore there will be a need to support the private and not-for-profit sector to deliver child care including through allowing for child care through zoning. New OSHC centres should be provided with new primary schools.

## State government infrastructure

Five primary schools for around 1,000 students each will be required for the forecast population, as well as 1 high school in addition to the planned upgrades at Picton High School.

Most emergency services needs will be met by existing services in Picton however one new fire and rescue service will need to be provided in Wilton.

One new primary health care centre should be provided in Wilton Town Centre close to public transport. The forecast population of Wilton will also increase demand for hospital beds in the South West Health District by 91 to 100 beds.

## OPEN SPACE NEEDS

The following open space should be provided in Wilton to support a healthy, active and connected community:

- 2 Regional parks: One located close to the town centre with destination play spaces, youth recreation space and co-located with the indoor recreation centre and one regional park in Wilton North including BBQ/picnic areas, walking trails and destination play e.g. nature play, mountain biking.
- 8 - 9 District parks distributed across all 5 precincts close to proposed town and local centres, co-located with community facilities and services
- 16 - 17 Local parks within 400m walking distance of all homes and 200m of all high-density housing
- 4 - 5 District sports grounds distributed across all 5 precincts, close to public transport and active transport routes
- 9 - 10 Multipurpose outdoor courts distributed across all 5 precincts including in combinations of 2 and 4 courts
- 5 Community/civic spaces, including a plaza/market/event space in Wilton Town Centre adjoining community facilities or within the regional park, and civic spaces in each of the town centres e.g. pocket parks, street closures, seating areas.
- 19 - 21 play spaces within 500m of all houses. Regional/destination inclusive play spaces should be provided within regional parks. District-level inclusive play spaces should be provided in each of the district parks.
- 1 Youth recreation space of at least 2,000m<sup>2</sup> should be co-located with a regional park close to Wilton Town Centre, and
- 3 Outdoor fitness stations should be distributed throughout the district parks or along recreational trails.



## INTRODUCTION

The Wilton Priority Growth Area (Wilton) is an opportunity to demonstrate best practice approaches to the delivery of networked social infrastructure and open space to achieve a healthy, resilient and socially sustainable new community within a mixed-density greenfield site.

Cred was engaged by GLN Planning on behalf of Wollondilly Shire Council to peer review previous social infrastructure and open space studies for Wilton, and provide recommendations for the optimal social infrastructure and open space needed for the incoming community based on a projected population of 45,000.

This report is a desktop study based on publicly available information at the time of writing, and acknowledges that the projected populations of Wilton may change over the life of the project.

## PURPOSE OF STUDY

Development in Wilton will generate demand for a wide range of regional, district and local social infrastructure and open space to support the new population, as well as address existing regional gaps within the Wollondilly Shire.

The purpose of this study is to review previous social infrastructure and open space studies for Wilton Priority Growth Area, and provide recommendations for the optimal number and size of social infrastructure and open spaces areas based on projected population growth of 39,328 to 43,288 people.

Findings will be incorporated into a section 7.11 contributions plan to ensure future development contributes to making Wilton a healthy, vibrant, resilient and connected community with the right open space and social infrastructure.

## APPROACH TO ANALYSIS

This Community Needs Analysis is based on analysis of the following indicators:

- Strategic policy context and implications for social infrastructure and open space
- Demographic profile of the existing suburb of Wilton
- Population forecasts and potential population characteristics for Wilton and post occupancy precedents
- Audit and mapping of existing local and district social infrastructure and open space within Wilton, and regional social infrastructure and open space servicing Wilton, and capacity to support future demand
- Social infrastructure needs benchmarking – based on best practice planning benchmarks
- Open space needs benchmarking – based on the current approach of the Government Architect NSW (GANSW) including proximity, quality, and population based benchmarks
- Review of recommendations made in previous studies for social infrastructure and open space planning
- Best practice principles and case studies for location, design and delivery of best practice social infrastructure and open space in high, medium and low density environments, and
- Recommendations for social infrastructure and open space to be delivered to support the future community including quantum, type, function and staging.

# About Wilton Priority Growth Area

## PROJECT BACKGROUND

In November 2011, the NSW Government initiated the Potential Housing Opportunities Program and invited landowners with large and suitably located landholdings to nominate sites which may be able to deliver additional housing. Walker Corporation, Governors Hill, Bradcorp and Lend Lease responded to the program and nominated landholdings in Wollondilly Shire surrounding the Hume Highway-Picton Road intersection.

In May 2012, the four major landowners (collectively known as the Wilton Junction Landowner's Group (WJLG)) agreed to work cooperatively with Council to prepare a high-level Master Plan for Wilton Junction in order to deliver high quality housing, jobs, social and utilities infrastructure and services and a range of complementary land uses.

A high-level Master Plan and Preliminary Infrastructure Requirements Report were considered by Council late 2012, with Council resolving in principle to support the proposal and requested that the rezoning be a State-driven process.

Since 2012, the Wilton project has evolved and has been the subject of two major social infrastructure and open space studies, the first provided in 2014 and revised in 2018 by Elton Consulting on behalf of the WJLG, and the second provided in 2015, and later revised in 2017 by GHD on behalf of the Department of Planning and Environment (DP&E), eventuating in the recently released Wilton 2040: A Plan for the Wilton Growth Area and accompanying Special Infrastructure Contribution Plan (SIC). Today, Wilton is a designated priority growth area by DP&E with rezoning able to occur under the Growth Centres SEPP. In 2017, the DP&E issued an Interim Land Use and Infrastructure Implementation Plan for Wilton that provides a vision for the area and investigates the key traffic, transport and infrastructure issues and needs of the area and how they can be resolved, implemented and funded prior to rezoning for housing.

## THE VISION FOR WILTON

The Interim Land Use and Infrastructure Implementation Plan by the DP&E states that the vision for Wilton is for a community of around 15,000 new homes over the next 20 to 30 years. The community will develop around a major new town centre with open space, schools, employment areas and a range of retail and commercial uses. The Wilton town centre and employment area at Maldon will provide local jobs in line with Wollondilly Shire Council's vision for local growth in population and employment. Infrastructure will be provided commensurate with development as the new town grows.

Based on DP&E estimates, key features of Wilton could include:

- Around 15,000 new homes in a variety of densities
- Around 70,000m<sup>2</sup> of retail and business space
- A target of 15,000 local jobs
- Appropriate infrastructure to support new and changing communities
- New walking and cycling routes, and
- Conservation of important wildlife habitat and biodiversity.

## WHAT'S HAPPENED ALREADY?

In 2014, Bingara Gorge Estate already had approval for 1,165 new dwellings. It is understood that approximately 500 dwellings have been constructed to date. The precinct includes a community function and meeting space, golf course and resident-only leisure centre with swimming pools, tennis courts, and gym. The village centre is located with Wilton Primary School, a childcare centre and a selection of convenience and retail shops. Feedback from the school indicates that Wilton Primary School is already at capacity.

In addition to Bingara Gorge which is already partly developed, DP&E has recently (April 2018) rezoned Wilton South East Precinct (see Figure 1), a 433-ha land release precinct south of Picton Road. The rezoning accommodates around 3,000 new homes for 10,800 residents. As part of the rezoning for Wilton South East precinct, a school and two double playing fields were proposed and zoned for near the village centre.

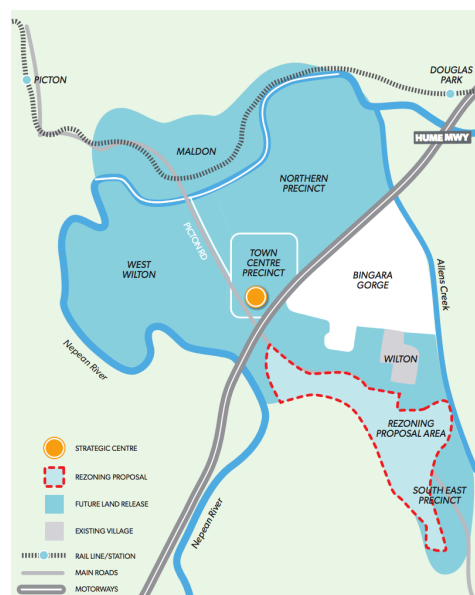


Figure 1 - Location of Bingara Gorge and South East Precinct in Wilton



## WILTON'S LOCATION & CONTEXT

The suburb of Wilton is located within the Wollondilly LGA's East Ward, directly south of Douglas Park. Wilton is positioned at the junction of the Hume Highway and Picton Road, and is approximately 80km from the Sydney CBD or 30km west of Wollongong. If driving it would take between just over 60 minutes without traffic to reach the Sydney CBD, 30 minutes to reach the nearest major shopping centre at Macarthur Square, a 30 minute drive to the beach at Wollongong or a 15 minute drive to Picton Town Centre for the nearest supermarket.

Wilton is divided by a major road and motorway, and largely bound by bushland and dramatic ridgelines and gorges. These geographical characteristics present some significant challenges to providing social infrastructure that is equitably distributed and easily accessed by pedestrians or cyclists. However, the natural environment and rural landscape that

surrounds Wilton also presents an opportunity to build a community and place that celebrates the site's unique context, with the potential for recreation and social facilities to connect residents to the landscape and rural lifestyle of Wollondilly. As shown by Figure 2, the planned major and local centres for Wilton are spread with approximately 2-3km catchments.

The Wilton Priority Growth Area (PGA) comprises approximately 2,480ha of land area. The majority of the Wilton PGA is controlled by four major landowners/developers including Walker Corporation, Governors Hill, Lend Lease and Bradcorp, who collectively own and/or control over 75% of the PGA.

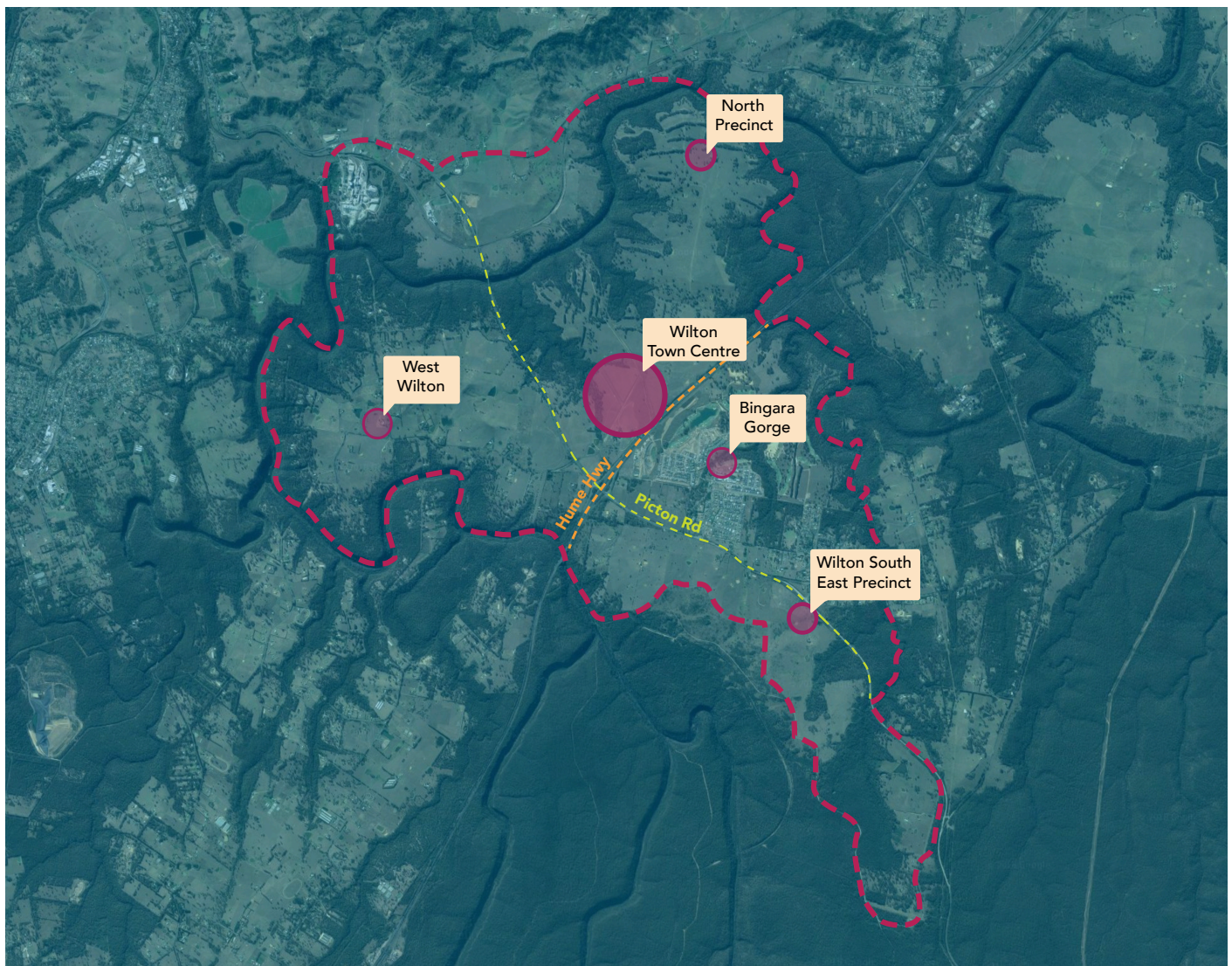


Figure 2 - Site Location Plan

# Strategic context

This section provides a summary of the strategic background relating to supply and demand of future social infrastructure and open space in Wilton. It is organised into:

- State and Federal
  - Greater Sydney Commission
  - Government Architect NSW
  - Department of Planning and Environment
  - NSW Health
  - Sport and recreation participation trends
- Local Government planning:
  - Wollondilly Shire Council documents

## KEY FINDINGS

- Directions from the GSC include creating healthy, inclusive, and walkable mixed-use precincts that are connected to social infrastructure and open space and are culturally appropriate.
- A key initiative for Wollondilly Council is to ensure Wilton is a great town that has job opportunities, affordable housing options, promotes health and wellbeing, has a sense of place and character, is walkable and connected and supported by integrated public transport and matched by sustainable long-term employment growth.
- The 2014 Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy by Clouston Associates emphasises that open space and facilities are central to population catchments, are clustered and co-located, contribute to public domain and a sense of place.
- A key strategy of the Wollondilly Health Alliance Action Plan is to ensure that in areas of new development, the design of the built environment supports health outcomes.
- Council's advocacy paper 'Wilton, a great town or no town at all' highlights the significant challenges Wilton faces including the lack of infrastructure, limited employment, lack of social services and poor public transport, and also highlights the need for entertainment and cultural activities, place-making and public domain activation, cultural facilities, walking trails, bike paths, look outs and views to bring people together in the new community.
- New directions from GANSW through the Draft Open Space for Recreation Guidelines recommend new approaches to planning benchmarks for open space including quantity, distribution, quality, and diversity. It includes recommendations for greenfield sites.

## GREATER SYDNEY COMMISSION

### Greater Sydney Region Plan - A metropolis of three cities, Greater Sydney Commission

Built on a vision where the people of Greater Sydney live within 30 minutes of their jobs, education and health facilities, services and great places, The Greater Sydney Region Plan introduces a new polycentric approach to strategic planning in Greater Sydney through the identification of three cities: The Western Parkland City, Central River City and Eastern Harbour City.

The 40-year plan includes directions to:

- Enhance the liveability of the city by delivering safe, healthy, inclusive and walkable mixed-used areas that are connected to social infrastructure and open spaces.
- Create a resilient city in its landscape with increased urban tree canopy and an expanded green grid to help improve liveability, create healthy places, and mitigate the effects of climate change.
- Ensure that an increase in population is matched with the delivery of social infrastructure including recreational facilities, separated footpaths and cycleways, and creative and attractive public places that support physical activity and connect and strengthen communities.

Wilton and Wollondilly Shire Council form part of the emerging 'Western Parkland City', a city defined by its parklands, bushland and networks of creeks and rivers with the proposed Western Sydney Airport and associated Western City deal identified as a key driving force of change and development within the City.

Despite the many opportunities Western Sydney Airport presents, the Western City also has many challenges. The plan identifies spatial inequalities that the Western City faces compared to the Central and Eastern Cities including significant climate variations and lower job opportunities. As Figure 3 (over page) shows, the Western City currently receives half the amount of average annual rainfall, experiences seven times the number of days over 35 degrees on average and has half the amount of tree canopy compared to the Eastern Harbour City. With regard to employment accessibility, as Figure 4 shows, only 49% of people living within the Western Parkland City work within the area, compared to 91% in the Eastern Harbour City. 51% of Western City residents commute across Greater Sydney for work.

The plan also looks to 2056 and acknowledges that over the next 40 years, the combined population of Greater Sydney, Wollongong and Newcastle will be 10 million, meaning that improving the north-south transport connections



between these cities will enable greater economic efficiency and opportunities and that Wilton, due to its location on the Sydney to Wollongong corridor, will benefit from this potential future growth and development.

### Western City District Plan, Greater Sydney Commission

As illustrated by Figure 5 (over page), Wilton is located within the Western City District which stretches from the Hawkesbury Local Government Area in the north, to Wollondilly Shire Local Government Area in the south.

The Western City District Plan is a 20-year plan that manages future growth by supporting the Greater Sydney Metropolitan Plan’s key themes of liveability, productivity and sustainability and applying them to the Western Parkland City through the identification of planning priorities and corresponding actions for councils to implement through their DCP and LEPs. The plan acknowledges that strong social connections are key to building a resilient and healthy community within the district, particularly as the demographic of the Western City continues to change with an increase of older, as well as younger people. Relevant planning priorities include:

#### Planning Priority W3: Providing services and social infrastructure to meet people’s changing needs

- Providing accessible social facilities connected to people’s homes by safe walking and cycling paths that can be used by people of all ages and abilities.
- Planning and developing communal facilities that are the focus of neighbourhoods with the co-location of

schools, youth and health services, aged care, libraries, community and cultural facilities, parks and recreation

- Creating opportunities for increased shared use and more flexible use of underutilised facilities such as schools, sports facilities, halls and creative spaces.
- Designing multi-purpose and intergenerational facilities in urban renewal and land release areas to ensure better use of and increased access to social infrastructure and services.

#### Planning Priority W4: Fostering healthy, creative, culturally rich and socially connected communities

- Acknowledging the three key aspects of the built environment that support healthy lifestyles and improved health outcomes: strong social connections, physical activity and access to fresh food.
- Designing walkable streets that provide accessible and safe pedestrian and cycling connections from homes to schools, work, leisure and day to day needs.
- Delivering fine grain urban form and local mixed-use places that provide better access to local retailers of healthy fresh food, together with opportunities to participate in arts, recreation and cultural activities.
- The plan also acknowledges that the Office of Sport in collaboration with councils are developing a Sport and Recreation Participation Strategy and a Sport and Recreation Facility Plan for each District during 2018 and 2019. The plans will include local and regional sport facilities, that provide a strong foundation for participation in sport and active recreation.



Figure 3 - Climate Variations across Greater Sydney. Source: Climate statistical data, Bureau of Meteorology

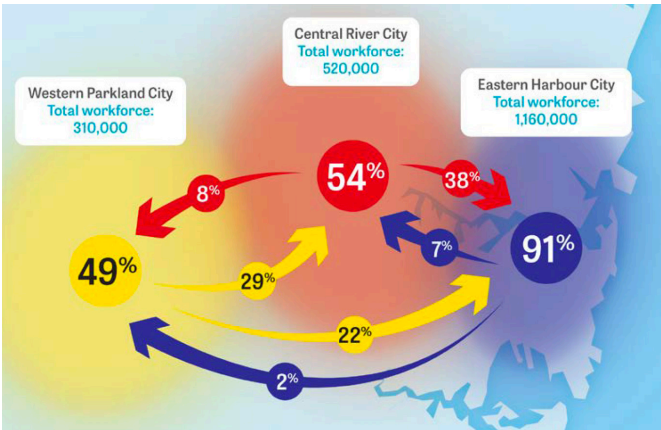
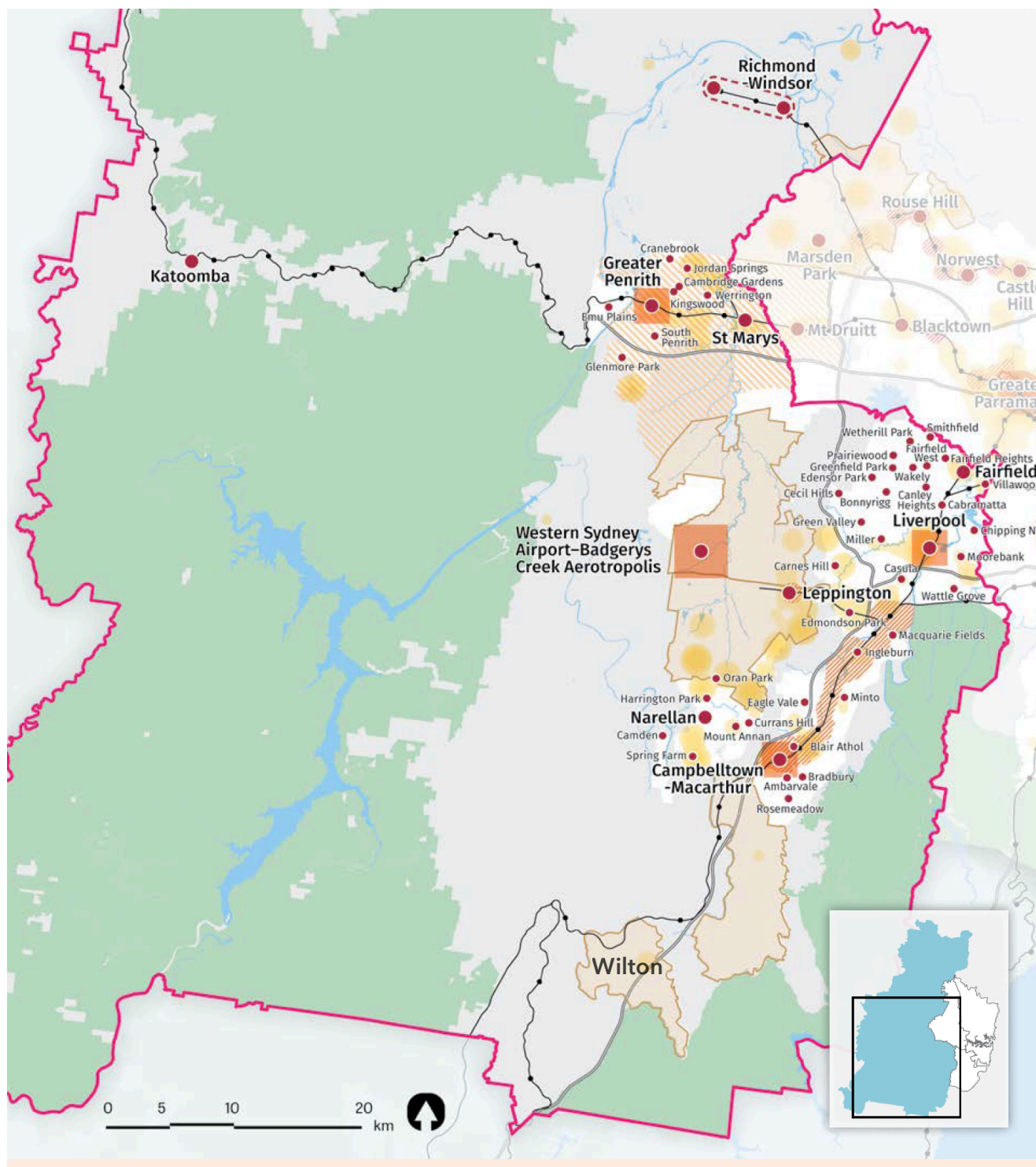


Figure 4 - Journey to work across the three cities. Source: Transport Performance and Analytics 2017





	Metropolitan Cluster		Metropolitan Rural Area		Urban Renewal Area
	Strategic Centre		District Boundary		Forecast Dwelling Completions 2016-2021
	Local Centre		Train Station		Urban Area
	Waterways		Motorway		Greater Penrith to Eastern Creek Growth Area
	National Parks and Reserves		Land Release Area		

Figure 5 - Wilton's location at the south-east of the Western City District, Greater Sydney Commission

*Planning Priority W6: Creating and renewing great places and local centres, and respecting the District's heritage*

- Planning for streets as places: The Western City District Plan together with the Future Transport 2056 strategy, rethinks streets as places, considers the needs of people and vehicles.

*Planning Priority W7: Establishing the land use and transport structure to deliver a liveable, productive and sustainable Western Parkland City*

- Developing a long-term integrated transport and land use structure plan that considers the numerous land use and transport initiatives across the region including Wilton.
- A long-term vision for passenger rail improvements to support Wilton.

*Planning Priority W15 – Increasing urban tree canopy cover and delivering Green Grid connections*

- Planning for and contributing to increasing urban tree canopy cover.
- Delivering green grid connections across the Western City: the Greater Sydney Green Grid is a long-term vision to create a network of high quality green spaces – from regional parks to bush trails, local parks and playgrounds – that connect people to centres, public transport and landscape features via enhanced waterway corridors, transport routes, suburban streets, footpaths and cycleways. No specific priority corridors or 'projects important to the district' are identified for Wilton, however as Figure 6 indicates, there are some Green Grid opportunities throughout Wilton to connect it to the wider city.

*Planning Priority W18 – Delivering high quality open space*

- People living within urban neighbourhoods should be able to walk to local open space. High density development (over 60 dwellings per ha) should be located within 200m of open space and all dwellings should be within 400 metres of open space.
- Understanding the function of public open space in high density neighbourhoods as a shared backyard and the need for public open space to be durable, multipurpose and accessible to a wide variety of users.
- Connecting communities to the natural landscape through nature based recreation, while managing and minimising impacts on biodiversity.

## GOVERNMENT ARCHITECT NSW

### Better Placed, NSW Government Architect NSW, 2017

Better Placed is a policy document produced by GANSW that seeks to place good design at the centre of all development processes from project definition to concept design through to construction and maintenance. Better Placed is based around seven distinct objectives that together seek to create a 'well-designed built environment that is healthy, responsive, integrated, equitable and resilient':

- Better fit: contextual, local and of its place
- Better performance: sustainable, adaptable and durable
- Better for the community: inclusive, connected and diverse
- Better for people: safe, comfortable and liveable
- Better working: functional, efficient and fit for purpose
- Better value: creating and adding value, and
- Better look and feel: engaging, inviting and attractive.

As a new town, Wilton has the opportunity to apply the principles of Better Placed to achieve a healthy, integrated and resilient community. The principles above should also be applied to social infrastructure and open space provision, creating functional social spaces that people want to visit, feel comfortable within and provide opportunities to build social capital within the new community.

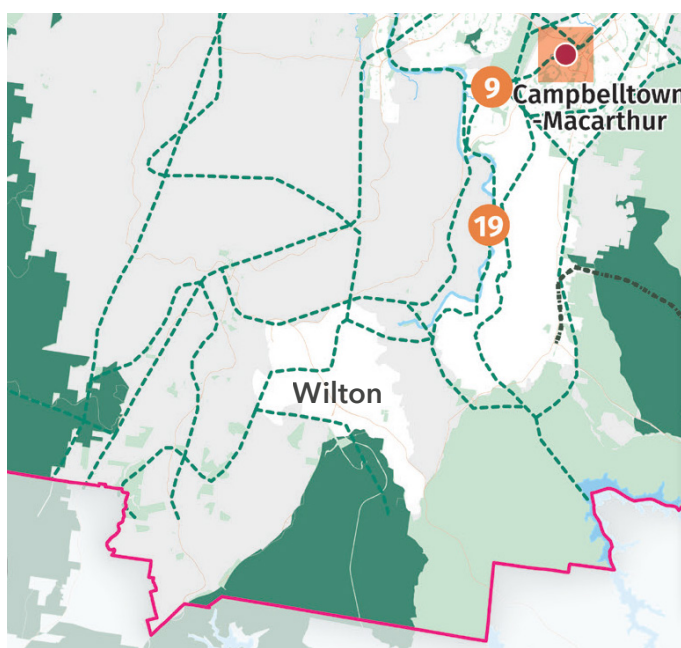


Figure 6 - Indicative green grid connections across Wilton.  
Source: Western City District Plan

## Greener Places Open Space for Recreation Guide (Issue no.1 2018, Draft for Discussion)

This guide provides a consistent approach and framework to encourage innovation in public open space planning and to promote higher community use of, and satisfaction with, public open space.

The guide will inform open space planning in NSW through State Environmental Planning Policies (SEPPs), metropolitan plans, regional plans, district plans, plans for local government areas and for smaller areas. It provides a framework for prioritising investments in public open space for recreation according to identified open space deficiencies.

Planning that relies on a spatial standard such as 2.83ha /1000 people is not effective without high levels of quality control and often works against opportunities for multiple use and innovative solutions. Equally, past approaches such as a percentage of land did not have any direct link to the demand arising from a development, as densities can vary greatly yet the percentage stayed fixed. Evidence from around the world for building cities and regional areas around public open space, active recreation areas, green streets and walking and cycling infrastructure, has repeatedly demonstrated this approach will deliver improved health, social cohesion, vibrant local economies, productivity, and environmental benefits.

Rather than specifying a specific suite of parks and the land areas required for them, a set of performance outcomes have been proposed that identify the range of recreation opportunities to be provided and the characteristics of an acceptable solution to cater for recreation needs in open space. These include:

1. Improve the provision and diversity of open space for recreation
2. Understand the demands on existing open space and plan for open space in new and growing communities
3. Improve the quality of open space for better parks and facilities
4. Use open space to connect people to nature
5. Link to the network of green space
6. Encourage physical activity by providing better parks and better amenity
7. Provide open space that is multifunctional and fit for purpose
8. Design versatile, flexible spaces
9. Consider life-cycle costs, management and maintenance

The Guidelines recommend a new approach to benchmarking that includes:

- Quality
- Quantity
- Distribution, accessibility and connectivity
- Diversity
- Hierarchy and catchment
- Density of Development

This study reflects this new approach to planning for open space including benchmarks set for Greenfield sites.

## NSW HEALTH

### NSW Health Urban Development Checklist

The Health Urban Development Checklist seeks to ensure that health is a consideration within the planning process. The health map (Figure 7), shows the relationship between the social determinants of health and community life including social capital, buildings and places, access to healthy food and community. Key points for a healthy Wilton environment include:

- Access to green space and natural areas
- Safe, health and accessible public open spaces
- Creating an identity and strong sense of place
- Providing a range of facilities to attract and support a diverse population regardless of age, ability or culture.
- Social infrastructure and open space that is responsive to community needs and current gaps in infrastructure
- Early delivery of social infrastructure, and
- An integrated approach to social infrastructure and open space planning that makes the most of the infrastructure.



Figure 7 - The social determinants of health and the built environment. Source: NSW Health Urban Development Checklist



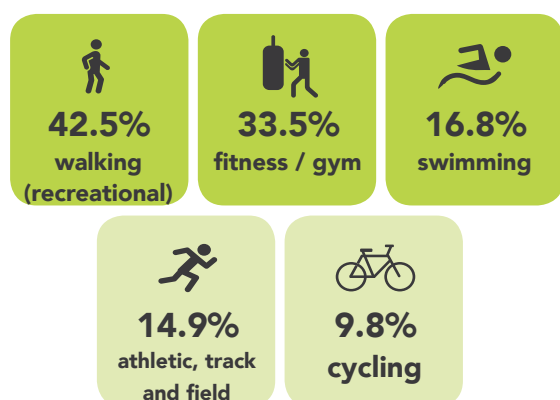
## SPORT AND RECREATION PARTICIPATION TRENDS

*"Australians are increasingly time poor, have limited budgets and are being inundated by new forms of entertainment. With these changes, new preferences are emerging; Australians want greater flexibility, more tailored products and sports that work for them."*

- Australian Sports Commission,  
Corporate Plan 2017-2021

A majority of Australians participate in sport or other physical activities at least 3 times a week (AusPlay 2017). Nationally, the most popular recreation activities are unstructured activities including walking, fitness, swimming, cycling and running. Overall, the major change in recent years in participation in recreation is a trend to more flexible and non-organised participation. In culturally diverse communities, new sports are emerging including badminton, table tennis, volleyball, Tai Chi and basketball. Informal spaces to participate in recreation will be important, such as hard sheltered surfaces in parks (e.g. pavilions), multipurpose outdoor courts, outdoor table tennis tables, and unmarked grass areas close to social areas e.g. BBQs. Streetscapes that support comfortable walking, running and cycling will support the most popular recreation activities, and will require shade, seating, bubblers, safe paths and lighting.

### ADULTS - TOP 5 ACTIVITIES



## WOLLONDILLY SHIRE COUNCIL

Wollondilly Shire Council has a number of strategic documents that will drive social outcomes for Wilton that are summarised below:

### Create Wollondilly Community Strategic Plan 2033

Create Wollondilly CSP based on five key themes underpinned by the principles of "Rural Living", "Health and Wellbeing" and "Resilience":

- Sustainable and balanced growth
- Management and provision of infrastructure
- Caring for the environment
- Looking after the community, and
- Efficient and effective council.

Wilton is Council's priority focus for growth. The CSP views Wilton as an opportunity deliver an exemplar built environment that achieves positive health outcomes and liveability. Actions for Wilton include the need to develop a healthy, walkable and connected community supported by integrated public transport and matched by sustainable long-term employment growth.

### Wilton, a great town or no town at all, 2017

- Council's advocacy paper 'Wilton, a great town or no town at all' highlights the significant challenges Wilton faces including the lack of infrastructure, limited employment, lack of social services and poor public transport.
- The paper highlights that any rezoning of land is premature before infrastructure is planned for and provided, including: public transport including a rail service, an integrated health care facility, K-12 public schools, adequate provision of an open space and recreation network and a strategy and mechanism to ensure housing delivery aligns with job creation.
- The seven core actions that Council sees as vital in the creation of the new town include: partnership between stakeholders, public and active transport, jobs, housing for all (including affordable housing), health and wellbeing, education and a sense of place.
- The paper acknowledges that well-designed built environments can play a critical role in promoting greater physical activity by increasing proximity and access to public transport, designing compact and pedestrian friendly neighborhoods, and linking multiple destinations such as schools, shops, public transport with walking and cycling paths.
- A town centre that has a range of entertainment and cultural activities, public art, place-making and public

domain activation, cultural facilities, walking trails, bike paths, look outs and views are critical in the creation of creating attractive public spaces that create opportunities for people to meet and connect and build social capital within Wilton.

### **Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy, 2014**

As the Clouston report found, common challenges across Wollondilly Shire's parks and facilities include:

- The need to pursue an integrated approach to facility provision - duplication, particularly of facilities is common across the Shire, and many of these facilities are old, have only single users and falling usage patterns. Working with the community to consolidate, integrate and modernise such facilities will have social and economic benefits in the longer term.
- A common lack of relationship between facilities and open space to the street front, addressing this by strengthening connections to the street could generate a greater sense of safety, greater use of the facilities and a perception of ownership
- The need to improve connectivity throughout town centres by upgrading/planning for paths and cycleways in order to increase the accessibility of residential located on the fringes of townships to facilities and open spaces located nearby.
- The quality and accessibility of toilet facilities were found to have a direct relationship with visitor experience and may affect visitation choices, and
- The quality and adequacy of night lighting affects perceptions of safety. Active spaces tend to reduce anti-social behavior.

Many of these identified challenges and common issues are addressed in the suite of planning and design principles below that inform the Strategy. Facilities and open space should be:

- Central to catchment and equitable access
- Clustered or co-located
- Flexible and multi-use
- Contribute to public domain and a sense of place
- Following sustainability principles
- Location to promote accessibility and visibility
- Connected to public transport
- Of size and design to enable expansion and adaptation
- Promoting safety and security, and
- Avoiding conflict with neighbouring uses.

In relation to sporting grounds, the study identified that:

- Wollondilly has 14 sporting grounds located throughout the Shire. The most popular field and court-based sports mostly lie with the traditional codes in Wollondilly Shire. The principal summer season sports include Cricket, Athletics, BMX and Tennis. The principal winter season sports include Rugby League, soccer and netball (generally the most popular). Rugby Union, Australian Rules, softball and baseball are all played, but are less popular in the Shire.

In relation to community facilities, the study identified that:

- The provision of community facilities within Wollondilly reflects the relatively small and dispersed pattern of population in the Shire. Facilities to meet predominantly local needs, and some district needs, are distributed among the townships and villages of the Shire.
- The Shire lacks any major regional facilities. For these, the Wollondilly population relies predominantly on Campbelltown, with key facilities including the Campbelltown Arts Centre as well as non-Council facilities such as Campbelltown Hospital, specialist medical services, TAFE College, campus of Western Sydney University, major government and non-government human services and retail and entertainment facilities. Regional facilities and services in Wollongong, Liverpool and Penrith are also relied upon. Some facilities within the Southern Highlands are also used, although these tend to be other local and district level facilities used by communities close to the LGA boundary.
- The community facilities currently provide a total of 6,203sqm gross internal floorspace, for a resident population of 43,210 people. Of this amount, 350 sqm is library floorspace and a further 150 sqm is provided in the Old Post Office, used by the Visitor Information Centre and other uses that are not considered to be community uses. When these areas are deducted from the total, the remaining 5,703 sqm community centre floorspace equates to a rate of 132 sqm per 1,000 residents.
- While the rate of provision of floor space was higher overall than comparable Western Sydney areas, the rate of library floor space at around 8m<sup>2</sup>per 1000 people is significantly below benchmark requirements

## Wollondilly Health Needs Assessment, 2014

- The Wollondilly Health Needs Assessment involved both statistical analysis relating to the health characteristics of Wollondilly residents as well as consultation with the community and service providers.
- Consultation revealed strong and consistent concerns about the very limited availability and poor access to health services in Wollondilly. With population growth in Wollondilly now accelerating, this pattern of service provision will need to change if the health needs of the population are to be met.
- Key issues raised within the report include:
  - Gaps in service provision including lack of medical specialists, allied health practitioners, mental health services for children and young people, diagnostic services and preventative health services
  - Long travel distances to access medical services, further exacerbated by the poor public transport available in the Shire
  - A need for health prevention and promotion programs in Wollondilly to tackle issues such as high levels of overweight and obesity, smoking and drug use, particularly among young people
  - Healthier built environments to encourage higher levels of physical activity, such as footpaths, walking trails and cycleways
  - The need for sport, recreation, social and cultural programs and facilities for young people, to address issues of boredom, and
  - Community facilities to address issues of social isolation and the need for social support.
- While the report does not mention or refer directly to Wilton, the identified issues do apply to the quality of services the existing Wilton community is currently experiencing.

## Wollondilly Health Alliance Action Plan 2017 – 2019

- The Wollondilly Health Alliance Action Plan's vision for the Wollondilly community, is a community that is healthier, finds it easier and quicker to access services, has access to the highest quality of health services in NSW and has a say in the development and provision of health services that affects them.
- A key strategy of the plan is to ensure that in areas of new development, the design of the built environment supports health outcomes. A proposed action is to commit to the vision of a 'healthy' Wilton New Town which considers all determinants of health and wellbeing in the planning and delivery of Wilton New Town.



# Community profile and development scenarios

## CURRENT POPULATION

This section of the report outlines the key demographic trends for Wollondilly Shire and Wilton, using data from the 2016 ABS Census available through Profile.id and population forecasts provided by AEC (November, 2018). For the purposes of demographic analysis, the majority of the Wilton Priority Growth Area (including the existing population living in Bingara Gorge and Wilton village) is located within the statistical areas of 'Douglas Park - Wilton' (Figure 8), towards the South East corner of Wollondilly Shire Council.

## WHO CURRENTLY LIVES IN WOLLONDILLY SHIRE?

Wollondilly Shire Council is located at the south-western fringe of the Sydney metropolitan area, bordered by the Blue Mountains Council to the North-West, Campbelltown to the North-East and Wingecarribee Shire to the South.

**In 2016, 48,519 people were living in Wollondilly Shire Council (ABS URP) with a population density of 0.2 persons per hectare.**

Compared to Greater Sydney, Wollondilly Shire Council has:

- A similar median age (37 years in Wollondilly compared to 36)
- A significantly higher percentage of couples with children (43% compared to 35%)
- A higher median weekly household income of \$1,864 compared to \$1,745
- A similar percentage of people needing assistance with core activities (4.6% compared to 4.9%)
- A much lower percentage of people who speak a language other than English at home (5.7% compared to 36%). The most common languages other than English spoken at home were: Italian (0.7%), Arabic (0.6%), Spanish and Maltese (both 0.4%).

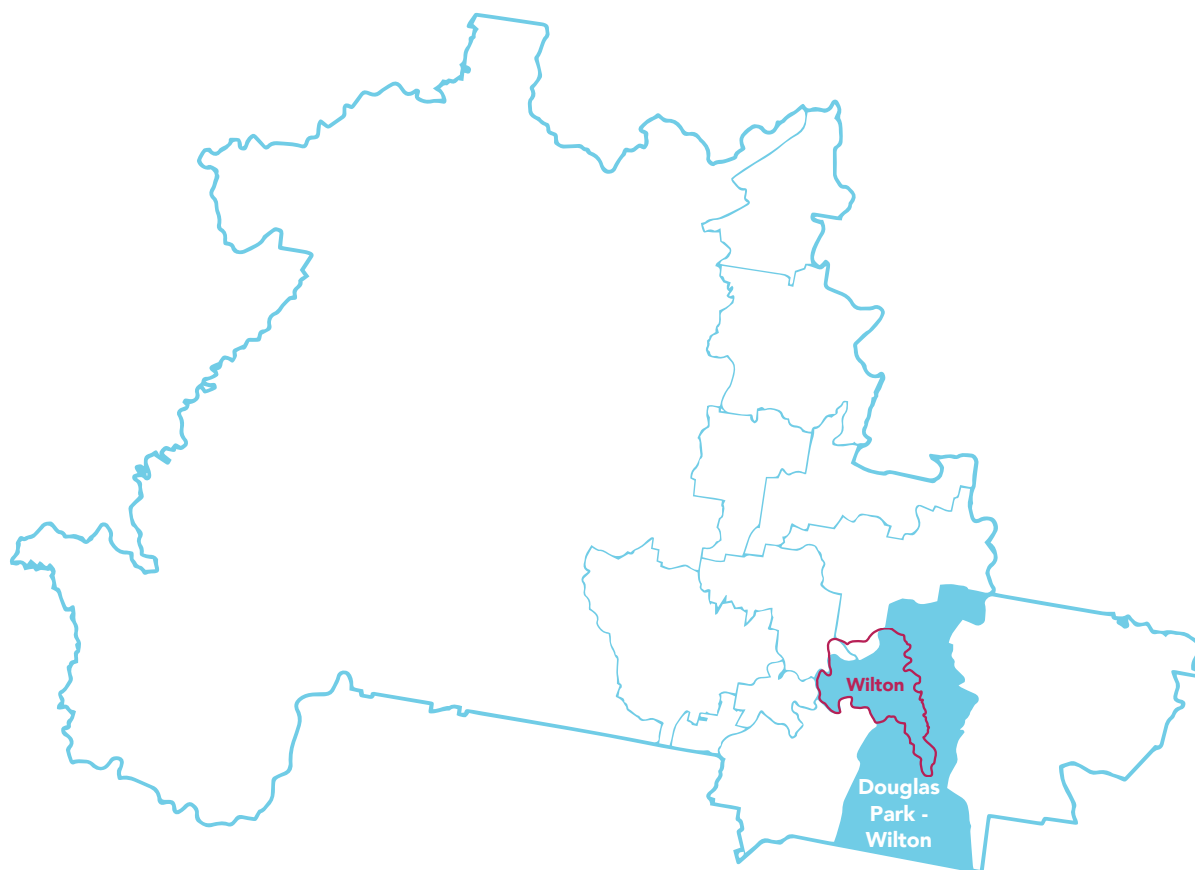


Figure 8 - Douglas Park-Wilton statistical area within Wollondilly Shire statistical boundaries

- A significantly higher proportion of Aboriginal and Torres Strait Islander residents (3.2% compared to 1.3%)
- A significantly lower percentage of households renting (14.7% compared to 33%)
- A higher proportion of households with a mortgage (48.0%) than Greater Sydney (32.6%)
- A much higher percentage of detached housing (93.5% compared to 55.0%), and
- The majority of residents born in Australia with 11.8% of residents born overseas, 5.3% in a non-English speaking country.

### Emerging groups

From 2011 to 2016, Wollondilly Shire's population (URP) increased by 5,260 people (12.1%). This represents an average annual population change of 2.43% per year over the census period.

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Young workforce (25 to 34) (+1,051 people or 22.6%)
- Empty nesters and retirees (60 to 69) (+1,037 people or 25%)
- Seniors (70 to 84) (+905 people or 36.0%)
- Older workers and pre-retirees (50 to 59) (+561 people or 9.5%)

### WHO CURRENTLY LIVES IN WILTON-DOUGLAS PARK?

In 2016, the usual resident population of Wilton-Douglas Park was 4,406 living in 1,454 dwellings with an average household size of 3.11.

Compared to the Wollondilly Shire, the statistical area of Wilton-Douglas Park had:

- A higher proportion of babies and young children (0 to 12) (20.7% compared to 17.6%)
- A higher proportion of people in the 'young workforce' and 'parents and homebuilders groups (25 to 49 years) (36.9% compared to 32.6%)
- A lower proportion of people in the older age groups (60+ years) (14.9% compared to 19.1%).
- Overall, 27.6% of the population was aged between 0 and 17, and 14.9% were aged 60 years and over, compared with 26.4% and 19.1% respectively for Wollondilly Shire.
- A significantly higher weekly median household income (\$2,352) compared to Wollondilly Shire (\$1,864)

- A significantly higher percentage of couples with children (51.8% compared to 43.3% in Wollondilly and 35.3% in Greater Sydney)
- 3% of residents were born overseas in a non-English speaking country compared to 5.3% in Wollondilly Shire.

### Emerging groups

From 2011 to 2016, Wilton-Douglas Park's population increased by 1,444 people (48.7%), a very significant population growth since 2011 (2,962).

The largest changes in the age structure in this area between 2011 and 2016 were in the age groups:

- Young workforce (25 to 34) (+331 people or 101.2%)
- Babies and pre-schoolers (0 to 4) (+212 people or 105.9%)
- Parents and homebuilders (35 to 49) (+203 people or 27%)
- Primary schoolers (5 to 11) (+167 people or 51.1%)

## POPULATION FORECASTS

### What will Wilton look like by 2040?

Many factors will influence the incoming population of Wilton. With an estimated project completion date of 2040, the growth area is susceptible to policy change that may mean Wilton is larger and denser than currently proposed, or potentially smaller than currently estimated dependent on demand and market trends.

Currently, decisions regarding the final boundaries of Wilton, densities and zonings are yet to be finalised, and therefore the future characteristics of Wilton as a community and place is still uncertain.

### Dwelling Types

This report assumes that Wilton will be a predominantly low-rise area, growing taller and becoming denser towards the town and village centres, as indicated by the Connor Holmes Masterplan, current dwelling types within Bingara Gorge, and the South West Wilton recent rezoning (April 2018).

### Forecast average household size

As a greenfield site, it is necessary to benchmark with other comparable areas to get a picture of who might be living in Wilton. The forecast population used in this report is based on AEC's projections (AEC Draft Wollondilly and Wilton Growth Area Housing Market Analysis 2018), which is based on comparable high growth areas in Wollondilly Shire.

The DP&E and WJLG use a projected household size of 2.8 persons however this is considered to be too low based on the Wollondilly Shire average household size and comparable growth area household sizes across Greater Sydney.

### Forecast total population

There are no approved final population projections for Wilton. This report applies the average household size of 3 people per dwelling to calculate the forecast population growth for Wilton (i.e. excluding existing residents in the 500 dwellings already delivered in Bingara Gorge). This report also examines the implications of a smaller dwelling uptake (i.e. 13,200 dwellings).

Based on 15,000 additional dwellings, the forecast population growth will be 43,288 people.

Based on 13,200 additional dwellings (which excludes additional dwellings at Bingara Gorge) the forecast population growth will be 39,328 people.

Table 1 shows the projected population size by precinct, based on 15,000 additional dwellings.

PRECINCT	POTENTIAL DWELLINGS	PROJECTED POPULATION
Bingara Gorge	1,800	3,960
North Wilton	5,600	16,800
Wilton Town Centre	1,600	4,288
South East Wilton	3,600	10,800
West Wilton	2,400	7,440
<b>TOTAL</b>	<b>15,000</b>	<b>43,288</b>

### Forecast population density

Based on the projected population of 39,328 to 43,288 people the population density is forecast to increase to 15.9 to 17.5 persons per hectare, significantly higher than the Wollondilly Shire current population density of 0.2 persons per ha, however a lower population density than comparable greenfield sites such as The Ponds which is currently 31.91 persons per ha (ABS 2016).

### Forecast age profile

The forecast age profile draws on the population data of Oran Park, Camden (a greenfield site still under development) and The Ponds, a completed greenfield development located in Blacktown LGA. Both sites are a significant distance from the Sydney CBD, are located in Western Sydney and share the younger demographic and larger average household sizes typical of greenfield sites. An average between Oran Park, The Ponds and the current community of Wilton-Douglas Park's service age groups has been used to forecast the future community, and what their needs are likely to be.

Table 2 shows the possible forecast age profile of Wilton based on the benchmark areas of Wilton-Douglas Park, Oran Park and The Ponds. There is forecast to be a high proportion of young children aged 5 to 11 (12.5%), young workforce aged 25 to 34 (18.8%) and parents and homebuilders aged 35 to 49 (23.9%), and a low proportion of older people 70+ living in Wilton (3.8%, 1,725 people).

TABLE 2 - FORECAST SERVICE AGE GROUPS

AGE GROUP	BENCHMARK POPULATION (%)	FORECAST POPULATION 13,200 DWELLINGS (39,328 PEOPLE)	FORECAST POPULATION 15,000 DWELLINGS (43,288 PEOPLE)
0 to 4	11.2	4,392	4,834
5 to 11	12.5	4,903	5,397
12 to 17	6.7	2,648	2,915
18 to 24	7.2	2,832	3,117
25 to 34	18.8	7,381	8,124
35 to 49	23.9	9,386	10,331
50 to 59	9.0	3,553	3,910
60 to 69	6.8	2,687	2,958
70+	3.8	1,508	1,659
<b>Total</b>	<b>100</b>	<b>39,328</b>	<b>43,288</b>

### Other forecast community characteristics

The AEC Draft Wollondilly and Wilton Housing Market Analysis (2018) indicated that residents in newer areas of the Wollondilly LGA (predominantly being Precinct 4 including Wilton and other growth areas) tend to be young families, affluent, well-educated and are predominantly owner occupiers. This trend is expected to continue as masterplanned estates continue to be delivered in Wilton.



## KEY FINDINGS AND IMPLICATIONS

The AEC Draft Wollondilly and Wilton Housing Market Analysis (2018) indicated that residents in newer areas of the Wollondilly LGA (predominantly being Precinct 4 including Wilton and other growth areas) tend to be young families, affluent, well-educated and are predominantly owner occupiers. This trend is expected to continue as masterplanned estates continue to be delivered in Wilton.

### A significant growth in number of residents

There will be a significantly increased resident population living within Wilton by 2040, with the potential for an additional 39,328 to 43,288 residents from the current community of just over 4,000 people. This growth in an area that is quite isolated from regional infrastructure in Campbelltown or Camden means that the community will need to access regional and district level social and open space infrastructure within the development precinct. These facilities and spaces will need to accommodate a wide diversity of needs within flexible and multi-use facilities capable of responding to changing needs as the community grows and moves through the life cycle rather than focusing on particular requirements of specific age cohorts.

### High proportion of young families

From 2011 to 2016, Wilton-Douglas Park's population increased by 1,444 people (48.7%), half as large again since 2011 (2,962). This high growth in population size, as well as the high growth in young workforce, parent and homebuilders and young children age groups suggests that Wilton is a popular place to raise a young family. With over half of households being couple and children households (51.8%), the needs of young families including childcare, OSHC, libraries, schools, parks and playgrounds - all connected by safe walkable streets - will be essential to support the young and growing population of Wilton.

### Higher density living

The population density of Wilton is set to increase significantly from 0.35 in 2016 to 15.9 to 17.5 persons per hectare in 2051. This is a significant change for a traditionally rural community and places importance on the distribution of the open space network to ensure people have convenient access to a park that serves as a "backyard" and facilities social interaction and recreation opportunities. Open space planning is an important component of the liveability and quality of high density developments.

### Young people

Although Wilton is likely to be a predominantly young population, it is important to consider the long project timeline. The children from young families that are establishing their homes now, will grow into young adults and need places to support their high school and university learning, as well as places that support young people's needs. They will also need good connections to jobs, education and employment opportunities, especially with the changing nature of work over the next 20 years.

Young people will also need facilities that they can walk to, considering the relative isolation of the site. Facilities such as libraries, youth centres, open spaces to recreate and hang out that are welcoming to young girls as well as boys are important to retaining healthy and connected young people.

# Previous social infrastructure and open space studies

This report has reviewed existing planning for contributions to social infrastructure and open space in Wilton, completed for/ by the Department of Planning and Environment and by the Wilton Junction Landowners Group:

- Department of Planning
  - Wilton Interim land Use and Infrastructure Implementation Plan (2017) (DP&E ILUIP 2017)
  - Wilton 2040 A plan for the Wilton Growth Area 2018 and accompanying Proposed Special Infrastructure Contribution (2018) (DP&E Wilton 2040 and PSIC 2018)
- Wilton Junction Landowners Group (WJLG)
  - Wilton Junction Social Infrastructure Rezoning Assessment 2014 (by Elton Consulting) (WJLG 2014)
  - Wilton New Town GLN Request WORKING DRAFT 2018 (by Elton Consulting) (WJLG 2018)

Appendix 1 summarises the key recommendations of each of these studies.

# SOCIAL INFRASTRUCTURE AND OPEN SPACE NEEDS ANALYSIS

Building on previous social infrastructure and open space studies, this chapter provides evidence-based recommendations for social infrastructure and open space that are not only quantum based (numbers and sizes of infrastructure and open space based on total number of residents), but also place-based, considering both proximity benchmarking, as well as the unique context of Wilton such as the mixture of densities on site, dividing major roads, rural character and natural setting as well as the characteristics of the forecast community.

This section also considers specific needs for key demographics. As with most greenfield sites, Wilton will likely become home to a high proportion of young families and first-home buyers, meaning that infrastructure and open space should consider how different service age groups are likely to use the provided community facilities and what their needs are. For example this impacts on childcare provision with parents likely to be commuting for work, the need for libraries and youth spaces to be walkable from people's homes for young people to access on their own, and open space networks that are inviting and encourage people to get outside after work and exercise.

This section also provides best-practice principles and trends to consider when designing open spaces and social infrastructure that respond to the unique characteristics of Wilton, and that ultimately will contribute to the creation of a great new place to live.

This chapter provides an assessment of the social infrastructure and open space needs to service the future population of Wilton, as well as existing regional and district gaps in the wider local government area of Wollondilly. This social infrastructure needs and open space analysis is based on a range of indicators including:

- Forecast population and population characteristics
- Current social infrastructure and open space audit, supply and capacity local within Wilton and regionally across the Wollondilly LGA
- Best practice trends and principles for the delivery of social infrastructure and open space, and
- Population benchmarking against industry standards.

# Audit of existing social infrastructure & open space

This section reviews the provision of social infrastructure and open space in the area, and assesses future demand, to understand any impacts of the proposal on local facilities.

## DEFINITIONS

For the purposes of this study social infrastructure refers to public community facilities and services.

### Community facilities

Community facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing. Including libraries, childcare centres, multipurpose community centres, cultural and performing arts facilities.

### Recreation facilities

Recreation facilities for the purposes of this report include those indoor (buildings) sports and recreation facilities such as indoor courts or swimming pools.

### Open space

Open space is defined by the Government Architect NSW as "open" (not built upon) land, which accommodates recreation or provides relief from the built environment, and is an important setting for recreation, social interaction, and conservation. Settings include natural areas and linkages, foreshore areas, informal parkland, sportsgrounds and courts, children's playgrounds, historical sites, formal gardens, and linear walking, cycling and equestrian tracks.



Wollondilly Library

## WHAT'S ALREADY SERVICING WILTON?

The following community facilities are located within 2km of the proposed Wilton Town Centre or within 1 km of the centre of the proposed four village centres (as indicated by DP&E 2017). All community facilities, schools, open space, and sports and recreation facilities are mapped within Figure 10 (p. 26).

### Connectivity

The site is large, divided by major roads and surrounded by gorges and bushland making connections to existing and planned social infrastructure and open space one of the key challenges for the site.

While three council-owned open spaces and facilities fall within a 2km radius of the Wilton South West Precinct (recently rezoned by DP&E), there could be significant barriers for these residents to access these facilities and spaces without additional infrastructure investment such as pedestrian/cycling bridges to allow safe active connections across Picton Road.

### Regional facilities within Wollondilly LGA

Wilton will be a new town and will need to be serviced by a range of regional, district and local facilities. With a population currently of around 48,000 people Wollondilly Shire currently has limited access to regional social infrastructure.

In terms of regional facilities, within the Wollondilly Shire there is currently:

- 0 central libraries. The Wollondilly Library is only 350m<sup>2</sup> (best practice minimum standards for a local library is 1,400m<sup>2</sup> and a district or regional library would be between 2,000m<sup>2</sup> and 3,000m<sup>2</sup>). The library is located 11km from Wilton town centre in Picton.
- 0 creative arts, civic or performing arts centres. A population the size of Wollondilly would require 1 performing arts centre and 1 creative arts centre (co-located). The nearest performing and creative arts facilities are in Campbelltown.
- 0 indoor recreation centres (courts)
- 0 hospitals or major health facility, the nearest hospital is in Campbelltown.



## Within Wilton New Town Precinct

### Community facilities

There is one temporary community facility located within 1km of the Bingara Gorge Village centre:

- Temporary community meeting space at Bingara Gorge Sales and Information Centre, available to residents of Bingara Gorge until the population size triggers the development of a permanent community facility.

There is one community facility more than 2km from any proposed town/village centre, but located within the Wilton Priority Growth Area:

- Wilton Community Centre (floor area 227m<sup>2</sup>; co-located with Wilton Recreation Reserve).
  - Wilton Community Centre was previously operating as a child care centre which has since moved to a newer facility at Bingara Gorge.
  - The 2014 Wollondilly Open Space, Recreation and Community Facilities Strategy reports that the hall may require enhancement or improvement.



Wilton Community Centre

### Open Space and Recreation

The following open space is located within 1km or 2km radius from a proposed town or village centre:

#### Within 1km

- Local - Wilton Park Road Reserve
- Local - Bingara Gorge Playground (corner of Chisolm St and Horden St)

#### Within 2km

- District - Wilton Recreation Reserve (currently has a Council masterplan for proposed upgrades)
- Local - Allens Creek Reserve (little embellishment)

- Local - Almond Street Crown Reserve (no embellishment)
- Communal - Bingara Gorge Country Club (includes 9 hole golf course, 2 tennis courts, 1 basketball court, 1 swimming pool; Residents only, privately operated) - this is not accessible for people who live outside of Bingara Gorge Estate.

While there are opportunities to provide for the future open space and recreation needs of Bingara Gorge residents through the Wilton Recreation Reserve planned upgrades, other open space is poorly located and not sufficient size to meet future needs.

### Education

Wilton currently has one public primary school which opened in Term 2, 2011. Wilton is located in the catchment area of Picton High School. Figure 9 shows the catchment areas of local schools.

#### Primary schools

- Wilton Public School is the only primary school located within the site. It is a small, yet growing school with 374 students enrolled in 2017. It is located within the Bingara Gorge area of the development, South of the Hume Highway. This may present a barrier to future residents walking to school.
- The school is already at capacity, with Council indicating there will be a need for demountable classrooms to meet enrolment demand.



Wilton Public School

### High Schools

- There are currently no high schools in Wilton, with the only public high school in the region located in Picton, approximately 15km or 15 - 20 minutes away.
- 1,122 students were enrolled at Picton High in 2017
- Picton High School will be undertaking a \$100 million upgrade increasing the school's capacity to 2,000 students.

### Child care and Out of School hours care (OOSH)

- There is currently 1 child care centre located within the 2km catchment of the Bingara Gorge development with 117 approved places for both pre-school and outside of school hours care. It is privately operated.

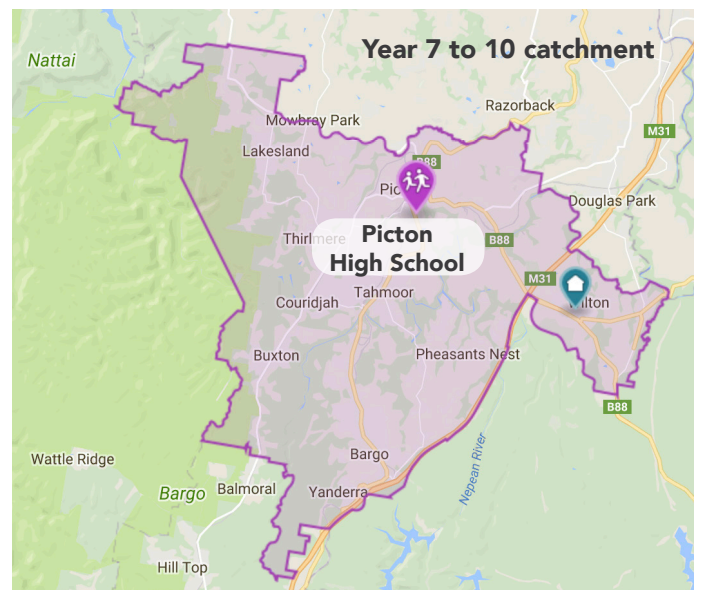
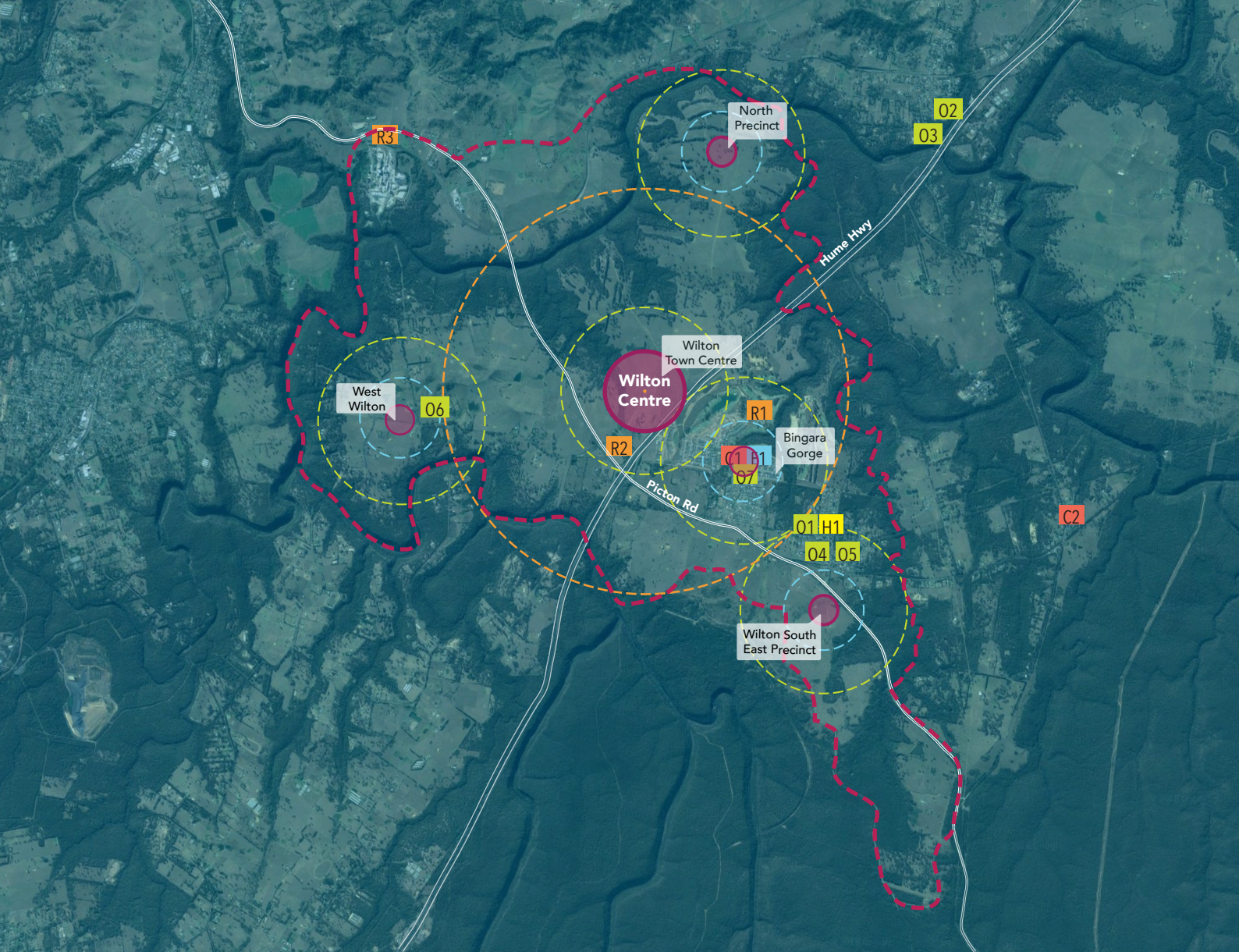


Figure 9 - Wilton Primary and Secondary School Catchments.  
Source: Schoolcatchment.com.au





--- Wilton Priority Growth Area Boundary --- 5km Radius --- 2km Radius --- 1km Radius

### Open Space (O)

- O1. Wilton Recreation Reserve (Council masterplan, proposed upgrades)
- O2. Douglas Park Showground (Council masterplan, proposed upgrades)
- O3. Nepean River Crossing
- O4. Allens Creek Reserve
- O5. Almond Street Crown Reserve
- O6. Wilton Park Road Reserve
- O7. Bingara Gorge Playground (corner of Chisholm St and Hordern St)

### Private Recreation (R)

- R1. Bingara Gorge Country Club (includes 9 hole golf course, 2 tennis courts, 1 basketball court, 1 swimming pool)
- R2. Sydney Skydivers Drop Zone
- R3. Picton Karting Track

### Community Hall (H)

- H1. Wilton Community Centre

### Education (E)

- E1. Wilton Public School

### Child care (C)

- C1. Bingara Gorge Community Preschool:
  - 117 approved places
  - Exceeding NQS
- C2. Cath's Kindy Pre-School and Early Years:
  - 49 approved places
  - Exceeding NQS

Figure 10 - Existing social infrastructure and open space within the proximity of Wilton





## SOCIAL INFRASTRUCTURE & INDOOR RECREATION NEEDS ANALYSIS

As a greenfield development, adequate social infrastructure provision within Wilton will be vital to support a cohesive, connected and healthy community. Planning for the kinds of facilities Wilton will need has to consider current best practice and trends in social infrastructure delivery in addition to proximity and quantum benchmarks to come to considered community recommendations.

This section is divided into:

- Tends and principles for the delivery of social infrastructure and recreation, and
- Benchmarking

### HIERARCHY OF SOCIAL INFRASTRUCTURE

Indoor social, cultural and recreational infrastructure is categorised into the following hierarchy, based on population size:

#### Regional

Regional facilities usually serve populations of one local government area (LGA) of between 50,000 and 100,000 people and over. Some regional facilities may serve two or more local government areas. Regional facilities can include major cultural or civic facilities such as civic centres, performing arts centres (around 400+ seating capacity), major libraries, exhibition space, and higher order entertainment or leisure facilities.

While Wilton does not meet the population threshold to indicate a need for regional facilities, the distance (30mins+) from the nearest regional centres of Campbelltown-Macarthur or Wollongong means that some facilities that would usually be provided at a regional level such as a major library or performing arts facility should be provided on site.

#### District

District level facilities are more specialised and operate on a smaller district catchment than regional facilities, usually from about 20,000 to 30,000 people, and possibly up to 50,000. District level facilities are most often located in activity centres, ideally linked to public transport and in locations where people have a cause to gather and visit. District facilities provide a range of activity and program space and often accommodate community organisations and service providers. District level facilities would usually have a relatively permanent staff presence whether that is a local government or service provider personnel and could include: multipurpose community centres; civic and cultural facilities, including a district or branch library and community arts spaces; and entertainment/leisure facilities and services.

#### Local facilities

Local level services and facilities are more locally focused and are usually planned to serve a catchment of about 10,000 to 20,000 people. Local level facilities provide a basis for community involvement and the development of social capital through opportunities to build social networks and community connections. Local level facilities typically include multi-purpose community centres providing flexible spaces for local activities and programs and may also offer access to family support, health and other support services.

#### Neighbourhood facilities

Neighbourhood level facilities are planned to serve very local populations ranging from around 2,000 to 10,000 people.

# Trends and principles for the delivery of social infrastructure and indoor recreation facilities

This section outlines and summarises current key trends and principles for social infrastructure delivery.

In new and growing communities like Wilton, social infrastructure plays a key role as the 'heart' of the community, providing places to meet, learn and build community cohesion. With a long project timeline and completion date of 2040, social infrastructure will also need to be adaptable and well-located to meet the changing needs of different groups. Just as the function and use of open space is changing, a variety of new approaches and trends are evident in the delivery of new open space and recreation facilities that seek to meet the changing needs of dynamic communities, as well as maximise the return on Council's investment. The key trends and principles for social infrastructure delivery are summarised below. These trends and principles should inform the kinds of social infrastructure that is funded and developed within Wilton to support the new community.

## CO-LOCATED AND MULTI-FUNCTIONAL FACILITIES

Social infrastructure should be co-located, multi-functional and interconnected with other services and facilities to meet the diverse needs of communities. Community hubs that have the potential to combine a traditional community hall, library or even theatre (see Bankstown case study over page) are considered best practice, and spaces should be flexible and multi-purpose in order to respond and adapt to the future community. Multi-functional and adaptable facilities are particularly important in Wilton as a greenfield site, where most future residents do not currently live in the area and will need opportunities to build community connections and identity. Adaptable facilities mean that the use and function can meet the needs of different users, including as the community changes over time. Co-located, multi-functional and multipurpose community hubs become focal points for the community, improving cohesion and connection.

## SHARING WITH SCHOOLS

Schools are often a hub for the community, and therefore can be a great location for community facilities. There is an increasing trend to providing shared community facilities on school sites. Some of the benefits of this approach include a reduction in the land needed for community facilities and, ideally, sharing ongoing maintenance and management costs. However it is important to acknowledge the variety of challenges that arise when securing these spaces for community use, including the uncertainty of long-term tenure, child protection concerns, and restricted

community access during the day. Shared facilities should only be provided where there is a clear benefit to both the community and the school. In greenfield areas, better options could include providing community facilities on Council owned land, close to schools rather than on school land.

## FUNDING MODELS

Retail and mixed use developments provide an opportunity for community facilities co-located with shops and services. Funding models include securing strata title, rather than land ownership, to provide community facilities through Section 7.11 funding. The benefits of this model are that community facilities will be located close by to shops and services. However, this approach can limit future proofing options (for example, it would not be possible to add a storey or upgrade a facility easily to cater for increasing and changing demand). Without careful design, community facilities provided as part of private developments could also feel exclusive to the community.

## ACCESSIBLE AND NETWORKED

Social infrastructure needs to be equitably distributed, meaning that it should be located centrally and co-located with other compatible land uses such as shops, services or schools, meet universal design standards and is accessible via public transport.

A networked approach to the planning and delivery of social infrastructure ensures that duplication of services, programs, spaces and amenities is avoided, while ensuring that needs are met in the spaces and places where it is most convenient for the community.

## LIBRARIES

The nature and purpose of libraries is changing from a place to just borrow books and study, to a destination, or a 'third place' (after home or work) that allows for leisure, training, cultural activities and collaborative learning including meeting, training and exhibition space, as well as some specialised spaces for specific target groups, such as young people and seniors. Lounges and cafes are also becoming an integral part of library interior design. Design considerations include:

- Maker-spaces where people can work on projects, network and create such as art or music studios.
- Specialised spaces for specific target groups such as young people and seniors

- Lounges and cafes
- Meeting, training room for collaborative learning, and
- Exhibition space for community art rooms.

Libraries are also an important of the civic fabric of centres and suburbs. New library facilities should be located to promote visibility and accessibility and to support visibility within the site. Accessibility and visibility through main street locations with a ground floor presence can be important to maximising utilisation and enhancing accessibility.

## COMMUNITY HUBS

With Sydney's population growth accelerating, the traditional community hall and community centre has shifted to meet more diverse needs. Leading practice in community facility planning and provision is moving away from the provision of small and dispersed neighbourhood facilities towards multi-purpose, co-located facilities. Co-locating community halls/centres with recreation uses or within a town centre amongst schools and shops and designing spaces that can be used for a variety of uses offers a more sustainable model of provision. Some key trends to consider when planning for community hubs include:

- Centrally located facilities
- Clustered/co-located facilities
- Flexible and multipurpose spaces
- Adaptable facilities
- Financially and environmentally sustainable facilities, and
- Facilities delivered through partnerships

# Social Infrastructure and indoor recreation benchmarking

This section provides an assessment of the number and type of community facilities required as a result of the proposed development based on best practice benchmarks and standards for community facility provision, which provides an indicative guideline for the type of community facilities required by population size, population density, and current provision near the subject sites.

## WHAT DOES BENCHMARKING TELL US?

Benchmarks are used to give an indication of the amount of social infrastructure that would ideally be provided if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account. It is important to note that these types of benchmarks or provision rates usually reflect an historic approach to social infrastructure provision, and not necessarily the way in which hard infrastructure will need to be provided in the future to reflect emerging best practice.

## BENCHMARKING WILTON'S SOCIAL INFRASTRUCTURE NEEDS

Table 4 shows the indicated demand for social infrastructure based on benchmarks. The social infrastructure audit has identified that there are no permanent community facilities within 2km of any of the proposed town centres, apart from 2 child care centres and 1 primary school (that is already at capacity). Therefore, the benchmark requirement would be the baseline provision required to 2040.

TABLE 4 - SOCIAL AND RECREATION INFRASTRUCTURE NEEDS			
Facility	Benchmark/evidence	Scenario 1: Low range 13,200 dwellings	Scenario 2: High Range 15,000 Dwellings
Population		39,328 people	43,288 people
<b>REGIONAL FACILITIES 50,000 and over</b>			
Central library	Minimum size approx 1,400m <sup>2</sup>	Not required in Wilton	Not required in Wilton
Aged care	88 places per 1,000 people aged 70+	132.7	146.0
Hospital	2.3 beds per 1,000 people	90.5	99.6
Primary Care (including mental health)	1 new primary care centre per 50,000 people	0.8	0.9
Fire stations	1 fire station for every 60,000 people	0.7	0.7
Police stations	1 police station for every 108,000 people	0.4	0.4
TAFE	1 TAFE per between 300,000 and 500,000 people	0.1	0.2
University	1 University for every 150,000 people	0.3	0.3
Major civic/performance space	2,000 m2 to 4,000m2 GFA for 100,000 to 150,000 people	0	0
Central Library	28m2 for every 1,000 people for a population of 35,001 to 65,000 or more	0	0
<b>Indoor recreation facilities</b>			
Indoor leisure centre (dry)	1:50,000 to 100,000 people	0.8	0.9



TABLE 4 - SOCIAL AND RECREATION INFRASTRUCTURE NEEDS

Facility	Benchmark/evidence	Scenario 1: Low range 13,200 dwellings	Scenario 2: High Range 15,000 Dwellings
Indoor leisure centre (wet)	1:30,000 to 60,000 people	1.3	1.4
Pools	1:150,000 (50m pool competition standard) Regional	0.8	0.9
	1:75,000 (25m or 50m pool for recreational, club, water polo, diving and competitive swimming) District	0.5	0.6
	1:30,000 (25m and leisure pool) Neighbourhood	1.3	1.4
<b>DISTRICT LEVEL FACILITIES 20,000 - 50,000</b>			
Library floor space	35m <sup>2</sup> per 1,000 people + 20% circulation space	1 library 1,654m <sup>2</sup>	1 library 1,818m <sup>2</sup>
Community exhibition space	1:20,000 to 30,000 people	2.0	2.2
Secondary School:	1 government high school for up to 1,200 students	2.2	2.4
Primary School	1 primary school for 1,000 students aged 6 to 12 years	4.9	5.4
Community centre space	80m <sup>2</sup> per 1,000 people provided in local and district level multipurpose community centres	3146.24m <sup>2</sup>	3463.04m <sup>2</sup>
Community arts centre	1 for every 40,000-50,000 people (1,000-1,500 square metres) (part of multipurpose community centre)	1.0	1.1
Performing arts centre	Approx. 800 - 1,000m <sup>2</sup> , co-located with multi-purpose centre for every 40,000 - 50,000 people.	1.0	1.1
Function and conference centre	1:20,000 to 30,000 people	2.0	2.3
Out of School Hours Care	0.16 places per child	784.5	863.5
<b>LOCAL/NEIGHBOURHOOD LEVEL 10 to 20,000 people</b>			
Local community centre space	80m <sup>2</sup> per 1,000 people provided in local and district level multipurpose community centres	3146.24	3463.04
Early education and care (0 to 5)	0.3 places per child (residents) 1 place for every 75 workers	1,517 places (= approximately 14.5 centres at 90 places per centre).  There are currently 163 places in 2 centres in Wilton. Gap = 1,354 places.	1,650 places (approximately 16 centres at 90 places).  There are currently 163 places in 2 centres in Wilton. Gap = 1,487 places.

# Social Infrastructure Needs Analysis

Wilton is a greenfield site with a population of between 39,328 to 43,288 residents and 15,000 workers. Wilton presents the opportunity to deliver regional facilities to support the incoming resident and worker population and also address the lack of regional and district infrastructure currently across the Wollondilly LGA. From the most southern point to the most northern point is around 20km travel. The site is disconnected from other areas of the Wollondilly LGA and therefore will need a diversity of social and recreational infrastructure provided on-site to deliver a socially sustainable place.

Table 5 (see p. 34) and Figure 11 (p. 35) focuses on the social infrastructure that Council can levy for through development contributions, however the needs analysis below gives an overview of all essential social infrastructure that should be provided within Wilton, although some, such as health, education or child care may be outside of Council's jurisdiction. This also includes comparison with the most recent planning documents from DP&E and the WJLG.

## REGIONAL

### Emergency services

Current State government planning for emergency services is supported by this study, specifically that Wilton will be supported by the emergency services in Picton and that one Fire & Rescue Service Station should be provided in Wilton.

- DP&E Wilton 2040 and preliminary SIC 2018 states that Wilton will be supported by the emergency services in Picton and that only one Fire & Rescue Service Station should be provided in Wilton. Previously, the DP&E ILUIP 2017 identified the need for 1 police station, an upgrade to the rural fire service station, a staffed fire and rescue NSW station and regional health facilities. It was anticipated that the area will require one ambulance hub and three ambulance standby points.
- While WJLG 2018 does not mention any emergency services, WJLG 2014 identified that one police station, one fire station and one ambulance station would be required.

### Health

In line with State government planning, one community health centre should be provided in Wilton, within Wilton Town Centre and close to public transport. In addition, benchmarking indicates that an additional 91 to 100 hospital beds would be required to support the future population of Wilton.

- DP&E Wilton 2040 and preliminary SIC 2018 recommends 1 community health centre in Wilton.
- WJLG 2018 does not identify any community health centres however WJLG 2014 previously identified that a community health centre would be required.

## DISTRICT

### Primary schools

There will be 4,903 to 5,397 children of primary school age (5 to 11 years) requiring access to a primary school place that

is walkable or cyclable to home or on public transport links. In Priority Precinct areas, Department of Education plans for schools with an enrolment capacity of 1,000 places. Based on a school of this size, around 5 new primary schools will be required to service the future population. This is a higher provision than existing DP&E and WJLG planning.

- DP&E Wilton 2040 and preliminary SIC 2018 allocates funding for 2 new primary schools, and 1 K - 12 primary and high school in Wilton Town Centre.
- WJLG 2014 planning included 5 primary schools in the 2014 report however none are included in WJLG 2018.

### High schools

In line with State government planning, in addition to the expansion of Picton High School, one new high school is recommended for Wilton.

- DP&E Wilton 2040 and preliminary SIC 2018 and the DP&E ILUIP 2017 indicated demand for 1 public high school.
- WJLG 2014 identified that 2 high schools (provided as part of K-12 schools) would be required. However WJLG 2018 does not include this provision.

### Libraries

Based on the State Library of NSW's People Places benchmark, a total of 1,654m<sup>2</sup> to 1,818m<sup>2</sup> of library space (+20% circulation space) should be provided within Wilton. It is recommended that this library floorspace is co-located with a multipurpose community centre and cultural centre (see below) within the Wilton Town Centre. This is a higher provision than current DP&E and WJLG planning.

To accommodate for these multiple uses, the building footprint would be approximately 2,000m<sup>2</sup>, requiring a 5000m<sup>2</sup> site if parking is at grade. This space should also provide a community plaza area adjoining the centre. The facility should be located within close proximity to public transport and connected to open space for events and markets – it could be co-located as part of a regional recreational open space (See Carnes Hill Precedent Study)

however connections to the central shopping centre and local schools are highly important.

- DP&E ILUIP 2017 indicated that one library of 1,760m<sup>2</sup>, co-located with 100m<sup>2</sup> arts and cultural space should be provided however this provision is not included in DP&E Wilton 2040 and preliminary SIC 2018
- WJLG 2018 indicates a base figure of 42m<sup>2</sup> library space per 1,000 people, indicating 1,272m<sup>2</sup> of library space to be provided by the WJLG. This is a reduction from the 1,474m<sup>2</sup> of library space recommended in WJLG 2014. A 1.5ha site is proposed in the Town Centre.

### District level multipurpose community space

Currently, community facilities in Wollondilly LGA are single purpose and ageing hall-style venues. There are no district-level multipurpose community centres servicing the Wilton area. Best practice is to provide multi-purpose community centres which can accommodate a range of users and uses co-located with other services and facilities (eg youth space, cultural space, performance space) and in town centres. Based on a benchmark of 80m<sup>2</sup> per 1,000 people this would require 3,146m<sup>2</sup> to 3,463m<sup>2</sup> of multipurpose community centre space, of which around half (1,800m<sup>2</sup>) should be provided in a district-level multipurpose community centre in the Wilton town centre, co-located with the library. The remainder should be provided in local level facilities - see below. This is a higher provision than current DP&E and WJLG planning.

- WJLG 2018 identifies 2,384m<sup>2</sup> of community space to be provided by the WJLG, based on the 80m<sup>2</sup> per 1,000 people benchmark. This would be provided in a community hub in Wilton Town Centre, a multipurpose community centre in Wilton North, and a community/cultural/youth centre in Wilton South East. This is an increase from the identified need in WJLG 2014.
- DP&E Wilton 2040 and preliminary SIC 2018 does not identify any community space, however DP&E ILUIP 2017 identified a need for a large multipurpose community centre (1,000m<sup>2</sup>) OR two moderate centres of 600m<sup>2</sup> each.

### Cultural and performing arts space

There are no cultural, civic or performing arts centres across the Wollondilly Shire. The forecast population would indicate demand for approximately 2,000m<sup>2</sup> of cultural and performing arts floor-space co-located with the District Library and Community Hub (see Bankstown Library and Knowledge Centre as a best practice precedent).

This is significantly higher than recommended in other studies which recommend cultural space of between 100m (DP&E Wilton 2040 and preliminary SIC 2018) and 500m (WJLG 2018), however takes into account the significant increase in population in Wilton, and lack of any arts or cultural facilities within a 30 minute drive.

### Indoor recreation facilities (dry)

There are currently no indoor sports facilities within the LGA (indoor courts, fitness). Wilton will require 1 indoor recreation facility, including 4 x indoor courts and gym, co-located with indoor (wet) facilities (see below). Precedents for indoor recreation indicate that a four indoor court indoor recreation facility and gym requires around 5,000m<sup>2</sup> of floor space (70m x 70m). This aligns with the current proposal from WJLG.

- DP&E Wilton 2040 and preliminary SIC 2018 does not identify any indoor recreation facilities (dry) and none were identified in DP&E ILUIP 2017
- WJLG 2014 and 2018 identified an aquatic/gym/indoor sports centre of 4,000m<sup>2</sup> to 6,000m<sup>2</sup>.

### Indoor recreation facility (wet)

There is one indoor recreation facility (wet) servicing the existing Wollondilly population of 48,000 residents. Wilton will require the delivery of 1 district level indoor recreation facility (wet) including a 25m lap pool, and program pool for learn to swim classes and hydrotherapy. This could be co-located with the indoor recreation facility detailed above. A 50m outdoor pool may be required as the population grows and to meet likely demand for swimming in an area with increasing temperatures. 1,500m<sup>2</sup> of land should be allocated adjacent to the centre to accommodate for future needs. This aligns with the current proposal from WJLG.

- DP&E Wilton 2040 and preliminary SIC 2018 does not identify any indoor recreation facilities (wet) however DP&E ILUIP 2017 identified a need for a 25m pool
- WJLG 2014 and 2018 identified an aquatic/gym/indoor sports centre of 4,600m<sup>2</sup> to 6,000m<sup>2</sup>.

## LOCAL SOCIAL AND RECREATIONAL INFRASTRUCTURE

### Early education and care

Based on a benchmark of 0.3 places per child aged 0 to 4 years, between 1,154 places and 1,287 places will be required for residents. Based on a benchmark of 1 place for every 75 workers, 200 early education and care places will be required. Best practice indicates that early education and care centres should not be more than 90 places. In high density areas, they should not be above the 2nd floor (for fire safety) and they should have access to natural spaces.

Wollondilly Shire Council does not provide early education and care services (long day care), therefore the private and not-for-profit sector will deliver these facilities. Zoning should support the provision of best practice long day care centres. This aligns with the approach of DP&E and WJLG.

Based on a benchmark of 0.16 places for every child aged 5 to 11 years, between 785 and 864 Out of School Hours Care places would be required. Best practice would be to co-locate purpose built OSHC facilities are part of future primary schools.

### Local level multipurpose community space

1,346m<sup>2</sup> to 1,664m<sup>2</sup> of multipurpose community space should be delivered across 2-3 small local community centre spaces (approx. 500-600m<sup>2</sup> each). These would be for delivery of health and wellbeing and other social programs and should be co-located with other facilities, open space areas or as part of town centres.

- WJLG 2018 identifies 2,384m<sup>2</sup> of community space to be provided by the WJLG, based on the 80m<sup>2</sup> per 1,000 people benchmark including 2 local centres.
- DP&E Wilton 2040 and preliminary SIC 2018 does not identify any community space, however DP&E ILUIP 2017 identified a need for a large multipurpose community centre (1,000m<sup>2</sup>) OR two moderate centres of 600m<sup>2</sup> each - this did not include any smaller local spaces and is not considered to be adequate to meet the future needs of the community.



# Social infrastructure for developer contributions planning

TABLE 5 - SOCIAL INFRASTRUCTURE RECOMMENDATIONS FOR 7.11 FUNDING

Facility	Quantity		Facility Size (m2)		Land Required	Location Principles	Benchmark/Evidence
	13,200 dwellings	15,000 dwellings	13,200 dwellings	15,000 dwellings			
DISTRICT – 20,000 – 50,000 people							
Indoor recreation facility (wet and dry)	1	1	5,000	5,000	1.5ha (allowing for potential future outdoor pool and additional indoor courts)	Ideally located within walking distance of town centre sports fields and in walking distance (800m) to schools.	Wet: 1:30,000 to 60,000  Dry: 1:50,000 to 100,000
Library, multipurpose community centre and arts space	1 (co-located)	1 (co-located)	1,654	1,818	Combined floor area = 5,454m2 to 5,618m2  Building footprint = approx. 2000  <b>Land = 5000m2</b>	Co-located library, multipurpose community centre and cultural centre	NSW State Library benchmark – 35m2/1000 population +20% circulation
District Community Hub	1 (co-located)	1 (co-located)	1,800	1,800		Located in town centre and close to public transport  Multi-storey building – 3 levels high	1:20,000 to 30,000 people  80m2 per 1,000 people
Community Arts / Performing Arts Centre	1 (co-located)	1 (co-located)	2,000	2,000		Land size accommodating for at grade parking and adjoining plaza/outdoor space. Could be reduced with underground parking.  Could be provided on strata title as part of a retail/mixed use development however design considerations should take into account future proofing and creating an inclusive facility.	1,500 - 2,000 square metres 1 for every 40,000-50,000 people (part of multipurpose community centre

TABLE 5 - SOCIAL INFRASTRUCTURE RECOMMENDATIONS FOR 7.11 FUNDING

Facility	Quantity		Facility Size (m2)		Land Required	Location Principles	Benchmark/Evidence
	13,200 dwellings	15,000 dwellings	13,200 dwellings	15,000 dwellings			
LOCAL – 10,000 – 20,000							
Local multi-purpose community centre	3	3	Approx. 400m2-600m2 each (1,346m2 total)	Approx. 400-600m2 each (1,663m2 total)	1,500m2	<div>1 x centre in each local centre:<ul style="list-style-type: none"><li>West Wilton</li><li>South East Wilton</li><li>Wilton North</li></ul> Located within town centre, or co-located with sporting facilities. Located close to public transport.</div>	<div>1:20,000 to 30,000 people</div> <div>80m2 per 1,000 people</div>

West Wilton

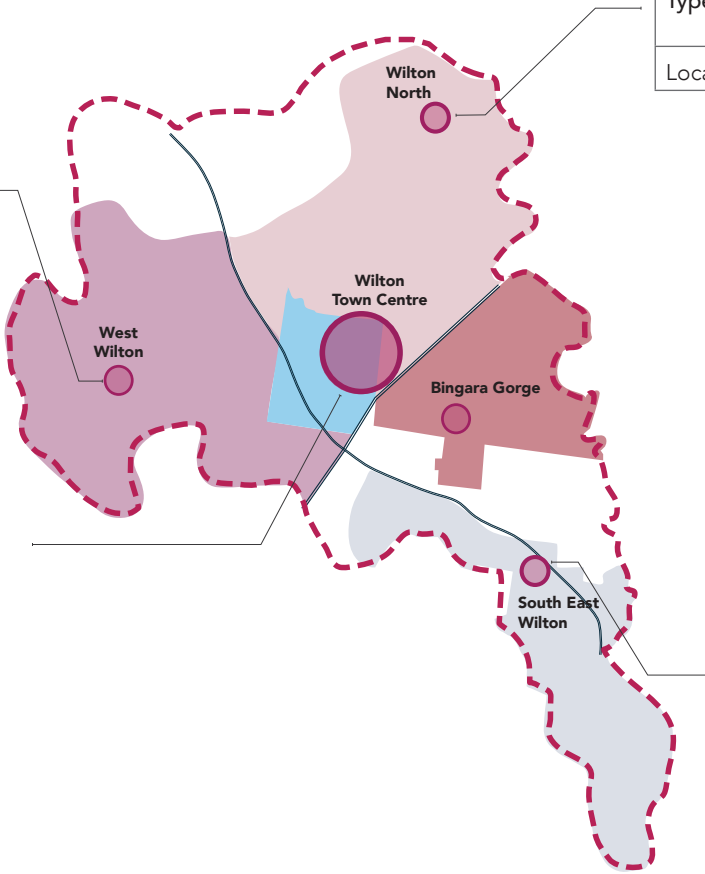
Projected Population: 7,050 people			
Type	Number	Size (m2)	Land required (ha)
Local Community Centre	1	600	0.15

Wilton Town Centre

Projected Population: 4,800 people			
Type	Number	Facility Size (m2)	Land required (ha)
Co-located library, multipurpose community centre and cultural centre	1	5,618	0.5
Indoor recreation facility (wet and dry)	1	5,000	1.5

Wilton North

Projected Population: 16,500 people			
Type	Number	Size (m2)	Land Required (ha)
Local Community Centre	1	600	0.15



South East Wilton

Projected Population: 10,800			
Type	Number	Facility Size (m2)	Land required (ha)
Local Community Centre	1	600	0.15

Figure 11 - Spatial indication of where the Social Infrastructure should be located

# Best Practice Precedents

The following case studies provide best practice precedents for the development of social infrastructure within Wilton.

## DISTRICT - BANKSTOWN LIBRARY AND KNOWLEDGE CENTRE

Address	80 Rickard Road, Bankstown
Size	GFA: 7,235m2 Library: 5,000m2
Site area	Total: 2.1 hectares
Project Cost	Approx \$21 million
Uses	
Library	<ul style="list-style-type: none"><li>- 5000m2 new library over 3 stories</li><li>- interactive community information wall and public domain improvements.</li><li>- meeting rooms</li><li>- exhibition space</li></ul>
Theatre	<ul style="list-style-type: none"><li>- 300 seat theatre</li><li>- Bryan Brown Theatre</li></ul>
Conference	<p><b>COMMUNITY ROOM 1</b></p> <ul style="list-style-type: none"><li>- CAPACITY: 145 theatre style, 35 u-shape style, 45 cabaret style (5-7 per table)</li><li>- Function space with a SmartBoard, tables and chairs provided by the venue.</li></ul> <p><b>COMMUNITY ROOM 2</b></p> <ul style="list-style-type: none"><li>- CAPACITY: 90 theatre style, 25 u-shape style, 30 cabaret style (5-7 per table)</li><li>- Function space with a SmartBoard, tables and chairs provided by the venue.</li></ul> <p><b>LANSDOWNE ROOM 1</b></p> <ul style="list-style-type: none"><li>- CAPACITY: 55 theatre style, 20 u-shape style, 30 cabaret style (5-7 per table)</li><li>- Function space with a projector and screen, tables and chairs provided by the venue.</li></ul> <p><b>LANSDOWNE ROOM 2</b></p> <ul style="list-style-type: none"><li>- CAPACITY: 55 theatre style, 20 u-shape style, 30 cabaret style (5-7 per table)</li><li>- Function space with a projector and screen, tables and chairs provided by the venue.</li></ul>
Cafe	<ul style="list-style-type: none"><li>- BLAKC</li></ul>
Outdoor / public domain improvements	<ul style="list-style-type: none"><li>- The Centre is connected to Paul Keating Park, a new aquatic sculpture garden, new street trees and landscape, upgraded and new accessible amenities, all-weather accessible bus drop-off zone, bicycle parking and upgraded off-street car parking facilities.</li></ul>





## DISTRICT COMMUNITY HUB - THE CONNECTION, RHODES

<b>Address</b>	30 Shoreline Dr, Rhodes NSW 2138
<b>Architect</b>	Crone
<b>Year opened</b>	2016
<b>Size</b>	GFA 1,800m <sup>2</sup>
<b>Project Cost</b>	\$21 million
<b>Hierarchy</b>	District
<b>Population</b>	11,906
<b>Building owner</b>	City of Canada bay Council
<b>Uses</b>	4 separate buildings with different programs are tied together by an activated public realm
<b>The Meeting Space</b>	<ul style="list-style-type: none"> <li>- Four small to medium sized meeting rooms ideal for privately-run activities. These can be combined to create larger spaces able to cater for 150 people.</li> </ul>
<b>The Event Space</b>	Multi purpose function hall two smaller rooms can be combined to make a 440 sqm room suitable for events both large and small.
<b>The Learning Space</b>	<ul style="list-style-type: none"> <li>- 3D printer, A0 plotter, die cutter, sound recording and rehearsal studios, photography and video equipment</li> <li>- Open Space - facilitating informal meetings, collaboration with neighbours and our digital technology experts</li> <li>- Studio 1 - facilitating classroom-style programs and learning</li> <li>- Studio 2 - facilitating photography, video and music creation</li> <li>- Digital Classroom - private study groups needing dedicated AV facilities.</li> </ul>
<b>The Digital Space</b>	Sydney's newest exhibition space for video, sound, and digital art.
<b>Bare Witness restaurant and bar</b>	- 500m <sup>2</sup> internal + outdoor dining
<b>Outdoor facilities</b>	<ul style="list-style-type: none"> <li>- Flexible outdoor spaces and amphitheatre for performance</li> <li>- Water play</li> <li>- Large scale Public Artwork by Brook Andrew, connecting internal and external spaces</li> <li>- Bicycle parking, seating, trees, bubbler, and public toilets</li> </ul>

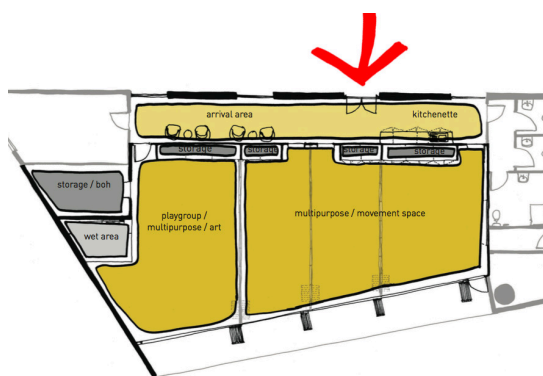
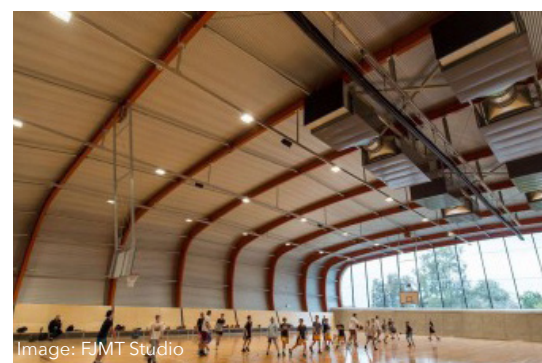


Image: Crone program - the learning space

## DISTRICT - NORTHERN BEACHES PCYC

<b>Address</b>	40 Kingsway, Dee Why
<b>Building area</b>	Approx. 4,000m <sup>2</sup> (Google Earth Pro)
<b>Total site area</b>	5,100m <sup>2</sup> (Google Earth Pro)
<b>Project cost</b>	\$26 million
<b>Uses</b>	<ul style="list-style-type: none"> <li>- 2 indoor basketball courts equates to 8 badminton courts</li> <li>- 3 multi-purpose community/program rooms</li> <li>- Youth hub/chill out/study area</li> <li>- Forecourt/reception/pool table</li> <li>- Counselling room</li> <li>- Café</li> <li>- Office space</li> <li>- 348 parking spaces under the centre</li> </ul>
<b>Connected</b>	The building shares a site in common with the Dee Why Library and Civic Centre.



## DISTRICT - NORTHERN BEACHES INDOOR SPORTS CENTRE

<b>Address</b>	Jacksons Rd, Warriewood
<b>Building area</b>	Approx 3,400m <sup>2</sup> (Google Earth Pro)
<b>Total site area</b>	Approx. 9,500m <sup>2</sup> (Google Earth Pro)
<b>Project cost</b>	\$3.4 million
<b>Uses</b>	<ul style="list-style-type: none"> <li>- <b>4 x multi-purpose basketball courts - recently expanded to 6 courts (Approx. 3,400m<sup>2</sup>)</b></li> <li>- <b>3 x change rooms</b></li> <li>- <b>First aid, canteen, toilets</b></li> </ul> <p>The Centre is designed as a multi-purpose sports centre catering to a variety of sports and activities with regular users totaling 5,700 people visiting the Centre weekly, ranging in age from 5 to 55 years of age.</p> <p>Netball, basketball, volleyball, gymnastics and school sports are regular users of the Centre. It can also accommodate futsal, handball, badminton, table tennis, jazzercise &amp; aerobics just to name a few.</p> <p>There is a café situated in the foyer of the Centre that creates a relaxed atmosphere for socialising amongst players and spectators.</p>
<b>Connected</b>	The Centre is located adjacent to Narrabeen Sports High School and Narrabeen North Public School





## DISTRICT - DEBBIE AND ABBEY BORGIA COMMUNITY RECREATION CENTRE

<b>Address</b>	531 Illawarra Road, Marrickville
<b>Building area</b>	Approx. 4,000m <sup>2</sup> (Google Earth Pro)
<b>Total site area</b>	Including parking and landscaping, approx 8,000m <sup>2</sup>
<b>Project cost</b>	Unknown
<b>Uses</b>	<ul style="list-style-type: none"> <li>- <b>4x multipurpose indoor sports courts</b></li> <li>- <b>2 x multipurpose rooms (67m<sup>2</sup> - 125m<sup>2</sup>, )</b></li> <li>- <b>6x meeting rooms (18m<sup>2</sup> - 47m<sup>2</sup>)</b></li> </ul> <p>The centre provides sport, recreation, leisure and other activities for all sections of the community: toddlers, teenagers, parents, senior citizens, sporting teams, school groups and community organisations.</p>
<b>Connected</b>	Surrounded by Cooks River parkland, a popular area for cycling, walking, picnicking and other leisure activities.



## DISTRICT - BLACKTOWN LEISURE CENTRE

<b>Address</b>	Stanhope Pkwy & Sentry Dr, Stanhope Gardens, Blacktown
<b>Size</b>	Building area approx. 10ha (not including car park or adjoining library)
<b>Uses</b>	<ul style="list-style-type: none"> <li>- <b>Aquatic Hall</b> including wave pool, spa, steam and sauna, program pool and 25 metre pool</li> <li>- <b>2 x gyms</b></li> <li>- <b>Creche</b> on site</li> <li>- <b>Stadium</b>, including four indoor multi-use courts</li> </ul>
<b>Adjoining</b>	The Leisure centre is adjoining Blacktown Tennis Centre Stanhope (16 courts) and Dennis Johnson Branch Library, and across the road from Stanhope Village Shopping Centre



## LOCAL - JUANITA NIELSEN COMMUNITY CENTRE

<b>Address</b>	Corner Nicholson Street and Dowling Street Woolloomooloo
<b>Size</b>	600m2
<b>Site area</b>	Approx. 900m2 (Google Earth Pro)
<b>Community spaces for hire</b>	<b>Community Hall</b> - 142m2 <b>Community room 1</b> - 142m2 <b>Community room 2</b> - 44m2
<b>Uses</b>	<b>Community gym</b> Offers an affordable and fully equipped community gym for residents, workers and visitors of the local area, and an outreach program.  <b>Free co-working space</b> Provides an opportunity for startups and local small businesses to share a space and communicate with other like-minded people to generate ideas and support each other in their business development.  <b>Community programs</b> Offers adult fitness classes, recreational, social and creative learning programs for all age groups.
<b>Outdoor features</b>	Connected to an outdoor play area including for use by After School Hours Care service, open to the local community during daylight hours when not in use by the Centre.
<b>Awards</b>	2017 NSW Architecture Awards: - Greenway Award for Heritage Architecture - John Verge Award for Interior Architecture - Public Architecture Award.



## LOCAL - HAROLD PARK COMMUNITY HALL

<b>Address</b>	1 Dalgat Way, Forest Lodge (Located on level 1 of Tramsheds)
<b>Hall area</b>	500m2
<b>Capacity</b>	250 people
<b>Uses</b>	<p>The Harold Park Community Hall is located on level 1 within the Tramsheds complex in Forest Lodge.</p> <p>The venue is available for hire 7 days a week from 7am to 10pm for a range of uses including community celebrations and recreation classes.</p> <p>The Hall also includes a break out room and a kitchen.</p>





## LOCAL - BLACKMAN PARK SCOUT HALL

<b>Address</b>	8 Lloyd Rees Dr, Lane Cove West
<b>Size</b>	1,200m2 (including sports uses)
<b>Uses</b>	<p><i>The building is designed to have a simple, flexible shell that can also serve a variety of other community uses.</i></p> <p><b>Sports uses</b> Change rooms and toilets Sports storage sheds divided by code Referee room Canteen Covered viewing terrace.</p> <p><b>Community uses</b> Large hall Small hall Meeting Room Garage Kitchen and storage Toilets</p>
<b>Outdoor features</b>	Connected to sports fields including synthetic surfaces, as well as senior's exercise area, playground and BBQ area, and natural areas with walking paths.





# OPEN SPACE NEEDS ANALYSIS

As a greenfield site over 2,000ha in size, Wilton is a unique opportunity to provide quality, well planned and networked open space at a regional, district and local level that responds to population needs and the natural context of the local area. Planning for this site will require thorough understanding of current best practice in open space and sporting facilities in addition to proximity and quantity benchmarks.

Cred's approach considers current trends and principles and provides case studies to show best practice examples of open space and recreation facilities. Distribution and quantity benchmarking is also considered as well as an analysis of future community makeup and projected use to come to considered recommendations for open space and recreation facilities.

This chapter is divided into:

- Trends and principles for the delivery of open space and sporting facilities, and
- Benchmarking.

## OPEN SPACE HIERARCHY AND TYPES

Communities need and use a diverse range of open spaces including:

- Sports grounds (including sports fields and courts with amenities such as club buildings and amenities)
- Recreation spaces (including parks with social areas like BBQs, gardens, play spaces for young and old, walking tracks and fitness equipment, dog exercise areas)
- Community/civic spaces (including urban plazas and gathering areas)
- Linkage parks (trails and paths connecting open space), and
- Natural areas (including spaces managed to protect and enhance environments with ecological and biodiversity values, opportunities to explore and contemplate nature).

Open space should also be provided to reflect a hierarchy of functions and uses:

- Regional open space (typical size 5ha+, 5-10km catchment area) typically serves one or more local government area.
- District open space (typical size 2-5ha, 2km catchment area) generally serve several neighbourhoods. Sporting facilities generally operate at a district level.
- Local open space (typical size 0.5-2ha, 400m catchment area) caters to a local neighbourhood where users predominately walk or cycle to the facility.

In high density areas, smaller local open space should also be provided closer to dwellings (0.1ha to 0.5ha, within 200m of most dwellings).

# Trends, principles and case studies for open space and recreation facilities

The use and purpose of public open space is changing, particularly in mixed density communities like Wilton where not everyone will have access to their own backyard. Open space will be an important place to build a sense of community, exercise, play, meet and hold events. It will also need to be adaptable to the uses and needs of different groups.

Overall, the function and use of open space is changing to more unstructured, flexible activities and as such a variety of new approaches and trends are evident in the delivery of new open space and recreation facilities. The key trends and principles are summarised below:

## MULTI-FUNCTION AND FLEXIBLE

A key trend in the delivery of open space and recreation facilities is that they are designed to be multi-functional, providing flexible programming opportunities.

For example, multipurpose courts cater to a range of users and uses, maximising the use of the facility and reducing maintenance costs. For example, courts may be used for tennis by one group during the day and for social basketball in the evening.

When designing multi-use courts, considerations include coloured line markings for each particular sport, rotatable posts, or having basketball courts go across courts in the other direction.

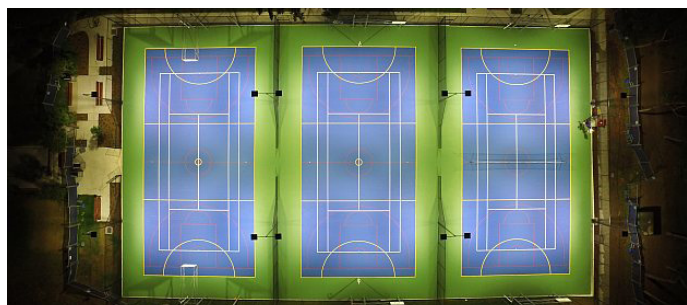


Figure 12 - Multi-purpose Tennis, Basketball and Netball Courts,  
Source: Waverly Council

### MULTI-PURPOSE ACTIVE RECREATION SPACE: BOX HILL GARDENS, MELBOURNE

Box Hill Gardens is an innovative, multi-purpose, flexible space providing for a diverse array of recreation activities and events within the one site

Designed by Aspect Studios for the Whitehorse City Council in Victoria, the site functions as both community space and courts for multiple sports and recreation activities including table tennis, soccer, as well as the future incorporation of a 1km walking and running track that will start and finish at the multi-purpose site.

The dynamic graphic and colours used defines the hybrid recreational functions of the space, while also giving the place a strong, engaging and playful identity for the growing community.

## Outdoor Courts

Sports capable of being accommodated by multi-purpose outdoor courts include: Futsal, tennis, netball, volleyball, badminton, basketball, tennis and hockey (see Figure 11 and the Box Hill gardens case study below for an example).

## Indoor Courts

Indoor courts are increasingly in demand as sports such as basketball, badminton and volleyball increase in popularity.

A general rule is for a minimum of a 4-6 court facility to ensure the facility is viable for sporting competition. Courts should be provided as multi-purpose, however regional level facilities may be sport specific.

Other considerations include adequate run-off zones, spectator/official space, change rooms, etc. In addition, universally designed amenities and administration should also be considered in the floor space requirements.

If initially designing a 4-court facility, the physical size of the site should allow for growth to a 6 court facility. Indoor courts should be co-located within or next to other facilities including aquatic, gyms, schools, activated commercial centres.

Public toilets, bubblers and seating are integrated into the space, forming a rebound wall for ball sports, while the previous tennis court building was recycled to function as seating looking over the court. These features are important in providing an inclusive space where people can stay and linger for extended periods of time.



Image: Andrew Lloyd



## CO-LOCATION AND SHARED USE FACILITIES

### Co-location

Co-locating facilities, for example indoor recreation and aquatic uses, involves the shared or joint use of facilities. Co-location enables:

- The concentration of compatible services and facilities to create a community focal point
- Improved access and safety for users who can access a range of facilities at a single location
- Minimised duplication
- Achieving significant capital and operational savings, and
- More efficient use of land, for instance through shared, rather than separate, parking areas, toilets/change rooms.

Co-location is also about integrating recreation facilities and district open spaces within other key activity nodes including schools, transport hubs and town or local centres, this ensures that the facilities are accessible and can be used easily by key groups such as school-aged children or working-aged residents to recreate easily after-work.

### Shared use

A current and increasing trend to deliver open space and facilities is to share spaces, most commonly with schools. This trend however is more common in infill areas where space is limited. Shared use of school facilities should only be considered if it will:

- Meet an identified need in the local community
- Offer benefits to both the school and the community
- Make the most of school and community resources, and
- Strengthen relationships and social networks between schools and communities.

In the context of Wilton, a more efficient and practical use of shared space would be to locate a school next to a public field able to be used by the school with supervision, rather than relying on school facilities to meet the needs of the community.

## NETWORKED AND CONNECTED

A hierarchy and diversity of connected, quality open spaces is needed, including regional, district and local public open space, and passive and active uses. Recreation spaces will need to be connected by safe walking and cycling paths - in Wilton this may also mean the provision of pedestrian/cycling bridges across the major roads are needed. Linear parks, including parks along drainage and creek corridors, can provide active links between recreation spaces and town centres.

Connections to transport links and pedestrian and cycleways also support community access across all age groups and abilities and a sustainable and healthy community. Facilities should be co-located at activity nodes and on main streets,

providing good access to residential populations, and contributing to a vibrant and safe street life.

### Public domain and streets

The public domain includes streets and footpaths, plazas and parks, and open space. Quality public domain with trees and planting, shade, and accessible infrastructure including seating and footpaths, determines how usable public spaces will be, and therefore whether they will contribute to a sense of place, to building community connections, and to residents' quality of life.

### Cycling network

Given the size of Wilton, a connected cycling network will be important to provide access to facilities and services across the area and link together recreation facilities, particularly for young people. This will also support active transport and increase access to open space and recreation facilities, supporting healthy active lives.

There are also opportunities to provide off-road cycling opportunities for example mountain biking taking advantage of Wilton's natural terrain and bushland.

## CONNECTION TO NATURE

Opportunities for connection to nature support mental and physical health, and provide relief from the built environment, particularly important in urban areas and for people living in high density. Making space for nature also helps to cool the city, create healthy built environments, and provide opportunities for free and unstructured play.

### Balancing recreation and ecology

Given the ecological sensitivity and significance of some of the Wilton land area, in particular koala habitat, it will be important to balance recreation and environmental outcomes. Areas set aside for environmental purposes and not accessible to the public for recreation should not be included in the calculation of open space provided. Recreation in nature should consider ecological sensitivity for example providing flora friendly lighting.

### Adventure playgrounds

In 2010 Planet Ark estimated that only 35 percent Australian children play outside every day, compared to 72 percent a generation ago. Adventure and nature parks embrace the theory that free and unstructured play is essential to kids' growth and development. Providing an antidote to digital distractions, wild or adventure playgrounds allow children to create their own spaces in a hands on way, empowering kids to self-organise and learn by doing. These formative opportunities for growth and creativity are being lost due to either a lack of access to nature, fear of risk or over-scheduling of children's free time. In an increasingly developed and more densely populated environment, giving agency and space to children to invent their own games and play spaces is important, encouraging kids



growing up in Wilton to experience and develop a strong connection to nature.

### Climate sensitive design

Located away from cooling sea breezes, Wilton will experience increasingly hotter, and extended periods of warmer weather as well as increased and more severe extreme weather events (e.g. flooding and storms) into the future. This will impact how usable open spaces and recreation facilities are for the community unless particular design interventions and facilities are considered including:

- Shade cloths for playgrounds and shelters for seating/ BBQ spaces
- Water play features
- Playgrounds that use natural materials, instead of metals and soft fall materials
- Astroturf should also only be used strategically, because with full sun can potentially reach over 100 degrees on hot days
- Likelihood of a greater demand for pools - particularly in high density areas/small blocks, and
- Likelihood of greater demand for indoor recreation facilities to enable sport competitions to proceed regardless of weather conditions.

#### **WATERPLAY: DARLING QUARTER PLAYGROUND, DARLING HARBOR**

Interactive Water play is a central feature of the Darling Quarter playground by Aspect Studios, with 1,000m<sup>2</sup> of the 4,000m<sup>2</sup> playground dedicated to a man-made river environment, featuring sand a pumping station, sluice gates, water switches, a water wheel and a large water jet area. The technically complex system makes the playground engaging for both younger and older children as they either control the follow and route of the water, or simply splash away. Another key feature of the playground is the lighting scheme that creates ambience in the evening, attracting teenagers and young adults and allowing for intergenerational play. In the context of Wilton, water play will be an important feature within major playgrounds to ensure children can still play for longer periods in the heat, and are encouraged to go outside to cool off and play throughout summer, rather than stay indoors.

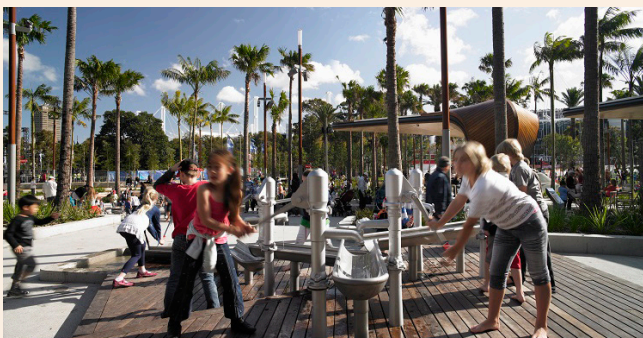


Image Source: AILA, Aspect Studios

## OPEN SPACE TO BUILD SOCIAL CAPITAL

The Clearinghouse for Sport research recognises the role of recreation in community development, stating that recreation "can contribute to community identity, as a focal point for personal interaction and community engagement." In addition to the benefits of recreation to create a sense of community and build social capital, a place's parks and open spaces also provide much needed places to meet each-other for outdoor gatherings, picnics and family outings as well as build and develop new relationships through shared interests.

### Streets as recreation places

In the large, mixed-density area of Wilton, the network of streets themselves will serve as critical public spaces that lend richness to the social, civic, and economic fabric of the community. Active, green, walkable streets extend opportunities for recreation beyond the boundaries of parks, and improve connections to parks in areas with low provision.

Like few other places in cities, streets are public places of encounter where everyday life takes place. Through verge planting, traffic calming, wide footpaths, seating, shade, and places to stop such as parklets or skate and play features, streets can provide places for existing and future residents to recreate and come together with neighbours.

### Community Gardens

In a mixed density environment like Wilton, community gardens provide and facilitate a range of social, recreational and environmental benefits, including access to outdoor space for recreation, improved mental health through passive recreation, learning opportunities, access for older people who may have had land and gardens and now live in higher density, breaking down cultural barriers, developing a sense of community, and physical exercise. Community gardens in the context for Wilton, also contribute to a sense of character and place, acting as a reference to its rural past.

### Spaces for Young People

Often open spaces for young people are limited to the design of sporting facilities or skate parks, however this does not necessarily cater for all young people. It is important that recreation facilities, parks and public places support young people by providing places to hang out in unstructured social settings. **See two relevant case studies on pages 60-61.**

### Healthy Built Environments

Health NSW recognises that creating healthy built environments is more than providing spaces for people to get active - it is also about developing built environment interventions that support human health more holistically including connecting and strengthening communities, and thinking about ways the built environment can provide access to healthy food options.

# Open space benchmarking

This section provides an assessment of the open space required to service the Wilton community at a regional, district and local level based on a range of planning benchmarks. It is important to note that these types of benchmarks or provision rates usually reflect an historic approach to social infrastructure provision, and not necessarily the way in which hard infrastructure will need to be provided in the future to reflect emerging best practice. Benchmarks are used to give an indication of the amount of social infrastructure that would ideally be provided if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account.

## CURRENT APPROACHES TO BENCHMARKING OPEN SPACE

Previously, benchmarking for open space was based on quantity of open space per person only. However emerging trends, including through the GANSW Draft Open Space Guidelines, include analysis of open space demand and needs across a range of indicators.

### Distribution

Distribution or proximity benchmarks can assess the geographic distribution and accessibility of open space: how far from home, work, or school do people need to travel to access open space. There may be different proximity benchmarks for different types of open space: for example, local open space should be within walking distance of most people, and very close in high density areas, but regional open space could be further away. When applying proximity benchmarks, connectivity and access should be considered – for example, how well connected is the open space to the surrounding area, and how walkable are the main access routes? This is particularly important for any high density communities in the future Wilton (Table 7).

### Quantity

Quantity can be calculated at per person, or by land area. Wollondilly Shire Council has adopted this approach in its 2014 Open Space study of 2.83 hectares of open space per 1,000 people. The standard has historically been used in Australia to determine open space demand as it is easy to apply. However use of this standard gives no consideration to the condition of the land provided for open space or its physical suitability for use as open space. Nor does it consider whether the facilities currently developed are useful to the community or what state these facilities are in. However, in a greenfield site, the size of Wilton, this population based benchmark is important to identify a quantum requirement (see Table 6).

### Quality

The quality of open space is key to its usability and attractiveness. Quality indicators can include for example amenity (e.g. maintenance, noise, facilities and equipment, aesthetics); access (visual and physical access, disability access); safety; size, shape and topography; vegetation and setting. A large amount of poor quality open space may not meet a community's needs as well as a smaller, high quality provision.

### Diversity

The range of open space types within an area determines that diversity of recreation opportunities for a community. Co-locating different uses in one space can support activation and create a space for the whole community to come together. Benchmarking can look at the number of different types of recreation opportunities available in an area.

### Hierarchy and size

Hierarchy approaches recognise that not all parcels of open space can or should be the same level of development, and is a useful approach to ensure different needs (e.g. for local community space vs major regional space) are met efficiently. Generally, public open space is classified into some form of a local, district and regional hierarchy, based on size and uses. The hierarchy proposed aligns with NSW planning guidelines.

### Density and vulnerable communities

With an acknowledgment of the different recreation and open space of people living in high density, there is a move towards planning benchmarks specifically for the provision of open space in high density areas. Best practice research also recommends a benchmark specifically for the provision of open space in vulnerable areas e.g. areas with aging populations, low income areas.

### Benchmarking for greenfield sites

When planning for open space in greenfield sites the opportunity exists to provide a network of well-located and accessible parks. While at this stage the future density of Wilton is not confirmed, good planning of the open space network early can result in a more efficient use of land while also meeting the performance outcomes for open space recreation.

## QUANTITY BENCHMARKS USED FOR OPEN SPACE

TABLE 6 - QUANTITY BENCHMARK REQUIREMENTS FOR OPEN SPACE				
Hierarchy	Benchmark	Size	Scenario 1: 39,328 people	Scenario 2: 43,288 people
<b>Wollondilly Council s94 Plan</b>				
Per person	2.83ha per 1,000 (Wollondilly S94 Plan)		111.3ha	122.5
<b>Government Architect NSW (specifically for greenfield sites)</b>				
Local Parks	1 per 2,500 people	Average size > 0.5ha Minimum size 0.3ha	15.7	17.3
District Parks	1 per 5,000 people	Average size > 5 ha Minimum size 2ha	7.9	8.7
Linear parks, other multiple-use open space	NA for linear	Minimum 20m wide	NA	NA
Major destination parks/ city wide parks	1 per 20,000	No average. Minimum size 20ha can be less depending on design and focus.	2.0	2.2
<b>Office of Sport/Growth Centres Commission/Parks and Leisure Australia</b>				
District sports grounds	2 double playing fields (4 fields total) and amenities per 10,000 people	10ha	3.9	4.3
Multi-purpose outdoor courts	1:4,200 people	approx. 0.05ha per court + runoff space and amenities	9.4	10.3
Play space	1 playground per 500 children aged 0 to 4 years	50m2 minimum within a park	8.8	9.7
	1 playground per 500 children aged 5 to 11 years	100m2 minimum within a park	9.8	10.8
Outdoor fitness stations	1 station per 15,000 people	Varies - could be provided as multiple nodes along a recreation trail or one larger facility	2.6	2.9

## DISTRIBUTION BENCHMARKS USED FOR OPEN SPACE

TABLE 7 - DISTRIBUTION BENCHMARKS USED FOR OPEN SPACE	
<b>Greater Sydney Commission/Government Architect NSW (Greener Places Open Space for Recreation Guide (Issue no.1 2018, Draft for Discussion))</b>	
HIERARCHY	DISTRIBUTION/RATE
Regional park	within 5 to 10km to all residents
District park	within 2km to all residents
Local park	within 400m walkable of all residents, with walkable connections and no major barriers
High density areas	within 200m of all residents living in high density, with walkable connections and no major barriers

# Open Space Needs Analysis

The range of open space within the future Wilton New Town will determine the diversity of recreation opportunities for the community, and deliver health, social, and economic benefits. Provision of a diverse range of recreation opportunities will reflect the diversity of the future community across its centres and suburbs and for all age groups and abilities. In a greenfield area such as Wilton, which is likely to have a range of neighborhood environments including low, medium and high density, the diversity and distribution of public open space will be an important part of creating a sense of place and for defining local character. Table 8 (see p. 51) and Figure 13 (p.53) summarises the needs outlined below for developer contributions planning.

## QUANTITY

Based on Council's S94 Plan which sets a benchmark of 2.83ha per 1,000 people, a total of between 111.3ha and 122.5ha of open space will be required. GANSW and Office of Sport benchmarks at a Wilton-wide level indicate that there should be 2 major destination parks, 8-9 district parks (which should include 4 district sports grounds) and 16-17 local parks.

## QUALITY AND DIVERSITY

The total quantum of open space should be delivered as a network of open space with a diversity of settings (Sport, Recreation, Civic/Community, Linkages and Natural) and uses (as defined by GANSW in Greener Places Open Space for Recreation Guide (Issue no.1 2018, Draft for Discussion), including:

- Local play opportunities for the very young and children
- Older children's play/active play
- Youth space/teenage activity areas
- Local recreation space
- Active recreation (informal) for groups
- Outdoor general recreation and larger space for community gatherings
- Fitness and exercise opportunities for individuals
- Trail and path-based recreation
- Organised sport and active recreation
- Off-leash dog exercise areas.

Parks should be connected by a network of cycling and walking paths and have a high level of amenity including shade, shelter, BBQ areas, tables and seating, bins, toilets, paths and water bubblers. Open space and recreation should be co-located with other facilities and services and close to activity centres such as schools, public transport and town centres.

Open space can provide a range of functions where they are publically accessible and provide recreation opportunities. For example, drainage corridors along creek corridors with trails and landscaping can become linear parks and detention basins can double as sports fields. Areas that are set aside for environmental purposes e.g. koala protection areas or other areas that are not publicly accessible will not be available to the community for recreation purposes so should not be included in the total quantum of open space for recreation.

## DISTRIBUTION

At this stage, the population distribution and density is only known at a precinct level. The number of each type of park is provided at a high level, however at the design and master planning level, the following is recommended for future planning:

- All residents should be able to access a regional open space of more than 5ha within 30 minutes travel time (public transport, private vehicle) of their home
- All residents should be able to access a district open space of between 2 and 5 ha within 2 km of their homes.
- All residents should be able to access a local open space of between within 400m walking distance of their home
- All residents living in high density should be able to access a local open space of a minimum 0.3ha size within 200m of their homes.



## HIERARCHY

### Regional/Destination Parks

2 regional recreational/destination parks should be provided within Wilton. This is a higher number than indicated in WJLG 2018, however corresponds to DP&E Wilton 2040 and preliminary SIC 2018. In contrast to the location indicated by DP&E Wilton 2040 and preliminary SIC 2018, the primary regional/destination park should be located in the centre of Wilton, on the edge of Town Centre and with good connections to public transport. This could potentially be delivered if the district sports ground, district park youth precinct and indoor recreation facility were co-located to form an attractive recreation precinct for all of Wilton.

The existing location indicated by DP&E Wilton 2040 and preliminary SIC 2018 (Wilton North) presents accessibility issues to those living south of Picton Road/Hume Highway, however provides an opportunity for a secondary regional level open space providing opportunities for recreation in nature e.g. bush walking, picnic areas, nature play. The regional/destination parks should include significant views or landmarks to contribute to a sense of place in Wilton.

### District

The provision of 8 to 9 district parks is recommended of around 2 to 5ha each. This is a higher number than WJLG 2018 which indicated the provision of 1 district park. The district parks should also be spread across the 5 precincts, rather than clustered in Wilton North.

All district parks should include the following level of embellishment:

- A range of recreation opportunities which could include exercise equipment, multipurpose courts, off leash dog exercise areas, kickabout spaces, youth recreation spaces
- Shade structures, picnic/BBQ areas
- Amenities (male/female and accessible)
- District level play space (large, inclusive play space with equipment for a range of ages, providing a unique offer)
- Water bubblers, bins, seating and walking paths
- Element of water play - can range from a mister to more sophisticated water play (see Darling Quarter case study p. 47). This is important to provide due to Wilton's location away from cooling sea breezes and the likelihood of longer, hotter summers to ensure that parks can be continued to be used in hotter weather.

### Local

The provision of 16 to 17 local parks is recommended of around 0.3 to 0.5ha each. This is a significantly lower number than WJLG 2018 of 29 local parks, however the total amount of open space is likely to be similar across the network as more district parks will be provided. Local parks should be provided within 400m of all dwellings. In areas of high density, local parks should be located within 200m of all dwellings, which may mean that a higher number of small local parks (0.1 - 0.3ha) would be required. This level of open space planning should be addressed at the DA stage when more detail regarding the scope and scale of high density development is provided. All local parks should include the following level of embellishment:

- A range of recreation opportunities which could include local play spaces, exercise equipment, multipurpose courts, off leash dog exercise areas, community gardens etc
- Shade structures, picnic/BBQ areas
- Amenities (male/female and accessible), and
- Water bubblers, bins, seating and walking paths.

## SPORTS FACILITIES

4 district level sports grounds should be provided (based on Office of Sport benchmarks). These sports grounds should be a minimum 10ha each in size and include 2 x double playing fields (4 fields total) and amenities buildings (canteen, toilets, change rooms, meeting space, storage for different sports clubs). While this aligns with recommendations in DP&E ILUIP 2017, and the number of fields indicated by WJLG 2018, the distribution of sports fields in 2xdouble playing fields format better aligns current best practice trends.

9 to 10 multipurpose outdoor courts should be provided across Wilton. This is a lower number of total courts than WJLG 2018, however is in keeping with best practice trends to maximise the use of court facilities through multipurpose use. Courts should be provided in groups of at least two to reduce conflict between users, and in some groups of 4 courts to support use for social competitions, training and school activities. Multipurpose courts could include tennis/futsal/netball/basketball/volleyball/badminton combinations. Regional level netball courts are available at Picton.

## COMMUNITY/CIVIC

Public plazas for markets, events, and community gathering should be provided as part of Wilton Town Centre and smaller centres in the North Precinct, West Wilton, Bingara Gorge, and Wilton South East Precinct. To support social connectivity and social capital creation, these spaces should include seating, shading, power outlets and free wifi. Placemaking opportunities such as public art should also be provided.

## RECREATION FACILITIES

Play spaces: Each play space should provide a range of play opportunities to meet the needs of different age groups including very young, young and older children. Opportunities for intergenerational play should be provided. In total, 19 to 21 play spaces for children aged 0 to 11 should be provided in open space areas across Wilton, within 500m walking distance of all houses (300m in high density).

Youth spaces: 1 dedicated outdoor youth space should be co-located with a district park/indoor recreation centre/ district sports ground in proximity to Wilton Town centre. It could include facilities such as skate parks, climbing walls, rebound walls, seating and gathering spaces. See case studies on page 54 to 56.

Outdoor fitness: 3 outdoor fitness spaces should be provided within district parks. Best practice is to provide a mix of static and dynamic equipment for a range of users made of robust materials to handle exposed locations. Outdoor fitness stations can be provided as one large area with a range of equipment, or smaller nodes distributed along a recreation trail.

## LINKAGE PARKS

Bike and pedestrian linkages throughout the site connecting a network of open space areas and social and recreational infrastructure. All residents should be within 800m of recreational/trail path linking to open space. Linear parks should be minimum 20m wide and could include for example trails along creek corridors.

## NATURAL

Open space also provides environmental outcomes including urban cooling, flooding mitigation and preservation of biodiversity. It will be important to balance these outcomes with the recreation needs of the Wilton population. Areas that are set aside for environmental purposes e.g. koala protection areas, will not be available to the community for recreation purposes so should not be included in the total quantum of open space for recreation. However, opportunities for recreation in less sensitive natural areas will be important and contribute to creating a sense of place in Wilton. This could include paths along creek corridors, nature play areas and mountain biking trails.

# Open space recommendations for developer contributions planning

TABLE 8 - OPEN SPACE AND RECREATION FACILITIES RECOMMENDATIONS FOR 7.11 FUNDING

Facility	Quantity (13,200 dwellings)	Quantity (15,000 dwellings)	Size	Location and Functions	Evidence
<b>Total quantum of open space</b>	112ha	127ha	/	/	Based on Wollondilly Shire Council S.94 planning for 2.83ha of open space per 1,000 people.
<b>Regional parks</b>	2	2	Ideally 20ha, can be smaller depending on function and location	<p>One destinational, regional park to be located close to the town centre with destinational play spaces, youth recreation space and co-located with indoor recreation centre.</p> <p>One regional park in natural area in Wilton North including BBQ/picnic areas, walking trails, destinational play e.g. nature play, mountain biking. Should take advantage of natural features e.g. views.</p>	<p>GANSW benchmark for greenfield areas:</p> <p>1:20,000 people</p>
<b>District parks</b>	8	9	2-5ha	<p>Distributed across all 5 precincts close to proposed town centres, co-located with community facilities and services, and close to public transport and active transport routes.</p> <p>Including a range of active and passive recreation opportunities.</p>	<p>GANSW benchmark for greenfield areas:</p> <p>1:5,000 people</p>
<b>Local parks</b>	16	18	0.3-0.5ha	<p>Within 400m walking distance of all houses, and within 200m of all houses in high density areas.</p> <p>Including a range of active and passive recreation opportunities.</p>	<p>GANSW benchmark and proximity indicators for greenfield areas:</p> <p>1:2,500 people</p> <p>400m from all houses and 200m from high density houses</p>

TABLE 8 - OPEN SPACE AND RECREATION FACILITIES RECOMMENDATIONS FOR 7.11 FUNDING

Facility	Quantity (13,200 dwellings)	Quantity (15,000 dwellings)	Size	Location and Functions	Evidence
<b>District sports grounds</b>	4	4	10ha	Distributed across all 5 precincts, close to public transport and active transport routes.  Including 2x double playing fields (4 fields total) and amenities buildings (canteen, toilets, change rooms, meeting space, storage for different sports clubs)	NSW Office of Sport benchmark:  1:10,000 people
<b>Multipurpose outdoor courts</b>	9	10	Approx. 500m2 per court + run off space	Distributed across all 5 precincts including in combinations of 2 and 4.  Courts could include tennis, netball, basketball, futsal, volleyball and badminton	Growth Centres Commission:  1:4,200 people
<b>Community/ civic spaces</b>	5	5	NA	Plaza/market/event space in Wilton Town Centre. Could be provided adjoining community facilities or within the regional park.  Civic spaces in each of the town centres e.g. pocket parks, street closures, seating areas. Size dependent on location.	Support community building.  GANSW approach encourages community/ civic spaces.
<b>Play spaces</b>	19	21	At least 50m2 within a larger park	Within 500m walking distance of all houses.  Regional/destination play spaces should be provided within regional parks.  District play spaces should be provided within each of the district parks.	Growth Centres Commission benchmark:  1:500 children aged 0 to 4  1:500 children aged 5 to 11  GANSW proximity indicators:  Within 500m of all dwellings
<b>Youth spaces</b>	1	1	2,000m2 within a park of at least 1ha	Co-located in a regional park close to Wilton Town Centre. Location must provide natural surveillance, be close to amenities, shops and services including schools and be accessible by public and active transport.	1:50,000 people.  High proportion of young families which will include a high proportion of young people as the area moves through the life cycle.
<b>Outdoor fitness</b>	3	3	NA	Distributed throughout the precinct in district parks, or along recreational trails.	Parks and Leisure Australia Benchmark:  1:15,000 people.
<b>Linkage parks</b>	/	/	Minimum 20m wide	Connecting throughout Wilton including connecting open space areas as well as town centres.	GANSW and Green Grid focus.



West Wilton

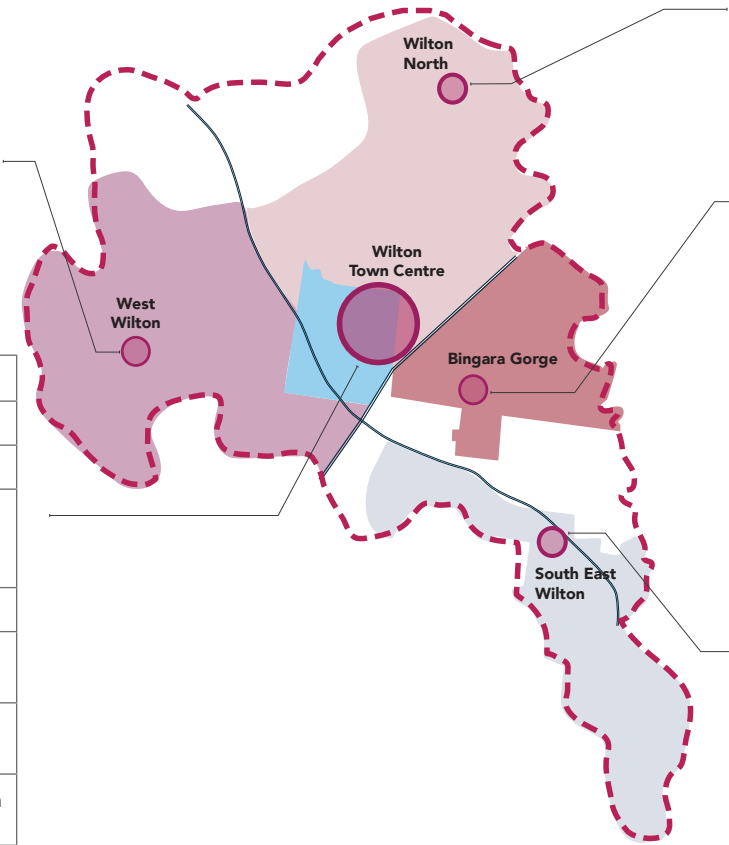
Projected Population: 7,050 people		
Type	Number	Size (ha)
District park	1-2	2 - 5
Local park within 400m of all dwellings (200m of high density dwellings)	3	0.3 - 0.5
District sports ground	1	10ha
Civic/community space	1	NA
Multi-purpose courts	2	0.2ha within a park
Play spaces	4	50-100m2 within parks
Fitness stations	0-1	NA

Wilton Town Centre

Projected Population: 4,800 people		
Type	Number	Size (ha)
Regional park	1	Up to 20ha
Local park within 400m of all dwellings (200m of high density dwellings)	2	0.3 - 0.5
Civic square	1	0.3-0.5ha
Multi-purpose courts	4	0.5ha within a park
Youth recreation space	1	2,000m2 within regional park
Play spaces	2	50-100m2 within parks

Linear parks and trails

Type	Number	Size (ha)
Linear park/trail skirting bushland and connecting the two regional parks	1	2-5ha
Trails and paths connecting residential areas, town centres, employment areas and open space	Throughout Wilton	NA



Wilton North

Projected Population: 16,500 people		
Type	Number	Size (ha)
Regional Park	1	Minimum 20ha
District Park	3	2 - 5
Local Park	7	0.3 - 0.5
District sports ground	1	10ha
Civic/community space	1	NA
Multi-purpose courts	4	0.5ha
Play spaces	8	50-100m2 within parks
Fitness stations	1	NA

Bingara Gorge

Projected Population: 5,400 people		
Type	Number	Size (ha)
District Park	1	2 - 5
Local Park	2	0.3 - 0.5
District sports ground (upgrade to Hannaford Oval)	1	10ha
Civic/community space	1	NA
Play spaces	2	50-100m2 within parks

South East Wilton

Projected Population: 10,800		
Type	Number	Size (ha)
District Park	2	2 - 5
Local Park	4	0.3 - 0.5
District sports ground	1	10ha
Civic/community space	1	NA
Multi-purpose courts	4	0.3ha within a park
Play spaces	5	50-100m2 within parks
Fitness spaces	1	NA

Figure 13 - Spatial indication of where the open space and sports infrastructure in Wilton should be located

# Best Practice Precedents

The following case studies provide best practice precedents for the development of open space within Wilton.

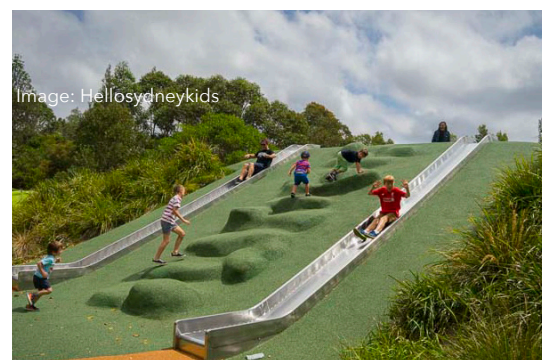
## REGIONAL - GEORGE KENDALL PARK

<b>Address</b>	Ermington, NSW (on the northern bank of the Parramatta River)
<b>Size</b>	2.72 ha
<b>Uses</b>	<p>George Kendall Park is located on the northern bank of the Parramatta River in Ermington. It is popular for a range of recreation and sporting uses. It includes a variety of sporting fields, including 2 full and 1 mini soccer fields, two baseball grounds and 6 hard courts, as well as a dog off-leash area, playgrounds, and picnic areas.</p> <p>City of Parramatta Council has developed a masterplan that further embeds sporting and recreation uses in the park including a range of structured and informal opportunities. This includes two new sports field, a new multi-use sports fields, a centrally located amenities building, additional circuit paths and fitness stations.</p>



## REGIONAL - SYDNEY PARK

<b>Address</b>	St Peters, Sydney
<b>Size</b>	41.6 ha
<b>Description</b>	<p>Sydney Park is a large recreational area in inner-city Sydney. The open space is made of 40 hectares of lush grass, landscaped gardens, rolling hills, meandering pathways and picturesque wetlands.</p> <p>Sydney Park also includes:</p> <ul style="list-style-type: none"> <li>- Children's Playground</li> <li>- Sydney Park Cycling Centre</li> <li>- Kiosk / Cafe</li> <li>- BBQ area</li> <li>- Off-leash dog areas</li> </ul>



## REGIONAL COMMUNITY AND RECREATION PRECINCT - CARNES HILL

<b>Address</b>	Corner of Kurrajong and Cowpasture Roads, Hoxton Park.
<b>Architect</b>	dwp suters in collaboration with Brewster Hjorth Architects and built by Kane Constructions.
<b>Cost</b>	\$36 Million
<b>Year built</b>	2014 - 2016
<b>Size</b>	7ha
<b>Context</b>	Recreation precinct inclusive of indoor and outdoor courts, picnic area, plaza, playground and skate park
<b>Description</b>	<ul style="list-style-type: none"> <li>The Carnes Hill Community and Recreation precinct was developed as a regional piece of social and recreation infrastructure to cater for a population expected to exceed 100,000 residents.</li> <li>Stretching across a 7ha site, the project includes an: <ul style="list-style-type: none"> <li>Indoor recreation centre (including gym, kiosk and child care)</li> <li>2 level library and café (3,000m<sup>2</sup>)</li> <li>Public plaza with a water feature and public art</li> <li>Skate park - The skate park is very popular and attracts skaters from across Sydney, with features including a granite pool coping pocket, quarter pipe to 2.1m extension into bank, grass gap ledge, curb on blocks, slappy curbs and bank to wallie Hubba. Skate-friendly furniture is also included throughout the precinct.</li> <li>Children's playground and family picnic area</li> <li>2 x outdoor multipurpose sports courts (tennis/basketball/volleyball), 2 x half-court basketball courts</li> <li>Community centre that can cater for up to 200 people across 5 re-configurable rooms (2,500m<sup>2</sup>), picnic area, café, half-court basketball courts, cycling and walking paths and parking for the facilities.</li> </ul> </li> <li>Place-making and community events such as movie nights have also been held in the recreation community to introduce and encourage the community to use the facilities within the new recreation hub.</li> </ul>

### PRECINCT MAP





## DISTRICT - WEST EPPING PARK

<b>Address</b>	Dent St, Epping
<b>Size</b>	5.52ha
<b>Project cost</b>	\$10+ million upgrade
<b>Description</b>	<p>Upgrade work on West Epping Park was completed in March 2018. The park provides opportunities for passive recreation such as walking, jogging, picnic activities, skateboarding, basketball, tennis and access to multiple play spaces.</p> <p>Highlights of the upgrade include:</p> <ul style="list-style-type: none"> <li>- Two synthetic sporting fields (soccer / cricket)</li> <li>- Two new children's playgrounds suited for a range of age groups containing four slides of varying sizes, rope climbing tower, disc spinner, table tennis tables, merry go round and so much more.</li> <li>- A public plaza space</li> <li>- New amenities building</li> <li>- Improved parking</li> </ul>



Image: City of Parramatta



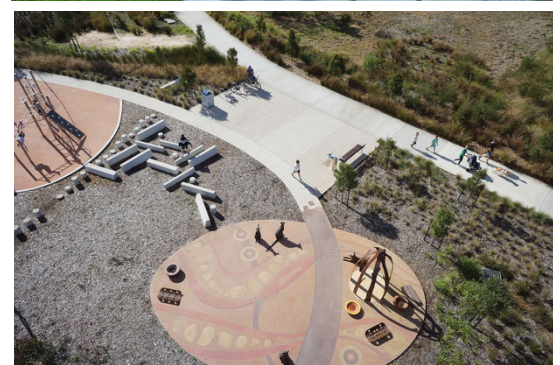
Image: City of Parramatta

## DISTRICT - IRON BARK LAKE / LAKES EDGE PARK

<b>Address</b>	The Ponds , NSW
<b>Size</b>	Approx. 5ha
<b>Description</b>	<p>The Ponds is a new suburb approximately 40kms north-west of Sydney CBD.</p> <p>The five hectare Iron Bark Lake is located centrally in the suburb, and provides a continuous lake front walkway, comprising boardwalks, an iconic bridge link, artworks, kick about spaces, picnic and BBQ facilities, integrated with best practice water management and bushland and riparian corridor restoration.</p> <p>The park also includes Lakeside Neighbourhood Centre, which includes 650m2 internal and external spaces and adjoins a 2,000m2 landscaped park with children's playground, informal performance space, play equipment and shelters.</p>



Image: Landcom





## DISTRICT - PRINCE ALFRED PARK

<b>Address</b>	Adjacent to Central railway station, Sydney
<b>Size</b>	7.5ha
<b>Project cost</b>	Redevelopment \$9 million
<b>Description</b>	<p>Prince Alfred Park is a popular inner-city park located adjacent to Sydney Central railway station. Following a \$9 million dollar upgrade, the park now includes:</p> <ul style="list-style-type: none"> <li>- Outdoor heated swimming pool</li> <li>- Multiple fitness stations</li> <li>- 2 basketball courts + half court</li> <li>- 5 tennis courts</li> <li>- 2 x children's playgrounds</li> <li>- 1km exercise circuit of accessible path for joggers, walkers, bikes, prams and wheelchairs</li> </ul>



## DISTRICT SPORTS GROUND - PEEL RESERVE

<b>Address</b>	The Ponds, NSW
<b>Size</b>	Approx. 6ha (including parking and adjoining playground)
<b>Description</b>	<p><b>Baseball</b></p> <ul style="list-style-type: none"> <li>- Senior, junior and little league baseball fields with lights</li> <li>- Baseball batting cage</li> </ul> <p><b>Little Athletics</b></p> <ul style="list-style-type: none"> <li>- 8 lane 400m and 16 lane 100m running tracks</li> <li>- 4 long jump pits</li> <li>- 2 discus areas</li> <li>- Javelin throwing areas</li> <li>- 2 shot-put circles</li> </ul> <p>Amenities building, outdoor fitness station, BBQ area, children playground, and parking for 108 cars.</p>



DISTRICT YOUTH SPACE - BIRRIWA RESERVE OUTDOOR YOUTH SPACE

DETAILS	
Address	Waterworth Dr, Narellan Vale
Landscape Architect	
Cost	\$1.67 million
Year built	October 2017
Size	Approx 2.6ha
Context	Outdoor youth space with play, hang out and sporting offerings
Description (Via Camden Council)	<p>A study undertaken by Camden Council found that there were more 12 to 17 year olds in Mt Annan than any other suburb in the Macarthur region, and identified a need to develop a multi-purpose outdoor youth space. There are four main sections to the youth space including:</p> <ul style="list-style-type: none"><li>• A main play space: The main play space includes a sunken youth area with shelter, seating, outdoor table tennis table, public art, dry river bed and small bridges as well as play equipment designed for older childing including a large climbing rope structure; 30m double cable ride; 3m slide; hip hop, sky surf, six-way swing, basket swings, board rider, air rider and rodeo board.</li><li>• A sunken garden with seating, public art, bbqs, picnic setting with shade shelter, bubblers and toilet facilities that can automatically local after hours</li><li>• Multipurpose courts: 2 fenced multipurpose courts lined for basketball, hockey and football</li><li>• Pedestrian tunnel, walkway and carpark: New lighting and artwork was installed in the pedestrian tunnel to improve safety and amenity for pedestrians. A 37 space carpark was built to provide access for drivers.</li></ul>





## DISTRICT YOUTH SPACE - GEELONG YOUTH ACTIVITY AREA

<b>Address</b>	Geelong CBD waterfront
<b>Site area</b>	Approx. 3,100m <sup>2</sup> , connected to extensive open and recreational space along Geelong waterfront (Google Earth Pro)
<b>Uses</b>	<p>The Geelong Youth Activities area is a youth-focused public recreational plaza at Western Beach on the waterfront adjacent to the Geelong CBD. It was designed as a cascading terrace creating an amphitheatre around a central performance stage and large LCD screen.</p> <p>It contains open-air spaces suitable for a range of activities and events including markets, live music, art exhibitions, catwalk, dance, street theatre, BMX riding, basketball, skate boarding, interactive media, wireless internet and seating.</p>
<b>Awards</b>	<ul style="list-style-type: none"> <li>- 2009 Victorian AILA 'Victoria Medal', Best Overall Project</li> <li>- 2009 Victorian AILA Award 'Design Excellence'</li> <li>- 2009 CCAA Public Domain Award, Best Project Victoria</li> <li>- 2009 CCAA National Public Domain Award, National 'Best Precinct'</li> </ul>



## DISTRICT YOUTH SPACE - FREEMANTLE ESPLANADE YOUTH PLAZA

<b>Address</b>	Esplanade Park, Freemantle
<b>Site area</b>	Plaza: 4,130m <sup>2</sup> (including 1,630m <sup>2</sup> hard surfaces and 2,500m <sup>2</sup> landscaping) Located in Freo Park and Esplanade Park with a total approx. 3.5 hectare of open space (Google Earth Pro)
<b>Cost</b>	\$1.6 million
<b>Uses</b>	<p>The plaza attracts multiple user groups, including the traditional wheeled sports of skateboarding, BMX and scooter riding, but also includes Western Australia's first outdoor parkour park and inclusive of stage areas, seating and viewing areas.</p>
<b>Awards</b>	<ul style="list-style-type: none"> <li>- 2014 Victorian AILA Award of Excellence</li> <li>- 2014 PIA Award for Planning Excellence - President's Commendation</li> <li>- 2014 Australian Urban Design Award</li> <li>- 2014 PLA State Award of Excellence</li> </ul>





DISTRICT PLAYGROUND - IAN POTTER CHILDREN’S WILD PLAY GARDEN, CENTENNIAL PARK

Address	Centennial Parklands, Sydney, NSW, Australia
Landscape Architect	ASPECT Studios
Cost	\$4 million
Year built	October 2017
Size	0.65ha (6,500m <sup>2</sup> )
Context	With around 100 primary schools, 100 childcare centres and 58 Out of School Hours Care centres within 15 kms of Centennial Parklands (many of which have no outdoor play areas or natural features)
Description  (via world landscape architect.com)	<p>"WILD PLAY is designed as a learning experience for kids of all abilities aged 2-12. It has tracks and trails winding through densely planted mounds of shrubs and trees, with existing fig trees and 50% native Australian species incorporated for seating and shade.</p> <p>WILD PLAY lets kids adventure through an artesian water basin of creek beds and fountains, tunnel their way through thick bamboo, navigate a balancing course in the form of an 'eel', snaking its way around fig trees, or cross a swing bridge and test their mettle climbing a treehouse.</p> <p><i>"Kids like discovery, challenges, movement and adventure. They thrive on being in nature – playing with water, climbing trees, jumping through puddles, hiding in trees. We know this instinctively as parents, and as designers we build these observations into our work," - Sacha Coles - ASPECT Studios Director.</i></p> <p>Anecdotaly, we know that children’s relationship to the outdoors has been steadily slipping since the dawn of the digital age. In 2010 Planet Ark estimated that only 35 percent Australian children play outside every day, compared to 72 percent a generation ago. Parents and educators call it ‘nature deficit disorder’, and its effects are detrimental... The benefits of exposure to natural environments can’t be underestimated.</p> <p><i>"Unstructured play is essential for healthy development of children because in it, they ‘explore’, and are driven by their own interests and imagination. Through trial and error, children teach themselves how to navigate a pathway, take manageable risks and help others along the way. These formative opportunities are being lost for a variety of reasons – a lack of access to nature, fear of risk, and over-scheduling of children’s free time"</i></p>





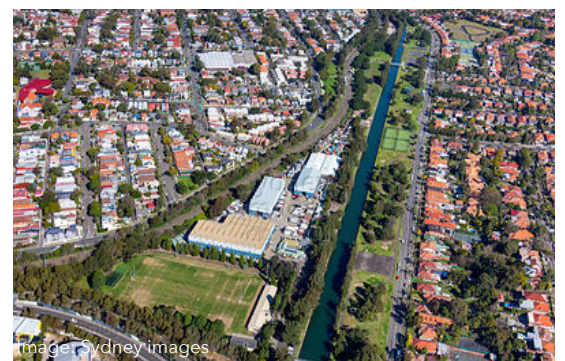
## LOCAL PARK - WULABA PARK (HIGH DENSITY LOCAL)

<b>Address</b>	O'Dea Ave & Amelia Street, Waterloo
<b>Size</b>	4,000m <sup>2</sup>
<b>Description</b>	<p>Wulaba Park is located in the suburb of Waterloo, soon to be one of the most densely populated suburbs in Australia. This requires flexible and high quality open space to support the growing community. Wulaba Park includes:</p> <ul style="list-style-type: none"> <li>- Landscaped area with playground with slide, climbing tower, decks, climbing nets and swings</li> <li>- Table tennis and handball areas</li> <li>- Picnic / bbq area</li> </ul>



## LINEAR PARK - GREENWAY

<b>Address</b>	Leichhardt/Lilyfield to Earlwood
<b>Size</b>	5.8km
<b>Description</b>	<p>The GreenWay is a 5.8km environmental and active travel corridor linking the Iron Cove at Leichhardt/Lilyfield with the Cooks River at Earlwood via Dulwich Hill, Lewisham, Summer Hill and Haberfield.</p> <p>The GreenWay mostly follows the route of the Inner West Light Rail and Hawthorne Canal and features bike paths and foreshore walks, cultural and historical sites, cafes, bushcare sites and a range of parks, playgrounds and sporting facilities.</p>



# Appendix 1

## SOCIAL INFRASTRUCTURE

	DP&E ILUIP 2017	DP&E Wilton 2040 and preliminary SIC 2018	WJLG 2014	WJLG 2018
<b>Regional infrastructure requirements - 50,000 people and over</b>				
<b>Community health centre (Regional integrated primary and community care centre)</b>	Recommends an integrated health facility is provided in Wilton Town Centre	Community Health Facility - Land - \$750,000	1 RIPCCC developed once the population reaches 10,000-15,000 people  South Western Sydney Local Health District informed Elton that a RIPCC would be required	No mention
<b>Police station</b>	1 police station (2,000m2) and access to regional emergency hub	Mentions that Wilton is serviced by Picton's emergency services	1 Police station (4,000m2)	No mention
<b>Fire station</b>	1 staffed station in Wilton  Rate of provision based on maximum call out time of 10 minutes	Fire & Rescue Service Station – Land, \$625,000	1 fire station (2,000m2) located on fringe of commercial area with good access to arterial roads	No mention
<b>Ambulance station</b>	Indicates that one ambulance hub may potentially located in Wilton, with up to 2 ambulance standby points located as required.	Mentions that Wilton is serviced by Picton's emergency services	1 ambulance station (2,000m2)  Possibly co-located with fire station	No mention

	DP&E ILUIP 2017	DP&E Wilton 2040 and preliminary SIC 2018	WJLG 2014	WJLG 2018
Indoor recreation facility (wet and dry)	Required when population reaches 20,000  Recommends 25m pool	No mention	An aquatic/gym/ indoor sports centre of 4,000 – 6,000m2 in either town centre, school or lake precinct	2,000sqm + attached aquatic centre previously proposed in previous offer to be provided with additional indoor aquatic facilities.  Work in Progress by WJLG.  Elton Consulting suggest locational criteria: co-located with active open space; educational facilities; Town or Neighbourhood Centres.  Governors Hill is currently investigating the potential co-location of an indoor recreation facility with the 7.58 ha district sportsfields next to the Town Centre
Cultural/ Performing/ Civic centre	Not mentioned	Not mentioned	Not mentioned	Not mentioned
District infrastructure requirements – 20,000 – 30,000 people				
Library	Recommends one library (1,760m2), co-located with 100m2 arts/cultural space and preferably placed with other social infrastructure	No mention	Recommends 1,474m2 of library space co-located with community centre	Benchmark used: <ul style="list-style-type: none"> <li>• 39 sqm of library floor space for every 1,000 people for populations between 20,000 and 35,000 people</li> <li>• 35 sqm of library floor space for every 1,000 people for populations between 35,001 and 65,000 people</li> <li>• + 20% Circulation space</li> </ul> <p>Therefore 42 sqm/1000 population is the base figure for Wilton New Town</p> <p>WJLG share of this would be approximately 1,272 sqm</p> <p>Governors Hill propose a 1.5 ha site for the library, to be integrated into a civic / community hub in the Wilton Town Centre precinct.</p>

	DP&E ILUIP 2017	DP&E Wilton 2040 and preliminary SIC 2018	WJLG 2014	WJLG 2018
<b>Community Centres</b>	Recommends that either one large (1000m2) multi-purpose community centre, OR two moderate district centres of approximately 600m2 are provided.	Not mentioned	Recommends 1 Community Hub including multi-purpose community centre and library (Multipurpose space: 1,430m2; Library: 1,474m2) AND two local neighbourhood community centres	<p>Benchmark used:</p> <ul style="list-style-type: none"> <li>• 80 sqm per 1,000 population</li> <li>• Local – 60 sqm/1,000</li> <li>• District – 20 sqm/1,000</li> </ul> <p>WJLG share of this would be 2,384 sqm GFA (likely spread over a regional facility and local facilities)</p> <p>Walker Corporation propose land to house a 500-600 sqm community / cultural / youth facility, co-located with sportfields (shared parking/ facilities) in Wilton South East. Land included in active open space provision + proportional contribution to land for district multi-purpose facility (approx. 23%)</p> <p>Bradcorp propose – 2,000 sqm site for a multi-purpose community centre within Wilton North.</p> <p>Governors Hill propose – a local and/or district centre, to be integrated into a civic / community hub in the Wilton Town Centre precinct.</p>
<b>Community Arts Centre</b>	Not mentioned	Not mentioned	Not mentioned	Not mentioned
<b>Performing Arts Centre</b>	Not mentioned	Not mentioned	Not mentioned	Not mentioned
<b>Primary School</b>	Does not recommend a rate of provision, only notes that the Department of Education will build when required	<p>Land dedicated for Primary School - Wilton South East - \$7,500,000</p> <p>Land dedicated for Primary School - Wilton North - \$7,500,000</p> <p>Land Dedicated for K-12 School - Wilton Town Centre - \$16,250,000</p>	<p>1 x K – 12 public (7-8ha)</p> <p>1 x K – 12 independent (9ha)</p> <p>3 x public primary schools (2 – 3ha)</p> <p>(5 primary schools all together)</p>	Not mentioned



	DP&E ILUIP 2017	DP&E Wilton 2040 and preliminary SIC 2018	WJLG 2014	WJLG 2018
Secondary School	Does not recommend a rate of provision, only notes that the Department of Education will build when required	As above - Land Dedicated for K-12 School - Wilton Town Centre - \$16,250,000	1 x K – 12 public (7-8ha)  1 x K – 12 independent (9ha)  Notes that DEC is looking to expand Picton Highschool before opening at Wilton	Not mentioned
Local social Infrastructure requirements - 10,000 people				
Childcare	No estimated allocations for childcare spaces are provided, only states that childcare is "to be determined based on age profile of projected population" with one place per 2 resident children aged under 5 years	Not mentioned	Assumes childcare to be provided by private sector  Recommends that zoning permits childcare within Wilton Junction  Notes that opportunities exist for the integration of childcare within public primary schools _ proposed district community centre	Work in Progress by WJLG.  Elton Consulting suggest each WJLG landowner provide a site of 2,000sqm for childcare (as previously outlined in the original social infrastructure report)
Outside of school hours (OSHC)	GHD does not provide a number of recommended spaces however states that the benchmark of 1 place for every 5 children aged 5 – 11 years should be provided	No mention	Does not consider OSHC care requirements	See above
Community meeting room/ small hall/small community centre	Not mentioned	Not mentioned	Recommends that 1 main community multi-purpose space in addition to 2 local centres	Provision as above (see community centres)

## OPEN SPACE

	DP&E ILUIP 2017	WJLG 2014	WJLG 2018
Rate of provision	No rate of provision provided	A baseline of 2.83 ha per 1000 (as per the Wollondilly section 94 plan)	2.83 hectares/1000 people  New town forecast = 39,600  WJLG forecast = 30,080 people  Open space required by WJLG = 85.13ha

	DP&E ILUIP 2017	WJLG 2014	WJLG 2018
District Parks	1 x District park (at least three ha)	1 x District park including multiple sporting facilities of ten ha)	4.8-hectare district park (plus an 11.8-hectare lake) for a total district recreation area of 16.7 hectares) – provided in Wilton North
Local Parks	10 local parks (at least 3,000m <sup>2</sup> )	Local parks and open space (total approx. 44 ha)	<p>Walker Corporation (Wilton South East):</p> <ul style="list-style-type: none"> <li>8 local parks (embellishment c\$600K each)</li> </ul> <p>Bradcorp (Wilton North):</p> <ul style="list-style-type: none"> <li>17 local parks (formal parks) + 7 low level embellished public spaces = 24 parks</li> <li>4 x statement parks (c\$1m embellishment each)</li> <li>13 x medium level of embellishment (c\$500K embellishment each)</li> </ul> <p>Governors Hill (Wilton Town Centre)</p> <ul style="list-style-type: none"> <li>4 local parks (\$ embellishment rate TBC)</li> </ul> <p>Total local parks provided by WJLG</p> <ul style="list-style-type: none"> <li>29+ local parks</li> </ul>
Sports Fields	<p>10 x sports grounds, with two playing fields each (40ha in total)</p> <p>2 x double sportsgrounds, with four playing fields each (10ha total)</p>	<p>1 x district sporting facility</p> <p>5 x neighbourhood sporting facilities</p>	<p>Benchmark used</p> <ul style="list-style-type: none"> <li>1 per 2,361 residents = 17.8 fields should be provided in Wilton New Town according to these figures</li> </ul> <p>Walker provision</p> <ul style="list-style-type: none"> <li>5 sports fields (one a mini-field) + 1.8 equivalent contribution to district fields = 6.8</li> </ul> <p>Bradcorp provision</p> <ul style="list-style-type: none"> <li>7 sports fields + 3 equivalent contribution to district fields = 10</li> </ul> <p>Governors Hill</p> <ul style="list-style-type: none"> <li>1 oval (with potential for 1 sports field) + 2 sports fields = between 2 - 3</li> </ul> <p>WJLG total provided = between 18.8 and 19.8 sports fields</p>

	DP&E ILUIP 2017	WJLG 2014	WJLG 2018
<b>Sports courts</b>	Outdoor sports courts, including 5 multipurpose courts, 18 tennis courts, 2 basketball courts and 4 netball courts	NA	<p>Netball/basketball/multipurpose courts</p> <ul style="list-style-type: none"> <li>• Benchmarks used</li> <li>• 1 per 3,345 residents</li> </ul> <p>WJLG total requirement = 8.97 courts</p> <p>Proposed provision:</p> <ul style="list-style-type: none"> <li>• Walker provision = 3 courts</li> <li>• Bradcorp provision = 6 courts</li> <li>• Governors Hill provision = 2 courts</li> <li>• WJLG total provided = 11 courts. Exceeds the requirement by 2.03 courts.</li> </ul> <p>Tennis courts</p> <p>Benchmarks used</p> <ul style="list-style-type: none"> <li>• 1 per 3,345 residents</li> <li>• Under the draft LUIP a total of 18 tennis courts is required for Wilton New Town, 12 of which would be provided by the WJLG.</li> </ul> <p>Proposed provision:</p> <ul style="list-style-type: none"> <li>• Walker provision = 2 courts</li> <li>• Bradcorp provision = 2 courts</li> <li>• Governors Hill provision = 2 courts</li> <li>• WJLG total provided = 6 tennis courts.</li> </ul> <p>There is currently an under-provision of 2.97 tennis courts by the WJLG in meeting either the Council standard or Interim LUIP requirement.</p>