

ITEM 2

PUBLIC EXHIBITION - WEST DAPTO DRAFT SOCIAL INFRASTRUCTURE NEEDS ASSESSMENT

There is an ongoing need to plan for the social infrastructure needs of the growing community at West Dapto. For the purposes of this report social infrastructure is defined in two core categories -

- Open space and recreation.
- Community and cultural facilities.

The two categories combined create the places and spaces for people to meet, be active, connect, create and learn.

Council staff have coordinated a review of the Social Infrastructure needs of West Dapto with the assistance of a consultant team lead by Ethos Urban (partnered with Otium). This report seeks support to undertake a public exhibition of the draft West Dapto Social Infrastructure Needs Assessment to receive community feedback.

The final West Dapto Social Infrastructure Needs Assessment will inform much of Council's ongoing work including our review of Development Contributions.

While staff are generally supportive of the consultant recommendations in the draft West Dapto Social Infrastructure Needs Assessment we also consider that delivering and achieving many of the recommendations will require co-ordinated efforts of Council, the Government and private sector. Further analysis, master planning and neighbourhood planning will also be needed to confirm the spatial deliverability of all recommendations.

RECOMMENDATION

- 1 Council support public exhibition of the draft West Dapto Social Infrastructure Needs Assessment for a minimum of 28 days.
- 2 Council exhibition material to clearly outline that delivering the Social Infrastructure Needs of West Dapto is reliant on a co-ordinated, equitable contribution from Council, other levels of Government and private sector.
- 3 Following exhibition staff report back to Council -
 - a A final West Dapto Social Infrastructure Needs Assessment with an engagement report explaining issues raised in submissions and how they were considered; and
 - b Detail further steps required to ensure delivery of the Social Infrastructure recommended in the final needs assessment.

REPORT AUTHORISATIONS

Report of: Chris Stewart, Manager City Strategy

Authorised by: Linda Davis, Director Planning + Environment - Future City + Neighbourhoods

ATTACHMENTS

- 1 Draft West Dapto Social Infrastructure Needs Assessment

BACKGROUND

The West Dapto Urban Release Area (West Dapto) is Wollongong City Council's and the Illawarra-Shoalhaven region's largest urban growth area. It is estimated to provide 19,500 dwellings and an additional 56,500 people once fully developed over 50 plus years. As well as being a key source of new housing for the Illawarra, it established designated employment lands to support growth. The West Dapto Vision 2018 provides Council's Vision for the area, expected staging of development, principles to guide land use planning and a structure plan.

West Dapto is establishing new residential communities and is continually growing. The communities are supported by an access strategy and will be supported by a range of planned town and village centres, active and passive open spaces, community facilities, a network of riparian corridors, and stormwater infrastructure.

Council planning for West Dapto is reflected in our current endorsed policy documents collectively detailing Council's position. These are publicly available online and listed below –

- Wollongong Local Environment Plan 2009.
- West Dapto Vision 2018.
- West Dapto Development Contributions Plan 2020.
- Chapter D16 West Dapto Release Area of the Wollongong Development Control Plan 2009.
- West Dapto Open Space Design Manual and West Dapto Open Space Technical Manual.
- Places for People, Wollongong Social Infrastructure Planning Framework 2018 – 2028.

In particular, open space, recreation and community facilities has been integral to the planning and structure of West Dapto urban release area. The *Social Cultural and Recreational Needs Study for the West Dapto New Release Area (Elton 2007)* is the original informing document commissioned for Council through the then NSW Growth Centres Commission. This study has been relied on as a basis and rational for open space and community facilities needs for West Dapto.

The provision of Open Space, Recreation and Community Facilities have been refined more recently through preparation of the West Dapto Development Contributions Plan 2020 and West Dapto Vision 2018.

West Dapto is an active urban release area. As such there are open space items which have already been delivered and are in use by the community. Table 9 of the West Dapto Development Contributions Plan 2020 details completed infrastructure. In addition, there are open space, recreation and community facilities items at various stages across the planning and design spectrum. These are mostly located in Stages 1 & 2 of West Dapto (see staging plan at Figure 1).

West Dapto Staging, land use zoning and development status

Stages 1 and 2 have been rezoned for urban development since 2010. This is the most active development front of the release area with multiple neighbourhood plans adopted by Council. In addition, there are many new residents and active development fronts.

The majority of Stage 3 is currently subject to two planning proposals to rezone land from rural to urban, including provision of open space. The planning proposals are PP-2020/6 referred to as Cleveland and PP-2018/9 referred to as Cleveland West. PP-2020/6 was recently placed on public exhibition between 14 September 2022 and 28 October 2022. Cleveland West is yet to progress to a public exhibition stage.

Stage 4 is currently rural zoned and has no active planning proposals. This is expected to be the last development stage.

Stage 5 has been rezoned for residential development since 2018 and includes provision of RE1 zoned land for Open Space. There are a number of detailed Neighbourhood Plans at various stages of the assessment process in Stage 5.

Since the Stage 1 and 2 rezoning in 2010 subdivision certificates have been issued for 2,042 residential lots at West Dapto with a further 483 lots under construction. We have a growing community within the release area.

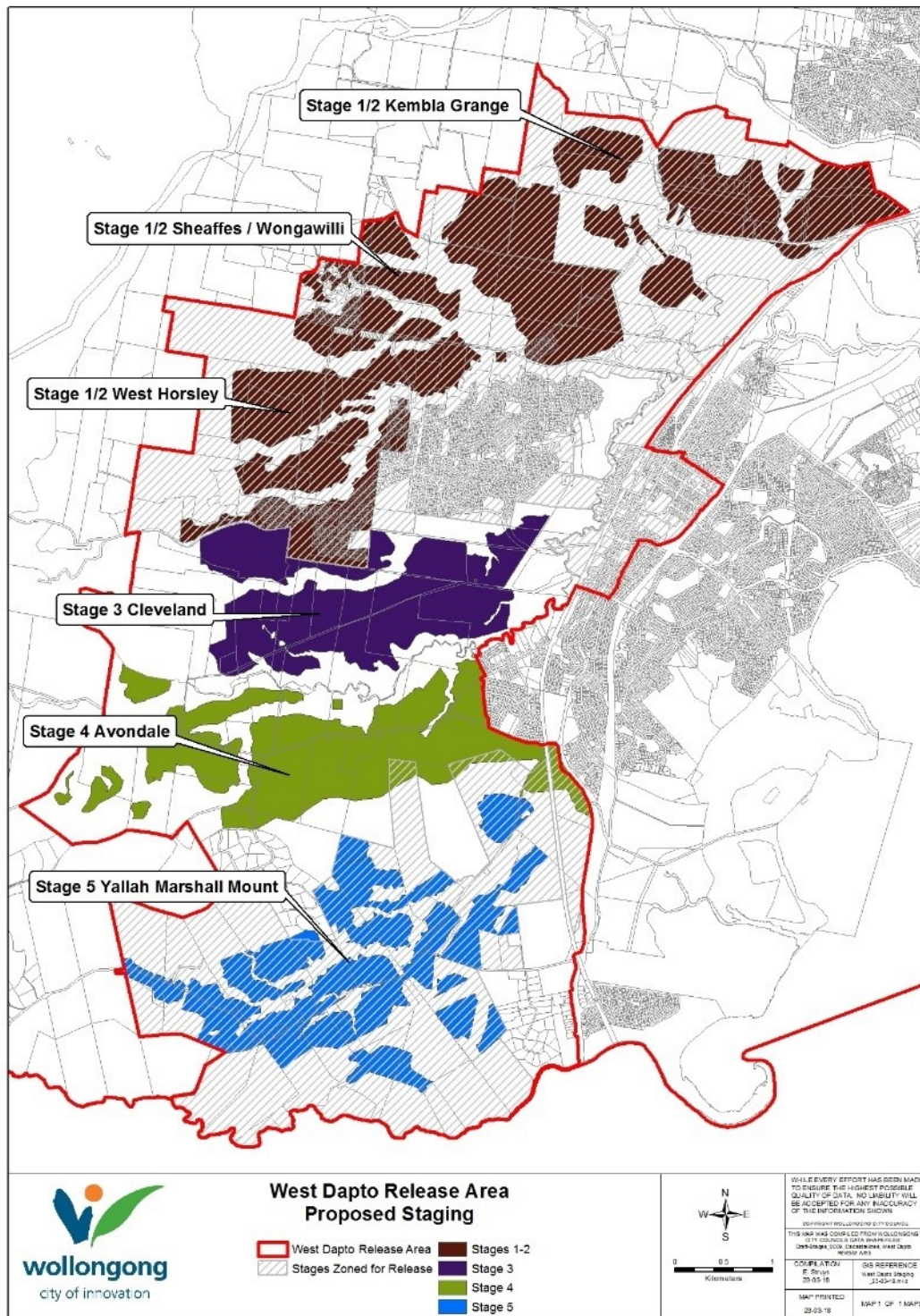


Figure 1: West Dapto Staging Plan

West Dapto Development Contributions

The West Dapto Development Contributions Plan 2020 (Contributions Plan 2020) available at www.wollongong.nsw.gov.au/development/development-policies-guidelines/development-contribution is an Independent Pricing and Regulatory Tribunal (IPART) reviewed contributions plan in accordance with the NSW Department of Planning and Environment (2019) Practice Note 1 and relevant Ministerial Directions issued under Section 7.17 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The contributions plan is referred to as a Section 7.11 plan and establishes the local infrastructure needed to support West Dapto and ensures it is strategically planned and delivered, as well as providing an equitable funding source. Open space and community facilities are included in the Contributions Plan 2020 (Section 4.1 and 4.2). The Contributions Plan has been updated on a number of occasions and was reviewed by IPART in 2016 and in 2020. IPART provided commentary and recommendations regarding the provision of open space in both the 2016 Final Assessment Report and 2020 Final Assessment Report. Both assessment reports are available on IPART's website at www.ipart.nsw.gov.au

The Contributions Plan 2020 was informed by the 2007 Elton study the *Social Cultural and Recreational Needs Study for the West Dapto New Release Area*. IPART in their final 2020 report make 2 recommendations considered to be directly relevant to Social Infrastructure needs planning. These are recommendation 13 and 14 (and associated discussion in the body of the 2020 Final Assessment Report). The recommendations also need to be addressed in the next review of the Contributions Plan 2020 and are as follows -

Open space

- 13 *For the next review of the plan, ensure that the scope and location of open space land and embellishment reflect the progress of development in the release area and ensure that the plan includes -*
 - *Sufficient accessible recreation opportunities for all residents.*
 - *Sufficient formal recreation facilities (sports grounds) for the release area.*
- 14 *For the next review of the plan, update the cost estimates of all parks to be delivered using more recent actual costs or cost estimates for similar parks.*

Consistent with IPART recommendations from their 2020 review, Council is expected to adopt a revised Contribution Plan within 3 years of the 2020 Plan. Therefore, staff are targeting a December 2023 adoption of a revised West Dapto Development Contributions Plan. As a result, Council staff have commenced internal review of the Contributions Plan 2020. All studies, outputs and updates required to inform the Contributions Plan review are required to be completed early 2023. This will enable commencement of formal IPART review of the West Dapto Development Contributions Plan mid-2023.

When considering the funding of social infrastructure in a West Dapto context, it is important to note that development contributions do not always meet the full cost of social infrastructure. For example, development cannot be charged for the building works required for a new community facility building as part of a Section 7.11 contributions plan. In addition, as mentioned earlier, more than 2,000 residential subdivision certificates have already been issued. Therefore any increase in developer contributions required to adequately meet the cost of social infrastructure will not be recoverable from those 2,000 plus residential lots.

West Dapto Social Infrastructure Needs Assessment

To ensure a considered response to the IPART 2020 Final Assessment Report, Council staff began a process to review, plan for and cost open space, recreation and community and cultural facilities for West Dapto. The West Dapto Social Infrastructure Needs Assessment project commenced in early 2022.

In February 2022 Council engaged the services of Ethos Urban Pty Ltd to undertake an Open Space, Recreation and Community and Cultural Facilities Needs Assessment (referred to as the West Dapto Social Infrastructure Needs Assessment). Ethos Urban partnered with Otium Planning Group following a competitive procurement process.

Green Network Masterplan

Council has a number of separate projects underway for West Dapto which relate to this project. Most relevant is the West Dapto Green Network Masterplan (GNMP) to plan for a green network connecting the escarpment to the lake, utilising the existing and future ecological corridors and open spaces in the West Dapto. The GNMP will sit within Council's strategic planning framework for West Dapto and inform subdivision planning, development applications and urban design processes

Along with the 2023 review of the West Dapto Development Contributions Plan, these projects will require careful consideration and integration of open space and recreation lands defined or determined through the Social Infrastructure Needs Assessment project and will provide the further analysis required to test the spatial allocation of the recommended social infrastructure needs.

Darkes District Sports & Community Hub

During the 2022 Federal election Stephen Jones MP, now Assistant Treasurer and Minister for Financial Services, made an election commitment to invest \$9 million to help deliver the Darkes District Sports & Community Hub. Council staff understand that the Government remains committed to this funding pledge and will continue to work with federal colleagues on the funding partnership. The Social Infrastructure Needs Assessment the subject of this report is firstly looking at the overall needs of the community. Delivery of social infrastructure needs will form part of the ongoing implementation.

PROPOSAL

The draft West Dapto Social Infrastructure Needs Assessment is provided at **Attachment 1**.

The study defines social infrastructure in two core categories -

- Open space and recreation.
- Community and cultural facilities.

The above social infrastructure categories combined create the places and spaces for people to meet, be active, connect, create and learn.

The Social Infrastructure Needs Assessment relates primarily to 'hard' social infrastructure, the built facilities and open spaces both within and outside Council's scope of control. The primary focus of this project are those social infrastructure within Council's scope of control.

Methodology

The assessment of need has been undertaken using recognised, specific quantitative benchmarking combined with expert qualitative analysis.

Community and cultural facilities approach: Consistent with Council's Places for People: Social Infrastructure Planning Framework.

Open space and recreation: Proposed new open space framework informed by best practice, NSW draft Greener Places Design Guide and NSW Office of Sport Data. The new open space framework proposed includes -

- 1 Simplified hierarchy.
- 2 Performance based criteria (functional and accessible open space).
- 3 Ensure sufficient capacity.
- 4 Activations and diversity of recreation.
- 5 Flexible and adaptable.
- 6 Ensure deliverability.

A key principle of the Social Infrastructure Needs Assessment for West Dapto is that 85-90% of residents are within a 5-7 minute walking distance of some form of quality open space – this could be a local park, district sportsground etc. As such, staff are of the opinion that there may be an opportunity to consider a reduction in the number of local parks based upon population benchmarks. Staff consider this driving principle will need to be tested further through additional analysis, master planning and neighbourhood planning to confirm the spatial deliverability of all recommendations in the draft needs assessment.

A simplified hierarchy approach to defining open space formed part of the project methodology. The draft needs assessment proposes to apply a hierarchy based on access and distribution, benchmarked and generally derived from Draft Greener Places Design Guide and NSW Office of Sport data align with NSW Draft Greener Places Design Guide. The proposed hierarchy removes neighbourhood parks and focuses more on the local and district park classifications.

Types of Social Infrastructure Considered

Community and Cultural Facilities

The main types of community and cultural facilities considered in the draft needs assessment include:

- 1 General Facilities e.g. multipurpose community centres, library spaces.
- 2 Specialised Facilities e.g. Youth spaces, Seniors Space. The consultant team first considered and recommended these facilities as specific standalone facilities. Council staff consider a multipurpose approach catering partly for specific needs such as youth and seniors spaces may be a more feasible model.
- 3 Creative and Cultural facilities e.g. practice studios / workshops, childcare places, government primary and high schools.
- 4 Health and Wellbeing e.g. medical centres, GP's, health hub.

It is important to note that not all community and cultural facilities considered in the project fall within the scope of Council responsibility. However, the focus, particularly findings and recommendation, are on those facilities that are Council's responsibility. Additional analysis and recommendations are provided as an opinion in relation to facilities where another authority would be responsible for meeting that identified need.

Open Space and Recreation

The main types of open space and recreation facilities considered in the draft needs assessment include:

- 1 Local Parks.
- 2 Linear Parks / Open Space Corridors.
- 3 District – Recreation.
- 4 District – Sport.
- 5 Urban Release Area Wide / Destination Parks.

The existing West Dapto Development Contributions Plan, 2020 and West Dapto Vision, 2018 categorise focus on a Local, Neighbourhood, District and City-Wide category of open space. Therefore a new framework is proposed as part of this assessment project.

Summary Draft findings and recommendations

Community and Cultural Facilities

Council's existing West Dapto Development Contributions Plan, 2020 identifies the need for five multipurpose communities centres. This includes four neighbourhood scale and one sub district scale. Neighbourhood multipurpose community centres are based on a 1,500m² gross floor space, requiring 3,500m² of land. Sub district multipurpose community centres are based on 3,600m² of gross floor area or 10,000m² (one hectare) of land.

The key findings and recommendations of the draft needs assessment support continued planning for those existing five community centres and includes a recommendation to increase the amount of multipurpose community facilities at West Dapto to six with one additional neighbourhood multipurpose community centre recommended for stage 4 of the West. The Assessment recommends including this upgrade in the West Dapto Development Contributions Plan.

A summary of all other community and cultural facilities recommendations in the draft needs assessment include -

- 1 Upgrade the existing planned neighbourhood multi-purpose community centre in stage 5 of West Dapto to a sub-district centre, including library. Include this upgrade in the West Dapto Development Contributions Plan.
- 2 Council liaise directly with School Infrastructure NSW (SINSW) and the NSW Department of Education as the authorities responsible for government school provision. It is understood that SINSW and Department of Education will investigate the need for new school infrastructure within the West Dapto Urban Release Area. SINSW will undertake ongoing consultation with Council and the Department of Planning and Environment as detailed planning progresses for the release area and will monitor the situation.
- 3 Deliver a dedicated youth centre co-located with a district park or community centre. The consultant team has recommended stage 4 Avondale be considered.
- 4 Identify opportunities through planning mechanisms and agreements and at the neighbourhood planning phase for private developers to deliver -
 - a Local community spaces, including bookable space and community sheds and gardens.
 - b Coworking and business incubator spaces
 - c Dedicated district-level community arts centre through planning agreement with larger developer, potentially leveraging heritage homestead locations.
 - d Local traineeship and employment opportunities for young people.
- 5 Masterplan each town centre identified in the West Dapto Vision, 2018 with a focus on engagement and early activation. Social infrastructure will play a key role in this master planning process, identifying significant co-located sites and taking a collaborative approach with stakeholders and the community. This stage would involve detailed site analysis.

As part of this process, the consultant team also recommend that a strategy is developed to collaborate with faith-based organisations in relation to their property development plans to identify the potential for these organisations to deliver social infrastructure in strategic locations.
- 6 Ensure that design briefs at the earliest stage for new community centres consider some or all of -
 - a Youth friendly spaces.
 - b Seniors friendly spaces.
 - c Local cultural practice spaces (e.g. music rehearsal rooms, artists' studios).
 - d Aboriginal community space (where arising in consultation).
 - e Extensive community consultation and potential co-design.

- 7 Facilitate delivery of higher-order social infrastructure through liaison with relevant authorities or private providers, including for the provision of -
 - a Consideration of an Aboriginal Culture and Community Centre if identified through extensive engagement.
 - b District performing arts facility should be explored subject to a Shared Use Agreement with the relevant government authority.
 - c Creative infrastructure opportunities in liaison with Heritage NSW and Create NSW.
 - d Community Arts Centre in collaboration with Create NSW.

The consultant team also recommended development of a comprehensive delivery and funding plan for identified community centres in the Contributions Plan.

Open Space and Recreation

Council's West Dapto Development Contributions Plan 2020 currently identifies 25 open space and recreation facilities made up of 16 local parks, seven neighbourhood parks, one city wide park and 12 netball and eight tennis courts as part of the Cleveland Community leisure and recreation centre.

The draft needs assessment identifies that there is currently a planned shortfall in functional open space and recreation facilities if the needs of the future population are to be met when tested against the new open space framework. The draft needs assessment recommends the shortfall is made up via a combination of -

- Local parks.
- District – Recreation.
- District – Sport.
- Urban Release Area Wide / Destination Park.

A summary of key open space and recreation recommendations in the draft needs assessment include -

- 1 Adopt and implement the needs assessment public open space framework for WDURA. This includes placing a focus on the performance criteria for public open space which aims to deliver high quality, well distributed public open space.
- 2 Planning and provision of public open space in WDURA to comply with performance criteria to ensure fit for purpose and 'functional' open space, that delivers an efficient, affordable and sustainable network of Public open space for sport and recreation.
- 3 Ensure 85-90% of residents in WDURA are within a 5-7 minute walk of high quality and functional open space.

The consultant team provided a high level masterplan as part of their report. Council staff consider new planned open space provision would require detailed analysis via other projects including work on a Green Network Masterplan and work on the West Dapto Development Contributions Plan review 2023. The consultant team have made a recommendation of a 400m catchment for walkability to local parks. However, this can be extended to 600m where physical barriers like road network, Motorways, etc limit the walkability, provided the net quantum of required Public Open Space remains the same. Staff consider a 600m radius is more practical as one of the tools to identify open space provision given the scale of the WDURA.

- 4 Convert all existing planned neighbourhood parks to the new open space framework defined District Sports Park and convert one of the existing planned local parks to the new open space framework defined District Sports Park which results in a net increase of 25 hectares (ha) in recommended sports park infrastructure for the release area. This results a recommended increase in the sizes of specific parks identified in the existing West Dapto Development Contributions Plan, 2020 as -

- OS10: Existing planned Neighbourhood Park change to District Sport increasing from 4ha to 5ha.
 - OS11: Existing planned Neighbourhood Park change to District Sport increasing from 3ha to 10ha.
 - OS16: Existing planned Neighbourhood Park change to District Sport increasing from 4ha to 10ha.
 - OS18: Existing planned Local Park change to District Sport increasing from 2ha to 5ha
 - OS19: Existing planned Neighbourhood Park change to District Sport increasing from 4ha to 5ha
 - OS20: Existing planned Neighbourhood Park change to District Sport increasing from 4ha to 10ha
 - OS23: Existing planned Neighbourhood Park change to District Sport increasing from 4ha to 5ha
- 5 Develop a Green Network Masterplan for WDURA in consideration of the proposed open space performance criteria. As part of this process, review the required number of local parks based on the distribution and access to high quality functional public open space. The Green Network Masterplan to identify location for a destination public open site (preferably with 15+ ha area) that will service all residents of WDURA (referred to as a destination park).
- The study recommends that a destination park include formal sports servicing a high level of play (including fields and courts), spectator seating, clubhouse, toilets, equitable change rooms, storage, canteen, large destination play, youth spaces, co-location with community and cultural facilities, public art features and many other opportunities such as pump track, BMX, skate park etc. The park is recommended by the consultant team to be centrally located and potentially within the Stage 3 area. Council staff have commenced the Green Network Masterplan project. The specific recommendation regarding a destination park and its potential location will be considered further during that project.
- 6 Prioritise provision of required additional Public Open Space in WDURA aligned with the new proposed Public Open Space framework, existing West Dapto Public Open Space Design Guide and the proposed performance criteria.
- 7 Commence quality and functionality assessment of existing Public Open Space along with the indicative locations of the proposed open space.

Other recommendations made include -

- 8 Subject to IPART assessment, update the West Dapto Development Contributions Plans according to the assessment undertaken as part of this study. Council staff have commenced this process.
- 9 Implement the recommendations of the West Dapto Community Leisure and Recreation Centre Needs Assessment (2019). Council staff have commenced this process.
- 10 Work with the Office of Sport in the development of the Illawarra Shoalhaven Sport Infrastructure Plan. NOTE: This Plan is currently in early stages. Council staff will continue to liaise with the Office of Sport.
- 11 Review of planned provision of Public Open Space every five years to respond to the most up to date demographic projections and trends. Council staff will continue periodic review of all social infrastructure requirements.
- 12 Developing forward funding strategy to acquire land and deliver Public Open Space infrastructure to maintain and sustain delivery responsive to the population growth.
- 13 Monitoring residential density development to ensure dwelling targets are not exceeding threshold numbers. Council staff continually monitor development at West Dapto.

- 14 Initiating partnership and collaboration opportunities with State agencies for land acquisition and joint delivery of major recreation facilities. Council staff continually seek opportunity for partnered delivery opportunities associated with all infrastructure requirements of the WDURA.

Recommendations regarding existing open space servicing Horsley and Dapto is also provided by the consultant team. Those recommendations would be considered by a separate planning process of Council.

While staff are generally supportive of the draft West Dapto Social Infrastructure Needs Assessment we also consider that delivering and achieving many of the recommendations will require co-ordinated efforts of Council, Government and the private sector. In addition further analysis, master planning and neighbourhood planning will also be needed to confirm the spatial deliverability of all recommendations.

CONSULTATION AND COMMUNICATION

There has been a considerable amount of internal and external stakeholder engagement which informed preparation of the draft West Dapto Social Infrastructure Needs Assessment.

An internal project control group was informed involving City Strategy, Library and Community Services, Recreation Services, Infrastructure Strategy and Planning, Open Space and Environmental Services, Community Cultural and Economic Services with other inputs as needed from Land Use Planning, Project Delivery and Finance.

The consultant team undertook interviews with key stakeholders which included: Create NSW, Illawarra Shoalhaven Local Health District, Careways, Greater Cities Commission, Office of Sports, Department of Planning and Environment, Parks and Leisure NSW, Sport NSW, Outdoor NSW. Preliminary consultation also occurred with School Infrastructure NSW and feedback provided. Introductory engagement with the Illawarra Local Aboriginal Land Council has been requested by Council and is proposed to occur as part of the formal exhibition process. All external stakeholders including the broader community would be given opportunity to comment further during public engagement phase. The project team has commenced working with Council's engagement team to develop an engagement strategy for the public exhibition process.

Staff are proposing to undertake the broad community exhibition early in 2023 following school holidays.

PLANNING AND POLICY IMPACT

This report contributes to the delivery of a number of Our Wollongong 2028 goals with a specific delivery of Goal 1 – We value and protect our environment. It specifically delivers on the following –

Community Strategic Plan	Delivery Program 2018-2022	Operational Plan 2021-22
Strategy	4 Year Action	Operational Plan Actions
Land Use Planning	1.6 West Dapto Planning	1.6.4 Review West Dapto recreation needs in line with the bi-annual review of the West Dapto Development Contributions Plan

RISK MANAGEMENT

There are a number of risks associated with this project and ongoing in regarding the finalisation of the West Dapto Social Infrastructure Needs Assessment and the ongoing delivery of social infrastructure.

The two key risks include -

- 1 Insufficient social infrastructure to meet community needs.
- 2 Deliverability and funding shortfalls and cost burden to Council.

Staff have undertaken this contemporary needs assessment to ensure that planning for the social Infrastructure needs of the growing and future West Dapto residents remains sufficient and relevant. The previous needs assessment specific to West Dapto was from 2007. Engaging with community and stakeholders as an important next step to ensure we understand a number of perspectives when considering need.

As addressed further in the financial implications section below Council has prepared a West Dapto Financial Model to understand all costs associated with the release area including cost of upfront capital investment and ongoing management, maintenance and replacement of community assets. Council's financial model will be updated based on this Social Infrastructure Needs Assessment work.

Council staff have also commenced review of the West Dapto Development Contributions Plan, 2020 and will use the findings of the Social Infrastructure Needs Assessment to ensure the contributions plan reflects the social infrastructure needs. The contributions plan will be reviewed by IPART and ultimately Council will receive direction from the NSW Minister for Planning before adopting the plan. Staff will also continue to seek grant funding opportunities and work with the private sector and other social infrastructure providers to ensure an equitable approach to funding is achieved.

FINANCIAL IMPLICATIONS

Delivering the Social Infrastructure Needs of West Dapto is and will continue to be reliant on a co-ordinated, equitable contribution by Council, the State and private sector, in particular the development industry.

Council staff have for some time now developed a West Dapto Financial Model to understand the total infrastructure costs associated with delivery of the WDURA. The model currently includes assumptions regarding existing planned social infrastructure at West Dapto. The model provides an estimate of capital costs and lifecycle costs. When a final social infrastructure needs assessment is adopted by Council the financial model would be updated to reflect the adopted position.

When considering West Dapto Section 7.11 development contributions in a social infrastructure context it is important to note that development contributions do not always meet the full cost of social infrastructure. For example, development cannot be charged for the building works required to deliver a new community facility building. Council formally raised concern, regarding lack of Section 7.11 funding of Community Facilities buildings, with the Department of Planning and Environment on 10 December 2021 during exhibition of the Department's proposed contributions reforms. This concern was ratified by Council at the 21 February 2022 Council meeting. Delivery of Community facility building works would be subject to the availability of future budgets if delivered by Council general revenue.

The largest increase in proposed social infrastructure provision recommended in the needs assessment is open space. However, land and embellishment is funded from development contributions when supported by IPART and the NSW Minister for Planning.

It is also important to note that more than 2,000 residential subdivision certificates have already been issued at West Dapto. Therefore any increase in developer contributions required to adequately meet the cost of social infrastructure will not be recoverable from those 2,000 plus residential lots.

Staff also engaged Genus Advisory Quantity Surveyor to produce contemporary cost estimates for social infrastructure identified in the draft needs assessment. All costs of infrastructure, including social infrastructure are increasing. Contingency and cost escalation allowance are an important inclusion when considering costs. This work will inform the update to the West Dapto Development Contributions Plan, 2023, which will be required to reflect final adopted social infrastructure needs.

As there are likely funding shortfalls which present a risk to Council and social infrastructure delivery it is important that Council staff maintain an ongoing dialogue with other levels of Government and private sector to explore all potential co-ordinated funding opportunities.

CONCLUSION

There is an ongoing need to plan for the social infrastructure needs of our growing community at West Dapto to create the places and spaces for people to meet, be active, connect, create and learn.

Council staff have undertaken a review of the Social Infrastructure needs of West Dapto with the assistance of a consultant team lead by Ethos Urban. This report seeks support to undertake a public exhibition of the draft West Dapto Social Infrastructure Needs Assessment for community feedback.

The findings of a final West Dapto Social Infrastructure Needs Assessment will inform much of Council's ongoing work within the community including our ongoing review of Development Contributions.

Delivering and achieving many of the recommendations in the draft West Dapto Social Infrastructure Needs Assessment will require co-ordinated efforts of Council, the State and Private Sector. Further analysis, master planning and neighbourhood plan will also be needed to confirm the spatial deliverability of all recommendations.

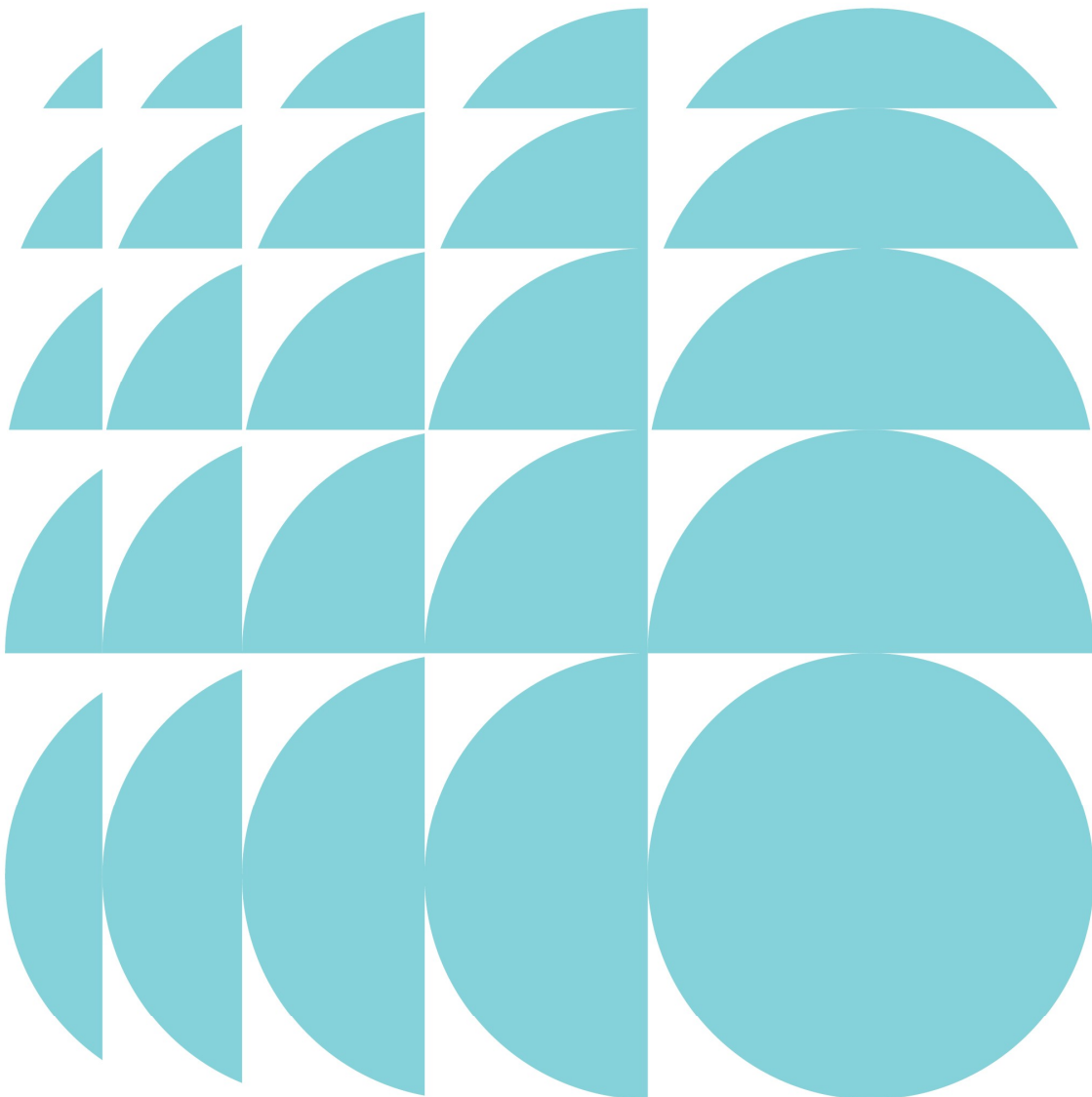
ETHOS URBAN



West Dapto Community Infrastructure Needs Assessment and Gap Analysis

FINAL DRAFT REPORT
Prepared for Wollongong City Council

14 July 2022 | 2210779



Ethos Urban acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture. We acknowledge the Gadigal people, of the Eora Nation, the Traditional Custodians of the land where this document was prepared, and all peoples and nations from lands affected. We pay our respects to their Elders past, present and emerging.

Wollongong City Council would like to show their respect and acknowledge the Traditional Custodians of Dharawal Country, Elders past and present, and extend that respect to other Aboriginal and Torres Strait Islander people.

CONTACT

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VERSION NO.	DATE OF ISSUE	REVISION BY	APPROVED BY
V1	4 April 2022	SP, AK	AH, ML
V2	14 July 2022	SP, AK	AH, ML
V3	9 September 2022	SP, AK	AH, ML

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The information contained in this report is provided in good faith. While Ethos Urban and Otium Planning Group has applied their own experience to the task, they have relied upon information supplied to them by other persons and organisations.

We have not conducted an audit of the information provided by others but have accepted it in good faith. Some of the information may have been provided 'commercial in confidence' and as such these venues or sources of information are not specifically identified. Readers should be aware that the preparation of this report may have necessitated projections of the future that are inherently uncertain and that our opinion is based on the underlying representations, assumptions and projections detailed in this report.

There will be differences between projected and actual results, because events and circumstances frequently do not occur as expected and those differences may be material. We do not express an opinion as to whether actual results will approximate projected results, nor can we confirm, underwrite or guarantee the achievability of the projections as it is not possible to substantiate assumptions which are based on future events.

Accordingly, neither Ethos Urban and Otium Planning Group, nor any member or employee of the afore mentioned, undertakes responsibility arising in any way whatsoever to any persons other than client in respect of this report, for any errors or omissions herein, arising through negligence or otherwise however caused

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Executive summary

West Dapto is expected to be an area of exponential growth within the Illawarra-Shoalhaven region, with the West Dapto Urban Release Area (WDURA) to provide approximately 19,500 additional dwellings and accommodate 56,750 additional residents over the next 50 years.

As a key source of new housing for the region moving into the future, the West Dapto Urban Release Area will require strategic planning of infrastructure and service delivery to adequately support its new population, while also conserving the area's environmental assets.

In February 2022, Wollongong City Council (Council) engaged Ethos Urban, in partnership with Otium Planning Group, to prepare a Community Needs Assessment and Gap Analysis of Open Space, Recreation, Community and Cultural facilities for the WDURA.

The objectives of this study are to deliver a best practice needs assessment and gap analysis informed by contemporary Government policies and planning benchmarks, and to enable Council's considered response to IPART's 2020 Final Assessment Report of the West Dapto Development Contributions Plan in due course.

This Assessment will supersede the current informing planning study as Council's contemporary position for open space, recreation and community and cultural facilities planning for West Dapto. It will further inform the revision of the broader West Dapto Vision and master planning.

Scope and Approach

This study has the following key methodological points:

- Social infrastructure is defined as including two core categories of infrastructure: open space and recreation, and community and cultural facilities. These two categories of social infrastructure provide the places and spaces for people to meet, be active, connect, create and learn. This study primarily assesses the 'hard' social infrastructure, the built facilities and open spaces, that support community connection and cohesion (see **Sections 2.1 and 2.4**).
- This study assesses the whole ecosystem of social infrastructure to provide a holistic picture, including infrastructure types that Council does not have primary responsibility for delivering (eg. childcare centres, schools and hospitals). Council's role in social infrastructure provision is further described in **Section 2.2**.
- This study uses both quantitative (eg. Population benchmarking, producing raw numeric data results) and qualitative (eg. Strategic information, research, engagement outcomes, and spatial considerations) to provide an informed and holistic outcome that informs understanding of gaps and needs for social infrastructure in the WDURA (see **Section 2.3**).
- There are two levels of study area applied in this study (see **Section 2.5**) – based on the staging identified in the West Dapto Development Contributions Plan 2020. These are:
 - Primary study area: the boundary of the WDURA, as defined in the West Dapto Development Contributions Plan 2020
 - Secondary study areas:
 - Stage 1/2 (excluding those parts that are in the Horsley suburb)
 - Stage 3
 - Stage 4
 - Stage 5
 - Horsley (existing suburb boundary)

Community and cultural infrastructure

This report sets out the findings of a community needs analysis that has been methodically undertaken to understand gaps in provision and informs recommendations for future provision. Although this assessment has focused on Council owned and / or managed assets, it is important to consider and appreciate the role of other facilities, which play a supplementary role in the existing social infrastructure network.

The community and cultural hierarchies applied in this study are based on Council's *Places for People: Social Infrastructure Planning Framework* (see **Section 2.6**) These include a neighbourhood, local, sub-district, and district catchment. Regional and sub-regional catchments are not assessed, as falling outside the scope of the WDURA (see **Section 3.1**).

The process of predicting demand for social infrastructure and services in growth areas is typically based on quantitative benchmarking for adequate provision of infrastructure according to the anticipated population. While benchmarking provides a useful starting point for social infrastructure needs assessment with figures for demand calculation, they are not intended to provide clear-cut answers, as social planning is by nature not black and white. Rather, they guide best practice facilities provision, to be used as part of a broader analysis that takes account of a rich range of qualitative and quantitative information.

The quantitative element of this analysis has included the following steps:

- **Section 8.0** audits current and planned social infrastructure provision across the WDURA.
- **Section 9.0** outlines current and projected population forecasts.
- **Section 11.0** applies benchmarks to the supply and population forecasts to undertake a supply-demand gap analysis. Benchmarks enable a quantitative assessment of community facilities provision based on a prescribed set of principles. The term 'benchmark' refers to the ratio of facility provision per population size, such as one library per 20,000-30,000 residents in a catchment.

These identified gaps are outlined in **Section 11.5** – and are used to inform priorities for delivery.

Equally important to the planning process are qualitative considerations. The need for infrastructure and services is not homogenous across every growing community; policy, emerging trends, existing facilities, local needs, area context, and stakeholder perspectives must all contribute to each local planning process.

The qualitative element of this analysis has included the following:

- Understanding the existing West Dapto community (**Section 4.0**), including its demographic profile (**Section 4.2**), and social issues and trends (**Section 4.3**).
- Considering the strategic policy context (**Section 5**), including key strategic documents from local, state, and federal sources (**Section 5.1**) and summarising key policy drivers influencing provision in the WDURA (**Section 5.3**).
- Researching and appraising dominant social infrastructure trends (**Section 6**). Key trends identified include the push for 20-minute neighbourhoods (**Section 6.1**), age-friendly approaches to social infrastructure planning (**Section 6.2**), resilience and a changing climate (**Section 6.3**), harnessing faith-based organisations for social infrastructure delivery (**Section 6.5**), the trend towards multipurpose community hubs (**Section 6.4**), the evolving role of libraries (**Section 6.6**), and the increasing role of cultural infrastructure in community building (**Section 6.7**).
- Analysing issues and opportunities in planning and delivering social infrastructure effectively in greenfield urban release areas (**Section 7.0**). Understanding Council's role in infrastructure delivery as both provider, facilitator and advocate (**Section 7.1**) opens up a range of mechanisms for private delivery or collaborative approaches with potential for the WDURA (**Section 7.2-7.3**). Additionally, it is recognised that growth areas have unique planning challenges (**Section 7.4**), including prominently the importance of timely delivery (**Section 7.5**).
- Case studies, outlined in **Sections 7.6-7.8**, provide a contextual understanding of opportunities and cautions for strategic planning, and the delivery and design of community facilities in comparative contexts.

The synthesis of these inputs, both quantitative and qualitative, has produced the recommendations outlined in **Section 15**. Arising from these recommendations are three key findings:

- There is demand for one additional neighbourhood-level multipurpose community centre in stage 4. Additionally, there is demand for one additional sub-district community centre in the WDURA, which could suitably be accommodated through an amendment of item CF05 of the West Dapto Development Contributions Plan 2020.
- Collaborative delivery and partnership with government agencies, not-for-profits, and private developers are crucial to ensuring that core infrastructure is delivered in the WDURA, as well as opportunities for innovation and best practice facilities. These include the potential for a community arts centre and performing arts facility, Aboriginal cultural space, Coworking and business incubator spaces, and the adaptive reuse of existing heritage homesteads for community use.
- Continuing to engage with key stakeholders and the community, and undertaking additional strategic preparation including the master planning of town and village centres across the WDURA, will be essential to implementing the recommendations outlined in this Study and ensuring the appropriate provision of social infrastructure for the current and future West Dapto community.

Open space and recreation

The West Dapto Urban Release Area (WDURA) is planned to grow by more than 50,000 residents by 2058. The area includes several existing parks and open spaces that service the current residents in and adjacent to the area. Some of these pre-date the release of West Dapto for urban development and subsequent provision planning. This study has been focused on assessing the open space for sport and recreation needs of the WDURA and the anticipated future population that the public open space network will need to service.

The suburb of Horsley is physically located within the WDURA boundary. Parks and open space required to support the existing population of Horsley have been planned or provided within the suburb. The current planning for the WDURA should consider what excess capacity may be available in Horsley to meet future needs arising from growth in the WDURA generally. Therefore, a separate assessment of Public Open Space in Horsley has been undertaken to determine how any excess capacity can contribute to meeting the needs for the WDURA.

The Public Open Space needs assessment primarily focuses on the existing and planned provision of Public Open Space within all five stages of the WDURA. A qualitative review of existing supply and a quantitative assessment of public open space requirements for the WDURA has been undertaken to understand the functional open space land requirements by stage area and typology over 10-year increments. The requirement for sport infrastructure in the WDURA is calculated utilising two methodologies (i.e. Otium Analytics) - a demand analysis model and a benchmarking model.

This report proposes a new draft public open space planning framework in alignment with the existing West Dapto Open Space Design Manual. The draft Public Open Space framework is primarily driven by the latest industry standards, experience of similar release areas across NSW and a set of performance criteria that seek to ensure equitable distribution and access to functional public open space as well as effective integration and co-location of recreation facilities suitable within the proposed hierarchy levels. The intention of the proposed performance criteria is not to supersede current Council guidelines, but to complement and reinforce them to ensure the provision of high-quality Public Open Space in the WDURA.

Assessment and provision methodologies have referenced the Draft Greener Places Design Guide and the prior work undertaken for the WDURA. A key part of this updated provision planning is the adoption of performance criteria which ensures a sustainable infrastructure network suitable for public recreation and sporting use. The aim is to ensure that a more efficient land use outcome is realised, and that land acquired for recreation and sporting use is fit for purpose, cost effective to develop and affordable to maintain.

The key findings of the Public Open Space assessment are:

- The existing provision of 42.12 Ha serving Stage 1/2, of which 42.55% is assessed as functional (fit for purpose) open space, leaving 54.77% as non-functional.
- Functional Public Open Space is defined as the total area within an open space/park suitable for or used for, recreational activities like playgrounds, kick-a-bout areas, sports grounds, etc. Net functional area is exclusive of constrained land that is not fit for purpose due to slope, flooding, incompatible infrastructure (drains, high voltage lines etc.) size, shape and environmental constraints such as riparian and bushland vegetation cover

- A surplus of 7.97Ha in district sport and district recreation parks was identified in the suburb of Horsley. However, with the anticipated marginal population increase (through infill development) in Horsley along with existing and future demand from Dapto residents, it is doubtful this surplus will provide any significant capacity to meet the needs of future residents of WDURA.
- The total existing functional and future planned, public open space for WDURA currently totals 75.04 Ha.
- As a result of the quantitative needs assessment of WDURA, the total required Public Open Space in WDURA by 2058 is 162.823 Ha. This indicates that an additional 87.78 Ha of Public Open Space is required to service the anticipated population growth in WDURA.

The adoption of the performance criteria to ensure future parks and sporting areas are fit for purpose is strongly recommended. The provision rates suggested in the new planning framework rely heavily on improving the quality and functionality of land acquired for parks and sporting areas. In other words, the hectares per 1000 supply rates will only meet needs if the land quality improves significantly. The current supply assessment illustrates the importance of adopting land quality/ suitability criteria with more than 50% of the existing Public Open Space assessed as not fit for purpose.

The next stage of future open space planning should implement performance criteria to ensure site suitability and that only functional land is acquired for public recreation. This open space for sport and recreation will be complemented by other forms of open space such as that protecting habitat and riparian corridors. An overall open space network plan should be developed that can consider the public open space needed for sport and recreation and ensure that suitable land is planned within the overall open space network and that opportunities for multiple use outcomes are pursued while still meeting performance criteria for functional land.

PART A: INTRODUCTION AND APPROACH

1.0 Introduction

1.1 Background

Delivering adequate and appropriate social infrastructure, including community facilities, is fundamental to achieving Council's vision of a city that is 'safe, healthy and happy.'¹

In February 2022, Wollongong City Council (Council) engaged Ethos Urban, in partnership with Otium Planning Group, to prepare a Community Needs Assessment and Gap Analysis of Open Space, Recreation, Community and Cultural facilities for the West Dapto Urban Release Area (WDURA).

Council plays a key role in providing social infrastructure to support and sustain the liveability and wellbeing of the residents, both present and future, in the WDURA.

Parks, recreation facilities, libraries and cultural and creative spaces and other social infrastructure are important places through which social cohesion and social capital is fostered over time by bringing diverse community members together; providing spaces for communities to connect, create and learn. They are also an important touchpoint for Council and the community, through the delivery of amenities and services.

Social infrastructure and services are critical to support community health and wellbeing. Delivering adequate and appropriate social infrastructure, including community facilities, is fundamental to achieving Council's vision of a city that is 'safe, healthy and happy.'²

With a fast-growing community, Council now faces a range of challenges and opportunities in meeting community needs in the WDURA for social infrastructure over the duration of its development – challenges and opportunities for which this analysis provides insights and guidance.

1.2 Purpose of this study

The purpose of this study is to provide contemporary and robust analysis and recommendations for Council to develop, facilitate, and accommodate social and other infrastructure to support existing and future residents of the West Dapto Urban Release Area.

This study arises from Council's recognition of the importance of providing adequate infrastructure to sustain the social, cultural and economic development and success of the WDURA into the future.

The objectives of this study are to:

- Deliver a best practice needs assessment and gap analysis informed by contemporary Government policies and planning benchmarks
- Enable Council's considered response to IPART's 2020 Final Assessment Report of the West Dapto Development Contributions Plan 2020 in due course.

This Assessment will supersede the current informing planning study as Council's contemporary position for open space, recreation and community and cultural facilities planning for West Dapto. It will further inform revision of the broader West Dapto Vision and master planning.

¹ Our Wollongong 2028: Community Strategic Plan (Wollongong City Council, 2018, p. 37)

² Our Wollongong 2028: Community Strategic Plan (Wollongong City Council, 2018, p. 37)



Figure 1 WDURA – aerial view looking north east

Source: Illawarra Mercury (2014)

1.3 Study context

West Dapto is expected to be an area of exponential growth within the Illawarra-Shoalhaven region, with the WDURA to provide approximately 19,500 additional dwellings and accommodate 56,750 additional residents over the next 50 years.

As a key source of new housing for the region moving into the future, the West Dapto Area will require strategic planning of infrastructure and service delivery to adequately support its new population, while also conserving the area's environmental assets

The West Dapto Area will also serve to further the region's economic productivity by providing flexible employment lands which benefits from proximity to Port Kembla. While infrastructure delivery such as roads and other transport projects are ongoing in the area, significant investment into social infrastructure is required to support West Dapto's growing population. Strategic planning by Wollongong Council has outlined several social infrastructure directions for the area in the *West Dapto Vision 2018*, including:

- Deliver open space which features high amenity, is functional, accessible, and connected to other places of interest and key infrastructure.
- Open space should be delivered across a hierarchy of local, neighbourhood, district, and city-wide spaces, which each offer different functionalities.
- Community facilities should be co-located where possible in convenient locations, promote community safety, provide equitable access, be flexible, encourage diversity, and contribute to a high quality of life.
- Sharing facilities under a joint-use arrangement between schools, local governments, and other institutions should be explored.

1.4 West Dapto Vision

The West Dapto Vision (2018) is a key Council strategy guiding the desired future character of West Dapto. The Vision, summarised succinctly at the outset of that strategy, is worth extracting here in full.

West Dapto will grow and develop as a series of integrated and connected communities. Set against the spectacular Illawarra Escarpment and a landscape of riparian valleys, these communities will integrate the natural and cultural heritage of the area with the new urban form.

The communities will be healthy, sustainable and resilient with active and passive open space accessible by walkways, cycleways and public transport. To support these new communities, local centres will provide shopping services, community services and jobs while employment lands will facilitate further opportunities for the region.

West Dapto will be supported by a long-term strategy to oversee the timely implementation of infrastructure to deliver sustainable and high-quality suburbs with diverse housing choices.³

This document is one of many such long-term strategies commissioned by Council to guide the implementation of infrastructure, in this case, social infrastructure.

³ *West Dapto Vision 2018* (Wollongong City Council), p. 2.

2.0 Scope of this study

The following section outlines the assumptions and inclusions informing the scope of this study. It outlines key definitions and defines the boundaries of social infrastructure, the study areas, and the typology of infrastructure examined in this needs assessment and gap analysis.

2.1 What is social infrastructure?

Infrastructure Australia defines social infrastructure as:

*'Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities. It helps us to be happy, safe and healthy, to learn, and to enjoy life. The network of social infrastructure contributes to social identity, inclusion and cohesion and is used by all Australians at some point in their lives, often on a daily basis. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all Australians.'*⁴

Social infrastructure includes open space, recreation, and community and cultural facilities which provide places and spaces for people to meet, be active, connect, create and learn. They also represent an important touchpoint for service providers to connect with the community through the delivery of services and amenities.

Social infrastructure includes hard and soft infrastructure. Hard social infrastructure refers to the facilities, buildings and spaces, and soft infrastructure refers to the programs, services and networks that occur in these spaces. Built assets, such as libraries and recreation centres, facilitate the delivery of social services by governments and other service providers.

The Wollongong Places for People: Social Infrastructure Planning Framework (see **Section 2.6.1**) notes that:

'Hard' and 'soft' social infrastructure depend on each other – services, networks, community and recreational programs, faith and interest groups rely on places and spaces to meet and participate. Buildings and assets rely on the activation of community if they are to continue to be a worthwhile investment for Council.'

It is widely recognised that social infrastructure provision is essential for the development of sustainable, liveable, resilient and socially cohesive communities.⁵ Quality social infrastructure is not only the 'building block for the enhancement of human and social capital,'⁶ but also works to attract investment, growth and economic development to local communities.⁷ Additionally, several studies have demonstrated the pronounced economic benefits of cultural activities, events and festivals for local economies.⁸ These benefits are seen through both direct employment opportunities, and the economic flow-on effects of increased visitation and expenditure in local areas.

There is also growing evidence that failing to provide adequate social infrastructure results in significant costs to governments and communities.⁹ Further, deficiencies in social infrastructure provision can create long-term, complex social problems that require costly remedial measures, particularly in socio-economically disadvantaged areas.¹⁰ Conversely, there is a substantial body of evidence that the benefits of social infrastructure far exceed the economic costs of provision.¹¹

⁴ Infrastructure Australia, *Australian Infrastructure Audit 2019*, <https://www.infrastructureaustralia.gov.au/sites/default/files/2019-08/Australian%20Infrastructure%20Audit%202019%20-%206.%20Social%20Infrastructure.pdf>

⁵ British Property Foundation, 2010, *Planning for Social Infrastructure in Development Projects: A guide to tackling the key challenges*; Teriman et al., 2010, *Social infrastructure planning and sustainable community: example from southeast Queensland, Australia*; Brown and Barber, 2012, *Social infrastructure and sustainable urban communities*.

⁶ Teriman et al., 2010, page 3.

⁷ City of Greater Geelong, 2015, *Social Infrastructure Plan 2014-2031*.

⁸ Museums and Galleries NSW, 2010, *Value Added! The economic and social contribution of cultural facilities in Central NSW*; Museums and Galleries NSW, 2014, *A report on the economic impact of the cultural facilities of the Evocities*.

⁹ Teriman et al., 2010; Casey, 2005, *Establishing Standards for Social Infrastructure*.

¹⁰ Teriman et al., 2010; Casey, 2005; Liverpool City Council, 2018, *Community Facilities Strategy: A Blueprint for a Modern Network of Community Facilities*.

¹¹ See for example: Teriman et al., 2010; Casey, 2005.

2.2 Council's role in social infrastructure provision

Wollongong City Council plays a key role in providing social infrastructure to support and sustain liveability, community health, wellbeing, and participation. Open space, recreation and community facilities provide places and spaces for people to meet, be active, connect, create and learn. They also represent an important touchpoint for Council to connect with the community through the delivery of services and amenities.¹²

Council is responsible for the delivery of certain types of social infrastructure, including libraries, community facilities, parks and recreation facilities. However, Council is only one provider of community spaces within the Release Area, and Council is not solely responsible for meeting demand for community facilities. Additionally, Council has a role as advocate and facilitator of social infrastructure through partnerships and collaboration with other providers.

Increasingly, community services and the infrastructure that supports them are provided by the private or non-for-profit sector. The inclusion of this infrastructure in this study is premised on the relevance of understanding the full spectrum of community infrastructure, whether provided by Council or not.

Recognising local government as only one provider of community space within a broader network of community facilities will assist Council to identify a clear pathway to better manage growing demand for community facilities now and into the future, through a multi-pronged approach.

Understanding gaps in the delivery of traditionally private infrastructure types can inform Council's advocacy or partnership approaches – creating opportunities for collaboration and discussion to ensure that the community is provided for. Ultimately, the inclusion of non-council infrastructure aids in understanding a community's entire social infrastructure fabric.

2.3 Overview of approach to this study

This chapter outlines the methodology used to assess the existing provision and future needs of social infrastructure for the WDURA.

The process of predicting demand for social infrastructure and services in growth areas is typically based on quantitative benchmarking for adequate provision of infrastructure according to the anticipated population. While benchmarking provides a useful starting point for social infrastructure needs assessment with figures for demand calculation, they are not intended to provide clear-cut answers, as social planning is by nature not black and white. Rather they provide guidance on best practice facilities provision, to be used as part of a broader analysis that takes account of a rich range of qualitative and quantitative information.

Equally important to the planning process are site-specific considerations. The need for infrastructure and services is not homogenous across every growing community; policy, emerging trends, existing facilities, local needs, area context, and stakeholder perspectives must all contribute to each local planning process. The assessment contained in this needs assessment is therefore undertaken in two core stages of analysis:

- **Quantitative analysis** of current and planned supply of social infrastructure against industry standard benchmarks for provision (number/ size) considered adequate to meet the needs of the anticipated population for the WDURA according to population forecasts prepared by Wollongong City Council.

The quantitative methodology for this study has involved the following steps:

- Mapping of current and planned social infrastructure;
- Accessing reliable data sources on participation in sport and recreation activities to inform the analysis, and
- Undertaking a gap analysis, i.e. applying the benchmarks to current and forecast population numbers to identify forecast gaps in provision of social infrastructure, in order to derive recommendations for future provision to address identified gaps.

¹² Places for People, Wollongong Social Infrastructure Planning Framework 2018-2028 (Wollongong City Council).

- **Qualitative analysis of:**

- Local and state policy directions relevant to community infrastructure planning;
- Geographic distribution of supply from a population equity and accessibility/ walkability perspective;
- the quality of supply (whether infrastructure is fit for purpose/ in need of maintenance etc), and
- Capacity/ utilisation of current supply based on information provided by Wollongong City Council (infrastructure that is poorly utilised may mean it is surplus to community needs, for example, or rather not effectively meeting community needs through its design or functionality).

This study has included consultation with a range of state government agencies with a role in social infrastructure and services provision, including Create NSW, NSW Health, DPE, and the Office of Sports. In addition, the Local Aboriginal Land Council and a non-profit community service provider were engaged to ascertain their perspectives on community needs and priorities for social infrastructure provision in the urban renewal area.

Effective strategic planning for social infrastructure also takes account of issues such as funding availability – in terms of government investment required for the development and ongoing operation of facilities; land availability (e.g., land areas required to deliver sports and recreation facilities is usually not available in dense urban areas, unless planned for and delivered at the earliest stages); third party provision models; the need to take advantage of opportunities arising, along with broader community priorities and emerging issues that may arise and require a rethink of social infrastructure priorities.

2.4 Assumptions and inclusions

This study, while acknowledging and auditing other aspects of social infrastructure, focuses on the built assets that Council is primarily responsible for delivering. Examples of social infrastructure owned and/or managed by Council include:

- Integrated multipurpose facilities and library space
- Local community facilities, e.g. community centres, scout halls
- Cultural facilities, e.g. arts centres
- Public open space including spaces for active recreation and organised sport, and passive recreation
- Recreation facilities, eg. aquatic and leisure centres

This study refers to aspects of social infrastructure in numerous ways. This assessment, as a methodological decision, divides social infrastructure into the following two categories:

- Open space and recreation infrastructure
- Community and cultural facilities
 - Community facilities are defined to align with references to 'Hard' and 'Foundation Social Infrastructure' in the Places for People, Wollongong Social Infrastructure Planning Framework 2018-2028 (Wollongong City Council). Community facilities are defined in this study as physical spaces where social services, community, cultural development or recreational activities take place. These spaces provide accessible facilities and places for people to formally or informally meet, supporting 'soft' social infrastructure outcomes.¹³
 - Cultural infrastructure is defined as those spaces which generate cultural or creative capital, being either linked professionally with the creative industry or integral to the community's participation in cultural activities. This broad lens provides a fuller understanding of cultural infrastructure, capturing all spaces important to the local community's cultural generation.

The study area definition (see **Section 2.5** below) and typology (outlined in **Section 2.7** and **Section 3** below) further identify the scope of this study.

¹³ See *Places for People Social Infrastructure Planning Framework* (WCC, 2018), p. 8.

2.5 Study area definition

The primary study area for this assessment has been defined as the West Dapto Urban Release Area, which will also be referred to as the WDURA (see **Figure 2**). The secondary study areas have been identified as the five stages for the release area (identified in **Figure 2**), and the Horsley study area (see **Figure 3**). These study areas form the basis of this needs assessment, and corresponding gaps will be identified in relation to both the primary and secondary study areas.

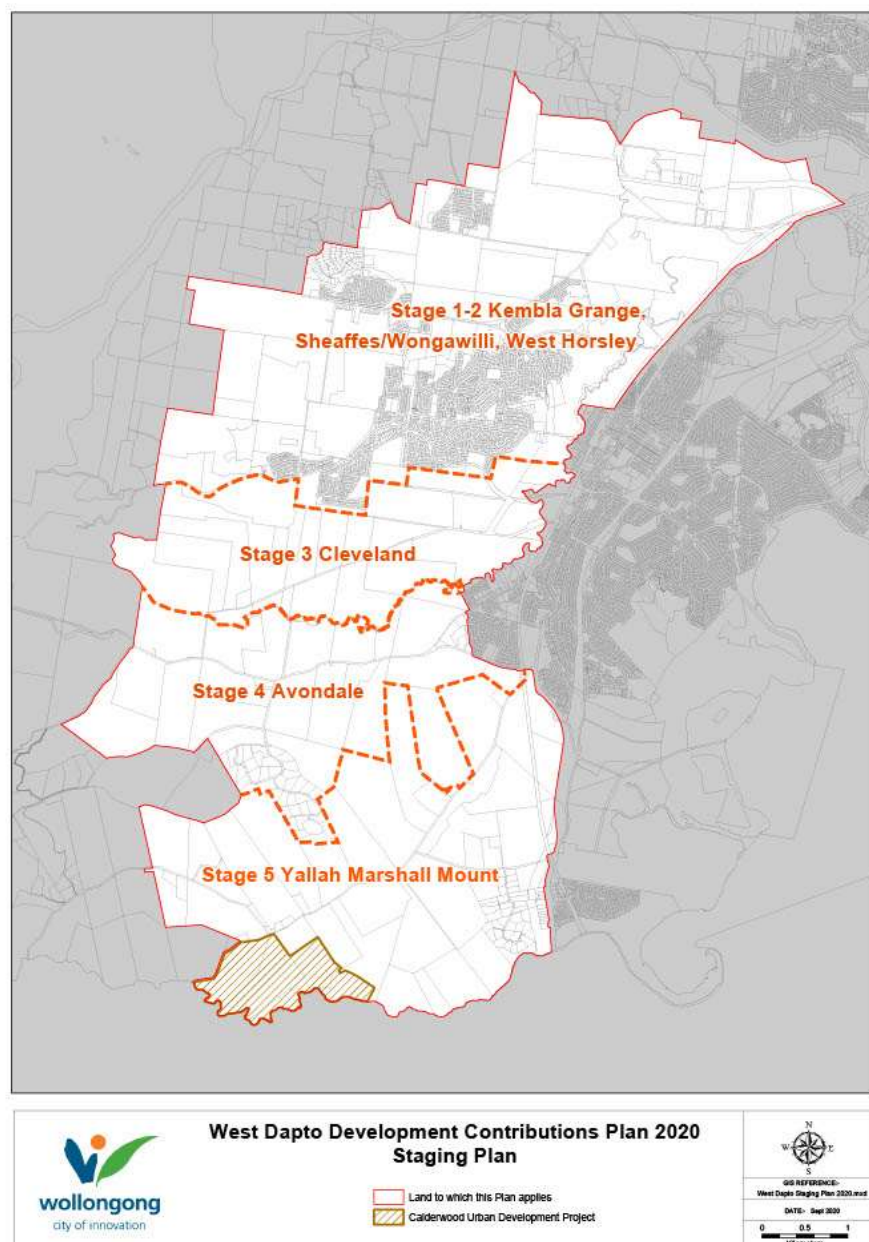


Figure 2 Primary and Secondary Study Areas

Source: Wollongong City Council

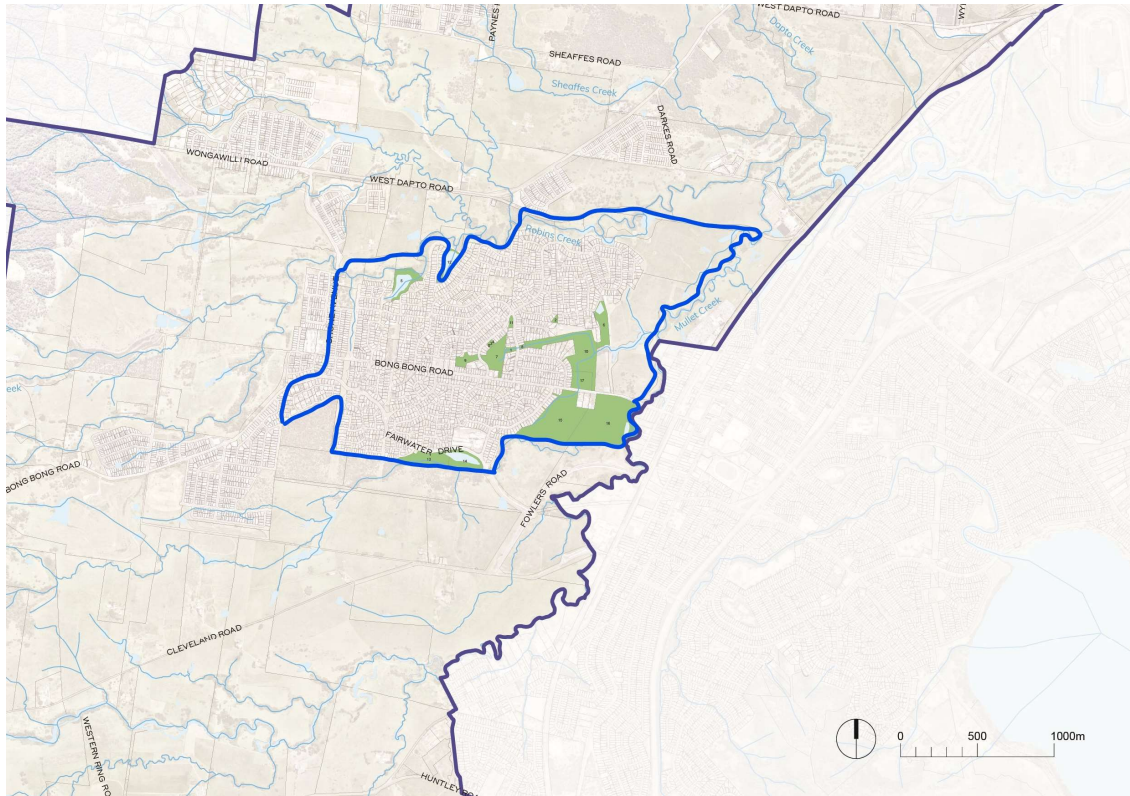


Figure 3 Horsley Study Area

Source: Ethos Urban, aligning with ABS Statistical Area Level 1s

There are three important methodological clarifications:

- Community infrastructure outside the study area is considered in this study when it has a catchment that includes the WDURA, as shown above. There is qualitative appraisal of reliance by WDURA residents on social infrastructure outside of the catchment.
- The established suburb of Horsley has been included as a separate secondary study area in this study. This is to ensure alignment with existing frameworks and demographic data, reflecting Horsley's status as an existing urban area. Stage 1/2, while geographically encompassing Horsley, has been assessed separately and excludes the Horsley boundaries.
- It is noted from the outset that the five stages are not sequential, and are used only as identifiers.

2.6 Existing social infrastructure frameworks for consideration

2.6.1 Wollongong Social Infrastructure Planning Framework

The Wollongong Social Infrastructure Planning Framework (SIPF) is a 10 year framework for long-term strategic planning and management of Council's social infrastructure. It aims to enable Wollongong City Council to deliver 'high quality facilities that support service delivery and meets the needs and expectations of the Wollongong community, in a way that is both economically and ecologically sustainable'.¹⁴

Wollongong City Council recognises that 'cohesive, active and involved communities are created when the right kinds of spaces and places are available for people to come together'.

The framework guides elements of social infrastructure across the entire lifecycle, from guiding principles, to hierarchy and typology of provision, and the role of council and innovative models for future delivery. Key points of comparison are as follows:

- The SIPF is based on Bradshaw's Taxonomy of Social Need, dividing community infrastructure need across normative, comparative, felt, and expressed dimensions. These align broadly with the approach taken to this assessment.
 - Comparative: spatial analysis of the stages *vis a vis* broader Wollongong, and comparative demographic analysis to determine particular community needs and to understand key social issues and trends.
 - Normative: quantitative assessment, applying benchmark gap analysis to determine ideal provision rates for social infrastructure in West Dapto.
 - Felt: community consultation as part of the exhibition of the draft needs assessment and draft masterplan.
 - Expressed: qualitative assessment of community use of existing community infrastructure.
- The SIPF recognises that Council's role is not limited to the actual delivery of community infrastructure, but rather extends to the planning and advocacy for social infrastructure to be delivered by state government and private providers. This partnership approach to social infrastructure delivery is noted in the development of the below typology.
- The SIPF outlines a set of guiding principles for community infrastructure. These principles align with best practice community infrastructure planning, and are considered in the key findings and recommendations – as well as in the masterplan.
- The SIPF outlines a hierarchy aligning with population size and geographic accessibility (see **Figure 4**). This hierarchy is adopted in this study, as outlined in the typology below. It is noted that Regional and Sub-regional facilities are not assessed in this study, given the lack of anticipated provision for these scales of infrastructure in the WDURA.
- The SIPF identifies Gross Floor Area benchmarks for Foundation Social Infrastructure Facilities. These benchmarks will be adopted to determine recommendations for GFA in the delivery of social infrastructure.
- The SIPF outlines key population trends and social infrastructure assessment outcomes by designated planning area. Planning areas 7 (~stages 1-3) and 10 (~stages 4-5) align broadly with the WDURA. Key outcomes from Council's assessment for these study areas include:
 - There is a gap in provision of a multi-purpose 'District' community centre, although noting the provision of a centre in adjacent Dapto.
 - Facilities in planning area 7 are well-utilised when observing data on the hours of hire. Data for stages 4 and 5 (Planning Area 10) showing a lack of utilisation is commensurate with a lack of existing population and no current facilities.
 - There is not a good level of non-Council social infrastructure and supporting infrastructure in the area.
 - Stages 4 and 5 are geographically isolated and lack public transport connections, highlighting the importance of access to local facilities in the area.

¹⁴ *Places for People Social Infrastructure Planning Framework (2018)*, p. 5

- The majority of facilities in West Dapto are small, older, stand-alone facilities.
- The majority of facilities in stages 1-3 are unlikely to have capacity to meet high levels of future demand.
- There will be a high proportion of young children in West Dapto, indicating a need for facilities, activities and programs for young children and their carers. This is compounded by a high proportion of couples with children and/or single parent households, driving a need for services and informal spaces for socialising and play.
- High proportion of older people indicates a need for senior citizens' services and spaces.

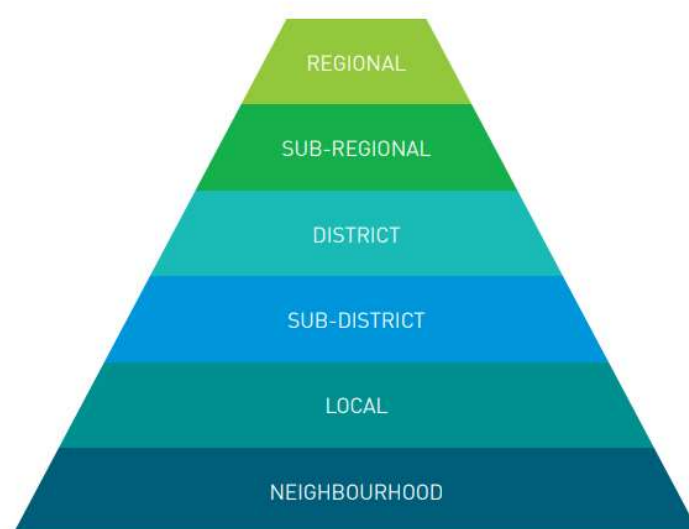


Figure 4 Wollongong SIPF framework – hierarchy of social infrastructure and population

Source: Wollongong City Council

2.6.2 West Dapto Open Space Design Manual

Design Principles of the design manual include:

- Well-distributed network of open spaces: accessible, attractive and usable public spaces
- Design Flexibility: variety of uses, sufficient size and design flexibility
- Managing competing functions: flood and water management, traffic and road infrastructure and biodiversity areas.
- Open space embellishment: planning for sustainable embellishments-cost, maintenance and user satisfaction
- Active and Passive split: allow for equal split
- CPTED principles: passive and active surveillance
- Connectivity: shared pathway/active transport network and connections to key places
- Urban Greening: quality and quantity tree canopy and vegetation management
- Conservation: bushlands and ecological corridors
- Amenity: social needs and embrace local landscape character
- Value: quality of infrastructure to minimise maintenance

The strategic principles of *West Dapto Vision 2018* and *West Dapto Design Manual* outlines the standards for open space planning around catchment distances in the future urban and residential areas to the open space.

Table 1 Current open space planning hierarchy (as identified in the West Dapto Open Space Design Manual)

Current Guidelines			
Classification		Size	Catchment (radius)
Local Passive	INFORMAL	0.5-2ha	400-600m
Neighbourhood Passive		2-4ha	2km
Local Active	FORMAL	1-2ha	400-600m
Neighbourhood Active		3-5ha	2km
District Active		5-8ha	Southern Ward of LGA
City Wide Active		8+ ha	Facility to serve whole LGA

Source: *West Dapto Open Space Design Manual*

It is understood that the current open space hierarchy was developed through the NSW Recreation and Open Space Planning Guidelines for Local Government (2010) and the recommendations of a report prepared by Elton Consulting in 2007.

2.7 Developing the social infrastructure typology for this study

A range of contemporary approaches and infrastructure types have been considered through this study – outlined below.

2.7.1 Open space planning – contemporary approaches

The way we plan public open space is changing. The Urban Green Infrastructure Policy *Greener Places* (NSW) was released by the state government in 2017 and the Draft Guidelines *Open Space for Recreation* were released late in 2018 by the NSW Government Architect in 2018 for public review and discussion.

The *Greener Places*¹⁵ document aims to create a networked urban ecosystem of green space that encompasses parks and open spaces to help create a healthier, more liveable and resilient place to live. The policy advocates for green infrastructure to be considered as essential infrastructure throughout the urban design process, from strategy to construction and maintenance.



The objectives of the draft policy are:

- To protect, conserve and enhance NSW's network of green and open natural and cultural spaces
- To secure a network of high quality, high performing and well-designed green space, establishing a crucial component of urban infrastructure to address the environmental challenges of the twenty-first century
- To promote healthy living, encouraging physical activity, social cohesion, and enhancing wellbeing by providing liveable places for the NSW community
- To create a more strategic approach to planning for Green Infrastructure, encouraging early and integrated investment through statutory planning
- To deliver better tools for the delivery of Green Infrastructure across NSW.

The Draft Greener Places Design Guide contains three manuals/ tool kits that support the Greener Places policy; one being the *Open Space for Recreation Guide* which proposes a new framework for planning.

This guide has informed the WDURA Needs Assessment of Public Open Space and has provided significant guidance on the planning principles and performance criteria used for open space planning in particular.

In summary it advocates:

- A shift in focus from coarse measures such as hectares per 1000 to a performance approach combining a number of measures.
- An emphasis on the recreation opportunity outcomes required and defining the spaces needed to support these.
- A recognition that existing parks have a capacity and can only accommodate so much use before additional land is needed.
- Increased multiple use of open space and public spaces such as those within schools
- The Guide details a range of performance criteria that guide successful planning and delivery. It outlines **six core performance criteria** for consideration when planning for open space:
 - **Accessibility and Connectivity** - Ease of access is critical for the community to be able to enjoy and use public open space and recreation facilities.
 - **Distribution** - The ability of residents to gain access to public open space within an easy walk from home, workplaces, and schools is an important factor for quality of life. The geographic distribution of open space is a key access and equity issue for the community.

¹⁵ Source: <https://www.governmentarchitect.nsw.gov.au/policies/greener-places>

- **Size and Shape** - Size and shape of open space has a direct bearing on the capacity of that open space to meet and accommodate recreation activities and needs.
- **Quantity** - In low- and high-density areas, good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.
- **Quality** - The quality of design and ongoing maintenance and management is critical to attracting use and activating the open space network.
- **Diversity** - The range of open space setting types within an urban area will determine the diversity of recreation opportunity for communities.

2.7.2 Cultural infrastructure types

The following typology adapts – for social infrastructure in the built environment – the typology used in the *Cultural Infrastructure Plan 2025+* and the City of Sydney commissioned Western Sydney University report *Mapping Culture: Venues and infrastructure in the City of Sydney* (2016). The typology is as follows:

- Practice: cultural infrastructure for professional creative practice and art form development, such as rehearsal rooms, artist studios, workshop spaces, and makers spaces
- Presentation: Cultural venues and infrastructure for audiences or spectatorship
- Participation: Cultural infrastructure for active participation that is centred on local communities. This includes any spaces which provide the forum for generating culture specific to the local community, and may include such venues as community centres, Aboriginal Cultural Centres, local libraries, and local history museums.

It is noted that there is some cross-over between cultural and general local community infrastructure under this typology, namely:

- Libraries are common venues for the local community to participate in culture
- Local community facilities are often relevant for both generating local participation in culture and in its presentation
- Open space has been extensively noted in the source typologies as relevant in the public presentation of culture, including through outdoor event spaces and public art.

While some forms of cultural infrastructure can be audited quantitatively, it is important for these spaces to be understood as dynamic processes. Here, the typology should be applied as a guide only, considering the peculiarities of cultural generation in a locality.

Section 6.7 outlines in further detail some of the emerging trends in cultural infrastructure planning.

2.7.3 Specialised community spaces

The audit and benchmarking of specialised spaces, for example youth or seniors friendly spaces, recognises that general audits of community space fails to recognise the particular needs of certain demographics within that community. The inclusion of these spaces within the typology recognises these needs, and any quantitatively or qualitatively understood gaps in their provision can be specifically addressed.

Although often these spaces are provided within larger multipurpose community centres, or integrated with other facilities such as open space or cultural centres – this typology recognises that these spaces must be understood as distinct community needs from the outset.

A further explanation for the rationale behind specialised community spaces is provided for in the research on age-specific community infrastructure planning (**Section 6.2**).

3.0 Approach to this assessment

3.1 Community and cultural infrastructure types

The community infrastructure typology shown below has been selected to be applied in the quantitative assessment that forms the core of this study. This represents a range of infrastructure essential to social sustainability in growth areas.

It is noted that these typologies were selected for general assessment and analysis to inform future discussions relating to gaps with key stakeholders. It is not anticipated that Council will be suitable to deliver on every typology identified. Many of these typologies will be addressed by state government agencies and private delivery. The role of council in this context therefore differs – ranging from direct delivery, partner, and advocate for provision.

3.1.1 Guiding principles

The following guiding principles have been identified based on best practice community infrastructure planning. It is noted that the language and terminology of these principles aligns closely with Council's Social infrastructure Planning Framework (see **Section 2.6.1**). These guiding principles will direct the analysis and recommendations arising from this study. Some of the underlying research and trends for these principles are identified in **Section 6.0**.

1. **Holistic** – consideration of the whole lifecycle of community infrastructure, aligning hard and soft infrastructure
2. **Strategic** – co-location of social infrastructure with other facilities and activity centres
3. **Fit for purpose** – flexible, adaptable spaces; prioritising multipurpose facilities and encouraging shared use
4. **Equitable** – accessible, inclusive and culturally appropriate, including age-friendly and child-friendly design
5. **Quality** – contributing to place-making and community identity, and achieving innovative models
6. **Sustainable** – social infrastructure will be ecologically, socially, and financially sustainable over generations

3.1.2 Study catchments

The catchments applied to this study have been chosen to align with the Wollongong Social infrastructure Planning Framework. It is noted that regional scale infrastructure has not been assessed quantitatively in this study. The hierarchy applied in this study is outlined in **Table 2**.

Table 2 Catchments applied to this study

Hierarchy Level	Population catchment	Geographic catchment
District	30,000-50,000 residents	4-10 km radius
Sub-District	20,000-30,000 residents	3-4 km radius
Local	5,000-20,000 residents	1-3 km radius
Neighbourhood	1,000-5,000 residents	<1km radius

Source: Wollongong City Council SIFP

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Table 3 Community infrastructure typology

Infrastructure category	Typology		Description	Notes	Hierarchy (Wollongong SIPP)	Geographic catchment (adapted from Wollongong SIPP)
General community facilities	Sub-district multipurpose community centre		Hubs based around libraries and/or other services, to include some specialised spaces.		Sub-district	3-4km
	Library space (standalone or combined)		Typically serve as anchors for hubs.		Sub-district	3-4km
	Neighbourhood multipurpose community centre		Smaller hubs to include multipurpose rooms with potential for some service provision and specialised spaces.		Neighbourhood	<1km
	Non-council bookable space		This typology captures those private spaces which provide for local community meeting needs		n/a	n/a
Specialised community facility	Youth	Youth-friendly space	These are lower-order youth spaces that are likely to be based at a centre or incorporated into open space.		Local	1-3km
		Youth centre	Higher-order youth services hub.		District	4-10km
	Seniors space			Opportunities to provide these will be addressed in relation to community centres	n/a	n/a
	Community Sheds and Gardens				n/a	n/a
	Co-working/ business incubator spaces				n/a	n/a
	Aboriginal community space				District	4-10km
	Places of worship				Local	1-3km
Education and Early Years	Child care places				Neighbourhood	<1km
	Government primary school				Local	1-3km
	Government high school				Sub-district	3-4km

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Creative and cultural facilities	Practice (incl. studio/workshop space)	Local community practice space		Consider integrated within community facilities	Local	1-3km
		<i>General qualitative assessment</i>		This assumes that higher order (regional/ sub-regional) arts and cultural facilities are provided elsewhere in Wollongong.	n/a	n/a
	Presentation (incl. performance and exhibition spaces)	District presentation facilities			n/a	n/a
		Local presentation spaces			Local	1-3km
	Participation (local cultural participation, incl. through public art and local heritage programs)				Neighbourhood	<1km
Health & wellbeing	Health Hub		These typically deliver primary care services and some allied/ outreach services such as mental health, drug and alcohol support.	This assumes higher-order (regional/sub-regional) facilities are provided elsewhere in Wollongong	District	4-10km
	Local Medical centre				Local	1-3km
	General Practitioner (GP)				Neighbourhood	<1km

3.2 Open space and recreation

This section provides a revised approach to the public open space provision in WDURA based on research and analysis. It strives to achieve optimal community recreation outcomes that will contribute to positive long term public health outcomes.

An overarching objective of the framework is to:

Ensure 85-90% of residents within WDURA are located within a 5-7 minute walk of high quality and functional open space.

3.2.1 Guiding principles

1. **Country First** – Acknowledging the rich and diverse history as well as the unique landscape character of WDURA. A place-based approach will be central to planning and design of the public open space network.
2. **Local Character and Heritage Conservation** - Ensuring public open spaces reflect, create and enhance local character of the various neighbourhoods and communities of WDURA.
3. **Equitable, Accessible and Diverse** - Ensuring all residents of WDURA are within walking access to functional public open space. Open space and recreation facilities are equitably distributed, providing a diverse range of recreation opportunities that embed universal design outcomes.
4. **Quality and Capacity** – Public open spaces in WDURA are to be of a high standard and ensure sufficient capacity for organised and informal open space uses. The provision of public open spaces will be integrated with the urban environment, connected to active transport and green space networks. Public open space will maximise opportunities for recreation by ensuring sufficient land area and land quality to accommodate multiple-use and changing community and activity demands over time.
5. **Resilient and Sustainable** –Public open spaces and recreation facilities in WDURA will aim to incorporate best practices in environmentally sustainable design and enable efficient ongoing asset management. Public Open Spaces should be located and designed to be resilient to the impacts of a changing climate while providing for multiple use open space that supports Council's sustainability and resilience initiatives.

3.2.2 Performance based approach to Public Open Space in WDURA

Based on assessment of the existing framework, review of the latest industry guidelines and experience of similar release areas across NSW, this proposed new draft public open space framework seeks to:

1. Simplify the number of levels in the hierarchy of provision to encourage more effective provision with an emphasis on capacity and better return on investment along with meeting future provision needs
2. Provide the basis for a performance-based criteria to ensure equitable distribution of and access to functional public open space as well as effective integration and co-location of recreation facilities suitable within hierarchy levels
3. Ensure sufficient capacity to accommodate use and acknowledging the nexus with land quality and suitability – including the development of performance criteria to ensure land is 'fit for purpose' and that planning to meet demand considers the functional area for recreation and sport as a subset of the overall open space estate which includes land with multiple other functions¹⁶ or 'primary purposes'.
4. Outline indicative activations to ensure diversity of recreation is achieved
5. Provide flexibility and adaptability to respond to changing demographic and participation trends.
6. Ensure deliverability through infrastructure investment and development which delivers sustainable and flexible resources that are affordable to develop and efficient to maintain.

¹⁶ Which generally could include drainage corridors, stormwater basins, waterways, powerline easements, buffer corridors, etc in their gross area calculation.

Table 4 Proposed open space framework for West Dapto

Performance Criteria	Local Park	Linear Parks / Open Space corridors	District - Recreation	District - Sport	Urban Release Area Wide / Destination Parks
Size, Shape and Distribution	<p>Indicative area: 0.5-1.5ha SIZE: Min size- 0.5ha with 100% net functional area. Preferred size-1ha with 80% net functional area. Max size- 1.5ha with 60% net functional area **</p> <p>SHAPE: No side of the park to be less than 15m Distribution: 400-600m walking catchment. 5-7 min walking distance from residential areas (NOTE: walking time is based on available/planned active transport infrastructure i.e. footpaths, shared paths, etc.) Road frontage: min 50% (i.e. at least 2 sides of the park shape) Connectivity: Barrier free connectivity to the surrounding street network, open space network and residential areas</p>	<p>Indicative area: subject to the future green and blue grid. NOTE: Watercourses are acceptable as linear open space corridors. These will primarily serve as connection corridors. SIZE: Watercourses- Min 10-50m for each side of watercourses in line with Wollongong-DCP-2009-Chapter-E23-Riparian-Land-Management. Powerline easements- within 30m Net Functional area: N/A SHAPE: No entry to be less than 10m Road Frontage: Min 25% NOTE: No section of road frontage less than 50 m and gaps between road frontage or connection to other public spaces no greater than 100m Connectivity: Connectivity to residential street network, active transport corridors</p>	<p>Indicative area: 3-5ha SIZE: Minimum functional area of 2ha Net Functional area: 60% of total area SHAPE: min width-150m (to allow for proper orientation of fields) Distribution: 1.5-2.5km radius catchment Approx. 20-25min walking distance and drive time of 10min from residential areas. Road frontage: min 50% (i.e. at least 2 sides of the park shape) Connectivity: Connectivity to residential street network, active transport corridors, public transport and local centres</p>	<p>Indicative area: 5-10+ ha SIZE: Min-5ha Net Functional area: 70% of total area SHAPE: min width-150m (to allow for proper orientation of fields-min 2 fields) Distribution: 1.5-2.5km radius catchment Approx. 20-25min walking distance and drive time of 10min from residential areas. Road frontage: min 50% (i.e. at least 2 sides of the park shape) Connectivity: Connectivity to residential street network, active transport corridors, public transport-buses and local centres</p>	<p>Indicative area: 15+ ha SIZE: Min-15ha Net Functional area: 60% of total area SHAPE: min width-150-200m (to allow for proper orientation of fields-min 2 fields) Distribution: One centrally located to the release area with an approx. 15min drive time</p> <p>Road frontage: min 50% (i.e. at least 2 sides of the park shape) Connectivity: Connectivity to broader street network, active transport corridors, public transport-trains and buses and local centres</p>
<p>** - Net Functional Area is defined as the total area within an open space/park used for recreational activities like playground, kick-a-bout area, sportsgrounds, etc. Net functional area is exclusive of constrained land.</p>					

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Performance Criteria	Local Park	Linear Parks / Open Space corridors	District - Recreation	District - Sport	Urban Release Area Wide / Destination Parks
Land Quality and Land suitability	<p>Slope and Topography- no more than 20% of the area with slope greater than 1:10 (where 1 is vertical length and 10 is horizontal length)</p> <p>Hazards and Constraints (excluded from Public Open Space calculation): powerline easements, drainage corridors</p> <p>Flood prone land-</p> <ul style="list-style-type: none"> - For substantial building infrastructure like clubhouse: 1% AEP and above - Other infrastructure related to park activation may be located in areas within: 1-5% AEP provided the floor levels of these facilities are above 5% AEP + freeboard. - Location of parks in flood zones: Local Park preferably located outside 1% AEP i.e. flood free land (considering everyday use of the Park) - Co-location with stormwater infrastructure: Preferably located separate to detention basins. Detention basin can form part of open spaces with functional land area greater than 1ha. - Barriers: road and railway corridors, waterways and drains, etc. - Visibility from street level - Safer Design Principles: blind spots, high vegetation cover, low surveillance areas, etc. - Solar Access: at least 3 hours of sunlight across 75% or more of the area, on the winter solstice - 21 June. - Universal accessibility 	<p>Slope and Topography: Watercourse embankments</p> <p>Hazards and Constraints: drainage corridors, loose soil, etc.</p> <p>Flood prone land- Infrastructure related to park activation (like toilets, kiosks) may be located in areas within: 1-5% AEP provided the floor levels of these facilities are above 5% AEP + freeboard.</p> <p>Consider flood resilient materials in amenities buildings that are subject to flooding.</p> <p>Barriers: waterways and drains, flood detention basins, etc.</p> <p>Safer Design Principles: high vegetation cover, low surveillance areas, etc.</p> <p>Solar access (where possible) and lighting</p> <p>Universal accessibility (where possible)</p>	<p>Slope and Topography: - no more than 20% of the area with slope greater than 1:10 (where 1 is vertical length and 10 is horizontal length)</p> <p>Hazards and Constraints (excluded from Public Open Space calculation): powerline easements, drainage corridors, etc.</p> <p>Flood prone land-1% AEP and above for substantial building infrastructure like clubhouse.</p> <p>Other infrastructure related to park activation (like toilets, kiosks) may be located in areas within 1% AEP or high flood frequency for constrained sites.</p> <p>Consider flood resilient materials in amenities buildings that are subject to flooding.</p> <p>Co-location with stormwater infrastructure: District Parks can be co-located with detention basins to allow dual functions.</p> <p>Barriers: road and railway corridors, waterways and drains, flood detention basins, etc.</p> <p>Safer Design Principles: blind spots, high vegetation cover, low surveillance areas, etc.</p> <p>Buffers: adjacent land use, noise impacts</p> <p>Solar Access: at least 3 hours of sunlight across 75% or more of the area, on the winter solstice - 21 June.</p> <p>Universal accessibility</p>	<p>Slope and Topography: Playing field areas are to be on one level (not tiered) to allow for maximum flexibility. The playing surface should be no steeper than 1:100 (where 1 is vertical length and 100 is horizontal length) along the line of play.</p> <p>Hazards and Constraints (excluded from Public Open Space calculation): powerline easements, drainage corridors, flood prone land, etc.</p> <p>Flood prone land-</p> <ul style="list-style-type: none"> - For substantial building infrastructure like clubhouse: 1% AEP and above - Other infrastructure related to park activation (like toilets, kiosks) may be located in areas within: 1-5% AEP provided the floor levels of these facilities are above 5% AEP + freeboard. - Playing Fields: 5% AEP and 10% AEP where land is highly constrained. <p>Consider flood resilient materials in amenities buildings that are subject to flooding.</p> <p>Co-location with stormwater: District Sport can be co-located with detention basins to allow dual functions, preferably with functional land area greater than 2ha.</p> <p>Barriers: road and railway corridors, waterways and drains, flood detention basins, etc.</p> <p>Safer Design Principles: blind spots, high vegetation cover, low surveillance areas, etc.</p> <p>Buffers: adjacent land use, noise impacts</p> <p>Solar Access: at least 3 hours of sunlight across 75% or more of the area, on the winter solstice - 21 June.</p> <p>Universal accessibility</p>	<p>Slope and Topography: Playing field areas are to be on one level (not tiered) to allow for maximum flexibility. The playing surface should be no steeper than 1:100 (where 1 is vertical length and 100 is horizontal length) along the line of play.</p> <p>Hazards and Constraints (excluded from Public Open Space calculation): powerline easements, drainage corridors, flood prone land, etc.</p> <p>Flood prone land-</p> <ul style="list-style-type: none"> - For substantial building infrastructure like clubhouse: 1% AEP and above - Other infrastructure related to park activation (like toilets, kiosks) may be located in areas within: 1-5% AEP provided the floor levels of these facilities are above 5% AEP + freeboard. - Playing Fields: 5% AEP and 10% AEP where land is highly constrained. <p>Consider flood resilient materials in amenities buildings that are subject to flooding.</p> <p>Co-location with stormwater: Detention basin can form part of open spaces with functional land area greater than 2ha.</p> <p>Barriers: road and railway corridors, waterways and drains, flood detention basins, etc.</p> <p>Safer Design Principles: blind spots, high vegetation cover, low surveillance areas, etc..</p> <p>Buffers: adjacent land use, noise impacts</p> <p>Solar Access: at least 3 hours of sunlight across 75% or more of the area, on the winter solstice - 21 June.</p> <p>Universal accessibility</p>

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Performance Criteria	Local Park	Linear Parks / Open Space corridors	District - Recreation	District - Sport	Urban Release Area Wide / Destination Parks
Site Infrastructure	<p>Potential Activation and Infrastructure:</p> <p>Various play including intergenerational play, nature-based play and sensory play with built shade</p> <p>Kick-a-bout area</p> <p>Small sided multi-purpose courts</p> <p>Outdoor fitness station</p> <p>Covered Seating (natural or shading device)</p> <p>Picnic tables and BBQ (covered)</p> <p>General waste and recycling Bin</p> <p>Pathways</p> <p>Parking (on-street if needed)</p> <p>Signage</p> <p>Lighting</p> <p>Landscaping-vegetation hierarchy</p> <p>Bubbler/ tap</p> <p>Fencing</p>	<p>Potential Activation and Infrastructure:</p> <p>Public Art</p> <p>Informal Covered Seating (natural shade)</p> <p>Picnic tables and BBQ (covered)</p> <p>General waste and recycling Bin</p> <p>Shared ways (min 3m wide)</p> <p>Wayfinding Signage</p> <p>Lighting</p>	<p>Potential Activation and Infrastructure:</p> <p>Large inclusive play with built shade</p> <p>Youth Spaces incorporating skate facilities, multi-purpose courts (inclusive of basketball)</p> <p>Public Art features embedded in recreation elements</p> <p>Outdoor fitness station (various levels)</p> <p>Public Toilets/amenities</p> <p>Fenced Off-leash Dog Park (align with WCC guidelines)</p> <p>Covered Seating (natural or shading device)</p> <p>Picnic tables and BBQ (covered)</p> <p>General waste and recycling Bin</p> <p>Shared ways-min 3m wide</p> <p>Walk and Bike trail- min 3m wide</p> <p>Learn to ride</p> <p>Parking</p> <p>Signage</p> <p>Lighting</p> <p>Landscaping-vegetation hierarchy, landscaped gardens</p> <p>Bubbler/ tap</p> <p>Fencing</p>	<p>Potential Activation and Infrastructure:</p> <p>Formal playing fields-multipurpose (min 2 x playing fields) with drainage and irrigation</p> <p>Multi-purpose courts (min 4 courts) including skate opportunities</p> <p>Spectator seating</p> <p>Public toilet/Amenities</p> <p>Clubhouse-toilets, gender equitable change rooms, storage and canteen</p> <p>Sports lighting</p> <p>Local Playground with seating and built shade</p> <p>Co-location with Community and cultural facilities</p> <p>Public Art features embedded in recreation elements</p> <p>Informal Seating (natural shade)</p> <p>Picnic tables and BBQ (covered)</p> <p>General waste and recycling Bin</p> <p>Walk and Bike trail network- min 3m wide</p> <p>Parking</p> <p>Signage</p> <p>Lighting</p> <p>Landscaping-vegetation hierarchy</p> <p>Bubbler/ tap</p> <p>Fencing</p> <p>Fenced Off-leash Dog Park (align with WCC guidelines)</p>	<p>Potential Activation and Infrastructure:</p> <p>Integration of formal sports servicing higher level of play (inclusive of fields and courts)</p> <p>Playing fields to be inclusive of drainage and irrigation</p> <p>Spectator seating</p> <p>Off-leash Dog Park (align with WCC guidelines)</p> <p>Clubhouse-toilets, gender equitable change rooms, storage and canteen</p> <p>Sports lighting</p> <p>Large Destination Play with potential integration of nature play and/or water play with built shade</p> <p>Youth spaces for various activities</p> <p>Public toilet/Amenities</p> <p>Co-location with Community and cultural facilities</p> <p>Public Art features embedded in infrastructure elements</p> <p>Informal Seating (natural shade)</p> <p>Picnic tables and BBQ (covered)</p> <p>General waste and recycling Bin</p> <p>Trail based activities</p> <p>Other facilities (pump track, learn to ride, BMX, skate park, etc)</p> <p>Parking</p> <p>Signage</p> <p>Lighting</p> <p>Landscaping-vegetation hierarchy, landscaped gardens, large plantations (native flowering trees as per Council's Tree Canopy Guidelines)</p> <p>Bubbler/ tap</p>

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Performance Criteria	Local Park	Linear Parks / Open Space corridors	District - Recreation	District - Sport	Urban Release Area Wide / Destination Parks
Diversity and Opportunity	<p>Provision for Group Use</p> <p>Provision for Social events</p> <p>Multiple activations - Uses/ activities</p> <p>Play equipment to suit the local demographic</p> <p>Supporting Other facilities (bicycle circuit, walk and bike trails)</p> <p>Park that is walkable on an everyday basis- play for toddlers, walk/stroll, ride to the park, etc.</p> <p>Opportunity to develop and establish a shared way connectivity network between the Public Open Space typologies.</p>	<p>Activation of waterway corridors and green links, green connection between the escarpment and Lake Illawarra</p> <p>A web of links across the West Dapto Stages</p> <p>Provides opportunity for regional connectivity</p> <p>Multiple bush trail options with connectivity to residential areas</p> <p>Urban greening opportunities</p> <p>Increased tree canopy opportunity across all stages.</p> <p>Opportunity to develop shared way/pathway connectivity between linear open space corridors, watercourses and the broader Public Open Space network.</p>	<p>Provision for Group Use</p> <p>Provision for Social events</p> <p>Supports multiple age groups</p> <p>Multiple activations - Uses/ activities</p> <p>Multi-generational play opportunity</p> <p>Supporting Other facilities (bicycle circuit, walk and bike trails)</p> <p>Provides different recreation options to the community</p> <p>Co-location of activities</p> <p>Increased average length of stay</p> <p>Opportunity to develop and establish a shared way connectivity network between the Public Open Space typologies.</p>	<p>Number of activations - Uses/ activities</p> <p>Round the year activation</p> <p>Supports multiple age groups and interests</p> <p>Sporting Fields, courts, facilities</p> <p>Opportunity for local clubs</p> <p>Multiple sport options</p> <p>Opportunity to develop and establish a shared way connectivity network between the Public Open Space typologies.</p>	<p>Number of activations - Uses/ activities</p> <p>Round the year activation</p> <p>Sporting Fields, courts, facilities</p> <p>Multiple sport options</p> <p>Multi-generational play opportunities</p> <p>More recreation facilities suitable to all age groups</p> <p>Destination place</p> <p>Provision for cultural and main events</p> <p>Increased average Length of Stay</p> <p>Opportunity to develop and establish a shared way connectivity network between the Public Open Space typologies.</p>
Quantity Requirements	<p>0.96ha/1,000</p> <p>Based on 55 local parks at 1ha each. Please NOTE the total number of parks is a guiding number to meet the recreational needs of the projected population. Rather than a fixed number maybe a range of 35-55 local parks at 1ha/park.</p> <p>To be tested spatially in terms of access</p>	<p>Placed based approach</p> <p>Key source of the trail park network</p> <p>Will complement functional open space supply</p>	<p>0.26 ha/1,000</p> <p>Based on five sites at 3ha each</p>	<p>1.3ha / 1,000</p> <p>Based on 1 field to 2,015 people (Western District Average)</p> <p>14 sportsgrounds providing 28 fields</p> <p>14 sportsgrounds x 5ha (note that a mix of sportsground sizes to be provided. i.e. Some sites at 5ha, others at 10ha etc)</p> <p>Additional 3.36ha for tennis courts, netball courts including supporting infrastructure. This assumes courts will be co-located with sportsgrounds</p>	<p>0.26ha/1,000</p> <p>Based on one site in West Dapto at 15ha</p>

NOTE: Development of quantity benchmarks

The proposed Public Open Space Framework for WDURA is developed using a streamlined hierarchy combined with a range of performance criteria, as noted in table 4 of Section 3.2.2. The quantity benchmarks developed for the provision of public open space across WDURA have considered benchmarks from other Councils relative to the scope of WDURA alongside the Draft Greener Places Design Guide. The size/area recommendations for district recreation, district sport and city-wide park are conscious of the varied availability of land that is fit for purpose and also to ensure that they have the capacity to facilitate potential co-location of recreation facilities.

3.2.3 A note on constrained lands

Constrained lands are often not suitable for other land use purposes such as housing, retail etc and can be proposed as public open space. Depending on the nature of constraints and the topography of the land, these spaces can be poor quality, have limited functionality and effectively be unusable for public recreation.

The inclusion of constrained land should not form part of the public open space calculations if it cannot deliver functional recreation outcomes. Whilst these areas may be zoned as public open space, they are to be in addition to minimum requirements.

Where there is demonstrated capacity for meaningful public open space access within a dual-purpose site- only the proportion of functional space should be considered towards public open space provision.

Below are examples of constrained land generally unsuitable for inclusion in the public open space (public parks) network. This includes land that is:

- Known or suspected to be contaminated.
- Under high-voltage powerlines or within 50m of the line easement.
- Where community use is constrained by easements and other infrastructure functions.
- Constrained by proximity to noxious uses.
- High odour areas associated with waste management and water management facilities.
- Highly vegetated riparian corridors that are unable to accommodate recreation use.
- Unfavourable topography including slope gradients larger than 1:5 (20%).
- Areas of cultural significance where public use is inappropriate or insensitive.
- Waterways, drainage swales and stormwater treatments such as gross pollutant traps and retention systems. Multiple use corridors may be appropriate if design meets suitable criteria for dual or multiple use for drainage open space.
- Spaces that are not able to comply with minimum size and safety criteria including passive surveillance requirements as outlined above.
- Active Cemeteries, in particular grave plots and buildings. Such sites can provide opportunities for informal use in addition to minimum public open space requirements. Cemeteries can provide landscape treatment opportunities including native and exotic tree species.

PART B: CONTEXTUAL ANALYSIS

4.0 West Dapto context

4.1 Introduction to the West Dapto Community

West Dapto is a growth area located in Wollongong's southwest, approximately 12km from the Wollongong CBD and 80km from the Sydney CBD. Previously rural/agricultural land, development of the area began in 1993 with the release of 1,400 lots in Horsley, including the Highcroft Estate. West Dapto has a current population of approximately 14,000 residents (2021).

The retail needs of residents are serviced by the Dapto Town Centre located on Bong Bong Road, across the rail line and Princes Highway. Access to the Wollongong CBD is provided by rail (via Dapto Station), and by road via Princes Highway and Princess Motorway, both major north-south arterial roads. In the future, it is expected that retail and service needs of residents in West Dapto will be increasingly met by the future town centres in the release area.

This section aims to understand the existing West Dapto community, including its particular needs to inform qualitative inputs to the social infrastructure gap analysis.

NB. Demographic components of this assessment rely on 2016 census data, and are updated using other official data sources. The existing community profile is based on the boundary of the WDURA outlined in the West Dapto Contributions Plan 2020 – including all stages and the existing suburb of Horsley.

4.2 Existing community profile

A summary of demographic characteristics of the existing West Dapto community is presented in **Table 5** and compared against the municipality and Greater Sydney. This information is largely sourced from the 2016 ABS Census, the National Skills Commission Small Area Labour Market Information, and the ABS Regional Population.

Despite the relative age of existing development, West Dapto's existing community profile (2016) is consistent with a typical greenfield development area, with larger households, a high proportion of couple families, a younger population, and a low proportion of medium and high-density dwellings. Notably, despite having significantly higher incomes and similar mortgage repayments, mortgage stress in West Dapto is higher than the City of Wollongong. This suggests a high proportion of households with incomes below the median (income) have repayments close-to or above the median (repayment).

WDURA Community Snapshot

Demographic trends and patterns provide an indication of the existing demographic profile and will inform future trends and needs.

Adaptable, high quality and accessible social infrastructure will be critical in supporting the high growth trends and meeting the changing demographic needs of the community.

Statistics are sourced from the Australian Bureau of Statistics, Census of Population and Housing, 2016 (Usual residence data) which have been compiled and presented in by .id and the Department of Planning and Environment Population Projections.

Population

14,000

*Estimated Resident Population
in WDURA (2021)*

Median Age

34

In WDURA

Median Income

\$1,824

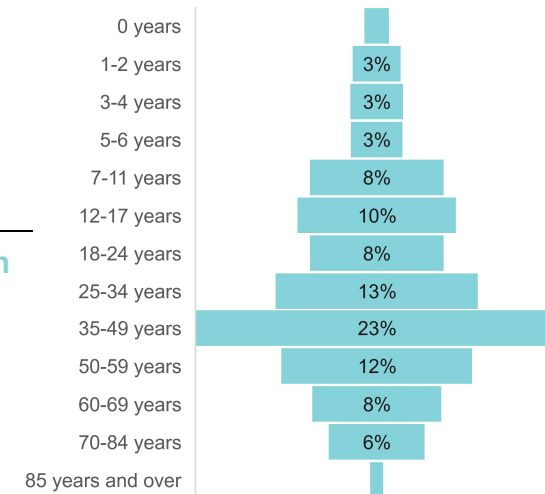
Per week per household

Overseas born

15%

*Of residents born
overseas*

Age Structure



Average Household Size

3.1

Persons per household

Household Structure



12%

*Lone person
households*



48%

*Couples with
children*



25%

*Couples without
children*



13%

*One parent
families*



1%

*Group
households*

Household Type



96.7%

Single house



3.2%

Medium Density

Table 5 WDURA Community Profile

Indicator	WDURA	City of Wollongong	Greater Sydney
Resident Population (2020)	14,000	219,800	5.4 million
Average household size	3.1	2.6	2.8
Medium and high-density dwellings	3.2%	29.4%	42.3%
Lone person households	12.1%	25.5%	21.7%
Median age	34	39	36
Aboriginal And Torres Strait Islander Population	2.4%	2.6%	1.4%
Language other than English spoken at home	11.1%	17.7%	37.5%
Overseas born	15.4%	22.9%	38.1%
Top 3 countries of birth (other than Australia)	England (4.9%)	England (4.2%)	China (5.0%)
	New Zealand (1.0%)	China (1.6%)	England (3.4%)
	FYROM* (0.9%)	FYROM* (1.5%)	India (2.9%)
Households experiencing housing stress	Mortgage (10.9%)	Mortgage (6.3%)	Mortgage (8.4%)
	Rent (6.0%)	Rent (13.0%)	Rent (14.2%)
Median weekly household income	\$1,824	\$1,342	\$1,773
University qualification	25.2%	39.2%	53.7%
Top 3 occupations	Clerical/admin. workers (17.6%)	Professionals (23.2%)	Professionals (26.3%)
	Technicians/ trades workers (16.0%)	Technicians/trades workers (14.8%)	Clerical/admin. workers (14.6%)
	Professionals (15.4%)	Clerical/ admin. workers (13.6%)	Managers (13.7%)
Unemployment rate (Sep 2021)	3.1%	5.5%	5.7%

Source: ABS, Census of Population and Housing, 2016; National Skills Commission, Small Area Labour Market Information, 2021; ABS, Regional Population; Ethos Urban

Note: *FYROM - Former Yugoslav Republic of Macedonia

4.3 Social issues and trends

Wollongong LGA experiences a relatively high level of disadvantage compared to Greater Illawarra and New South Wales, scoring an average of 989 on the SEIFA Index of Disadvantage in 2016. Within that, Ward 3 (containing West Dapto) scores even lower at 938.3 for the same year, signalling a substantial degree of socio-economic disadvantage. Aside from this, Ward 3 also contains a much higher proportion of residents living in social housing (8.3%) compared to Regional NSW.

While there is variation in SEIFA scores across the Council, the presence of relative disadvantage in some areas – particularly in proximity to the WDURA – has implications for the delivery of social infrastructure. For these reasons, delivery of social infrastructure must account for this disadvantage by enabling equitable access through affordability and proximity to public and active transport.

4.3.1 Housing affordability and rising costs of living

Housing is a central component of productive, healthy, and meaningful lives, and a principle social determinant of health and wellbeing.¹⁷ Cost of housing can form large ongoing expenses in household budgets. A survey done for the Committee of Sydney identified housing as the biggest issue among residents in Greater Sydney, impacting quality of life for many of them.¹⁸ The same survey revealed that rising cost of living is also a major issue for residents. About a third of the respondents have frequently chosen to forego essential goods and services because of the high cost of living, pointing to the challenge current residents face in addition to housing stress.

Housing affordability in Wollongong was identified as a challenge in the *Housing and Affordable Housing Options Paper* (WCC, 2020). In Wollongong, house prices soared by 12% in 2021 and continues to climb as current supply and expected development does not match rapidly increasing demand for regional housing. Land availability crisis and increasing in-migration put pressure on housing supply that hikes up prices and further challenges housing affordability.

¹⁷ Baker, Lester, Bentley & Beer (2016) Poor housing quality: Prevalence and health effects, *Journal of Prevention & Intervention in the Community*

¹⁸ Life in Sydney 2022 (Ispos and Commission for Sydney, 2022)

4.4 Contemporary trends in open space, recreation and sport

Consideration of emerging trends in open space and recreation is important when planning for the future of parks, open spaces and recreation facilities. The most important considerations are:







- Changes in community preferences and participation patterns; and
- Changes in how parks, open spaces and recreation infrastructure is being planned and provided.

As identified by the Commonwealth Scientific and Industrial Research Organisation, six megatrends – an important pattern of social, economic or environmental change - are likely to shape the Australian sports sector over the next 30 years:






- A perfect fit – Individualised sport and fitness activities are on the rise. People fit sport into their increasingly busy and time-fragmented lifestyles to achieve personal health objectives.
- From extreme to mainstream – This megatrend captures the rise of lifestyle, adventure and alternative sports, which are particularly popular with younger generations. These sports typically involve complex, advanced skills and have some element of inherent danger and/ or thrill-seeking.
- More than sport – Governments, businesses and communities increasingly recognise the broader benefits of sport. Sport can help achieve mental and physical health, crime prevention, social development and international cooperation objectives.
- Everybody's game – Australia and other countries of the Organisation for Economic Cooperation and Development face an ageing population. This will change the types of sports we play and how we play them.
- New wealth, new talent – Population and income growth throughout Asia will create tougher competition and new opportunities for Australia both on the sports field and in the sports business environment.
- Tracksuits to business suits – Market forces are likely to exert greater pressure on sport in the future. Loosely organised community sports associations are likely to be replaced by organisations with corporate structures and more formal governance systems in light of market pressures. The cost of participating in sport is also rising, which is a participation barrier for many people.

4.4.1 Drivers of participation and social trends

Sport Australia's 'Drivers of Participation' outlines broader social trends and how these influence trends in sport and active recreation participation and, subsequently, sport facility provision.

 Share economy: Consumers are becoming less attached to the ownership of goods, and are more frequently renting or sharing services through peer-to-peer platforms.	 Virtual is reality: Consumers are increasingly moving online to connect, deliver and access services, obtain information, perform transactions, and work.	 Experiences and personalisation: Consumers are increasingly seeking experiences over products with an expectation for these experiences to meet individual needs and wants.
 Convenience is king: Consumers expect instant gratification through the rise of on-demand services built upon speed and accessibility.	 Lifestyle and community: Consumers want to be a part of something and are attracted to products that define them and their lifestyle or community.	 Holistic health: Consumers are increasingly seeking out healthier lifestyles with a focus on measuring and maintaining optimal physical and mental health.

These social trends translate to the following current sport trends:

 New technologies: Technology is having a major influence on how spectators, participants and home-viewers observe, engage and consume sport.	 eSports: eSports is a significant contributor to the sport sector with approximately one-fifth of the world actively playing video games at a value of \$194m.	 Sport to get fit: Consumers are increasingly engaging in modified sport products designed to get fit whilst participation rates in traditional organised sports have declined.
 Less time more options: Consumers have less time to spend on sport and recreation yet have a greater range of options and opportunities to participate in.	 Adapted offerings: Sports are being challenged to capture the interest and involvement of diverse audience with many developing and modifying products to meet new consumer needs.	

4.4.2 Social factors impacting sport and recreation participation

The last 10 years has seen some significant shifts in the social factors affecting sport and recreation participation. These include:

- A generally ageing population and growing population of active and financially independent retirees who readily participate in outdoor recreation and travel.
- Increasing densities in larger cities and increasing take up of medium and high density living for young couples and families with young children.
- Declining housing affordability pushing many aspiring homeowners and renters to urban fringes, greenfield development fronts and regional areas.
- Increased 'seachange and treechange' activity with lifestyle and affordability driving interstate migration (along with employment).
- Rapid change in employment structures with increased prevalence of part time work and rising participation in the 24-hour economy. More than half of working Australians are now in part time or casual and insecure work.
- High correlation between low socio-economic areas and worsening health outcomes due to lifestyle related illness. This issue is driving an imperative to improve urban design outcomes to encourage more active lifestyles and reduce social isolation and disadvantage.
- Increasingly multi-cultural society. A greater variety of recreational activities reflecting a wide range of interests is desired.

These shifting social factors are impacting on the sport and recreation landscape in various ways, including:

- A higher demand for convenience focused offerings that can be undertaken at times that suit the individual.
- Increased utilisation of public open space for social and recreation activities due to increasing densities and reduced provision of private open space.
- A greater number of offerings and adapted formats of sport to encourage ongoing participation.
- A greater presence of commercial sport providers with convenience focused adapted offerings.
- A shift away from traditional sporting seasons.
- Declining volunteerism and changing sport governance structures.
- Increased use of technology to access and facilitate participation in sport and physical activity. One in five Australians (19%) use apps for tracking activity or training.
- Facilities require to be multi-purpose and adaptable, providing flexibility in programming and use in response to changing recreation demands.

4.4.3 National participation trends

Data insights provided by Sport Australia demonstrate that participation and physical activity has increased since 2001. The majority of this growth has occurred through non-sport physical activities such as walking and attending the gym. This is shown in the graph below.

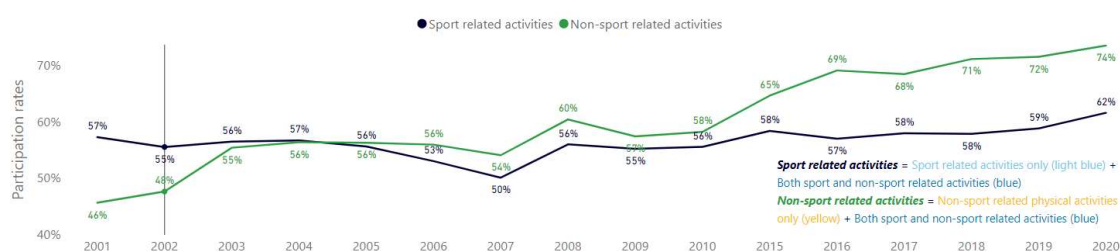


Figure 15 Participation over time by type (Source: AusPlay)

4.4.4 Changes in active recreation

Sport and physical activity are increasingly important to our health and wellbeing

In 2019 the National Heart Foundation of Australia released its third edition of the *Blueprint for an Active Australia*. Some key evidence cited in this report includes:

- Heart disease remains the single leading cause of death in Australia
- Physical activity can significantly reduce heart disease risk and the burden of a range of other chronic diseases, as well as improve mental health.

'Nearly 6 in 10 adults, 3 quarters of seniors and over 8 in 10 children and young people are not active enough for good heart health. This ranges Australia among the world's most inactive nations.'

Significant amount of research has provided insight into the importance of planning for active and healthy communities. The availability of green spaces, including parks, playgrounds and streetscapes that are safe, accessible, walkable and inviting are a key component of an environment that supports physically active lifestyles.

We need to have urban environments that make it easy and attractive to exercise as well as provide a range of opportunities to enable activity. While it is important to promote the benefits of physical activity to children and adults, there is a need to ensure that our parks can support and encourage physical activity for all ages, abilities, genders, cultures and socio-economic groups.

NSW residents are changing how active they are and what they do for active recreation

Over the last three years in NSW AusPlay participation data has highlighted:

1. Walking (recreational) continues to be, by far, the most popular activity (43.3% in 2020). This is consistent with previous trends.
2. Fitness/ Gym, Swimming, Athletics, Cycling, Football/ Soccer and Bushwalking have consistently rated as the top seven activities since 2015.
3. Only minor changes in participation are evident between 2017 and 2019:
4. Since 2015 participation has increased slightly in eight of the top 10 activities, with the largest increases being in Fitness/ Gym (↑4.8%) and Walking (↑2.8%).

4.4.5 AusPlay Sport and Physical Activity Participation Survey

Sport Australia conducts the AusPlay survey – a national survey to track the sporting behaviours and activities of the Australian population.

Over the last three years in NSW, AusPlay participation data has highlighted the following for adult participation:

- The top five activities have remained stable for the past 4 years; these are walking, fitness/ gym, swimming, athletics/ track (including jogging and running) & field and cycling
- Walking (recreational) continues to be by far the most popular activity. This is consistent with previous trends
- Participation has increased in 10 of the top 15 activities between 2017 and 2020, with the largest increase being in fitness/ gym (↑4.3%).

Over the last three years in NSW, AusPlay participation data has highlighted the following for child participation:

- Swimming is consistently the most popular activity for NSW children (likely as a result of learn to swim programs)
- Australian football and football/ soccer are significantly more popular among male children than females, while the reverse is true for dancing (recreational), netball and gymnastics
- Participation has increased in six of the top 10 activities between 2017 and 2020, with the largest increase being in swimming (↑5.9%).

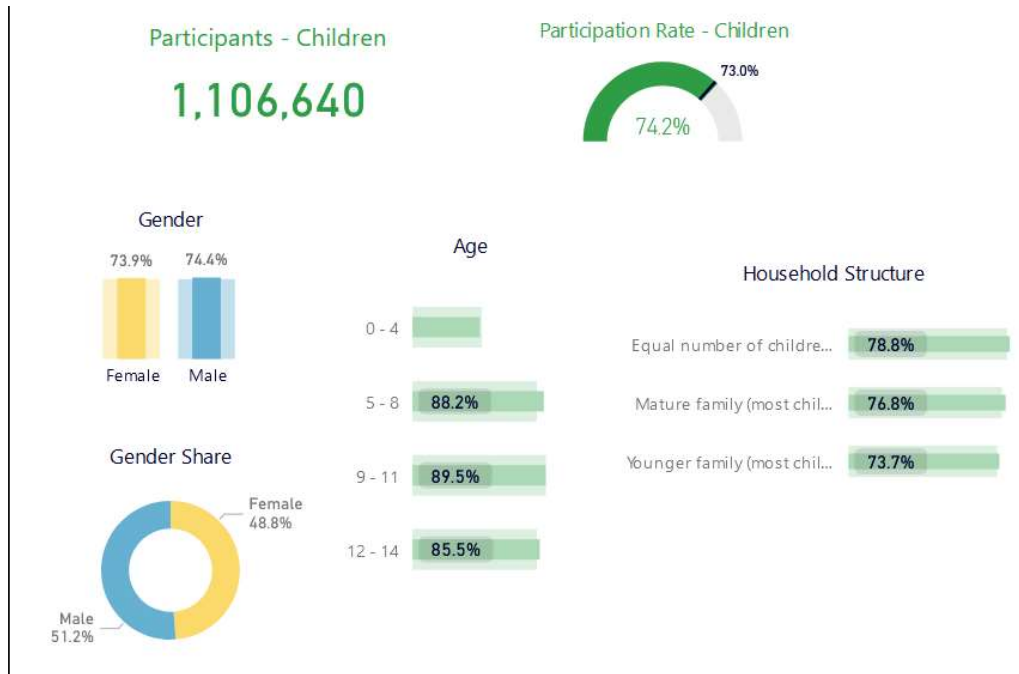


Figure 18 Sport participation for Children in NSW

Source: AusPlay Data 2020/21

4.4.6 Ausplay Results for Wollongong City Council

As show below, the AusPlay results for Wollongong participation across all forms of activities highlight the most participated activities are walking, fitness/gym, swimming, running and cycling. This indicates a preference towards conscience focused forms of participation where residents can choose a time and location to participate that suits their individual preferences.

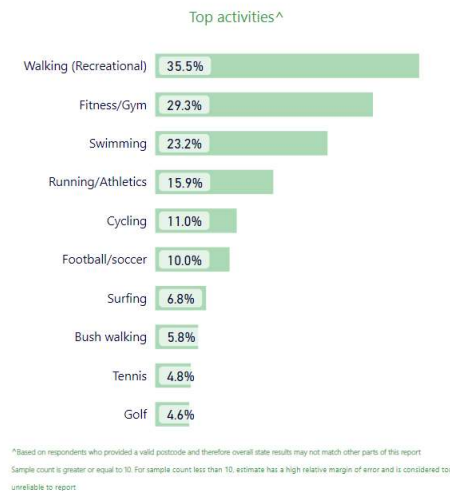


Figure 5 Top 10 most participated recreational activities in Wollongong City Council
Source: AusPlay Data 2020/21

AusPlay results for club-based participation in Wollongong indicates popularity in football, golf, tennis, Australian rules football and rugby league.

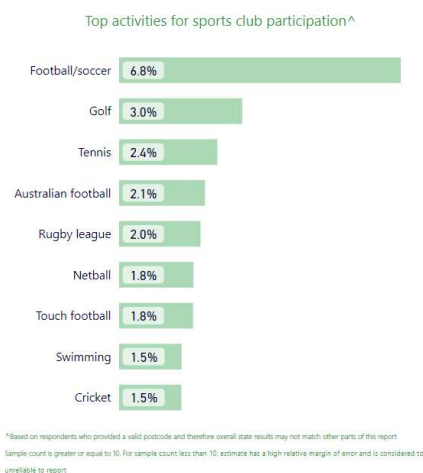


Figure 6 Top 10 club-based participation in Wollongong City Council
Source: AusPlay Data 2020/21

4.4.7 Emerging sport participation trends – impact of COVID-19 on organised sport¹⁹

The full impact of COVID-19 pandemic on the sporting industry is still emerging. However, an assessment of current evidence provides some insights into how organised sport has been affected so far. Sport Australia has conducted a brief assessment of the emerging trends impacting organised sport in Australia, to provide up to date insights, but also to potentially guide a future participation focus. Understanding how Australians' sporting habits have been affected could provide helpful context in assessing a future focus for Sport Australia and the sport planning industry.

The three broad areas of interest and impact are:

- Physical Wellbeing
- Mental Wellbeing
- Financial Wellbeing

Physical wellbeing

The Emerging Sport Participation Trends-Impact of COVID-19 on Organised Sport report indicates:

- Decrease in young participation in organised sport: Increased participation costs, reduction in volunteers, and a reduced sport development workforce have created more barriers affecting participation levels of young Australians.
- Older Australians appear to have been more active during the pandemic and over a sustained period.
- Females have consistently been more active on purpose across both waves of the pandemic. In contrast, the male data shows pronounced peaks and troughs. Women are more likely than men to participate in the types of physical activity, such as walking for daily exercise, which were still possible during periods of lockdown. Conversely, males play more organised sport, which was turned off and on throughout 2020.
- Aboriginal and Torres Islander People: During 2019 and 2020, an increase in physical activity was indicated in the AusPlay survey.

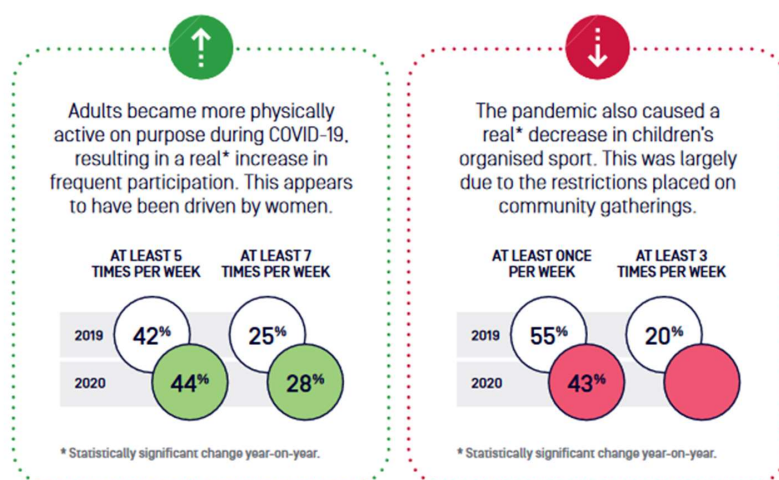


Figure 19 AusPlay 2021 – impact of the covid-19 pandemic

Under the cloud of COVID-19, Australians were about 3-5% more physically active during restrictions between April and June 2020 (AusPlay, 2020), at a time when organised sport was not possible for public health reasons. When considering which activities were the most popular for Australians, Figure 20 shows the prominence of non-organised, recreational activities during 2020. While this is influenced by the fact these activities are also COVID-19

¹⁹ SportAus, October 2021, 'Emerging Sport Participation Trends-Impacts of COVID19 on Organised Sport'

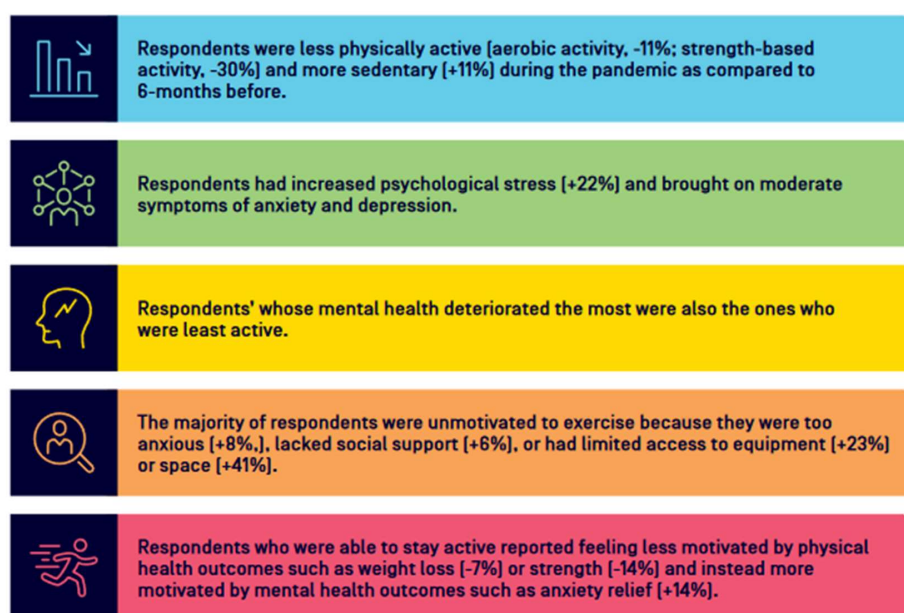
safe, the trend towards these activities has been established even prior to the pandemic. Golf and tennis reported growth during 2020 but this has been attributed to the social (while still socially distanced) element of the game.



Figure 20 Top Ten activities with increased participants 2020

Mental wellbeing

The pandemic has impacted the mental health of many Australians with numerous publications linking a decline in mental health to declining levels of physical activity and increased sedentary behaviour. A 2021 online survey sought to understand why and how physical activity and sedentary behaviour had changed because of the pandemic, and how those changes impacted mental health. The survey reported:



This study demonstrates a direct link between mental health and physical activity and the value in remaining active during periods of high stress.

Financial wellbeing

- Paying for sport in the current financial climate could be a barrier for many Australians as the impact of COVID-19 has affected disposable income and influences spending choices. With costs being an issue for many Australians, this will likely impact paying for traditional organised sports participation. Combined with the increasingly popular community trend towards free and lower cost outdoor and recreational physical activities, organised sport participation is at risk of becoming a more discretionary priority with many Australians.
- Sporting organisations primarily depend on membership income as a key source of revenue to fund ongoing operations and support their workforce. With sport cancelled across Australia, this lack of revenue is impacting sporting organisations at all levels and has placed the survival of some community sporting clubs in jeopardy.

Change will be easier for some sports than others due to many factors including resources, capability and possibly even a readiness or desire to change. But, even with limited resources, a review of current participation offerings to align with contemporary demand could build resilience and facilitate growth.

4.4.8 Active Kids Program

The NSW Active Kids Voucher provides up to two \$100 vouchers per household for school aged children to help with the costs of participating in sport. Results for Wollongong in 2019 (pre-Covid) are outlined below:

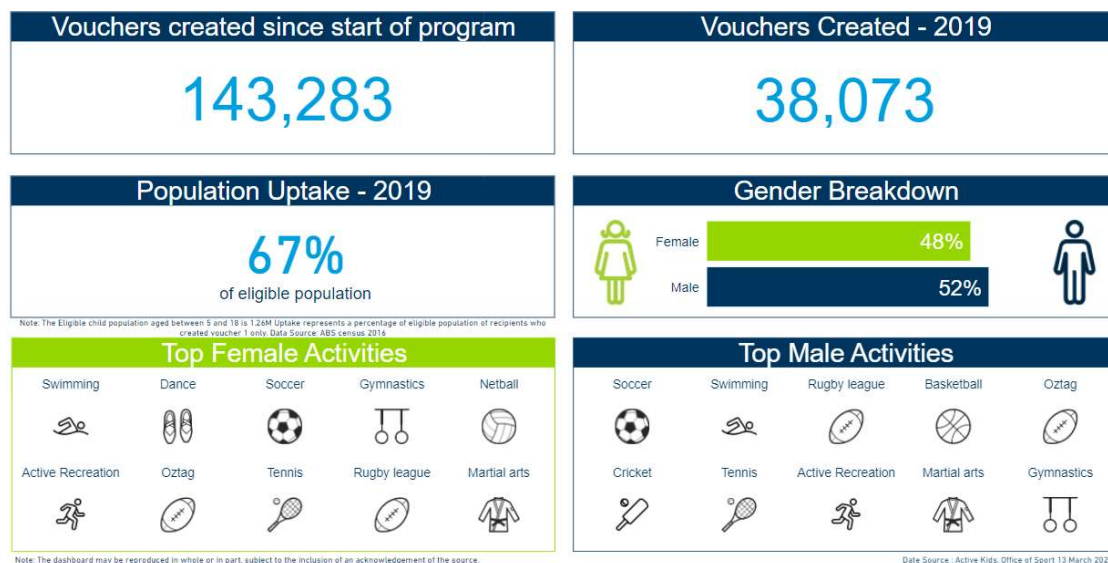


Figure 21 Active Kids Program in Wollongong for 2019 (pre-COVID)

Table 6 Top five participation activities in Wollongong City

Top Five Activities for Females	Top Five Activities for Males
<ul style="list-style-type: none"> • Swimming • Dance • Soccer • Gymnastics • Netball 	<ul style="list-style-type: none"> • Soccer • Swimming • Rugby League • Basketball • Oztag

5.0 Strategic policy context

5.1 Key strategic documents

A review of Council's key strategic documents impacting the project highlights the following key ambitions and drivers for delivering social infrastructure for this important area. Our work will closely reference and aim to deliver on these ambitions as a guiding star throughout. It is noted that Council's Places for People: Social Infrastructure Planning Framework (2018) has been outlined in **Section 2.6.1** above.

5.1.1 Wollongong Local Strategic Planning Statement (2020)

The Wollongong LSPS sets out the 20-year land use vision for the Wollongong LGA. The vision is designed to guide land use decisions City-wide, being used for assessment of planning proposals and monitoring Council's implementation of State government plans. Key outcomes from this document with bearing on social infrastructure include to:

- Work with the community to deliver on their cultural and creative aspirations, unique identities, and needs.
- Build inclusive communities.
- Undertake recreation planning for aquatic and leisure facilities.
- Prioritise the provision of pedestrian/cycle paths along with the planning of key infrastructure along these routes.
- Provide community and recreational facilities.

This Study will help with meeting key strategies such as:

- 4.1.4 Social Infrastructure Planning Framework: to enable Council to deliver high quality facilities that support service delivery and meet the needs and expectations of the Wollongong community, that is both economically and ecologically sustainable.
- 4.1.6 Sportsground and Sporting Facilities Strategy: to increase sportsground capacity across the LGA
- 4.1.9 Public Toilets Strategy: assist Council in delivering effective and coordinated public toilet provision over the next 10 years.
- 5.2.1 Providing improved tree canopy and vegetation cover for urban greening.
- 6.1.3 Urban Greening Strategy 2018 seeks to increase the quality and quantity of all vegetation and open green space on all land types in an urban setting

5.1.2 Our Wollongong 2028: Community Strategic Plan (2019)

This Community Strategic Plan is a whole of community plan, in which all levels of government, business, educational institutions, community groups and individuals have an important role. The Plan outlines the community's main priorities and aspirations for the future and includes strategies for how we will achieve them.

The plan includes the following overall Community Vision: *From the mountains to the sea, we value and protect our natural environment and we will be leaders in building an educated, creative and connected community.*

The plan outlines a number of visions and goals with bearing on social infrastructure in this study, including that:

- Community assets are well-maintained and provided to meet the current and future needs of residents.
- Residents should have access to a variety of learning opportunities, timely and affordable medical services, quality public open and recreational space, and spaces for cultural/creative expression and appreciation.
- Development is supported by integrated transport connections, as well as active transport routes such as walking and cycling.
- The natural environment, including coastal areas and waterways is protected and enhanced.
- The sustainability of the urban environment is improved.
- Increase in physical fitness, mental health and emotional wellbeing of the residents.

5.1.3 West Dapto Vision 2018

The West Dapto Vision (2018) reviews the 2008 Structure Plan for West Dapto, testing previous assumptions that informed the plan. The vision recognises that, although the fundamental structure and outcome remains the same, there has been some refinement based on improved data and understanding of the area's opportunities and constraints.

The Vision outlines a number of strategic planning principles, which will feed into the development and implementation of the structure plan.



Figure 7 West Dapto Vision 2018 – Structure and relationships of principles to planning tools

Source: Wollongong City Council

The following table outlines how key principles are addressed in this report.

Table 7 West Dapto Vision – Planning Principles Appraisal

West Dapto planning principle	How this is addressed in this Study
Transport	An integrated transport system that caters for public transport, cars, pedestrians and cyclists will be important in creating equitable access to social infrastructure for residents of West Dapto.
Heritage conservation	Heritage items and sites of Aboriginal Heritage Significance will be assessed qualitatively when considering opportunities for cultural and creative infrastructure in this study, and in the open space and recreation sections through identification of potential opportunities. Particularly, embedding local history and character in new communities (principle 3) is considered a key priority for cultural infrastructure delivery – and is specifically assessed under the 'local participation' typology.
Open space and recreation principles	An overarching framework with four inter-related principles is designed to achieve the open space objective for the WDURA.
Community and Education Facilities	These guiding principles are addressed generally through alignment with best practice planning considerations for community facilities.
Town Centres	The masterplan will outline the hierarchy of town centres, adhering to the principles outlined in the West Dapto Vision. The town centres of West Dapto will fill diverse roles, functions and mixed uses. Accessibility (Principle 2) is addressed in the consideration of access to neighbourhood community facilities within a 400-800m radius to homes. The creation of diverse spaces (Principle 3) for people of all ages is addressed as a key principle in the design of community facilities.
Housing	The role that social infrastructure plays in creating affordable third spaces and alleviating some of the pressure of housing unaffordability on residents is an important consideration.
Employment	To support local sustainable employment and attract industries, enterprises to West Dapto. Innovative employment (principle 5) is addressed through the consideration of enterprise and start-up hubs as a facet of community infrastructure.
Water management	To support sustainable water infrastructure, with particular relevance for the role of some open spaces in the green-blue network.

5.1.4 West Dapto Development Contributions Plan 2020

The West Dapto Development Contributions Plan 2020 identifies infrastructure requirements for West Dapto as a result of the anticipated development and provides a framework for the equitable calculation, collection and management of contributions.

The West Dapto Development Contributions Plan 2020 indicates a five stage works schedule for West Dapto. Table 9 of the West Dapto Development Contributions Plan 2020 identifies a schedule for the provision and timeframe of parks and open spaces to be delivered across five stages of the development.

It is noted that the IPART Assessment of the West Dapto Contributions Plan 2020 presents a set of recommendations on all contributions items listed. The Open Space recommendations include:

- Ensuring sufficient accessible recreation opportunities for all residents.
- Ensuring sufficient formal recreation facilities (sportsground) for the release area.

5.1.5 Draft Housing and Affordable Housing Options Paper 2020

The Draft Housing and Affordable Housing Options Paper provides evidence for the development of a new Housing Strategy for Wollongong LGA, which identifies key issues and planning priorities for housing and proposes options and recommendations.

Some of the key issues identified include:

- Performance of Land Use Zones: the type of housing being developed does not sufficiently correspond to the desired form in particular zones (e.g. 78% of the housing in medium density zones is single dwelling housing) which consequently is not being used to its full capacity.
- Housing for Particular Needs: ageing population in the Wollongong LGA has implications for the housing needs of the community in the future.
- Household Size vs Dwelling Size: there is a mismatch between the average household size in Wollongong LGA and dwelling types being developed or planned.
- Increasing Cost of Housing: median house and unit prices have substantially increased while the proportion of households who can afford to rent or purchase housing has remarkably declined.

In response to these key issues, three planning priorities have been recommended: increase housing diversity, plan for future housing growth, and increase the supply of affordable rental housing.

To address these planning priorities, the Paper recommended as part of Priority 2: Plan for future housing growth to define areas for urban growth around medium density residential zoned land and develop an urban growth strategy for each area to facilitate an appropriate level of growth whilst achieving the desired local character. The paper recognises that such growth entails adequate infrastructure including social infrastructure.

This Study will assist in the assessment and evaluation of social infrastructure that is adequate to support current and future communities based on WDURA's planned growth.

5.1.6 Wollongong Heritage Strategy 2019-2022

This strategy has been developed following an extensive review of the 2014-2017 Heritage Strategy and Action Plan, providing direction to Council and the Wollongong Heritage Reference Group on heritage outcomes for the strategy period.

This Study will work towards strategy 6 of the Heritage Strategy, namely identifying and managing key heritage precincts, streetscapes, cultural and natural landscapes. Council identifies itself as committed to ensuring heritage is a key consideration of town and village planning for public places and significant sites with recognised heritage values.

Heritage will be strongly considered in this study through the identification of cultural and creative infrastructure, referencing opportunities to build upon heritage through the delivery of social infrastructure.

5.1.7 Creative Wollongong 2019-2024

The Creative Wollongong Strategy seeks to build on previous Cultural Plans to celebrate the community's strengths and grow creative industries. Importantly, the strategy seeks to support community participation in creative life and celebrate the city's unique places and spaces.

With extensive engagement underpinning this strategy, it forms an important consideration for the cultural and creative infrastructure recommendations, comprising a key aspect of this community infrastructure needs assessment. This takes on increased importance when observing that 85% of residents interviewed as part of engagement agreed that arts, heritage and culture are important aspects of community life.

Key challenges and opportunities identified by the community include:

- Participation in creative activities should be expanded through more events at a variety of scales
- Aboriginal culture and heritage should be engaged with. This includes through greater celebration of Aboriginal culture, history, and sites of significance.
- Opportunities for creatives should be consolidated through increased investment and training
- There is an identified lack of creative spaces, including studios, rehearsal spaces and meeting rooms across the City. It is noted that while some expressed interest for a creative hub, others saw smaller and underutilised spaces have potential for activation as creative spaces
- Activating the suburbs is a key outcome for the community
- Public art should be made permanent and expanded into the suburbs, as well as in the city
- Local museums should be safeguarded, and local history and heritage preserved and celebrated to enhance local community identity and sense of place
- The night -time economy should be expanded and activated.

Ultimately, the provision of spaces to enable the development of creative capital is vital to achieving the community aspirations outlined above. The role of this study is to begin that process of identifying sites and spaces for creative uses, both within other forms of community infrastructure and as standalone items. Key outcomes identified in Creative Wollongong that may be addressed include:

- Provide and promote creative spaces which support opportunities to network, collaborate and share resources and knowledge
- Continue to consider opportunities to identify and develop a designated multi-day festival site within the region
- Seek to include the installation of three phase power in major park upgrades
- Identify and negotiate the use of underutilised space for innovations, events, performances and activations
- Ensure current and future planning for cultural and community infrastructure incorporates flexible, multipurpose spaces
- Deliver a new Public Art Strategy that would include West Dapto
- Involve children and young people in the design of public art features within key regional place space renewals
- As part of the development of Town and Village Plans, including in West Dapto, work with the community to capture the cultural and creative aspirations, unique identities and the needs of communities and include suggestions in concept plans
- Consider the inclusion of public art as an element of major Council infrastructure projects
- Support and provide opportunities for working in partnership with local Aboriginal people and communities to develop immersive cultural experiences that incorporate public art and local Aboriginal knowledge at identified local Aboriginal places/sites of significance
- Support exhibitions in our local libraries, community centres or public spaces which showcase and celebrate local history and heritage

5.1.8 Infrastructure Australia – 2021 Infrastructure Plan

The 2021 Infrastructure Plan focuses on reforms and policy recommendations which puts the community front and centre of infrastructure planning. The Plan's Vision for 2026 promotes 'Quality, accessible, future focused, multi-purpose and economically valued social infrastructure that supports a strong, healthy and prosperous nation and ongoing quality of life for all Australians'. For the first time the Australian Infrastructure Plan has included a whole section highlighting the critical role of social infrastructure (Chapter 8).²⁰

The 2021 Infrastructure Plan provides a practical and actionable roadmap for more socially equitable infrastructure planning with consideration to evolving user needs. It emphasises the importance of anticipating and managing risk in delivering resilient assets that prioritise community and social outcomes, and acknowledges the critical role that community assets play in supporting national wellbeing. It discusses the importance of community trust as a vital ingredient for change requiring effective engagement and transparent decision making.

The plan has identified seven key pillars of social infrastructure reform:

1. Valuing social infrastructure through a consistent national framework,
2. Uniform access for healthy and prosperous communities,
3. Embracing technology for optimised delivery,
4. Education hubs to support contemporary learning,
5. Housing stock to address the shortfall,
6. Valuing our culture to enhance liveability,
7. Co-location and precincts to drive better outcomes.

The Plan also includes themes and recommendations in relation to social infrastructure planning and delivery:

- **Place-based outcomes for communities** - deliver globally competitive quality of life in fast-growing cities by growing economies and populations, enabled by place-centric infrastructure investment and reform.
- **Social infrastructure is economic infrastructure** - support economic development by recognising the value of investment in social infrastructure.
- **Sustainability and resilience** - build community resilience to all hazards by considering systemic risks, interdependencies and vulnerabilities in infrastructure planning and decision-making.
- **Next generation infrastructure investment** - deliver a greater return on investment by ensuring governments act as model clients and custodians of industry health and productivity
- **Transforming social infrastructure to enhance quality of life** - support Australians to enjoy a healthier, safer, more connected and fulfilled quality of life by facilitating targeted investment in the right physical and digital social infrastructure.
- **Partnerships to build communities** – maximise social and economic community benefits by supporting shared use of social infrastructure through future agreements and capital funding programs prioritising shared use of facilities.










²⁰ Australian Infrastructure Plan (2021, p. 34)

5.2 Open space and recreation policy drivers

A number of documents have been reviewed to provide background information and context for the Open Space and Recreation Needs Assessment. These documents are summarised below.

Table 8 Key open space and recreation policy drivers

Document	Key Aspects relevant to West Dapto Community Infrastructure needs assessment
NATIONAL	
Sport Australia Sport 2030 – National Sports Plan	<p>The Australian Government has a clear and bold vision for sport in Australia — to ensure we are the world's most active and healthy nation, known for our integrity and sporting success.</p> <p>Sport 2030 has four key priority areas which will, when fully implemented, create a platform for sporting success through to 2030 and beyond. The priorities are:</p> <ul style="list-style-type: none"> • Build a more active Australia — More Australians, more active, more often; • Achieving sporting excellence — National pride, inspiration and motivation through international sporting success; • Safeguarding the integrity of sport — A fair, safe and strong sport sector free from corruption; and • Strengthening Australia's sport industry — A thriving Australian sport and recreation industry.
STATE	
Premiers Priorities	<p>The Premier's Priorities represent the NSW Government's commitment to making a significant difference to enhance the quality of life of the people of NSW.</p> <p>The two Premier Priorities which this project closely aligns with includes:</p> <ul style="list-style-type: none"> • Increase the proportion of homes in urban areas within 10 minutes' walk of quality green, open and public space by 10% by 2023. • Reduce the rate of suicide deaths in NSW by 20% by 2023
NSW Government - State Outcomes	<p>There are 37 agreed State Outcomes across nine Clusters. The State Outcomes cover the totality of all government activity and the Premier's 14 Priorities.</p> <p>The outcomes of highest strategical alignment include:</p> <ul style="list-style-type: none"> • Keeping people healthy through prevention and health promotion • A strong and liveable New South Wales • Maximum community benefit from government land and property • Active and inclusive communities
NSW Government – Public Spaces Charter	<p>The NSW Public Spaces Charter has been developed to support the planning, design, management and activation of public spaces in NSW. It identifies ten principles for quality public space:</p> <ul style="list-style-type: none"> • Open and welcoming • Community focused • Culture and creativity • Local character and identity • Green and resilient • Healthy and active • Local business and economies • Safe and secure • Designed for place • Well managed.
NSW Government - State Infrastructure Strategy	The State Infrastructure Strategy is a 20-year infrastructure investment plan for the NSW Government that places strategic fit and economic merit at the centre of investment decisions.
NSW Government: Everyone Can Play Guidelines	<p>The creation of inclusive play spaces requires a new way of thinking about the way play spaces are planned, designed and managed. The three principles of Everyone Can Play will promote thinking for more inclusive play spaces across NSW.</p> <p>The three key Principles of the guide:</p>

Document	Key Aspects relevant to West Dapto Community Infrastructure needs assessment
	<div>  <h3>Can I get there?</h3> <p>Consider location, layout, signage, wayfinding and accessibility to ensure everyone can find their way to, in and around the playspace.</p> </div> <div>  <h3>Can I play?</h3> <p>The play experience, including the equipment and surfacing, should allow everyone to experience a variety of challenging and engaging play opportunities in a way that suits them.</p> </div> <div>  <h3>Can I stay?</h3> <p>Consider safety, facilities, landscape and the wider environment to ensure everyone can stay at the playspace for as long as they would like.</p> </div> <p>The Six Design Principles:</p> <div>  <h3>Find</h3> <p>Communicate the purpose and location of play elements and facilities.</p> </div> <div>  <h3>Fit</h3> <p>Provide a range of play opportunities for people of all abilities and sizes.</p> </div> <div>  <h3>Choose</h3> <p>Enable exciting individual experiences and social interaction.</p> </div> <div>  <h3>Join In</h3> <p>Create opportunities for everyone to connect.</p> </div> <div>  <h3>Thrive</h3> <p>Challenge and involve people of all capabilities.</p> </div> <div>  <h3>Belong</h3> <p>Create a place that's welcoming and comfortable.</p> </div>

Document	Key Aspects relevant to West Dapto Community Infrastructure needs assessment
Government Architect NSW- Better Placed NSW	<p>Better Placed is an integrated design policy for the built environment of NSW. It seeks to capture our collective aspiration and expectations for the places where we work, live and play. It creates a clear approach to ensure we get the good design that will deliver the architecture, public places and environments we want to inhabit now and those we make for the future. GANSW defines a well-designed built environment as being:</p> <ul style="list-style-type: none"> • Healthy • Responsive • Integrated • Equitable • Resilient
Government Architects NSW-Draft Greener Places Design Guide	<p>The draft GPDG suggests the planning focus should be on providing a range of opportunities at different levels of access and intensity, rather than population and spatial standards. It offers specific criteria for greenfield sites to ensure that sufficient land is provided for future needs.</p> <p>The Draft Greener Places Design Guide contains three manuals/ tool kits that support the Greener Places policy; one being the 'Open Space for Recreation Guide' which proposes a new framework for planning.</p> <p><i>This guide has informed the Parks and Play Strategy and provided significant guidance on the planning principles and performance criteria used for open space planning in particular.</i></p> <p>There are six core performance criteria for consideration when planning for OS:</p> <ul style="list-style-type: none"> • Accessibility and Connectivity • Distribution • Size and Shape • Quantity • Quality • Diversity.
Office of Sport Strategic Plan 2020-2024	<p>The Office of Sport (lead NSW Government agency for sport and active recreation) aims to increase the levels of physical activity of the people of NSW by providing the leadership, policies, programs, funding and infrastructure necessary to enable higher rates of participation in sport and active recreation.</p> <p>Three outcomes are defined (social, health and economic) and four focus areas:</p> <ul style="list-style-type: none"> • Participation • Places and spaces • Sector sustainability • Partnerships and investment. <p>Within each focus area a goal is outlined with measurable outcomes and actions (focus) to deliver the measurable outcomes.</p>
Office of Sport- Her Sport Her Way – 2019-2023	<p>A four-year strategy aims to build a stronger sport sector where women and girls are valued, recognised and have equal choices and opportunities to lead and participate. It provides a clear role for the NSW Government to work with the sector and new partners in innovative ways to shape the future of women's sport.</p> <p>The Strategy is underpinned by a three year actions plan that has a clear priority of advancing women leaders, encouraging adolescent girls to stay in sport, recognising and celebrating women leaders in sport, event legacy from major women's sporting events and prioritising funding for female friendly facilities in NSW.</p>
Office of Sport – Regional Sports Hub Model	<p>The Office of Sport outlines a Regional Sports Hub model – an approach to delivery integrated and coordinated sporting infrastructure through strategic alignment and partnerships with key stakeholders. The model defines a Regional Sports Hub as:</p> <ul style="list-style-type: none"> • Primary centre of co-located sport and active recreation facilities, sub-elite sport support services, sport administration offices • Potential to incorporate both Centres of Excellence concept and community facilities • Part of a regional network of hubs identified through Regional Sport and Active Recreation Plans <p>At the heart of the Regional Sports Hub model is the formal establishment of partnerships to deliver integrated and coordinated facilities and services.</p>

Document	Key Aspects relevant to West Dapto Community Infrastructure needs assessment
Sport NSW- Future Directions (2018)	<p>This document is designed as a 'sector plan for the sector'. It outlines an aspirational and inclusive approach to the delivery of sport and active recreation in NSW for the next four years. It takes a high-level whole-of-sector view to improving the Sector across four themes which are used as the organising structure for priority proposals:</p> <ul style="list-style-type: none"> • Collaboration • Capacity • Innovation • Engagement
LOCAL	
Office of Sport- Illawarra Shoalhaven Sport and Active Recreation Plan 2018-2023	<p>The Illawarra Shoalhaven Sport and Active Recreation Plan suggests the following objectives be considered when planning sport infrastructure in West Dapto (inc. consultation):</p> <ul style="list-style-type: none"> • Increased Participation – including use of school facilities • Improved access – including natural areas and transport • Integrated performance pathways • For purpose facilities quality and design of facilities • Valued regional sport events • Effective collaboration: local sport and state body sports organisations.
Play Wollongong Strategy 2014 – 2024	<p>According to the PWS, the following six principles should be followed in planning for playgrounds.</p> <ol style="list-style-type: none"> 1. Quality play opportunities are equitably distributed across the city, including large regional play spaces and smaller local play spaces. 2. Play spaces are easily accessed by walking and encourage healthy living and independent access by children. 3. Meaningful engagement is undertaken with the community, including children, in relation to play space planning, provision and management. 4. Play spaces are well designed, inclusive of all ages and abilities and encourage participation in play. 5. Informal play spaces and the provision of natural play elements is given priority, recognising the benefits of connecting with nature. 6. Play spaces will provide children with an appropriate level of risk and challenge, while complying with relevant safety standards.
Wollongong City Council- Sportsground and Sporting facilities Strategy	<p>The Strategy is built on five guiding principles and 10 Key focus areas which, when combined, will help to achieve Council's Vision for sport in Wollongong. The five guiding principles of the strategy are:</p> <ul style="list-style-type: none"> • Inclusive and accessible • Participation • Safe • Partnerships and Collaboration; and • Sustainable <p>The strategy has the following actions identified under the KEY FOCUS AREA 5-Strategically plan for the development of new sport facilities:</p> <ul style="list-style-type: none"> • Continue planning for the provision of new sportsgrounds and sporting facilities in the West Dapto catchment area, with a focus on district level sportsgrounds. • Ensure West Dapto Open Space Design Manual and West Dapto Social Infrastructure Needs Assessment are key informing documents in the provision of new and renewed infrastructure in West Dapto. • Consult and collaborate with Local and State Sport Organisations in pursuing hierarchical planning of sports facilities
Wollongong City Council- Public Toilet Strategy 2019	<p>Key land use planning actions:</p> <ul style="list-style-type: none"> • Apply Crime Prevention through Urban Design (CPTED), and Ecological Sustainable Development (ESD) principles and guidelines of Council's Sustainable Building Strategy to the public toilet work. • Consider a hierarchical approach to public toilet provision in the preparation of open space and town centre masterplans and concept plans. • Continue to renew, install and upgrade accessible public toilets at locations experiencing increased use.

Document	Key Aspects relevant to West Dapto Community Infrastructure needs assessment
	<ul style="list-style-type: none"> • Install adult lift and change tables and design accessible toilets to accommodate amphibious wheelchair use in line with the Beach Access Strategy at Austinmer Beach and Port Kembla Surf Lifesaving Club (Lower Boat Shed). • Provide a continuous path of travel and accessible parking when upgrading or building new accessible toilets in high use locations
Wollongong City Council- Urban Greening Strategy 2017-2037	<p>The Urban Green Strategy includes the goal that urban density and expansion, balances economic, social and environmental considerations.</p> <p>Planning future streetscapes which deliver best practice amenity, environmental performance, and associated benefits is a major challenge for the future. 19,000+ New homes proposed and 55,000+ additional people living in WDURA.</p> <p>Link to the study: Seek to enhance tree planting and canopy cover through appropriate species selection and location.</p>
Wollongong City Council-Climate Change Adaptation Plan	<p>The Climate Change Risk Assessment of Wollongong (CCRAW) examined the likely impacts on land parcels, networks such as roads, bridges, stormwater networks and cycle pathways. The CCRAW flagged Western parts of Dapto with large number of Category-1 bushfire prone areas. As a part of the adaptation works, Council has commenced a number works and assessments to have a finer understanding of risk factors and their mitigation measures. This includes, Urban Greening Strategy, Lake Illawarra Coastal Management Plan, Coastal Zone Management Plan, etc. The priority actions relevant to the public open space network in WDURA include:</p> <ul style="list-style-type: none"> • Develop and implement transitional landscape program aimed at increasing shade cover in passive open space across all parks and reserves in the LGA • Establish trial plantings of native trees species suited to predicted future climate suitability and use in streets and parks • Managing flood risk through floodplain risk management plans incorporating flood predictions • Proactively maintain bushfire trails and other related infrastructure to be fire ready <p>Consider rainwater, sewerage mining/recycling and stormwater harvesting and usage to support irrigation of sports fields</p>
Wollongong City Council- Future of Our Pools 2014-2024	<p>Wollongong City Council owns and manages 18 public swimming pools (9 supervised public swimming pools and 9 unsupervised tidal ocean rock pools). Seven of the nine public swimming pools are 50m pools, while the remaining two are 25m pools. Currently, the closest aquatic facility to WDURA is Dapto Heated Pool- a freshwater heated facility, open year-round. The Future of Our Pools Strategy has identified the following as one of the key actions in order to achieve Council's 10-year vision for all pools in WCC:</p> <p>Undertake recreation planning to facilitate aquatic/leisure facility development at West Dapto</p>

5.3 Community infrastructure policy drivers

The following documents have been reviewed to understand key policy drivers relevant to social infrastructure in West Dapto. **Table 9** provides a summary of these drivers.

- Housing 2041: NSW Housing Strategy (NSW DPE, 2021),
- Greener Places (Government Architect NSW, 2020),
- Everyone Can Play Guideline (NSW DPE, 2019),
- Illawarra Shoalhaven Regional Plan 2041 (NSW DPE, 2021),
- Illawarra Shoalhaven Sport and Active Recreation Plan (NSW Office of Sport, 2018),
- Wollongong Local Environmental Plan (LEP) 2009, (NSW Government, 2021),
- Wollongong Development Control Plan (DCP) 2009, Chapter D16 (Wollongong City Council, 2021),
- Wollongong Local Strategic Planning Statement (LSPS) 2020 (Wollongong City Council, 2020),
- Our Wollongong 2028: Community Strategic Plan (CSP) (Wollongong City Council, 2018),
- Places for People: Wollongong Social Infrastructure Planning Framework 2018-2028 (Wollongong City Council, 2018),
- Draft Housing and Affordable Housing Options Paper (Wollongong City Council, 2020),
- Wollongong Heritage Strategy 2019-2022 (Wollongong City Council, 2019),
- Community Safety Plan 2021-25,
- Disability Inclusion Action Plan 2020-2025,
- Draft Climate Change Mitigation Plan (Wollongong City Council, 2020),
- Sustainable Wollongong 2030 (Wollongong City Council, 2020),
- Creative Wollongong 2019-2024 (Wollongong City Council, 2019),
- Play Wollongong Strategy 2014-2024 (Wollongong City Council, 2014),
- Sportsground and Sporting Facilities Strategy 2017-2021 (Wollongong City Council, 2017),
- City of Wollongong Pedestrian Plan 2017-2021 (Wollongong City Council, 2017),
- Wollongong Cycling Strategy 2030 (Wollongong City Council, n.d.),
- Wollongong City Libraries Strategy 2017-2022 (Wollongong City Council, 2017),
- West Dapto Vision 2018 (Wollongong City Council, 2018),
- West Dapto Development Contributions Plan (Wollongong City Council, 2020),
- West Dapto Open Space Design Manual (Wollongong City Council, 2018).

Table 9 Strategic policy review

Policy themes	Implications for needs analysis	Relevant documents
Growth of Wollongong LGA and the WDURA	<p>Wollongong LGA's population is forecasted to grow by 33,000 between 2016 and 2036 to reach 244,400 people. The population is also ageing, with consistent growth occurring in the over 50 age bracket. There is a need to align infrastructure and service delivery with projected population growth and change in order to support community wellbeing.</p> <p>NSW DPE recognises that 'Dapto town centre is ideally positioned to meet the needs of the growing population from the WDURA', however, 'as Dapto grows and changes it will need greater connections to public open space and cultural facilities' (Illawarra Shoalhaven Plan, pg. 66).</p> <p>As a key source of new housing for the Illawarra-Shoalhaven region, the WDURA is estimated to provide approximately 19,500 new dwellings and accommodate for an additional 56,500 residents once developed. In order to support the current and future population of the West Dapto area, there is a need for high quality social infrastructure which is delivered in a timely and equitable manner.</p> <p>The Wollongong DCP 2009 outlines a vision for the future of West Dapto: 'West Dapto will grow and develop as a series of integrated and connected communities... The communities will be healthy, sustainable and resilient with active and passive open space accessible by walkways, cycleways and public transport. To support these new communities, local centres will provide shopping services, community services and jobs...' (D16, pg. 4).</p> <p>It is a local and state priority to protect and conserve the biodiversity that exists within the WDURA, particularly the Illawarra Escarpment, in the context of planning for new communities.</p>	<p>Illawarra Shoalhaven Regional Plan 2041 (NSW DPE, 2021)</p> <p>Wollongong LEP 2009, (NSW Government, 2021)</p> <p>Wollongong LSPS 2020 (Wollongong City Council, 2020)</p> <p>Our Wollongong 2028: CSP (Wollongong City Council, 2018)</p> <p>Wollongong DCP 2009, Chapter D16 (Wollongong City Council, 2021)</p> <p>West Dapto Vision 2018 (Wollongong City Council, 2018)</p>
Demand for open space, sport, and recreation	<p>Government Architect NSW promotes the following principles for the planning and delivery of green infrastructure: co-locating green and grey infrastructure, creating an interconnected network, and maximising potential benefits through multifunctional design.</p> <p>Open space delivered within the WDURA should support multiple functions, be located within walking distance of residential areas across a well-distributed network, connect with other social infrastructure or places of interest, and feature high amenity. It must also allow for an equal split of active and passive open spaces and include appropriate embellishments.</p> <p>The West Dapto Development Contributions Plan 2020 identifies that population growth and subsequent residential development in the area will drive demand for parks, playgrounds, ovals and fields for a variety of sports, passive open spaces, and community recreation and leisure centres.</p> <p>The NSW Office of Sport's desired outcomes for the Illawarra Shoalhaven region include improved access to sport and active recreation for all, and the provision of fit-for-purpose facilities.</p> <p>It is a local priority to increase the capacity of and enhance existing sportsgrounds, with a focus on equity and accessibility. The ability for Council to provide new sports facilities will largely be limited to the opportunities presented by the WDURA.</p>	<p>Greener Places (Government Architect NSW, 2020)</p> <p>Everyone Can Play Guideline (NSW DPE, 2019)</p> <p>Illawarra Shoalhaven Sport and Active Recreation Plan (NSW Office of Sport, 2018)</p> <p>Play Wollongong Strategy 2014-2024 (Wollongong City Council, 2014)</p> <p>Sportsground and Sporting Facilities Strategy 2017-2021 (Wollongong City Council, 2017)</p> <p>West Dapto Vision 2018 (Wollongong City Council, 2018)</p> <p>West Dapto Open Space Design Manual</p>

Policy themes	Implications for needs analysis	Relevant documents
	<p>Planning and design of new sportsgrounds should consider the principles of shared use by co-locating synthetic cricket pitches where possible and allowing utilisation by sports played in opposite seasons.</p> <p>Wollongong Council has identified that many of its existing play spaces are poorly located, in poor condition, and offer limited opportunities for play. It is a local priority to ensure that 'quality play opportunities are equitably distributed across the city, including large regional play spaces and smaller local play spaces' (Play Strategy, pg. 9). The provision of play spaces should consider the principles of inclusivity and accessibility.</p> <p>The Sustainable Wollongong 2030 Strategy has identified as part of its sustainability outcomes for a city in harmony with the environment is the increased opportunities for active and passive recreation in public open space to improve the health and wellbeing of our community (pg. 47).</p>	<p>(Wollongong City Council, 2018)</p> <p>West Dapto Development Contributions Plan (Wollongong City Council, 2020)</p>
Equity and accessibility	<p>NSW DPE has established a vision for the future of the Illawarra Shoalhaven region: 'the region is more connected physically, socially, economically, culturally, and digitally. This has enabled more resilient communities, facilitated flexible working and education, and enabled people in smaller towns and villages to have the same access as people living in Metro Wollongong' (Illawarra Shoalhaven Plan, pg. 12).</p> <p>It is a local priority to create a convenient and connected network of active transport routes throughout the LGA which links to social infrastructure and other key destinations. Wollongong City Council recognises the value of active transport infrastructure in fostering a healthy, active, safe and equitable community.</p> <p>NSW DPE envisions that housing should be 'connected to local facilities, jobs and social networks, with infrastructure, services and spaces that people need to live sustainably' (Housing Strategy, pg. 8).</p>	<p>Illawarra Shoalhaven Regional Plan 2041 (NSW DPE, 2021)</p> <p>City of Wollongong Pedestrian Plan 2017-2021 (Wollongong City Council, 2017)</p> <p>Wollongong Cycling Strategy 2030 (Wollongong City Council, n.d.)</p>
Demand for social infrastructure	<p>NSW DPE recognises that 'with many people working from home, more people engage with their local neighbourhood centres and walk or shop locally', presenting an opportunity to 'improve local services and public places or to encourage a greater mix of uses including shared facilities, smart work or co-working hubs, education facilities, health services, or community and social services' (Illawarra Shoalhaven Plan, pg. 74).</p> <p>The West Dapto Development Contributions Plan 2020 identifies that population growth and subsequent residential development in the area will drive demand for childcare facilities, community meeting rooms, library spaces, and spaces for events or organised activities.</p> <p>It is a local priority to 'provide access to [library] services that meet the changing needs of the community' (Libraries Strategy, pg. 9). Libraries in Wollongong LGA should provide multipurpose flexible spaces and create opportunities for social engagement and cohesion.</p> <p>It is a local priority to ensure community wellbeing by providing high quality district level services, libraries, and facilities, as well as</p>	<p>Illawarra Shoalhaven Regional Plan 2041 (NSW DPE, 2021)</p> <p>West Dapto Development Contributions Plan (Wollongong City Council, 2020)</p> <p>Our Wollongong 2028: CSP (Wollongong City Council, 2018)</p> <p>Wollongong City Libraries Strategy 2017-2022 (Wollongong City Council, 2017)</p> <p>Places for People: Wollongong Social Infrastructure Planning Framework 2018-2028</p>

Policy themes	Implications for needs analysis	Relevant documents
	<p>opportunities for sport, leisure, recreation, learning and cultural activities.</p> <p>Social infrastructure should be delivered in accessible locations, close to other facilities and public transport, be strategically distributed and networked across the LGA, be co-located with other social infrastructure types where possible, be integrated with the public domain in a way which enables safety and accessibility, and cater to differing community needs, both present and future.</p> <p>Wollongong Council has identified that there is a lack of spaces for Aboriginal cultural learning, events and activities, and creative workspace, including studios, rehearsal spaces, and meeting rooms. The community has expressed an interest in these kinds of spaces, as well as the provision of public art and other cultural and creative activations.</p> <p>It is an objective of the Wollongong DCP to 'ensure the community's social and cultural needs are met through the provision of a range of community facilities across the [West Dapto] release area (co-located with other facilities in 'hubs', creating urban focal points)' (DCP, pg. 6).</p> <p>It is within the Council's climate change mitigation responsibilities to provide community infrastructure including 'public walking and cycling infrastructure, priority parking systems and electric vehicle charging stations on public land can encourage sustainable transport choices' (Draft Climate Change Mitigation Plan, pg. 9)</p>	<p>(Wollongong City Council, 2018)</p> <p>Creative Wollongong 2019-2014 (Wollongong City Council, 2019)</p> <p>Wollongong DCP 2009, Chapter D16 (Wollongong City Council, 2021)</p> <p>Draft Climate Change Mitigation Plan (Wollongong City Council, 2019),</p>

PART C: PLANNING RESEARCH AND CONSIDERATIONS

6.0 Social infrastructure trends

6.1 20-minute neighbourhoods

The 20-minute neighbourhood is all about 'living locally – giving people the ability to meet most of their daily needs within a 20-minute return walk from home, with access to safe cycling and local transport options. These connected and walkable places are where people can live, work and play; buy their bread and milk, work from home or local business, access services and meet their neighbours at the central gathering places.'²¹

In the 20-minute neighbourhood, people have ready access to a range of facilities, services, employment and recreation opportunities. By increasing local development density (e.g. dwelling or jobs per hectare), increasing diversity through mixed-use development and housing types and improving access to active and public transport, the principle of a 20-minute neighbourhood can enhance liveability of local areas, promote health and wellbeing of residents and strengthen the sense of community and connection to place.²²



There are particular challenges in creating 20-minute neighbourhoods in growth areas, due to lower population densities and a lack of established infrastructure. Careful planning and the facilitation of mixed housing densities in growth areas can support the development of 20-minute neighbourhoods. The creation of town centres with concentrations of social infrastructure within an 800m-1km walking distance will be key to ensuring the creation of 20-minute neighbourhoods in the WDURA.

²¹ 20-minute neighbourhoods (State Government of Victoria, 2017), <https://www.planning.vic.gov.au/policy-and-strategy/planning-for-melbourne/plan-melbourne/20-minute-neighbourhoods#:~:text=To%20improve%20liveability%2C%20we%20need,cycling%20and%20local%20transport%20options.>

²² Plan Melbourne 2017-2050 (State Government of Victoria, 2017)

6.2 Age-friendly approach to social infrastructure planning

An age-friendly approach to urban planning is essential to creating an inclusive urban environment that works for everyone. An inclusive city 'creates a safe, liveable environment with affordable and equitable access to urban services, social services, and livelihood opportunities for all the city residents and other city users to promote optimal development of its human capital and ensure the respect of human dignity and equality.'²³ Planning and designing urban environments that consider the needs of younger and older people are key to creating supportive environments that enable people to live healthy and fulfilling lives.

The global megatrend of ageing populations and growing urban populations have major implications for urban areas and how these will function in the future.²⁴ The World Health Organisation developed a framework for age-friendly cities, identifying eight interconnected domains of urban life that allow the participation of older people and promote their wellbeing, as shown in Figure 8 WHO Age-friendly cities framework.²⁵ Likewise, a child-friendly urban planning approach will ensure current and future generations are given the best chances to face the challenges of tomorrow. Furthermore, if urban areas fail to provide a conducive environment for children's development and wellbeing, they risk outward migration that entail economic and cultural impacts.²⁶ The benefits of child-friendly cities are not limited to children but ripple through the community – uniting and promoting health and wellbeing, local economy and social cohesion, safety, and sustainability.²⁷



Figure 8 WHO Age-friendly cities framework

²³ Enabling Inclusive Cities (Asian Development Bank, 2017)

²⁴ Cities Alive: Designing for Ageing Communities (ARUP, 2019)

²⁵ Global Age-friendly Cities: A Guide (WHO, 2007)

²⁶ Cities Alive: Designing for Urban Childhoods (ARUP, 2017)

²⁷ Cities Alive: Designing for Urban Childhoods (ARUP, 2017)

6.3 Resilience and a changing climate

As the impacts of climate change become more evident, increasing the resilience of communities is vital to protect lives and promote sustainable development. Resilient cities are defined as cities where 'individuals, communities, institutions, businesses, and systems have the capacity to survive, adapt, and grow - notwithstanding chronic stresses and acute shocks.'²⁸ Creating sustainable communities and driving resilience involve a systems approach to planning, taking into account the governance, economic, social, environmental assets and capacity of cities and communities.

In the Shoalhaven Illawarra region, which has regionally significant landscapes and natural assets, climate change impacts are expected to manifest through effects of extreme events that have direct and indirect impacts to communities. Heatwaves, extreme rainfalls, flooding, drought, and fire weather are expected to increase and worsen. Seven regional systems were identified to be vulnerable and needs to be addressed to mitigate risks and successfully adapt to climate change impacts²⁹:

- Satellite settlements
- Transport
- Emergency management
- Energy
- Food
- Industrial transformation
- Water

The recent flood crisis, and COVID-19 pandemic, has drawn attention to the important role social infrastructure plays in not just shaping a crisis response, but also in delivering adaptation and recovery outcomes for local communities. Over recent months and years, Australians have witnessed repeated examples of local government infrastructure - including leisure centres, sportsgrounds, and community centres - been rapidly re-purposed in response to crises, for example transforming into evacuation centres or COVID-19 testing clinics, enabling residents to access critical services when they can no longer access usual supports or facilities, such as hospitals.

Local government's recent roles in crisis and disaster responses, provides further evidence of the importance of social infrastructure. For example, disaster response research across several countries has shown that social infrastructure can foster disaster-resilient communities, as it strengthens opportunities for local social networks and responsive support systems.³⁰ Further, the *Australian Infrastructure Audit 2019* concluded that social infrastructure:

*'...helps to build social cohesion and identity, and can help foster community resilience in times of stress, such as natural disasters.'*³¹

Community and neighbourhood centres in particular play a key role in crisis and disaster response and recovery as they are able to be flexible and responsive to emerging local needs.³² Through various regular activities and programs aimed at a diverse range of stakeholders, community centres have been shown to contribute to community capacity building, reducing social isolation, and building social cohesion – key factors shaping community resilience in the face of crises.³³

Research into the role of community and neighbourhood centres in Brisbane's 2011 flood crisis also found that community centres were able to deliver a large number of benefits including:

- Coordinating and increasing volunteering and donation levels

²⁸ A Metropolis of Three Cities (Greater Sydney Commission, 2018)

²⁹ Shoalhaven and Illawarra Enabling Regional Adaptation (AdaptNSW, 2019)

³⁰ O'Sullivan, T. L., Kuziemy, C. E., Toal-Sullivan, D. and Corneil, W., 2013, 'Unravelling the complexities of disaster management: A framework for critical social infrastructure to promote population health and resilience', *Social Science & Medicine*, 93(2013), 238-246; Aldrich, D., 2012, 'Social, not physical, infrastructure: the critical role of civil society in disaster recovery', *Disasters*, 36(3), 398-419; Thornley, L., Ball, J., Signal, L., Lawson-Te Aho, K. and Rawson, E., 2015, 'Building community resilience: learning from the Canterbury earthquakes', *Kotuitui: New Zealand Journal of Social Sciences Online*, 10:1, 23-35.

³¹ Infrastructure Australia, 2019, page 393.

³² West End Community House, 2014, 'Strengthening people and places: the role and value of community and neighbourhood centres', <https://www.communitify.org.au/wp-content/uploads/2014/06/Neighbourhood-centre-Report.pdf>

³³ West End Community House, 2014; Infrastructure Australia, 2019.

- Becoming an evacuation centre for local residents prior to the floods, and a respite centre after the floods where residents could access meals and charge their phones
- Acting as a conduit for local contributions of time, money, equipment and materials
- Connecting with businesses, government and non-government agencies to access resources and services
- Developing local information kits and newsletters for residents
- Providing specific responses to vulnerable residents through pre-existing knowledge of the community³⁴

Climate change is anticipated to manifest in a host of environmental changes on a local and global scale, including habitat loss and biodiversity decline, higher urban temperatures, reduced rainfall and longer fire seasons, more frequent and extreme weather events, rising sea levels, and increased scarcity of resources. As with COVID-19, this will present complex and unprecedented challenges to Australian communities and have a significant economic and human cost.

In response, social infrastructure must be located, designed, and built to withstand a warmer, drier climate and extreme weather events, so that it can continue to provide essential services to people during ordinary times and times of crisis. Communities will also need to be more resilient, and this comes down to more than just having the right infrastructure and services. Our ability to withstand and recover from crises is greatly dependent on our social capital (the network of relationships that allow people to trust each other and work together) and our community capacity (the ability to solve collective problems through shared skills, knowledge, equipment, and other resources). Building this resilience does not happen overnight; communities must be supported to form strong social connections, share ideas and information, and seek support where and when it is needed.

In short, while historically local governments have not routinely included crisis management roles when undertaking their social infrastructure planning, there is a growing body of evidence to indicate that communities are increasingly looking to their local council to facilitate access to essential facilities and supports during times of crisis.

6.4 From standalone facilities to multipurpose hubs

Stand-alone facilities for the exclusive use of specific community or socio-demographic groups are not financially viable, nor do they deliver net social benefits. A shift towards more integrated, co-located or clustered service delivery models are needed. Single service delivery models are inefficient and consume significant amounts of land. As well as providing best value for money, shared community facilities provide positive social outcomes by providing opportunities for collaborative approaches to service delivery and 'one stop shop' for service users.

Co-location usually involves bringing community services together in a single location. It is a response to the fragmentation and lack of integration of related services. It is intended to enhance both coordination among services and convenience for clients who can access multiple services from a single point. Co-location can also relate to the relationship between community facilities and other compatible uses such as open space.

Leading practice favours the clustering of community facilities in centres to enhance accessibility and connectivity with related uses. Well used community facilities tend to be located in places that are readily accessible by public transport and where people already congregate, such as shopping centres and schools.

³⁴ West End Community House, 2014.

6.5 The role of faith in planning

Faith spaces and organisations form an integral aspect of social infrastructure fabric in new and old communities, acting as anchors for communities and often providing the community services lacking from other providers (e.g. schools, childcare, community gathering spaces).

Ives and Van Eymeren consider that Faith serves an important social purpose in urban areas, bringing city dwellers together to 'mourn, celebrate, remember, reflect and to help others'.³⁵ They also serve as a bridge between governments and citizens, building trust for communities to rally together.

Formal religious sites—such as churches, temples, cathedrals, and mosques—are places of great spiritual significance. They are often also centrepieces of community cohesion around which many urban residents' lives revolve. Further, such sites often contain vestiges of green space and natural features in otherwise grey urban landscapes. For this reason, religious sites can and should be incorporated more seriously by urban planners and designers into the urban fabric.³⁶

Recent research in Australia further highlights the role of faith communities in working with minority groups in communities with strong outcomes for accessibility and inclusion.³⁷ The Anglican diocese, for example, has undertaken strong engagement with Aboriginal communities and persons with disabilities as part of its outreach programs in particularly rural communities.³⁸ The successes in this denomination suggest a strong role for faith-based organisations in community capacity building.

It is therefore recommended that, in planning for new communities, the faith element of those communities is understood and integrated in the planning process. This process should involve a thorough understanding of the faith communities already operating in the local community.

Interfaith collaboration is a further best practice development in planning for faith in new communities. While there are considerable challenges in interfaith working, recent successes with multi-faith prayer rooms and collaboration in urban regeneration in the UK demonstrate this model's potential.³⁹

For West Dapto, it will be vital to bring local faith organisations into collaboration for the development of activated town centres that support the faith needs of these new communities and provide essential services to all residents, regardless of their faith.

³⁵ Ives, Chriss and van Eymeren, Andre. 2017, 'Religious faith can help people to build better cities – here's how', *The conversation*.

³⁶ <https://berkeleycenter.georgetown.edu/responses/how-should-religion-be-considered-in-urban-planning>

³⁷ See, e.g. Short, M. (2015). Three Anglican Churches engaging with people from culturally and linguistically diverse backgrounds. Sydney, NSW: Bush Church Aid.

Short, M. (2018). Anglican Churches engaging with people living with disabilities. The Bush Church Aid Society, CBM Australia - Luke 14 Program.

³⁸ Short, M. (2015). The Anglican Church of Australia and engagement with people living with disabilities. *St Mark's Review*, 232(July 2), 123 - 138.

Short, M., Broughton, G., Short, M., Ochala, Y., & Anscombe, B. (2017). Connecting to belonging: A cross-disciplinary inquiry into rural Australian Anglican Church engagements with people from culturally and linguistically diverse backgrounds. *Journal of Contemporary Religion*. 32(1), 119-133;

Tillotson, N., Short, M., Ollerton, J., Hearn, C and Sawatzky, B. (2017). Faith matters: From a disability lens. *Journal of Disability and Religion*. 21(3): p. 319-337.

Short, M., Seiffert, M., Haynes, R., & Haynes, L. (2018). Church, Disability, and Rurality: The Lived Experience. *Journal of Disability and Religion*, 18(1), 1-26;

Kime, K., & Short, M. (2019). Engaging with Aboriginal peoples: Challenging inequality in the rural Australian Anglican Church from a sociological, social work and theological perspective. *Australasian Pentecostal Studies Journal*, 20(2019), 35-54; Short, M., Burningham, G., Wright, S., Wardle, S., Byford, E., & Osburn, L. (2021). Four elders journeying ageing in isolation during uncertain or anxious times: an elder-directed, cross-disciplinary project about faith, *Journal of religion, spirituality and aging*, online.

³⁹ See eg. Farnell, Furby, Hills, Macey and Smith, 2003, 'Faith in Urban Regeneration: engaging faith communities in urban regeneration, The Policy press

6.6 The evolving role of libraries

Public libraries provide an array of social and economic benefits for communities beyond simply housing collections of books. Modern public libraries are key pieces of social infrastructure that provide communities with a variety of educational, cultural, social and support services. Importantly, the contemporary library service goes above and beyond simply being a place for book collections and borrowing - in addition to this long-standing function, the role of libraries has expanded to now play a key role in 'strengthening and championing the cultural lives of communities'.⁴⁰ This community support function is particularly important in areas that are geographically isolated, or service socially disadvantaged communities.⁴¹

Since the beginning of the 21st century, there has been clear research to show that well-designed and located social infrastructure plays a key role promoting both individual and community wellbeing.⁴² Public libraries, specifically, provide communities not only with a source of knowledge and information, but also a space in which to develop social connections and build social capital by providing access to shared spaces, as well through demonstrating model behaviour and other indicators of socially responsible behaviour.^{43,44}

As a foundational piece of social infrastructure, research from across the world (notably, Australia, England and the USA) highlights that services provided by modern libraries need to be dynamic, community-focused and responsive.^{45,46} That is to say, services should be different for every library as they are designed to reflect the needs and wants of the local community. Contemporary library services might include (but are not limited to):^{47,48, 49.}

- access to physical and digital resources
- support for literacy and reading for pleasure
- opportunities for social connection and community building
- lifelong learning
- support for local arts, culture and heritage
- promotion of local writers, artists and creators
- provision of safe spaces for meetings, study, work and relaxation
- access to information (in a variety of forms) for:
 - personal development
 - health, wellbeing and active participation in society, and
 - helping people learn about and engage with local institutions and agencies
 - connection with different tiers of governments

This breadth of services provided through libraries in the twenty-first century underscore their central role in building community, supporting local culture, plus enabling residents of all ages and backgrounds to participate in social, economic, cultural and political life.

In addition to the social benefits, libraries play a key cultural and economic function. Firstly, libraries are a 'touch-point' with the local Council, and so therefore play a first-hand role in shaping community perceptions of, and experiences with, Council services. As demonstrated in a survey undertaken as part of a wider research project on the social importance of libraries by CIVICA and UTS in 2016, close to 82% of surveyed individuals agreed, or strongly agreed, that libraries are one of the functions of local governments.⁵⁰

⁴⁰ Twomey, K, 2017, 'Libraries Building Communities' <https://www.sl.nsw.gov.au/stories/libraries-building-communities>

⁴¹ Summers, S & Buchanan, S, 2018. 'Public libraries as cultural hubs in disadvantaged communities: developing and fostering cultural competencies and connections' *The Library Quarterly*, 88(3): 286-302

⁴² Davern et al, 2017 'Using spatial measures to test a conceptual model of social infrastructure that supports health and wellbeing' *Cities and Health* 1: (2), 194-209

⁴³ A Safe Place to Go: Libraries and Social Capital, 2000 https://www.sl.nsw.gov.au/sites/default/files/safe_place.pdf

⁴⁴ Klinenberg, E. *Palaces for the People: How Social Infrastructure Can Help Fight Inequality Polarization and the Decline of Civic Life*.

⁴⁵ Du, Y, 2016, *Small Libraries, Big Impact: How to Better Serve Your Community in the Digital Age*

⁴⁶ *The Intrinsic Value of Libraries as public spaces*, 2016. CIVICA.

⁴⁷ Ibid

⁴⁸ AILA Statement on public library services, 2018 <https://www.aila.org.au/about-aila/policies-standards-and-guidelines/statement-public-library-services>

⁴⁹ Ibid

⁵⁰ *The Intrinsic Value of Libraries as public spaces*, 2016. CIVICA.

As a traditionally 'free' service to the community, the economic contributions of libraries are less often the focus of research into their benefits. However, a study by the NSW Library in the financial period from 2007/8 indicated that public libraries in NSW contributed over \$1 billion dollars in economic benefit to NSW, and generated over \$800 million in economic activity.⁵¹

As such, it is clear that libraries play a multi-faceted role in the community. In addition to the social benefits that they provide, there is also a clear indication that libraries are essential in developing a local council culture and image. On top of this, they are significant generators of economic benefit and activity within the local community.

Some key additional considerations for effective library spaces include:

- **Access to digital technology:** Rapid technological change means it can be hard for many, particularly those experiencing socioeconomic disadvantage, to keep up with the latest advances. Community facilities, particularly libraries, are increasingly providing spaces and tools to support effective working and learning. The COVID-19 pandemic has placed an even greater emphasis on the importance of this infrastructure, with many relying on quality internet and conferencing equipment for their work as well as socialising.
- **Unprogrammed spaces:** Social connection and informal activities (indoor and outdoor spaces) need to be considered in the conceptual design of facilities to attract a range of uses and users, to encourage casual interactions and the forming of social connections across generations, ethnicities, and other demographic groups.
- **Flexibility and adaptability:** Community facilities must be designed and managed to be flexible and adaptable over the long-term to ensure their inclusiveness and financial viability. This will ensure facilities can adapt to new or emerging uses and functions over time. Creating strong partnerships across government, not-for-profit and the private sector is critical in achieving effective hub design and maximising the use of shared spaces.

To make the best use of limited resources, and ensure that facilities are utilised as much as possible (including at night and at weekends), community buildings need to provide for multiple uses and serve a range of population groups, as well as being capable of adapting as needs change over time. Successful community centres tend to be those that offer a diversity of well organised and well attended services, programs and activities.

⁵¹ Enriching Communities: The value of public libraries in NSW, <https://www.sl.nsw.gov.au/public-library-services/enriching-communities-value-public-libraries-nsw>

6.7 Cultural Infrastructure to the fore

Cultural infrastructure is defined in Create NSW's *Cultural Infrastructure Plan 2025+* to include buildings and spaces that accommodate or support culture. It is more than just traditional museums, galleries, and theatres; including all places where the cultural sector and broader community come together to create, share, learn and store products or experiences.⁵²

Local governments play a key role in facilitating cultural activities, events and festivals, and several studies have demonstrated the economic benefits of cultural investment for local economies.⁵³ These benefits are seen through both direct employment opportunities, and the economic flow-on effects of increased visitation and expenditure in local areas. For example, Museums and Galleries NSW reported that cultural facilities across seven major regional cities, generated a 69% average return on investment by Local, State and Federal governments.

Other Australian research has highlighted other significant social benefits of local cultural activities, including: the promotion of civic dialogue in disadvantaged communities⁵⁴ and increased social capital for community members involved in planning and organising activities and festivals.⁵⁵

6.7.1 Adaptive reuse and cultural spaces

Adaptive reuse of cultural heritage spaces has become a key strategy in sustainable urban planning for its ability to preserve and potentially promote economic, social, environmental and cultural values of urban areas.

The outcomes of adaptive reuse contribute to the three pillars of sustainability through cost reductions (economic), resource efficiency (environmental), and retention (social sustainability). Adaptive reuse can transform heritage spaces into 'accessible and useable places' that suit the evolving needs of the community while retaining the identity of a place and its connection to the community.⁵⁶

In Australia, heritage buildings and archaeological sites are an integral element of the country's cultural capital⁵⁷ and its conservation and interpretation 'provide tangible and intangible links to our past and have great potential to play significant roles in the futures of our cities.'⁵⁸

6.7.2 Creative placemaking

Creative placemaking is defined as the utilisation of artistic practices through programmatic (events-based) approach or through built form (e.g. creative studios, performance venues, public art etc) to make a place more interesting and vibrant.⁵⁹ Local creative infrastructure can serve as both catalyst and platform for generating subsequent economic, social and environmental values especially for newly developed or renewed areas. A multitude of benefits can arise from creative placemaking including but not limited to increased civic participation, improved health and wellbeing, place attachment, reduced crime, increased infrastructure investment, education and skills development, employment opportunities, increased retail and local business, flow-on effects on tourism and place-brand value, investments to public domain and improved walkability.⁶⁰

Creative placemaking amenities such as public venues for cultural and creative practices and activities such as staging of festivals and exhibits can deliver socio-economic values to growth areas. They not only attract businesses, inward investment and talented workforce to the local area to boost the local economy but also serve

⁵² *Cultural Infrastructure Plan 2025+ (Create NSW, 11).*

⁵³ Museums and Galleries NSW, 2010, *Value Added! The economic and social contribution of cultural facilities in Central NSW*; Museums and Galleries NSW, 2014, *A report on the economic impact of the cultural facilities of the Evocities.*

⁵⁴ Kelaher et al., 2014, *Evaluating community outcomes of participation in community arts: A case for civic dialogue.*

⁵⁵ Reid, 2004, *The Social Consequences of Rural Events: The Inglewood Olive Festival.*

⁵⁶ Adaptive reuse of heritage buildings (Bullen and Love, 2011, p. 412).

⁵⁷ Adaptive reuse of heritage buildings (Bullen and Love, 2011, p.411).

⁵⁸ Adaptive reuse of industrial heritage: opportunities and challenges (Heritage Council Victoria, 2013, p. 1)

⁵⁹ Tourism planning and place making: place-making or placemaking? (Lew, 2017)

⁶⁰ Valuing Creative Placemaking (Cohen et al, 2018)

as ‘vehicles for social capital’ that facilitate community processes, which have the power to create new social networks and strengthen sense of community in the long term.⁶¹

⁶¹ Valuing Creative Placemaking (Cohen et al, 2018, p.21)

6.8 Importance of open space

Public open space supports the health and wellbeing of our residents. Parks are places where our residents and visitors to the city can relax, be physically active and play. They provide free locations for people to gather and socialise, helping people to make connections with one another and have a sense of belonging in our growing community. They provide opportunities to escape the built environment, and improved amenity provides habitat for wildlife and improved air quality. This critical green infrastructure supports and contributes to social, physical and mental health of our community.

Open space, sport and recreation infrastructure contributes to economic wellbeing, by creating numerous jobs in managing and maintaining community facilities, delivering programs and activities, supply of equipment and the multiple benefits that come from hosting community and competitive events.

Parks and recreation facilities are critical for community health and wellbeing. They ensure our urban environments support and sustain our communities through:

- **Physical and mental health benefits:** Open space, sport and recreation infrastructure and services promote physical activity and active lifestyles. Direct benefits to health include reduced risk of non-communicable diseases such as cardiovascular diseases, colon and breast cancer and diabetes; improved bone health; reduced risk of falls and fractures; assistance with weight management; enhancement of the immune system; and improvement of mental health and sense of wellbeing.
- **Social benefits:** Parks, public space and community recreation facilities generate stronger and more connected communities with improved social interaction and inclusion through provision of active and vibrant community hubs, access to facilities and resources, opportunities for volunteering and involvement.
- **Environmental benefits:** Development of well-planned and attractive settings for active living encourages uptake of active transport and use of public parks and leisure services. Further health benefits associated with provision of parks and green environments include temperature reduction and mitigation of the urban heat island effect; air quality improvement; management of storm water reducing the incidence of flooding and water-borne disease; ecosystem support and biodiversity enhancement.
- **Economic benefits:** Parks and leisure services can assist to reduce health care cost through reduction in disease and illness associated with lack of physical activity and social interaction. A park and public space network can provide local employment and investment opportunities; and contributes to maintaining a healthy workforce.
- **Heritage conservation:** opportunities for heritage interpretation of both listed landscape items, archaeology and 'ruins'.

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.

Public open space, sport and recreation infrastructure could be defined as a critical investment in current and future populations. This 'Urban Health Infrastructure' delivers multiple returns on investment.

The National Heart Foundation observes:

- The health effects of physical activity are compelling. However, the potency of physical activity as a policy investment for Australia extends far beyond health. Active living plays a key role in broader economic and social goals for our nation:
walking, cycling and public transport are affordable and sustainable solutions to traffic congestion
- these same behaviours contribute to cleaner air, reduced carbon emissions and sustainable environments
- active neighbourhoods and cities are more liveable, with higher levels of social capital and community cohesion and lower levels of crime
- in the context of an ageing community, physical activity enables older Australians to live more active lifestyles with reduced risk from disabling and costly chronic diseases

- fit and active workers are more productive, take fewer sick days and make a positive contribution to our economic wellbeing.

Source: *A blueprint for an active Australia*, Heart Foundation, 2019 (pg. 8)

6.8.1 Lessons from the lockdown – restored recognition of open space

The recent impact of measures to reduce the spread of the coronavirus pandemic has highlighted just how important public spaces, parks and pathways are to the community. Anecdotal evidence from many towns and cities has highlighted the rapid increase in use of public space and how important the opportunity to get outdoors and be active has become to all. It is likely this rapid shift in behaviour will emphasise serious inequity in provision and may result in more permanent increases in outdoor activity and exercise.

'However, the sheer volume of people exercising in the open air has also exposed the limitations of historic design of some public spaces, with too many people crowded onto narrow walkways or poorly laid out parklands.'

'That's why our future precincts, parks and public spaces need to be designed to enable better social distancing, with wider footpaths, segregated cycleways and more linear parks, to meet the increased demand for these precious public spaces.'

- Rob Stokes NSW Minister for Planning. Source: *Guardian Australia* 12/05/20

6.8.2 Value of community sport infrastructure

In 2018, Australian Sports Commission and KPMG published a report titled: *The Value of Community Sport Infrastructure: Investigating the value of community sports facilities to Australia*. The headline finding of the report was that annually community sport infrastructure is estimated to generate more than \$16.2 billion annually to Australia. This includes:

- \$6.3 billion in economic benefits, including 33,900 FTE jobs and \$5.53 billion in increased productivity
- \$4.9 billion in health benefits including \$500 million in health system benefits and reduction of many personal health concerns, including reduction in chronic diseases, reduction of anxiety and depression
- \$5.1 billion in social benefits including \$4.2 billion in human capital uplift (improved educational and employment outcomes).

The report states:

In a competitive funding environment, proponents of community sport infrastructure projects must be able to demonstrate that their proposals will deliver value to their communities more broadly than only to direct interest groups (whether that be sports clubs, state sporting organisations, or other community groups).

The Value of Community Sport Infrastructure report outlines potential outcomes for the sector and policy makers. This includes:

- A shift from seeing provision of community sport infrastructure as a 'cost' to an 'investment, impact and value' to communities.
- Opportunity for further collaboration across all levels of government and government departments to deliver improved value to communities.

7.0 Planning and delivering social infrastructure effectively

7.1 Council's role in infrastructure delivery

Local Government Areas across Australia are experiencing significant demographic and socio-economic transformations as the process of globalisation, migration and other demographic forces change how people live and work.

The policy context for councils is shifting with growth in the service sector and knowledge industries, increasing cultural diversity, ageing populations and persistent inequalities within communities. Given the overwhelming evidence for its value in creating liveable and sustainable communities, it is imperative that councils invest in social infrastructure to ensure they meet the changing needs and expectations of their communities.

This increasing need for adequate social infrastructure provision has prompted many Australian local governments to develop frameworks that guide planning and investment in council-owned social infrastructure. The City of Greater Geelong outline their rationale for delivering social infrastructure as:

'Being able to plan for, respond to and provide infrastructure in a continually changing environment that is reflective of community needs is crucial to how Council continues to do business and support its vision and objectives'.⁶²

Councils across Australia continue to have responsibility for a large proportion of social infrastructure within their local areas, and therefore have a crucial role to play in ensuring adequate provision. Indeed, Wollongong City Council's *Social Infrastructure Planning Framework* identifies Council as 'the steward [on behalf of the community] of the majority of 'hard' social infrastructure across the city and as a key agency in fostering social well-being of the local community'.⁶³

This perspective was also highlighted in the major 2015 survey of Australian residents which revealed high levels of community recognition and support for the important role councils' play in delivering social infrastructure (such as parks, libraries, sport and recreation facilities, youth services and childcare facilities). For example, the majority of respondents reported that local government's provision of social infrastructure was either extremely important or very important.⁶⁴

Wollongong City Council provides a useful example of how councils can think about their specific roles in social infrastructure delivery. Council identifies three main roles, summarised⁶⁵ below:

- **Planner:** Council plans for social infrastructure to address community needs. For example, Council undertakes needs assessments and consults with the community to plan for upgrades to existing social infrastructure or development of new infrastructure. Council may also seek contributions towards social infrastructure as part of new residential developments.
- **Manager/deliverer:** Council builds and maintains community assets and delivers services that meet community needs. Council upholds its commitment to principles of social inclusion, social justice and public value and works to enhance affordability and access for the community.
- **Activator/facilitator:** Council facilitates events and programs, brokers linkages and forms partnerships with other organisations to deliver social infrastructure and assists with applications for non-council grants.

⁶² City of Greater Geelong, 2015, page 1.

⁶³ Wollongong City Council, 2018, *Wollongong Social Infrastructure Planning Framework*, page 14.

⁶⁴ Australian Centre of Excellence for Local Government (ACELG), 2015, *Why Local Government Matters Summary Report 2015*.

⁶⁵ For full details, see Wollongong City Council's *Social Infrastructure Planning Framework*, pages 14-15.

7.2 Development contributions

Local infrastructure contributions are charged by councils when new development occurs to fund key infrastructure, including parks and land for community facilities. While the system is administered by local government, the DPE sets the policy framework governing this system. There are two forms of local infrastructure contributions, contributions (s 7.11) and levies (s7.12), both of which are guided by Council's contributions plans.

It is noted that amendments to the NSW local infrastructure contributions framework are currently being considered.⁶⁶ These proposed changes may impact the way in which social infrastructure is funded in the West Dapto area.

The West Dapto Development Contributions Plan 2020 was adopted by Council on 7 December 2020 and came into force on 14 December 2020. It enables Council to levy contributions for local public infrastructure required as a result of development in the WDURA.

IPART review of West Dapto contributions plan

The West Dapto Development Contributions Plan 2020 is considered an IPART reviewed contributions plan.⁶⁷ It has been updated on a number of occasions following review by IPART in 2016 and 2020, providing commentary and recommendations regarding the provision of social infrastructure.

It is noted that the review was satisfied with community infrastructure listed on the essential works list, for 1.85 hectares of land for four new community facilities – finding nexus between the number of community facilities and estimated population for the growth area, based on a previous study conducted by Elton Consulting.⁶⁸

This contemporary Needs Assessment and Gap Analysis will inform Council's review of the West Dapto Contributions Plan and IPART's subsequent assessment of the Contributions Plan.

7.3 Planning Agreements

Planning agreements are a legislative mechanism for delivering innovative and complex infrastructure in connection with planning proposals and development applications. They are negotiated between Council and developers in these contexts. Importantly, these agreements extend beyond the scope of local infrastructure contributions, and can include:

- Recurrent funding of public facilities
- Capital and recurrent funding of transport
- Protection and enhancement of natural environment
- Monitoring of planning impacts

Planning agreements will be considered as a mechanism for funding and delivery of social infrastructure in this study.

⁶⁶ See <https://www.planningportal.nsw.gov.au/local-contributions>

⁶⁷ NSW Department of Planning, Industry and Environment, 2019, Local Infrastructure Contributions Practice Note.

⁶⁸ Elton Consulting, *West Dapto Social, Cultural and Recreation Needs Study*, 2007.

7.4 Planning for social infrastructure in greenfield growth areas

'The long-term success or otherwise of [new outer suburbs] is to a large extent dependent on work undertaken early in the development cycle. This involves local and state governments working together with private developers to plan, fund and deliver the infrastructure necessary to support significant new populations'.⁶⁹

Key findings identified – considerations for West Dapto

- Neighbourhoods organised around an accessible town centre within a five-minute walk from their home.
- Co-located, multipurpose community facilities in strategic locations to serve a broader catchment for district-level need.
- Development of work hubs: small business incubators for residents to work remotely in a shared space in the local centre, designed for networking, knowledge sharing and collaboration. Opportunities include partnering with educational providers or private operators to manage incubators.
- Explore opportunities for income generating activities. The design of new facilities should create opportunities for commercial and social ventures alongside the community facility, such as cafes and gallery space.
- Program facilities to maximise participation, inclusion, and occupancy rates, especially at night.
- Improve promotion of key assets.
- Collaborative, partnership-based approach leveraging private sector, not-for-profit and state government cooperation. Ensure consistency and clarity to give clear signalling to the private sector.

Planning for social infrastructure in new release areas faces its own set of challenges. Delivering social infrastructure in a timely manner can, when successful, facilitate community cohesion from the outset of the new community. Key issues include:

- **Rapid population growth:** new release areas are confronted with significant rates of population growth, challenging existing community infrastructure and increasing the need for new infrastructure. These communities are also often more diverse, presenting challenges with catering infrastructure for multicultural communities. Managing growth, and meeting demand as it arises in urban release areas, is key to success.
- **While the need for infrastructure in new and developing communities is urgent, some types of infrastructure arrive long after they are required.** Outer suburbs and new growth areas may offer the most affordable homes to purchase, but they do not necessarily provide affordable living because they are less connected to neighbouring areas and associated opportunities. In addition, access to a range of social infrastructure is limited, particularly in the newest suburbs. A lack of social infrastructure can limit engagement with sport, recreation, social inclusion, and cultural expression.
- **Cost of new infrastructure in greenfield suburbs:** Developer contributions in new growth areas leaves a large gap in funding, and neither level of government recovers the full cost of infrastructure provision from the private sector. This gap in funding can be a barrier to the timely provision of new infrastructure
- **Libraries and community centres have large upfront capital costs:** new libraries can cost from \$20 million to \$30 million and new community centres between \$40 million and \$70 million.⁷⁰ The case studies provided in this report highlight that 21st century libraries and community centres are regional scale social infrastructure investments that provide for much more than places to borrow books or go for a swim. These multi-purpose

⁶⁹ Andrew Wear (2016) Planning, Funding and Delivering Social Infrastructure in Australia's Outer Suburban Growth Areas, Urban Policy and Research, 34:3, 284-297, DOI: 10.1080/08111146.2015.1099523

⁷⁰ Andrew Wear (2016) Planning, Funding and Delivering Social Infrastructure in Australia's Outer Suburban Growth Areas, Urban Policy and Research, 34:3, 284-297, DOI: 10.1080/08111146.2015.1099523

facilities are designed to service large catchments and provide a wide range of services, seven days a week, for all ages and abilities.

- **Integration of new and existing communities:** challenges arise when new and existing communities clash. Social infrastructure that draws on both of these communities in an equal and egalitarian manner can help to alleviate this challenge.

7.5 Timely delivery of community infrastructure in greenfield areas

Community infrastructure is integral to local sustainable development and its timely delivery is critical to facilitate successful growth of newly developed or redeveloped urban areas. However, for greenfield growth areas in Australia, planning, scheduling and delivery of social infrastructure is a persisting policy challenge, undermining the potential of growth areas.⁷¹

Lags and deficits in infrastructure in these growth areas impact new communities and new housing supply programs. Australian Housing and Urban Research Institute found that a notable emerging pattern in community infrastructure delivery is that 'walking and transit access to social infrastructures in the growth areas invariably lags behind the regional average in all three cities,' suggesting lack of social infrastructure provision within these areas and insufficient transit services to connect residents to community infrastructure.⁷²

To support the development of greenfield areas and its communities, strategic coordination is essential to timely delivery of local social infrastructure and to address potential issues such as fragmentation of delivery agencies or overcommercialisation of delivery.

New technologies including big data and spatial analysis offer opportunities to improve planning and delivery of sufficient and highly accessible community infrastructure in greenfield areas.⁷³ Preferences of the community, changing population needs, health trends and current access are contributing factors to successful delivery of local social infrastructure.

Some of the key trends in social infrastructure provision identified in the Wollongong local government area include co-location and multi-use facilities, cultural and creative spaces, health and wellbeing services, with residents expressing preference for large multipurpose facilities for diverse community gatherings which solidify community ties.⁷⁴

⁷¹ Delivering social and community infrastructure in Australia's growing cities (AHURI, 2021)

⁷² Delivering social and community infrastructure in Australia's growing cities (AHURI, 2021, p.3)

⁷³ Delivering social and community infrastructure in Australia's growing cities (AHURI, 2021)

⁷⁴ Places for People: Wollongong Social Infrastructure Planning Framework 2018-2028 (Wollongong City Council, 2018)

7.6 Case study analysis: effective planning for growth areas

7.6.1 The Ponds, NSW

Area	Description
Project Overview	<p>Located within the Blacktown LGA, The Ponds is described as one of the most successful master planned projects in NSW.</p> <p>The Ponds includes approximately 80 hectares of parklands, bushland, waterways and six kilometres of bicycle and walkways.</p> <p>Centrepiece to this unique masterplan of 80ha are six major ponds and water features, complemented by a network of parks, gardens, reserves and sporting fields, recreational complexes, over 4kms of interconnecting cycleways and walking paths, connecting streets to green space and offering an active lifestyle for residents</p> <p>The design of the suburb has a wide range of recreation and community infrastructure that is well integrates with Second Ponds Creek being the 'spine' of the development.</p> <p>Underpinning the landscape planning and design is a commitment to best-practice sustainability measures. The project's Cumberland Plain landscape setting, a highly valued and endangered ecosystem of the Sydney Basin, presents distinctive opportunities and challenging constraints, requiring sensitivity throughout the planning, design and construction phases. The water-quality management system of rain gardens, wetlands and ponds, and the clearly delineated public/private open spaces, minimize encroachment of the more intensively managed landscapes into the surrounding bushland.</p> <p>Source: https://architectureau.com/articles/the-ponds/#https://clouston.com.au/project/the-ponds-parklands-riparian-corridor/</p>
Outcomes	<ul style="list-style-type: none"> • There is a diversity of recreation opportunities within The Ponds including play spaces, multi-use courts, sporting facilities, fitness stations and a network of shared pathways. • The public open space network has a high level of road frontage. • The riparian corridor has been integrated, designed and activated as the focal point of recreation opportunities. • Ample shared pathways, wide and safe connections across Second Ponds Creek and multiple activation destination location throughout which is supported by way-finding signage.
Key learnings	<ul style="list-style-type: none"> • A strong integration of planning and design methodologies to deliver an integrated stormwater and recreation infrastructure network. • Early discussions with developers to bring them on a journey to deliver best outcomes for the community well-being. • Developing a comprehensive urban design manual to guide the development of public realm, built-form character and excellent quality public recreation network • Excellent integration of green and blue grid to maximise public open space opportunities

The Ponds Masterplan



High quality and integrated public open space and recreation facilities



4.5 kms of cycleways and pathways



Gathering artwork by Aunty Edna Watson and Graham Chalcraft compliments the playground adjoining the cycleway



Parkrun at The Ponds has over 400 people participate in the free 5km walk/run every Saturday morning.



Source: www.facebook.com/pg/thepondsparkrun/photos/?ref=page_internal

Public Art integrated into waterways, parks and streetscapes

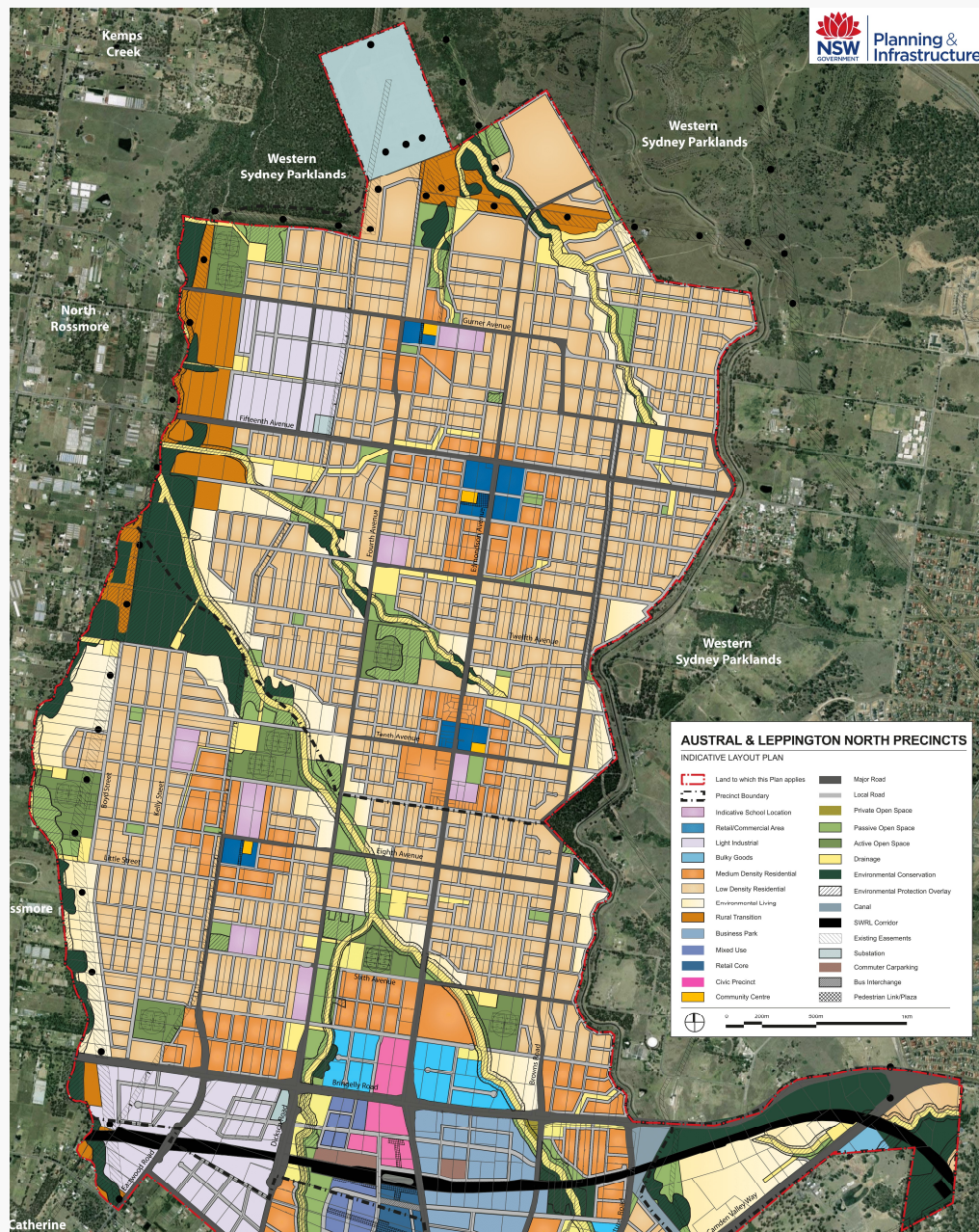


7.6.2 Austral, NSW

Area	Description
Project Overview	<p>The suburb of Austral is located within the Liverpool Local Government Area (LGA). Austral is located 10km to the east of the future Badgerys Creek Airport and 10km west of the Liverpool CBD.</p> <p>The population of Austral is projected to increase to approximately 70,000 residents by 2041- the time estimated for the suburb to be fully developed. Austral will be comprised of four (4) Town Centres to meet the needs and demands of its current and future population.</p> <p>The Austral and Leppington North Precincts were released for precinct planning purposes by the Minister for Planning in October 2009. The Austral Precinct is wholly located in the Liverpool LGA, while the Leppington North Precinct is located partly in the Liverpool LGA and partly in the Camden LGA.</p> <p>The Indicative Layout Plan (ILP) for the Austral and North Leppington Precinct was released in 2011, whereas Contributions Plan for the precinct was prepared in 2014 (CP 2014). CP 2014 was developed based on the demographic projections developed in 2014 i.e. approx. 16,133 dwellings and a population of 49,686. Public Open Space was planned for the demographic estimates in 2014. A total of 124.01HA of Public Open space was identified for Austral. However, the total quantum of land for Public Open Space was inclusive of constrained land (E.g.: steep slope, low passive surveillance, powerline easements, etc). Following is a breakdown of Public Open space (Public Open Space) identified for Austral in 2014:</p> <ul style="list-style-type: none"> • Total Public Open Space identified: 124.01HA • Existing/Dedicated land for Public Open Space: 19.17HA • Additional acquisition of land for Public Open Space: 104.84HA • Open Space provision rate: 2.5ha/1000 persons (NOTE: for projections made in 2014) <p>Hierarchy of planned provision of Public Open Space (2014):</p> <ul style="list-style-type: none"> • Local Parks (0.1-2ha): 46 parks • District passive Parks (0.3-10ha): 11 parks • Local Sports Park (5-12ha): 4 parks • District Sport (10ha): 1 park <p>NOTE: Most parks (all hierarchies) are constrained with remnant vegetation, odd shape and size affecting functionality of the park which further reduces the net functional area of parks for recreation use.</p> <p>CURRENT SCENARIO: Austral's population in 2021 was 9,451 residents and approx. 2,883 dwellings. As per Forecast Id, Austral is estimated to reach a population of 69,049 residents and 22,768 dwellings by 2041. That is, an additional 19,363 residents and 6,635 dwellings to be accommodated with no investment in already deficit provision of Public Open Space.</p>
Outcomes	<ul style="list-style-type: none"> • Delayed land acquisition and delivery of Public Open Space. Residents have moved into brand new homes with no public park to access within a walking or driving catchment. • Existing parks are outdated and no longer meet the need of the new demographic. • Increased residential density to accommodate additional dwellings and residents. Areas zoned for low density are getting higher density residential development, which is affecting living conditions. • Poor built-form, urban design and social returns • Community frustration due to delayed delivery of social infrastructure • Additional pressure on Council to expedite land acquisition and delivery of parks with most parks funded through Contributions Plan. • Buying additional land for Public Open Space will be too expensive for Council.
Key learnings	<ul style="list-style-type: none"> • Review of planned provision of Public Open Space every 5 years to respond to the most up to date demographic projections and trends • Developing forward funding strategy to acquire land and deliver Public Open Space infrastructure to maintain and sustain delivery responsive to the population growth • Monitoring residential density development to ensure dwelling targets are not exceeding threshold numbers • Initiating partnership and collaboration opportunities with State agencies for land acquisition and joint delivery of major recreation facilities

- Developing innovative design and delivery models for recreation and open space to maintain demand by the time an urban release area reaches its full development potential.

Austral Indicative Layout Plan 2014



7.6.3 Melton Library, Victoria

Melton Library is a sustainably designed and energy efficient facility that opened in 2013. It is located in the Melton township and cost \$20 million to build. The library is open every day and integrates many services for community members, and integrates health, wellbeing, and education programs for a range of diverse audiences.

The multi-purpose facility includes the following:

- Housing the library's collection of books, journals and resources,
- Providing lifelong learning and community activities, with flexible spaces to cater for large and small groups,
- Eleven meeting spaces, varying in size from a ninety-seat auditorium to more intimate meeting rooms for small groups. These are available to residents and can be booked for various activities including community group meetings, arts and craft groups or business meetings,
- Offering programs for all ages and for a range of community needs including, programs for new arrivals such as providing English conversation classes and support for citizenship tests; job lab support for resume and job applications; after school programs for primary and secondary school students; and craft and activity groups to reduce social isolation,
- Offering children's programs and Maternal and Child Health services,
- A dedicated recording studio available for hire,
- Using the latest in wireless connectivity with well-equipped computer training rooms,
- Changing places - fully accessible toilets, with adult change table and hoist to ensure the centre is an inclusive place for people with disabilities.

7.6.4 Macarthur Gardens, NSW

Macarthur gardens is a part of the Greater Macarthur Growth Area, including urban infill and new release land. Delivered primarily by major development groups, the Macarthur Gardens retirement village and planned mixed use neighbourhood are a good example of the private delivery of best practice community infrastructure, tailored for local demographic needs.

The Macarthur Gardens Community Centre, built for Stockland Property Service, is approximately 1,600m² and contains the village administration facilities, hair salon, doctor's rooms, gymnasium, indoor swimming pool, town hall, billiards room, dining room, and a library. The co-location of services and facilities in a central location makes this facility a success for residents in the village.

Macarthur Gardens North is a mixed-use development that plans to deliver community infrastructure. The concept plan outlines:

- More than 13ha of open space, including a regional park, central park, and a vibrant civic plaza,
- Playgrounds,
- Fitness stations,
- Shared cycle and pedestrian way,
- Recreational space for sports and leisure.

7.6.5 Liverpool City Council – Community Facilities Strategy

The Liverpool City Council's Community Facilities Strategy contains a number of points developing best practice for community infrastructure planning in key growth areas and new release areas. A key focus for Council has been tackling the issues arising from the developer contributions scheme, and the limitations associated with this funding model. Improved facility planning for new release areas looks like:⁷⁵

- Preparing guidelines and functional briefs for new community facilities to inform developers and internal stakeholders of the general requirements for new community facilities
- Seeking resourcing to undertake necessary preliminary research to further inform functional briefs for new community facilities
- Explore funding opportunities for new facilities, outside of contributions
- Ensure all contribution plans require facilities of at least 1 000 sqm in size.

7.6.6 Thirroul District Community Centre & Library, NSW

The Thirroul District Community Centre & Library is an integrated multipurpose community facility servicing the northern part of the Wollongong LGA. The award-winning centre was built in 2009 and co-located with Thirroul's shopping village. Seating over 200 in its hall, the centre is host to numerous programmed events and activities. Key features include:

- Large hall for community events, coupled with a kitchen, foyer, and terrace,
- Six additional bookable rooms,
- Library space,
- Gallery space.

7.7 Aerotropolis Plan, NSW

The Western Sydney Aerotropolis Plan envisions the Western Sydney Aerotropolis as the next global gateway of Australia with world-class infrastructure to support a thriving economy and a sustainable, liveable community built around the Western Sydney International Airport.

One of the objectives set in the Plan is to deliver social and cultural infrastructure that strengthens communities, highlighting the significance of efficient planning and timely delivery of social infrastructure in unlocking development in the Aerotropolis and successfully activating the planned precincts within the metropolitan area. With a landscape-led and integrated approach to social infrastructure, the Plan includes community, education and health, and creative and cultural facilities as part of the state and local infrastructure requirements, including:

- Community facilities and open spaces
 - Employment and residential development within 10 minutes' walk of public open space,
 - High quality facilities and services including community centres, multi-purpose hubs, libraries and aquatic centres
- Health and education facilities
 - strategic centres that integrate primary and tertiary education, with health facilities and the landscape to create places of learning and wellbeing
 - local centres where schools and community facilities are integrated into the parklands shared with the broader community
- Arts and creativity facilities
 - Provision of public art, and public spaces such as art galleries, museums and libraries
 - Co-location of artistic and creative organisations in science and education precincts to facilitate collaboration, enable enterprise and innovation and support the development of creative industries⁷⁶

⁷⁵ Community Facilities Strategy (Liverpool City Council, 2018), Page 28.

⁷⁶ Western Sydney Aerotropolis Plan (NSW DPE, 2020).

7.8 Waterloo Youth Centre

Waterloo Youth Centre is an example of a refurbished inner city toilet block that has been transformed into a high-quality contemporary workspace and counselling facility for Weave, a not-for-profit organisation dedicated to supporting disadvantaged young people in the inner-city. The facility is located next to Waterloo Oval and a skate park which offers an ideal situation for providing services that need to appeal and reach out to the local youth community.

The project was commissioned by the City of Sydney Council and completed in 2012. It now delivers vital community services, achieving exceptional social and economic value. The key uses and features of the facility include:

- Offices for Weave's 14 staff
- Located next to a skate park and within a public parkland area
- Central courtyard to provide natural light and ventilation
- The design adapts the existing building and encloses it in an interlocking steel structure that can be dismantled and relocated.

The estimated cost of the project is \$1800/m² excluding land costs, professional fees and development approvals. The Gross Floor Area is 240m² on a 450m² site. The procurement process followed an open expressions of interest after which applicants were invited to enter a design competition. The architect was Collins And Turner.



Figure 9 Waterloo Youth Centre – integrated indoor and outdoor facility

Source: Green roofs Australasia

PART D: UNDERSTANDING SUPPLY AND DEMAND

8.0 Supply: current and planned social infrastructure

8.1 Introduction

This section audits existing and planned supply of social infrastructure within and with bearing on the WDURA. The section audits supply through a close analysis of GIS data, and Council's WDURA Developer Contributions Plan 2020, to understand existing and proposed provision. The results of this audit feed into the methodology for the gap analysis below.

8.2 Community facilities

There are a limited number of existing facilities catering for the WDURA. These include

- Horsley Community Centre (a council-owned neighbourhood-level community facility)
- Wongawilli Community Hall (a council-owned neighbourhood-level community facility)
- Dapto Ribbonwood Library and Community Centre (a council-owned sub-district integrated multipurpose facility)

A range of planned and upgraded facilities are identified in Council's WDURA Developer Contributions Plan 2020. These and existing facilities have been identified and mapped in **Figure 10** below.

Considering both existing and planned supply, as well as access to the Calderwood community centre, there is sufficient access to community facilities for the catchment generally. However, there is a noted gap in access for stage 5 and parts of stage 4 to sub-district level community facilities, including library space.

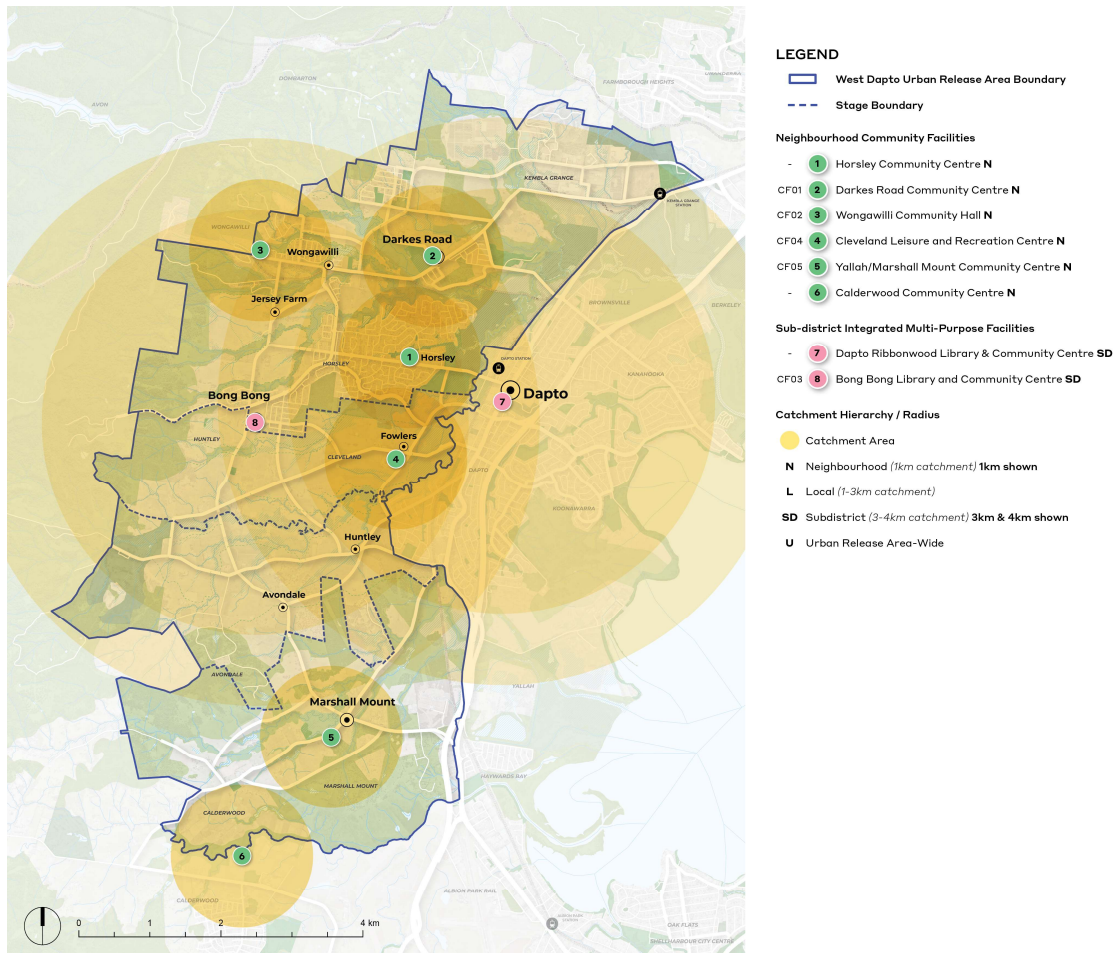


Figure 10 Existing and planned community facilities – WDURA

Source: Ethos Urban

8.2.1 Existing Council facilities



Wongawilli Community Hall - Interior



Wongawilli Community Hall – Exterior

Wongawilli Community Hall

The Wongawilli Community Hall is a 126sqm hall equipped with performing stage, kitchen facilities and outdoor amenities (including a playground and shade) used for community gatherings and activities.

The Wongawilli Community Hall is subject to planned upgrades, with design steps currently underway (see below).



Horsley Community Centre

The Horsley community centre is a Council-owned local community hub accessible by bus and train (1.4km from Dapto train station), offering various activities and services. The centre has bookable facilities including

- (1) Hall (capacity: 80 people, size: approx. 173sqm)
- (1) Sensory room
- (1) Meeting room (capacity: 24 people, size: approx. 50sqm)
- Amenities (kitchen, toilets etc.)



Dapto Library

Dapto Ribbonwood Centre

The Dapto Ribbonwood Centre is Council-managed facility which provides several services and spaces to the community. The centre is closely located to Dapto Mall and Dapto Showground and is accessible by bus and train. The centre includes the Dapto Library, three halls, five meeting rooms, two community offices, kitchen facilities, outdoor facilities, children's playground, parking and public toilets.



Dapto Ribbonwood Centre Hall



Heininger Courtyard



Scribbly Gym Room

Room	Dimensions (m)	Capacity (Theatre Style)	Capacity (Table Seating)
Kurrajong Hall 1 & 2	22 x 15m	400	324
Kurrajong Hall 1 (with large stage and dressing rooms)	15 x 13m	250	216
Kurrajong Hall 2	15 x 8.9m	150	108
Heininger Hall (small stage)	21.5 x 13.5m	250	216
Scribbly Gum Room	12.4 x 8.5m	90	80
Laurel Room	19.5 x 6m	100	70
Acacia Room	9 x 5.7m	50	32
Banksia Room	6.8 x 5.4m	32	22
Sassafras Room	8.2 x 5.2m	35	25
Community Office 1	5.4 x 4.2m	20	16
Community Office 2	6.6 x 4.2m	20	16

8.2.2 Planned community facilities

The *West Dapto Development Contributions Plan 2020* outlines planned supply for community infrastructure within the WDURA. This planned supply is summarised below:

Table 10 Planned community facilities

CF01	Darkes town centre	Neighbourhood multi-purpose community centre
CF02	Wongawilli	Neighbourhood community centre
CF03	Bong Bong	Sub-district multi-purpose community centre & library
CF04	Cleveland precinct	Neighbourhood multi-purpose community centre
CF05	Yallah - Marshall Mount	Neighbourhood multi-purpose community centre

Source: *West Dapto Development Contributions Plan 2020*

Wongawilli Community Hall refurbishment

The Wongawilli Community Hall is planned to be refurbished and extended from 126sqm to approximately 350sqm of floor space. The refurbishment plan involved design considerations to preserve the building's heritage significance and identified the following additional facilities:

- New kitchen
- New internal toilets & cleaners room
- Administration office with kitchenette
- Hireable office with kitchenette
- Hireable meeting room with kitchenette
- Foyer
- Building services

Darkes Town Centre District Sports Park and Community Centre Hub

The Darkes Town Centre District Sports Park and Community Centre Hub will be a 9.4ha site located along West Dapto Road under the Illawarra Escarpment. It is expected to serve the existing and future community in the West Dapto growth area. The Concept Plan for the Darkes Town Centre District Sports Park and Community Centre Hub details the following component schedule for the Community Centre, with an estimated cost of up to \$3,020,000. The following spaces have been identified for this facility:

- Hall
- 3 x meetings rooms
- Centre administration and staff amenities
- Community Office
- Building Services
- Public Amenities
- Shared foyer/ entry/ reception
- Kitchen – Commercial grade
- Enclosed covered forecourt

Calderwood community centre

The Calderwood Urban Development Project or Calderwood Valley is 700-hectare master planned site on the rural lands governed by Shellharbour and Wollongong Local Government Areas. The site is situated approximately 1.5 kilometres to southwest of the southern boundary of the WDURA. The project sits on a State Significant site and is expected to deliver 6,000 residential dwellings for more than 12,500 residents, 50 hectares of mixed-use land, open

space, environmental lands, internal roads and community infrastructure. The masterplan for Calderwood Valley by Lendlease includes the following proposed social infrastructure:⁷⁷

- Village centre
- Town centre
- Sprout hub (temporary community centre and café)
- Permanent community centre
- District park with playgrounds
- Parks and sportsgrounds
- Recreation precinct Several schools* and childcare centres including
 - Calderwood Christian School (K-12)
 - two (2) proposed government primary school
 - one (1) proposed government high school
- Active transport infrastructure such as walking and bike trails.

*Note: Whilst there are three (3) government school sites noted within the masterplan for Calderwood Valley (two primary and 1 high school), delivery timeframes for these sites are not confirmed. Wollongong Council staff understand that delivery timeframes for these sites would be subject to the growth rate of development. Further any future school sites within the Calderwood Urban Development Project (UDP) boundary will be needed to accommodate the dwelling growth within the UDP. Council staff understand that the Calderwood identified school sites were not planned to cater for West Dapto.

8.3 Specialised community spaces

Specialised community spaces, encompassing places of worship, youth and seniors spaces, are audited to fully understand the social infrastructure ecosystem in West Dapto. These spaces are often provided by non-council providers. Creative spaces are analysed separately below. The results of this audit (see **Figure 13**) has revealed a lack of youth and seniors spaces and Aboriginal community spaces, while identifying significant quantities of places of worship.

There is currently no non-council bookable space within the WDURA.

8.3.1 Places of worship

A **Place of Public Worship** is defined in the *Wollongong Local Environmental Plan 2009* (Wollongong LEP) 'as a building or place used for the purpose of religious worship by a congregation or religious group, whether or not the building or place is also used for counselling, social events, instruction or religious training.'

A **Place of Public Worship** is permitted with consent in the following land use zones under the Wollongong LEP:

- R1 – General Residential
- R2 – Low Density Residential
- R3 – Medium Density Residential
- R4 – High Density Residential
- R5 – Large Lot Residential
- B1 – Neighbourhood Centre
- B2 – Local Centre
- B3 – Commercial Centre
- B4 – Mixed Use
- B6 – Enterprise Corridor
- IN1 – General Industrial
- IN2 – Light Industrial

The audit has revealed a significant number of places of worship spread throughout existing urban areas surrounding the WDURA – including from a variety of denominations, both Christian and non-Christian.

The concentration and proliferation of places of worship in the Dapto area generally indicates that there is likely to be faith-based organisations present in the community. Establishing collaborative partnerships with faith-based

⁷⁷ Calderwood Urban Development Project (Shellharbour City Council) <https://www.shellharbour.nsw.gov.au/plan-and-build/planning-controls-and-guidelines/calderwood-urban-development-project>, Community Vision Calderwood Valley (Lendlease) <https://communities.lendlease.com/new-south-wales/calderwood-valley/living-in-calderwood-valley/community-vision/>

organisations will be essential to ensuring that these organisations provide the spaces necessary to meet the needs of their faith communities, as well as providing social benefit to all residents in the WDURA.

8.4 Education infrastructure

Education infrastructure, while the responsibility of the NSW Department of Education, has been audited to understand provisional need and inform advocacy with the department for adequate provision in the WDURA. Understanding school infrastructure from the outset is vital given their large footprints and pivotal relationship to developing town centres.

The role of independent system school infrastructure is also considered in this audit, mapped concurrently with existing and planned education infrastructure identified in Chapter D16 of the Wollongong Development Control Plan 2009 (see **Figure 11**). It is noted that the *Illawarra Shoalhaven Special Infrastructure Contributions* outlines funding for primary and secondary school student places.

A spatial analysis of this planned supply shows an adequate distribution of high school infrastructure, however some spatial gaps in access to primary schools – particularly in stages 3-5.⁷⁸

It is noted that the Department of Education will undertake needs modelling to determine any changes to the proposed schools identified in the Wollongong Development Control Plan 2009.

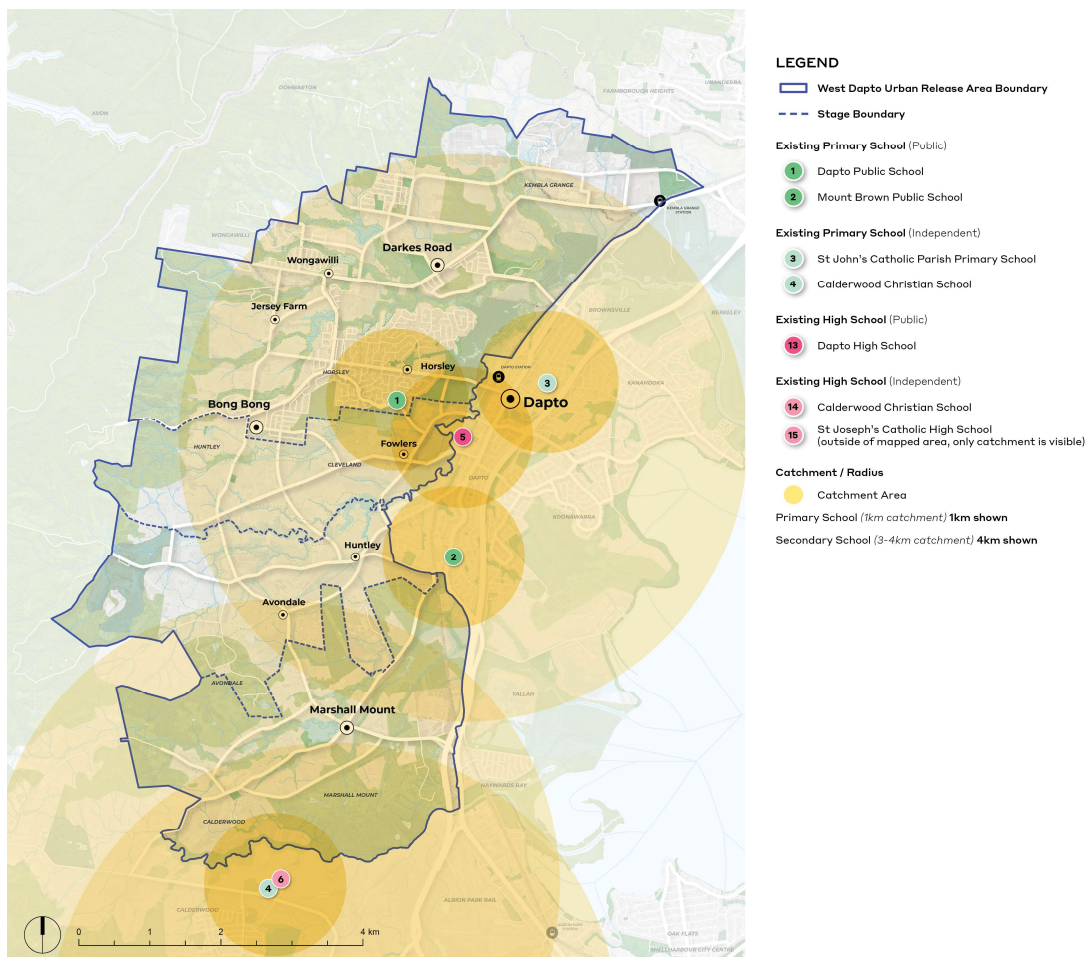


Figure 11 Existing education infrastructure – WDURA

Source: Ethos Urban

8.5 Health and childcare services

Health and childcare, generally provided privately, is audited to understand current provision and highlight the importance of these types of infrastructure to successful neighbourhoods in the WDURA. **Figure 12** below outlines the outcomes of this audit, noting a significant concentration of infrastructure in the existing Dapto town centre. While there is some distribution of medical centres and childcare facilities in Horsley and the WDURA – significant gaps remain.

Access to these types of infrastructure, without relying on substantial travel to the Dapto town centre for some parts of the release area, is a key consideration for planning for social infrastructure in new neighbourhoods in the WDURA.

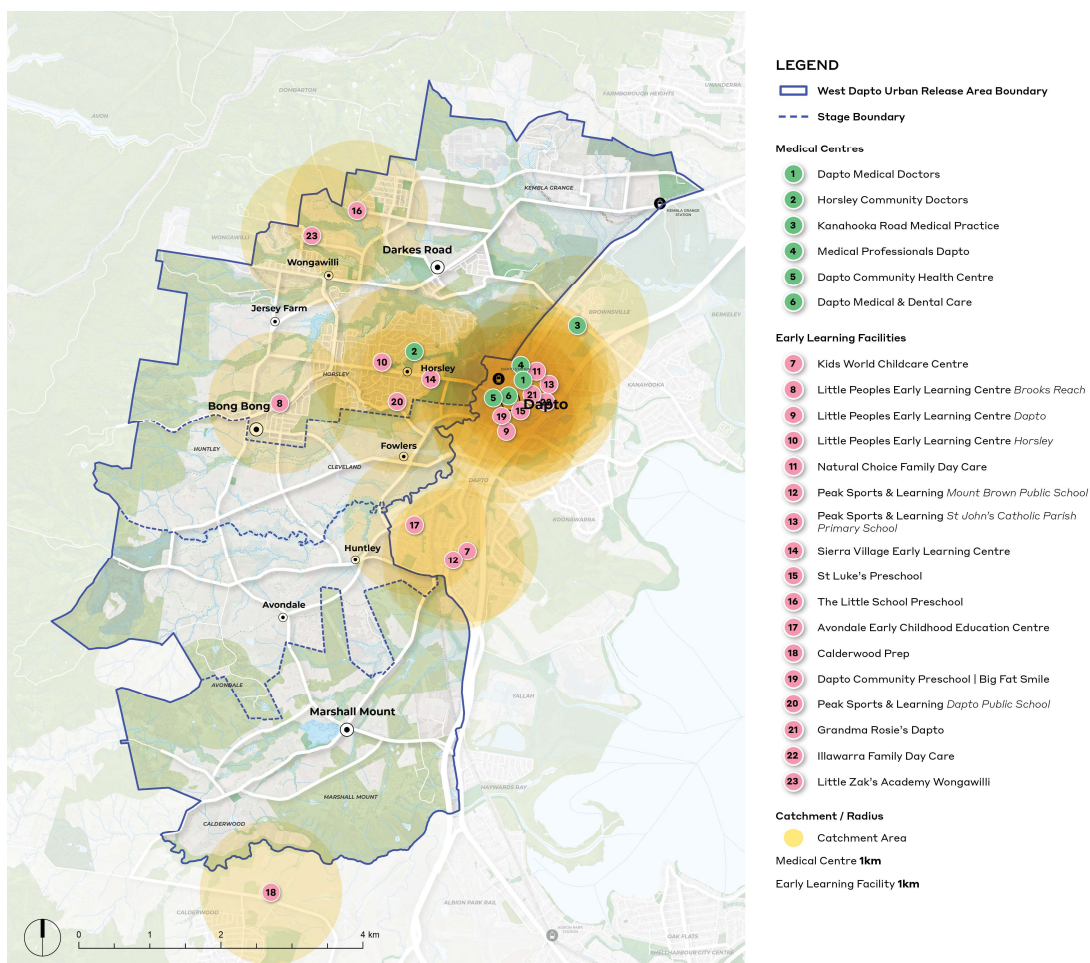


Figure 12 Existing health and childcare infrastructure – WDURA

Source: Ethos Urban

8.6 Creative and cultural infrastructure

Creative and cultural infrastructure is an essential element in building community cohesion and resilience in growth areas. The Creative Wollongong Strategy outlines these opportunities for creative participation through the provision of cultural spaces, noting that activating suburban areas is a key outcome for the plan (See **Section 5.1.7**).

There is limited accessibility to existing cultural and creative facilities for the WDURA. Aside from the Motorlife Museum, and local participation in cultural heritage through local and state listed heritage items, there is no provision currently for cultural infrastructure in the WDURA, nor any concrete plans.

Figure 13 outlines the outcomes of this audit of creative infrastructure.

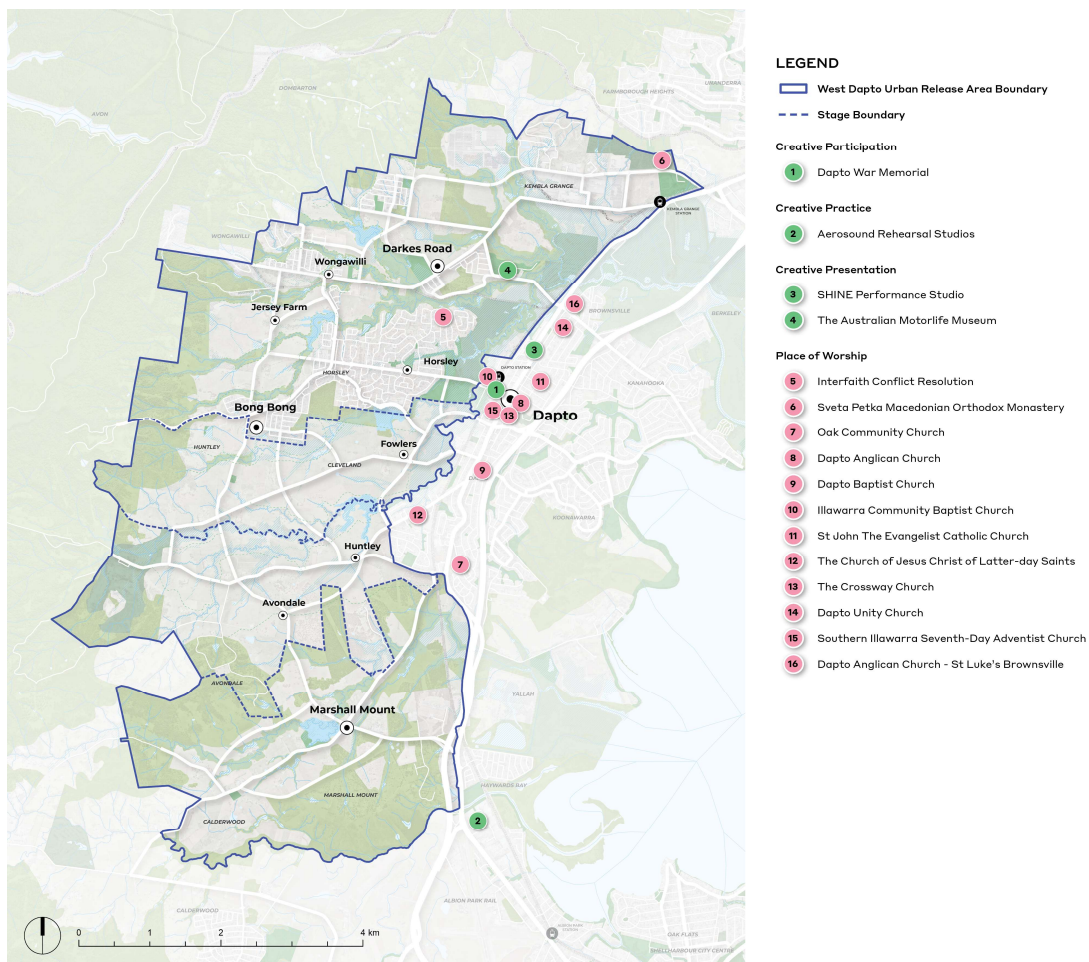


Figure 13 Existing creative and specialised community spaces – WDURA

Source: Ethos Urban

8.6.1 Motorlife Museum

Established by a group of motoring enthusiasts in 1992, the Australian Motorlife Museum is a cultural and heritage haven for the motoring community and beyond, showcasing veteran and vintage cars to both local and international audiences. It houses an impressive range of motoring heritage collection including the Paul Butler Collection, Mayne Garner Collection and NRMA Heritage display and have hosted popular events over the years including the Annual Motoring Expo and National Motoring Heritage Day. It also has an extensive library on motoring magazines and books and includes other heritage exhibits on Australian technology in the 1800s.

Apart from being a tourist spot, the Australian Motorlife Museum is also an important place for the local community, offering well-equipped bookable spaces for community gatherings and other facilities for social interaction such as café rooms and open areas with outdoor amenities.⁷⁹



Figure 14 Australian Motorlife Museum

Source: Google images

8.6.2 Heritage items

Local and state significant heritage items have been audited to understand opportunities for local participation in history and culture. These heritage items are spatially distributed across the WDURA, and are of substantial importance to local character and culture. Identifying opportunities to integrate this built heritage into neighbourhood plans, and explore shared opportunities with the provision of community space, will be important to ensuring the cultural heritage of the WDURA is protected.

Benefits of maintaining public access to these items includes:

- Sightlines to and showcasing of heritage items can increase connection with local history and assist in establishing connection to place for new residents.
- Heritage items generally include private open space within the protected lot, which is significant in greenfield release areas where open space can be challenging to provide

Homesteads can be utilised to provide community infrastructure, either commercially provided or with public involvement, that allows for community engagement with and connection to heritage items.

Figure 15 below outlines selected local and state listed **built** heritage items located within the WDURA.

⁷⁹ <https://www.australianmotorlifemuseum.com/>

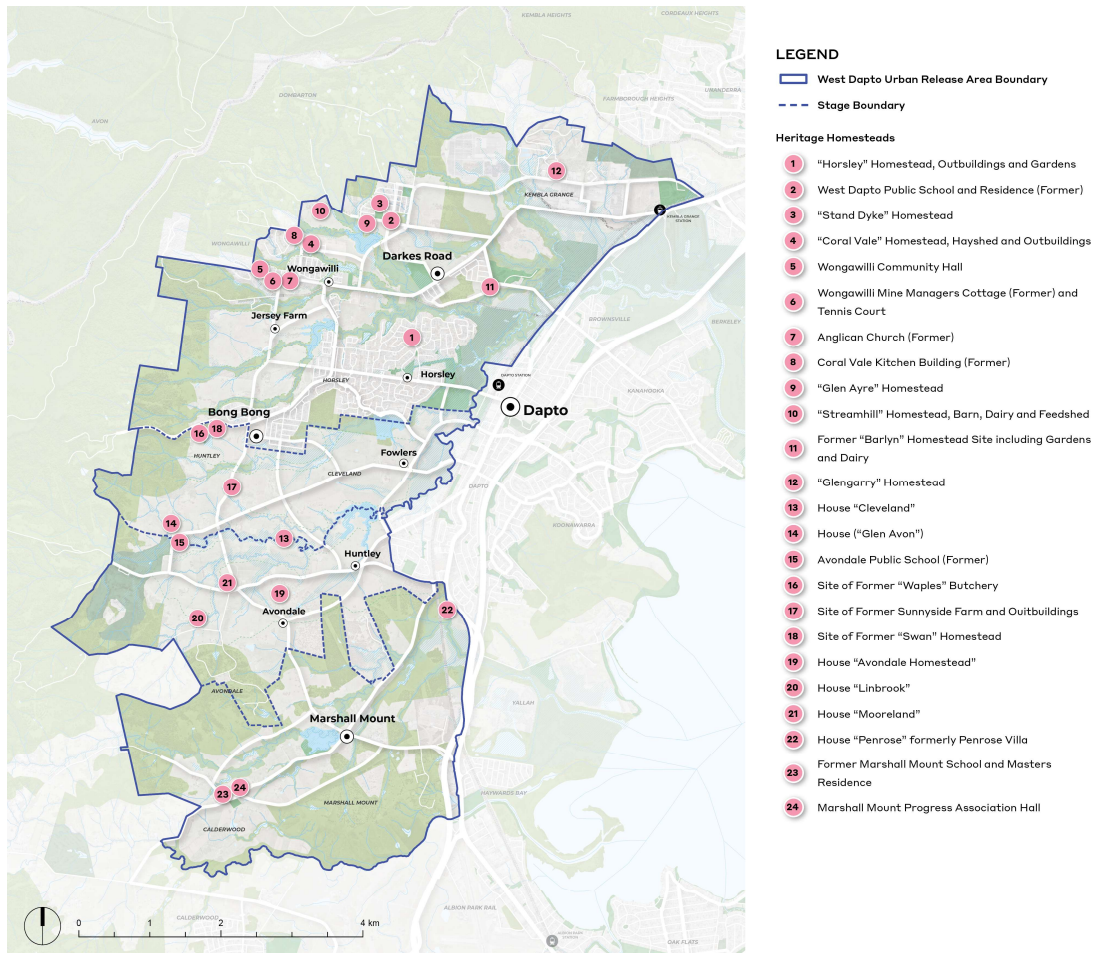


Figure 15 West Dapto Selected Built Heritage Items

Source: Ethos Urban

It is noted that some adaptive reuse of heritage cultural spaces has occurred in the release area, including the Coral Vale Smith Lane Café and commercial space, Wongawilli Mine Managers Residence childcare centre, and the use of Wongawilli Community Hall by Little Preschool at 150 Sheaffes Road.

8.7 Open space

8.7.1 Existing public open space

The table below summarises the existing public open space within the WDURA including each sites classification according to the proposed public open space framework. In addition, an assessment on the functionality of each site has been undertaken with consideration to constrained lands such as power easements and, conservation and drainage lands.

Table 11 Existing Public Open Space serving WDURA

Stage	CP Ref	Reserve Name	Indicative Location / Address	Indicative land area (Ha)	Functional Area (Ha)	Non-Functional Area (Ha)	Classification as per new proposed framework
Stage 1/2	NA	Ian McLennan Oval	50 Wyllie Rd, Kembla Grange NSW 2526	9.9	5.3	4.6	District Sport
	NA	Emu Park	Bunya St, Horsley	0.215	0.215	NA	Local
	NA	Brookes Reach Park	Stack St, Horsley	0.312	0.312	NA	Local
	NA		44 Mallon Avenue, Horsley	0.12	0.12	NA	Local
	NA		23 Siltstone Avenue Horsley	0.09	0.09	NA	Local
	NA	Integral Energy Park	88 Darkes Rd, Kembla Grange NSW 2526	20.08	9.05	11.76	District Recreation
	OS09	Bankbook Park	Bankbook Park, Wongawilli	1.79	1.06	0.73	Local
	OS03	Stane Dyke Park	Stane Dyke Park, Sheaffes Rd Kembla Grange	2.09	1.39	0.7	Local
	OS05	Mogomorra Park	Mogomorra Park, Paynes Rd (north) Kembla Grange	1.71	0.88	0.83	Local
	OS04	McPhail Reserve	McPhail Reserve, corner Sheaffes Rd & Paynes Rd, Kembla Grange	2.81	0.19	2.62	Local
	NA		Pasture Way, Greenview Estate	3	1.17	1.83	Local
TOTAL				42.12	19.05	23.07	-

NOTE: The above supply assessment does not include Public Open Space within the established Horsley area. This area has been assessed in **Section 14.0** to determine any excess capacity that may exist to meet future needs of the WDURA. The assessment found there is a slight surplus of 7.97 Ha but that this surplus will most likely be consumed by growth within Horsley and the adjacent Dapto area.

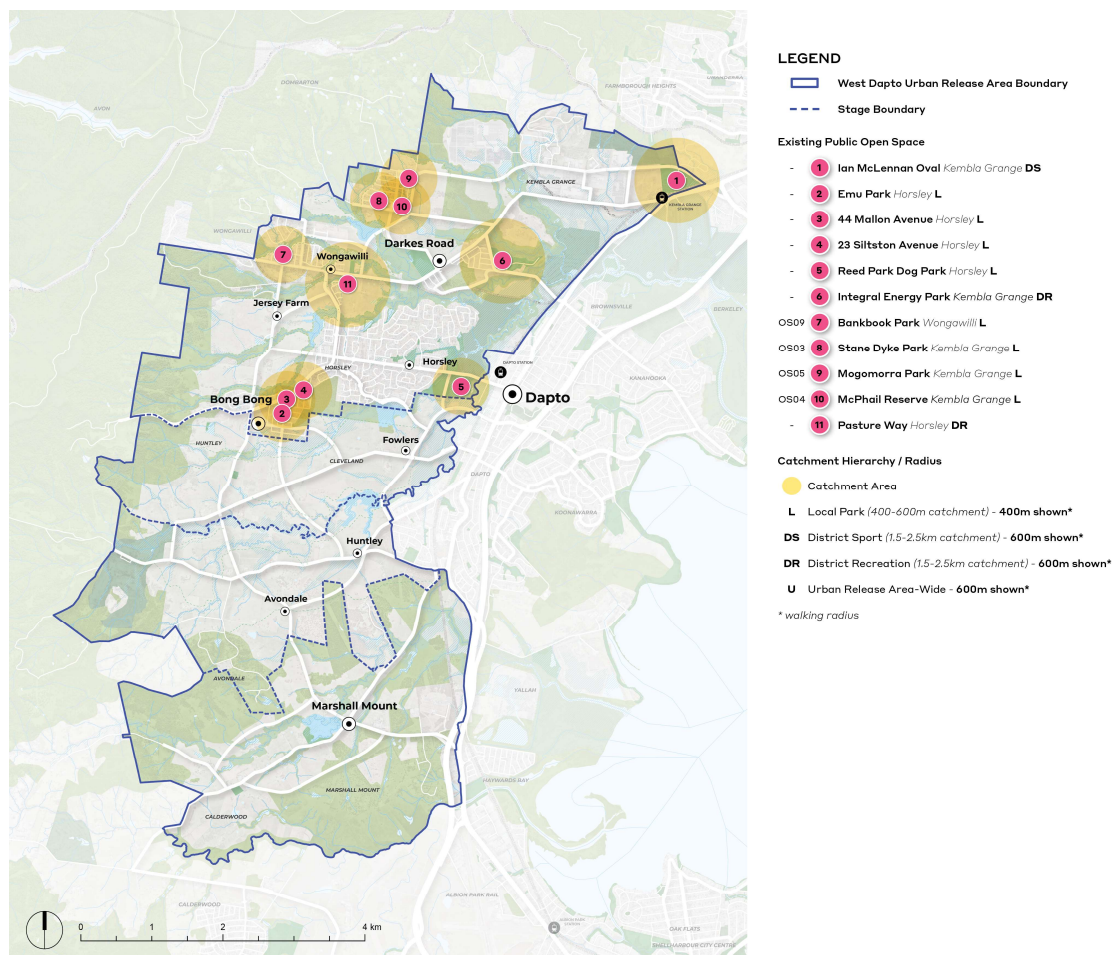


Figure 16 Existing open space – West Dapto Urban Release Area

Source: Ethos Urban and Otium Planning Group

Summary of existing public open space provision⁸⁰

- There are 11 existing public open spaces that have been classified within the proposed framework:
 - Local Park: 9 (81.81% of total existing public open space)
 - District recreation: 1 (9.09% of total existing public open space)
 - District Sport: 1 (9.09% of total existing public open space)
- Of the total land area (42.12Ha) provided for public open space, 19.05ha (45.22%) has been assessed as functional, whilst the remainder **23.07ha (54.77%) has been assessed as non-functional** due to land constraints. This means that only half of the existing public open space network is fit for purpose and usable for public recreation.
- Based on desktop analysis, the constrained and non-functional land within existing public open space mostly comprises of:
 - Drainage and waterway channels/ corridors with riparian vegetation on both sides
 - Conserved/protected vegetation areas
 - Powerline easements
 - Stormwater detention basins

⁸⁰ Excludes the 18 sites in Horsley which are discussed in section 14.2

An example of the functional assessment and determination of constrained land considered not fit for purpose is provided below, showing an area of RE1 zoned land that is located under a major power easement. High voltage power easements are not considered suitable for recreation use and buffer areas to remove risk of harm from exposure to electro-magnetic radiation (EMR) are commonly recommended. In the example below that area of primary exposure under the high voltage easement is considered constrained and not suitable for public recreation. That area of constrained land is removed from the 'functional' supply.

In the figure below, the area marked in blue corridor is identified as the high-voltage powerline easement.



Figure 17 Constrained Public Open Space at Stane Dyke Park



Figure 18 Site elevation of the high voltage powerline running north-south within Stane Dyke Park

Appendix B provides a desktop analysis of all sites identifying non-functional public open space areas.

8.7.2 Planned public open space

Further to the existing public open space identified in the above section, the table below summarises the proposed future public open space provision as per the previous West Dapto Development Contributions Plan (2020). This table includes the new classification as per the proposed public open space framework recommended in this report

Table 12 Public Open Space in WDURA Proposed in the 2020 Contributions Plan

Stage	CP 2020 Ref	Infrastructure item	Indicative Location / Address	Indicative timing	Indicative land area (Ha)	Functional Area (Ha)	Non-functional Area (Ha)	Classification as per new proposed framework
STAGE 1/2	OS01	Darkes Town Centre District Sports Park and Community Hub	Adjacent to Darkes Town Centre and conservation land	2021/22 - 2025/26	9.40	9.40	-	District Sport
	OS08	Greenview Estate- Local Park (Site identified by Council)	Within residential area - along West Dapto Road & south of the railway line	2021/22 - 2025/26	2.00	0.09	1.91	Local
	OS02	Ridge Park- Local Park C2 zoned to protect EEC⁸¹ (Site identified by Council)	On ridge to east of Darkes Town Centre	2019/20 - 2022/23	10.23	0.50	9.73	Local
	OS06	Neighbourhood Park	Adjacent to Wongawilli Village Centre - along West Dapto Road	2019/20 - 2022/23	4.50	4.50	-	District Recreation
	OS07	Local Park	Within residential area - western end of Sheaffes Road	2021/22 - 2025/26	2.00	2.00	-	Local
	OS10	Neighbourhood Park	Adjacent to Jersey Farm Village Centre	2026/27 - 2028/29	4.00	4.00	-	District Recreation
	OS11	Neighbourhood Park	Adjacent to Bong Town Centre	2036/37 - 2040/41	3.00	3.00	-	District Recreation
	OS12	Local Park	Within residential area - along Haynes Lane	2021/22 - 2025/26	2.00	2.00	-	Local
Planned Public Open Space					-	25.49	-	-
STAGE 3					-	-	-	
	OS13	Aquatic Centre and Community Recreation Precinct	Southern side of Cleveland Road adjacent Daisy Bank Drive	2036/37 - 2040/41	N/A	-	-	NA
	OS16	Neighbourhood Park	Adjacent to Community Leisure & Recreation Centre	2036/37 - 2040/41	4	4	-	District Recreation
	OS15	Local Park	Sunnyside (Stockland Stage 3)- Within residential area - north of the western end of Cleveland Road	2026/27 - 2030/31	1	1	-	Local
	OS14	Local Park	Within residential area - south of the western end of Bong Road	2026/27 - 2030/31	1.5	1.5	-	Local

⁸¹ EEC- Endangered Ecological Communities

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Stage	CP 2020 Ref	Infrastructure item	Indicative Location / Address	Indicative timing	Indicative land area (Ha)	Functional Area (Ha)	Non-functional Area (Ha)	Classification as per new proposed framework
STAGE 4	OS17	Local Park	Within residential areas - south of Cleveland Road	2046/47 – 2050/51	2	2	-	Local
	OS18	Local Park	Within residential areas - northern side, far western end of Cleveland Road	2046/47 – 2050/51	2	2	-	Local
	Planned Public Open Space				-	10.5 Ha	-	-
	OS19	Neighbourhood Park	Adjacent to Huntley Village Centre and residential area	2045/46 – 2050/51	4	4	-	District Recreation
	OS20	Neighbourhood Park	Adjacent to Avondale Village Centre and residential area	2045/46 – 2050/51	4	4	-	District Recreation
STAGE 5	OS21	Local Park	Within residential areas - along Avondale Road & west of South Avondale Road	2046/47 – 2051/52	2	2	-	Local
	OS22	Local Park	Within residential areas - southern side along Avondale Road	2046/47 – 2051/52	2	2	-	Local
	Planned Public Open Space				-	12 Ha	-	-
	OS23	Yallah Recreation Area- Neighbourhood Park (Site identified by Council)	North side along Marshall Mount Road & adjacent to Marshall Mount Town centre	2031/32 - 2035/36	7.5	4.00	3.50	District Recreation
	OS24	Local Park	Within residential areas - along the western end of Marshall Mount Road	2031/32 - 2035/36	2	2	-	Local
STAGE 5	OS25	Local Park	Within residential areas - along the northern end of Marshall Mount Road	2031/32 - 2035/36	2	2	-	Local
	Planned Public Open Space				-	8Ha	-	-
TOTAL PLANNED PUBLIC OPEN SPACE					55.99HA			

Note – The above areas only consider functionality and site constraints where a known site has been acquired or designated. Assessment of site suitability/functionality (and compliance with performance criteria) is strongly recommended to ensure the future network of public open space for sport and recreation is fit for purpose. Please note, parks planned within the Stocklands Stage 3 development are constrained by detention basins and/or heritage items. Please note the classification of some proposed open spaces in table 12 may change further in the report, if the open spaces are required to be upgraded to meet the identified gap in future provision.

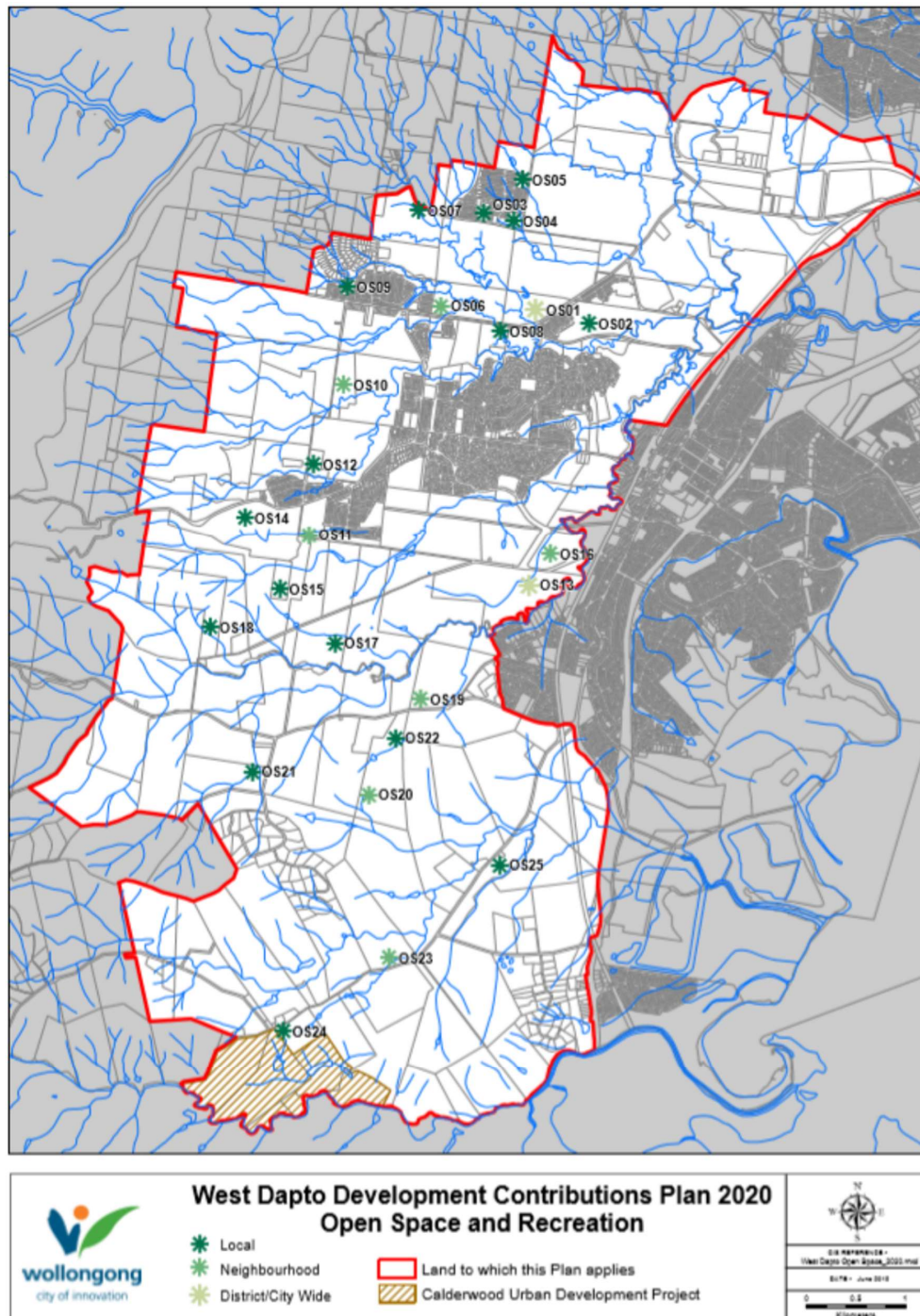


Figure 19 Planned open space – West Dapto Urban Release Area

Source: West Dapto Contributions Plan 2020, Ethos Urban and Otium Planning Group

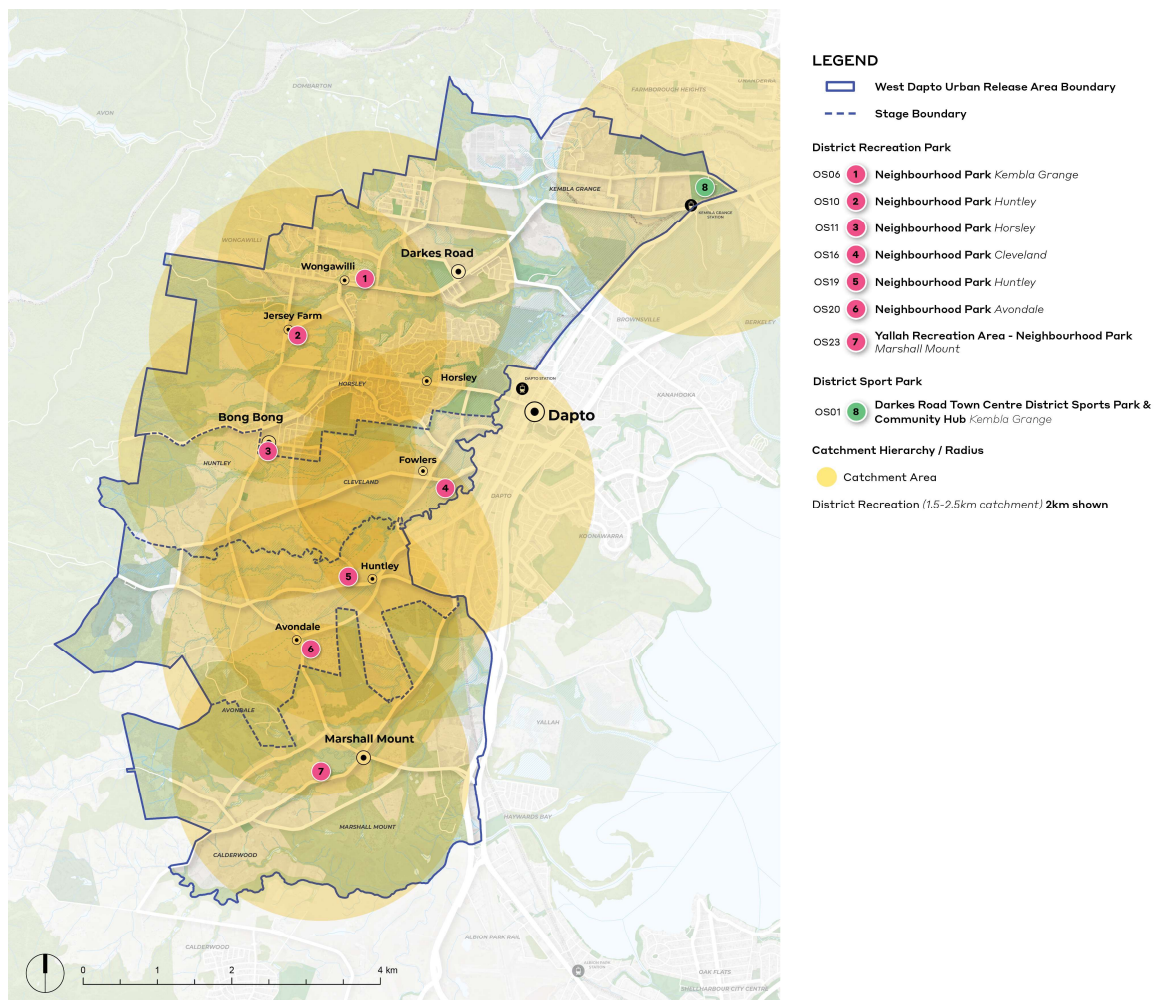


Figure 20 Classification of the Planned Open Space as per the new proposed framework

Source: West Dapto Contributions Plan 2020, Ethos Urban and Otium Planning Group

8.7.3 Summary of existing and planned functional public open space

A summary of the total existing and planned functional public open space by stage area is provided in the below table.

Table 13 Existing functional and all future planned public open space by stage

	STAGE 1/2	STAGE 3	STAGE 4	STAGE 5	TOTAL
Total area of Public Open Space provided	44.54 Ha (Excludes 23.07ha of existing non-functional Public Open Space)	10.5 Ha	12 Ha	8 Ha	75.04 Ha

The total existing functional and future planned public open space for WDURA currently totals 75.04 hectares. An assessment of site functionality is recommended for all future planned public open spaces in WDURA to ensure compliance with performance criteria for public open space for sport and recreation.

9.0 Demand: population forecasts

9.1 Projected population of WDURA

The population projected for WDURA has been adopted from the West Dapto Development Contributions Plan (2020).

Between 2018 and 2028, population growth is projected at 20.2% per year or 1,660 residents per year, increasing the resident population from 3,120 persons to 19,680 persons. Notwithstanding the low population-base, this represents significant growth at 570 dwellings per year and will generate a proportional level of demand for community infrastructure.

Between 2028 and 2048, growth is expected to continue at 1,490 persons (or 4.7%) per year, adding 510 dwellings per year and growing the local population to 49,480 persons. As the area nears capacity, growth is forecast to decline over the next 10-years to 2058, averaging at 800 persons or 260 dwellings per year.

Development will initially be focused on Stages 1/2, with Stage 5 ramping up quickly to 2028, before focus shifts to Stages 3 and 4.

Table 14 WDURA Population Projections by Stage, 2018 to 2058

	2018	2028	2038	2048	2058	2018 - 2058
Population						
Stage 1/2	3,119	12,569	16,463	18,413	18,413	15,294
Stage 3	0	4,071	7,843	13,420	14,009	14,009
Stage 4	0	1,149	4,260	7,785	12,651	12,651
Stage 5	0	1,889	6,009	9,859	12,360	12,360
Total	3,119	19,678	34,575	49,477	57,433	54,314

Source: Wollongong City Council, West Dapto Development Contributions Plan 2020

It is noted that actual dwelling numbers are hard to predict due to market and other forces. The above estimates, particularly surrounding staging and timing are therefore subject to change.

9.2 Population forecasts – service age groups

To inform community infrastructure, planning projections sourced from the West Dapto Development Contributions Plan (2020) have been disaggregated into service age groups. Note these estimates have been prepared at a high-level and should be considered as indicative representations of the future West Dapto community.

It should be noted that with a significant increase in the overall population, the overall number of persons within certain service group cohorts will increase even though the proportion of persons in the cohort may have decreased. Further, estimates presented in this report are specifically for new residents, and as a result will vary from the existing community profile.

Underlying assumptions

As a new release area, the demographic characteristics of new residents of WDURA are expected to closely reflect other greenfield development areas. Key characteristics include:

- A high proportion of young families with children and about to start a family.
- Larger household sizes relative to inner-city areas.
- Lower levels of lone person and group households.
- A high proportion of owner occupiers.
- A low proportion of older residents.

These characteristics will gradually shift as the area evolves and begins to reflect more established suburbs. As families grow older the proportion of residents below the age of 11 will begin to decline and the overall median age of residents will increase. Household sizes will decrease as children move out of home and Stage 5 of the WDURA increases supply of medium density and in-centre development.

Analysis was undertaken of population size, population growth, and dwelling structure characteristics of greenfield development areas in Sydney's north-west and south-west. The analysis identified the Parklea – Kellyville Ridge SA2 (Parklea) area as a plausible outcome for the WDURA at 2058. The change in Parklea's age profile over time is also generally consistent with the expectations for the WDURA community, outlined in the West Dapto Development Contributions Plan (2020).

WDURA is projected to be developed over a period of 40 years, reflecting the size of the area and quantum of demand for housing in Wollongong's western growth area. Parklea on the other hand, as a smaller area located in Sydney's north-west growth area, was developed over a period of approximately 10-years.

To account for this variation in timeframes, service age forecasts for each stage of development of the WDURA have been prepared based on the service age group distribution in Parklea where the level of development in that stage corresponds to the equivalent level of development in Parklea.

The level of development in WDURA is defined as the cumulative share of capacity and for Parklea, the resident population in a given year relative to its 2016 population (when it is considered to have become an established area).

For example, Stage 1/2 reaches 89% capacity in 2038, this corresponds with the 2013 Parklea share of its 2016 population (93%); consequently, Parklea's 2013 service age group shares are applied to the Stage 1/2's 2038 population.

Forecast population growth

Based on the assumptions above, the following key observations are made:

- The number of residents aged 0-4 is expected to peak at 5,120 persons in 2048, before gradually declining to 4,000 persons by 2058.
- Similarly, residents aged 25 to 34 will also peak in 2048 at 9,160 persons before declining substantially to 7,270 persons by 2058.
- The balance of the population will see continued growth over the forecast period.

Service age group forecasts for the overall WDURA are outlined in the table below.

Table 15 WDURA population forecasts – service age groups, 2018 to 2058

Service Age Groups	2018	2028	2038	2048	2058
Babies and pre-schoolers (0 to 4)	231	2,195	3,828	5,198	3,998
Primary schoolers (5 to 11)	353	2,024	3,912	6,062	6,744
Secondary schoolers (12 to 17)	286	1,339	2,382	3,716	5,091
Tertiary education and independence (18 to 24)	266	1,908	2,962	3,902	4,803
Young workforce (25 to 34)	433	4,524	7,536	9,160	7,267
Parents and homebuilders (35 to 49)	656	4,666	8,761	13,261	15,624
Older workers and pre-retirees (50 to 59)	379	1,570	2,779	4,209	6,208
Empty nesters and retirees (60 to 69)	271	877	1,541	2,559	4,150
Seniors (70 to 84)	212	522	788	1,273	3,119
Elderly aged (85 and over)	33	54	87	136	429
Total	3,119	19,678	34,575	49,477	57,433

Source ABS, Census of Population and Housing, 2016; Ethos Urban

NB. Demographic components of this assessment rely on 2016 census data, and are updated using other official data sources. Wollongong Council staff will monitor updated projections as they become available.

9.3 Horsley population data

The following information is sourced from the *West Dapto Development Contributions Plan (2020)*. The Horsley release area was largely developed between 1993 and 2010. The area of Horsley is now generally established, with some remaining growth expected to occur as infill development. These **growth assumptions were included in the West Dapto Development Contributions Plan under Stage 1/2 population projections**.

The following outlines the existing demographic profile of Horsley, as at 2016 (based on SA1 level ABS 2016 census data).

Table 16 Horsley population – service age groups, 2016

Service Age Groups	2016
Babies and pre-schoolers (0 to 4)	494
Primary schoolers (5 to 11)	782
Secondary schoolers (12 to 17)	733
Tertiary education and independence (18 to 24)	632
Young workforce (25 to 34)	724
Parents and homebuilders (35 to 49)	1616
Older workers and pre-retirees (50 to 59)	910
Empty nesters and retirees (60 to 69)	623
Seniors (70 to 84)	472
Elderly aged (85 and over)	63
Total	7,049

Source: ABS, *Census of Population and Housing, 2016; Ethos Urban*

Forecast population for the release areas in stage 1/2 directly to the west of Horsley are outlined below. These numbers have already been included in stage 1/2 forecasts within Council's West Dapto Contributions Plan 2020. The following forecast residents will not be counted in quantitative benchmarking, to ensure that they are not 'double counted'. Rather, understanding the level of growth surrounding the existing Horsley area will aid the qualitative understanding of open space and community infrastructure demand.

Analysis of dwelling yields for the Horsley area has revealed additional forecasts of 1600 residents in the greenfield area directly to the West of Horsley,⁸² and ~100 additional residents through infill within the existing suburb of Horsley.

⁸² It is noted that this area is subject to a naming change.

10.0 Community and stakeholder perspectives

10.1 Summary of consultation activities

Key stakeholders were identified and confirmed in collaboration with Council's Project Control Group. A mixture of workshops and interviews were conducted to discuss their insights into social infrastructure planning for the WDURA. Aims of the engagement process included:

- Seeking feedback about the gaps, needs and opportunities for social infrastructure in the WDURA,
- Understand stakeholder perspectives and any policies or plans their organisation may have that could impact social infrastructure provision in this area,
- Unpack key issues impacting delivery and opportunities for infrastructure in the WDURA.

10.2 Participants

The following key stakeholders were invited to participate in the interviews, with 10 participants able to attend across:

- Create NSW
- Shoalhaven Health District
- Aboriginal Land Council
- Careways
- Greater Cities Commission
- Department of Planning and Environment
- Office of Sports
- Parks and Leisure NSW
- Sport NSW
- Outdoor NSW

It is understood that where engagement is yet to occur at the time of writing, Council will engage with the identified stakeholder prior to finalising the needs assessment.

10.3 Key findings

A summary of the feedback raised during the two workshops is detailed in the table below.

Table 17 Engagement findings summary

Theme	Feedback
Integrated social infrastructure planning for vibrant neighbourhood centres	<ul style="list-style-type: none"> • Create focal points within suburbs across West Dapto through the identification of walkable neighbourhoods with activated town centres that encourage community health and wellbeing, and community cohesion and capacity building. • Need to consider carefully what sort of businesses go in town centres, what services are available, the provision of healthy food offerings to encourage healthy eating, supporting small businesses, and ensure that food needs are available in local town centres that encourage local economic development. • First nations need to be consulted on outcomes for the whole of the release area, not just cultural spaces.
Planning for youth activities in West Dapto	<ul style="list-style-type: none"> • Ideally entertainment and recreation activities should be within their local neighbourhoods in the WDURA. At the moment, there is a drain of kids during the weekend and at night to the other side of the highway into Dapto town centre and the coast because all of the activities and services are perceived to be there. Parents would prefer that kids stay within their local area. • Cater for kids that are not 'sporty' with alternative activities and services, including through the arts. • Arts intervention programs have been shown to be highly effective in working with disadvantaged youth.

Theme	Feedback
	<ul style="list-style-type: none"> Kids need to be given a sense of ownership over spaces that specifically cater for their needs (including the co-location of youth services).
Supporting population health and wellbeing	<ul style="list-style-type: none"> Community health hub models are emerging as a strategic preference for NSW Health. These district facilities are run by NSW Health and work in close connection with local GPs and other service providers (including Council). The existing health hub at Dapto town centre is likely to be sufficient for the West Dapto Urban Release Area. Encourage a mixture of local GP clinics and, for services where people are prepared to travel a bit further, health hubs.
Delivering a community arts centre to support creative infrastructure needs	<ul style="list-style-type: none"> Port Kembla and outlying areas of West Dapto have an active and upcoming artists scene with significant clusters of creatives. Create NSW and Careways supported the concept of a community arts centre model for the WDURA. Wollongong City Gallery is considered a good district facility but doesn't have a strong community element. Consider Hazelhurst and Campbelltown arts centres as viable models for WDURA. Create a scaleable model that matches the level of growth in the precinct. Needs to be a space that is able to run workshops and act as a meeting place, including a commercial/café aspect. Other cultural infrastructure should also be considered, including providing studio spaces in community centres, adaptive reuse of heritage buildings, and incorporate performance spaces into open space.
Mitigating social tension between existing and emerging communities	<ul style="list-style-type: none"> Social tension between existing lower socio-economic community and new community moving into West Dapto, with development in the release area targeting young professionals. Social arts approaches are important to develop social cohesion, alongside other social engagement opportunities.
Illawarra Shoalhaven Sport Infrastructure Plan	<ul style="list-style-type: none"> Office of sport collaboration with Wollongong City Council. Office of Sport is in the early stages of developing the Illawarra Shoalhaven Sports Infrastructure plan. The plan will focus on regional scale facilities. Potential opportunity for Council's involvement to influence the timing of this plan.
Flood Resilience in building materials	<ul style="list-style-type: none"> For all built forms within flood-prone land, building materials should be resilient to sustain major inundation events.
Playing field infrastructure	<ul style="list-style-type: none"> Accounting for drainage and irrigation: Include field irrigation and drainage as key infrastructure within the performance criteria for efficient management and maintenance of playing fields.
Staged delivery of parks and open spaces	<ul style="list-style-type: none"> Ensuring parks and open spaces are delivered before residents move to the new release areas (preferred) or at the same time. Early wins to ensure residents are not deprived of recreation facilities and/or travelling long distances to access parks.

Theme	Feedback
	<ul style="list-style-type: none"> Identify early win projects within each stage to deliver prior to the residents moving in.
Monitoring planning, delivery and on-going maintenance	<ul style="list-style-type: none"> Developing systems to monitor. Change in demographic character. Timely planning, design and delivery of parks and open spaces. Ongoing maintenance . Asset management and renewal. Performance of the park (monitored through satisfaction surveys and on-site observations).
High quality urban design outcomes	<ul style="list-style-type: none"> Integrate open space design with high quality public domain design. Encourage open space provision through high quality public domain. Urban Forest Strategy to complement active transport corridors.

PART E: COMMUNITY AND CULTURAL INFRASTRUCTURE NEEDS ANALYSIS

11.0 Quantitative Gap analysis

11.1 Introduction and approach

Planning for future provision of community facilities is essential to support a healthy and sustainable community in the WDURA. This report sets out the findings of a community needs analysis that has been methodically undertaken to help to understand the gaps in provision and informs the recommendations for future provision. Although this assessment has focused on Council owned and/ or managed assets, it is important to consider and appreciate the role of other facilities which play a supplementary role in the existing social infrastructure network.

This report outlines the methodology used to assess the existing provision of community facilities in West Dapto relative to current and forecast community needs, including:

- Outline of typology to be applied in this study (**Section 3.0**),
- Introduction of benchmarking guidelines – used to assess the quantum and distribution of existing community facilities based on geographic catchments and population sizes (below),
- Defining the assessment catchments – the geographical areas used to assess existing community facilities (**Section 2.5**),
- Quantitative assessment and applying the benchmark – application of the assessment methodology to identify gaps in provision and to determine strategic priorities and recommendations for future supply (below),
- Qualitative assessment – the strategic and best practice principles used to assess the qualitative aspects of existing facilities including usage, suitability, condition and location.

Developing benchmarks/what they mean

Benchmarks enable a quantitative assessment of community facilities provision based on a prescribed set of principles. The term 'benchmark' refers to the ratio of facility provision per population size, such as one library per 20,000-30,000 residents in a catchment.

Benchmarks provide guidance on best practice facilities provision across a specified typology, enabling an assessment of the quantum, size and distribution of facilities relative to a specified population size and geographic catchment. This assessment is used to inform the broader context and understanding of community needs across the LGA.

Benchmarks are not a one-size-fits all tool: they need to be applied with care as part of a broader strategic assessment and decision-making process. When undertaking the community needs analysis and applying the benchmarking standards through this study, relevant considerations are:

- Standards may not consider other community facilities that are not owned or managed by Council (e.g. privately owned and/ or operated),
- Standards do not take into account variations in population density and distribution of people with a geographic catchment, nor do they consider geographic barriers to access (e.g., major roads, distances between facilities), and
- Standards do not take into account the quality or level of utilisation of a facility, which are separately assessed.

Benchmarks applied to this study

Benchmarks applied in this analysis are set out in **Table 18** over page.

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Table 18 Benchmarks applied to this study

Infrastructure category	Typology		Benchmark	Source	Hierarchy (Wollongong SIPP)	Geographic catchment (adapted from Wollongong SIPP)
General community facilities	District multipurpose community centre		1 : 20,000 residents	EU adapted from ASR	Sub-district	3-4km
	Library space (standalone or combined)		1 : 20,000 residents	State library of NSW	Sub-district	3-4km
	Neighbourhood multipurpose community centre		1 : 10,000 residents	EU adapted from ASR & best practice	Neighbourhood	<1km
	Non-council bookable space		Not benchmarked	n/a	n/a	n/a
Specialised community facility	Youth	Youth-friendly space	1 : 8,000 residents	EU adapted from ASR & best practice	Local	1-3km
		Youth centre	1:30,000 residents	EU adapted from ASR & best practice	District	4-10km
	Seniors space		Not benchmarked	n/a	Sub-district	3-4km
	Community Sheds and Gardens		Not benchmarked	n/a	Local	1-3km
	Co-working / business incubator spaces		Not benchmarked	n/a	Local	1-3km
	Aboriginal community space		Not benchmarked	n/a	District	4-10km
	Places of worship		Not benchmarked	n/a	Local	1-3km
Education and Early Years	Child care places		1 place : 3.8 children aged 0-4 years	EU	Neighbourhood	<1km
	Government primary school		1 primary school : 500 5 – 11 year olds	Based on % of all students enrolled 2020 in NSW (Australian Curriculum, Assessment, and Reporting Authority)	Local	1-3km
	Government high school		1 high school : 1,200 secondary schoolers	Based on % of all students enrolled 2020 in NSW (Australian Curriculum, Assessment, and Reporting Authority)	Sub-district	3-4km

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Creative and cultural facilities	Practice (incl. studio/workshop space)	Local community practice space	1 <i>Community practice space</i> : 8,000 residents	EU adapted from ASR & best practice	Local	1-3km
		General qualitative assessment	Not benchmarked	n/a	n/a	n/a
	Presentation (incl. performance and exhibition spaces)	District presentation facilities	1 <i>community arts centre</i> : 40,000 residents 1 <i>performing arts facility</i> : 40,000 residents	EU adapted from ASR	Local	1-3km
		Local presentation spaces	Not benchmarked	n/a	n/a	n/a
	Participation (local cultural participation, incl. through public art and local heritage programs)		Not benchmarked	EU	Neighbourhood	<1km
Health & wellbeing	Health Hub		1 : 50,000 residents	EU adapted from ASR & best practice	District	4-10km
	Local Medical centre		1 : 25,000 residents	EU based on average rate of provision in higher amenity suburbs	Local	1-3km
	General Practitioner (GP)		1 : 1,000 residents	EU based on average rate of GPs per person NSW	Neighbourhood	<1km

11.2 Summary gaps – whole of release area

A benchmark-based gap analysis has been undertaken for all infrastructure outlined in the typology above. The raw outputs of this analysis are found in **Appendix C**.

Understanding the quantity and nature of existing supply, as well as gaps in meeting demand by 2058, is crucial to effective planning for community infrastructure to be accommodated by this project. Even longer term needs may require land to be earmarked now, making it important to look well ahead in this way.

The below findings of the benchmark-based gap analysis represent a preliminary assessment. These findings include infrastructure which may be provided through organisations other than Council, including through advocacy with state government agencies. It is noted that these gaps represent gaps to 2058. The timing of provision during this 36-year horizon will be examined further, through to establishing delivery priorities during this time period in the draft report.

The summary gaps to 2058 for the whole of the release area are as follows:

Sub-district – district

- 1 x sub-district integrated multipurpose community centre (additional to currently planned),
- 1 x library space (additional to currently planned),
- 2 x youth centres,
- 1 x community arts centre,
- 1 x co-located performing arts facility (e.g. public access to High School performing arts facility which would be subject to a joint user agreement).

Neighbourhood – local

- 7 x youth friendly spaces,
- 406 x childcare places,
- School Infrastructure NSW and the NSW Department of Education are the responsible authorities that will investigate the need for new school infrastructure within the West Dapto Urban Release Area. It would be through their investigations that any gaps would be identified and addressed.
- 31 x GPs,
- 1 x local medical centre,
- 7 x community creative practice spaces,
- Local cultural infrastructure, including places for local cultural participation and presentation.

Table 19 over page provides an overview of identified provision gaps across key infrastructure types. It is an extract from the more detailed **Benchmarking Analysis** at **Appendix C** which sets out the needs analysis undertaken across all infrastructure types – those with and without identified gaps.

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Table 19 Provision gaps across the release area to 2058

Infrastructure type <i>Infrastructure with an identified gap</i>	Benchmark (number/ size)	Gap by 2058 (quantum/ floorspace)	Year <i>Year in which gap arises based on population growth threshold</i>	Comments on identified gaps, delivery opportunities and considerations
Sub-district multipurpose community centre	1: 20-30,000 residents 2000sqm+	0.9 2000sqm+	2058	<p>The existing supply of integrated multipurpose facilities is limited to the Dapto town centre. While this facility provides some access, the addition of a district scale multipurpose facility in Bong Bong will support accessibility and capacity for the WDURA. The Bong Bong facility is assumed to be of a benchmarked size that corresponds to the Wollongong SIPP sub-district facility – and with the inclusion of a library, should be at least 3,600m² (inclusive of library floorspace).</p> <p>There is a spatial gap in access to an integrated multipurpose facility by 2058 for stages 4 and 5. The delivery of a multipurpose facility in Calderwood would alleviate the spatial and population-based gap – however, it is noted that the facility is expected to be approx. 1,120sqm falling short of the benchmarked size. Consider the delivery of library floorspace of at least 1500m² in Marshall Mount town centre, as part of a larger co-located facility. It is noted that this could be of a 'local scale', being between 1,500 and 2,400m².</p>
Library space (standalone or combined)	1:20-30,000 residents 1500sqm+	0.9	2058	As above, due to co-location.
Neighbourhood multipurpose community centre	600sqm+	0.7	n/a	<p>No identified gap in quantity to service the population across the WDURA.</p> <p>However, stage 4 has an identified gap for local community centres, noting no proposed supply. Consider delivery of a community centre in Avondale village centre, by 2048.</p>
Youth friendly spaces	120-600sqm	7.2	2028	Smaller, integrated youth friendly spaces have a significant gap by 2028 across the WDURA. Consider opportunities to provide spaces that cater towards the youth population as part of local and district community facilities.
Youth centre	600-2,400sqm	1.9	2038	Co-locate youth centre with district park. Refer to best practice examples, including Waterloo, on the co-location of open space and youth centres. Incorporate incubation, for example a park with close location with a town centre with commercial uses as well. Talk to community service providers about need, and ideally consider locations close to existing urban areas (noting higher than average youth disadvantage).

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Infrastructure type <i>Infrastructure with an identified gap</i>	Benchmark (number/ size)	Gap by 2058 (quantum/ floorspace)	Year <i>Year in which gap arises based on population growth threshold</i>	Comments on identified gaps, delivery opportunities and considerations
Childcare places		406.1	2038	Consider methods to facilitate supply through town centres, including through encouraging existing local providers. It is noted that Council is not usually the provider of childcare centres, and service provision is desired through external providers. Council therefore plays a facilitation role in the provision of childcare places.
Government primary school		TBC by School Infrastructure NSW	TBC by School Infrastructure NSW	<p>The West Dapto Urban Release Area is located within range of several existing government schools including:</p> <ul style="list-style-type: none"> • Dapto High School • Dapto Public School • Mount Brown Public School • Lake Lands Public School <p>Council staff understand that to plan for schools School Infrastructure NSW and the Department of Education considers (amongst other things) long term trends in population growth, the likely uptake of new housing, by those with school aged children, the ratio of government and non-government school attendance and the size and location of existing schools.</p> <p>It is understand that the State would only establish new schools where there are no other options available and budget approval has been given. Where schools are required, the Department of Education will negotiate with housing developers and consult with local councils to place them near transport and town centres and encourage the use of shared amenities including sports fields and halls. Wollongong Council staff have been advised by School Infrastructure NSW that the proposed growth and projections for the wider West Dapto Urban Release Area, indicate that there will be a requirement for additional schools and support services infrastructure to service the proposed growth. The possible need for new school sites will also be subject to future population and housing forecasts issued by the Department of Planning and Environment within the NSW Common Planning Assumptions.</p> <p>School Infrastructure NSW will undertake ongoing consultation with Wollongong City Council staff and the NSW Department of Planning and Environment as detailed planning progresses for the release area and will monitor the situation.</p> <p>-</p>
Government high school		TBC by School Infrastructure NSW	TBC by School Infrastructure NSW	

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Infrastructure type <i>Infrastructure with an identified gap</i>	Benchmark (number/ size)	Gap by 2058 (quantum/ floorspace)	Year <i>Year in which gap arises based on population growth threshold</i>	Comments on identified gaps, delivery opportunities and considerations
GP		31.4	2038	Consider methods to facilitate supply through town centres, including through encouraging existing local providers.
Health hub		1.1	2048	Discuss delivery of a health hub with Health infrastructure NSW (as part of consultation) for the delivery of a co-located health services hub in Dapto (to service the entire WDURA).
Community practice space	120-600sqm	7.2	2028	Refer to stages.
Community arts centre	2,400-3,600sqm	1.4	2038	Consider co-location with significant heritage homestead.
Performing arts facility	2,400-3,600sqm	1.4	2038	District Performing Arts Facility provision opportunity within government schools should be explored, which would be subject to a Shared Use Agreement with the relevant government agency.

11.3 Summary gaps – stages

Neighbourhood and local scale infrastructure has been extracted and benchmarked separately per stage. The outcomes of this analysis have been integrated into the draft recommendations. It is noted that, based on existing and planned provision, gaps in essential infrastructure includes:

- 1 x gap in neighbourhood community centre in stage 4
- While it is understood that the proposed growth and projections for the wider West Dapto Urban Release Area, indicate that there will be a requirement for additional schools and support services infrastructure to service the proposed growth, any need for new government school infrastructure within West Dapto would be investigated by SINSW and NSW Department of Education.

11.4 Summary gaps – Horsley

11.4.1 Quantitative assessment

The following benchmark-based gap analysis audits community and cultural facilities for the identified existing population of Horsley (noting, again, that all future growth is considered qualitatively here, and quantitatively in stage 1/2 of the main report).

The key findings section below outlines the relationship between these gaps and the broader gaps identified for the WDURA.

Table 20 Benchmark Gap Analysis for Horsley

Service	Benchmark	Supply access within catchment, based on SIPP hierarchy	Demand from Horsley residents	Gap
Sub-district multipurpose community centre	1 : 20,000	2	0.4	-1.6
Library space (standalone or combined)	1 : 20,000	1	0.4	-0.6
Neighbourhood multipurpose community centre	1 : 10,000	1	0.7	-0.3
Youth friendly space	1 : 8,000	1	0.9	-0.1
Youth centre	1 : 30,000	0	0.2	0.2
Childcare places	1 : 4	239	130	-109
Government primary school	TBC by School Infrastructure NSW			
Government high school	TBC by School Infrastructure NSW			
GP	1 : 1,000	3	7	4
Local medical centre	1 : 25,000	1	0.3	-0.7
Health hub	1 : 50,000	1	0.1	-0.9
Cultural practice - community practice space	1 : 8,000	0	0.9	0.9
Community arts centre	1 : 40,000	0	0.2	0.2
Performing arts facility	1 : 40,000	0	0.2	0.2

Source: Ethos Urban

11.4.2 Engagement findings for Horsley

Careways, the current managers of Horsley Community Centre, were engaged as part of the broader WDURA social infrastructure consultation to discuss community infrastructure needs. Key findings from this discussion are as follows:

- Horsley community centre is a good facility and includes a sensory room through NDIS funding and youth drop-in services.
- However, the Horsley Community Centre is often understaffed by Careways, with only five Careways staff members across four facilities. This is because of limitations with funding for Careways as an organisation.
- Safety is important, particularly with the young people in Horsley. Consider safety in green spaces, and ensuring activation to keep the space invigorated with many different events and programs.
- Need to condense activity in Horsley to allow for activation and passive surveillance. The Horsley Community Centre would be an ideal location for increased activity.
- Young people in Horsley are struggling with things to do in the area
 - Ideally entertainment and recreation activities should be within their local neighbourhoods in the WDURA. At the moment, there is a drain of kids during the weekend and at night to the other side of the highway into Dapto town centre and the coast because all of the activities and services are perceived to be there. Parents would prefer that kids stay within their local area.
 - Cater for kids that are not 'sporty' with alternative activities and services, including through the arts.
 - Young people are currently using the 'Maccas' in Dapto as the main hangout point, and Dapto Town Centre is not considered to be a safe place by the community.
- More broadly, community led arts spaces and cultural activity will be very important going forward, but should be integrated in Horsley with the existing community centre to create a truly multipurpose space.

11.4.3 Qualitative assessment and key findings

Cultural

Consideration of cultural activities for Horsley is recommended. It is noted that a gap of ~1 community creative practice space is recommended for a population of this size, notwithstanding surrounding growth. Consider opportunities for a community work shed or community garden space in partnership with local services and organisations. Additionally, consider the functionality of the existing Horsley Community Centre and any opportunities to incorporate creative practice spaces within this facility. It is noted that the use of arts-based intervention is supported in stakeholder engagement.

Youth spaces

The Horsley Community Centre and Gerringulli park is considered an existing youth-friendly space. Consideration of upgrades to this space and the connection between the centre and the adjacent open space is recommended. As the primary civic node in Horsley, it is important that existing open space is safe for kids of all ages to gather. Safety, and the need to provide youth activities within Horsley, was strongly noted through stakeholder engagement.

GPs

It is noted that the existing local medical centre provides three GPs for Horsley residents. While this does not meet benchmarks for a population of this size – it is considered that residents have proximate access to the Dapto Town Centre, including sufficient quantum of GPs and medical centre services.

District infrastructure

The addition of Horsley residents to benchmarks for district scale infrastructure, including community arts and performing arts facilities, health hubs, high schools and large-scale community centres, will not change overall recommendations or rounded gap. However, the provision of these larger services will be made slightly more urgent in response to the higher population planned for. It is noted that much of this district infrastructure is and is planned to be provided in close proximity to Horsley, including in the Dapto Town Centre and Bong Bong Town Centre.

Economic development and activation

Social infrastructure, including the Horsley Community Centre, can be further activated through surrounding economic development. The existing access to services is weak, and there is a lack of a defined centre in Horsley. Opportunities to increase the presence of small business, and community passive 'bumping' spaces, would provide important community cohesion and connection opportunities – while supporting the economic prosperity of Horsley's residents.

Additionally, supporting creative enterprises and incubator programs within the existing community centre would both activate it through third party programming and provide increased economic and social opportunity for young people in Horsley.

11.5 Summary delivery priorities, challenges and opportunities

The table over page sets out key delivery priorities, challenges and opportunities to 2058.

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Community infrastructure need <i>Infrastructure hierarchy</i>	Identified gap by 2058	Gap threshold				Summary community need	Delivery challenges and opportunities
		2028 <i>Residents</i> 19,678	2038 <i>Residents</i> 34,575	2048 <i>Residents</i> 49,477	2058 <i>Residents</i> 57,433		
Sub-district Integrated multipurpose facilities <i>Sub-district</i>	1		Deliver Bong Bong facility by 2038		Raw gap arising	There is strong community demand in the short-medium term for Bong Bong community centre and library to be funded and delivered. Longer term need will also arise for an additional sub-district multipurpose facility.	Aim to secure funding in short-medium term (by ~2032) for land and fit out. Through master planning for the Bong Bong town centre, ensure a site is selected and contributions for land secured. There are opportunities for the Bong Bong multipurpose community centre and library to serve as a catalyst for the town centre. Consider opportunities to fund in liaison with developers in town centre through voluntary planning agreements.
Library space (co-located) <i>Sub-district</i>	1		Deliver Bong Bong facility by 2038		Raw gap arising	As above, noting library space is recommended to be incorporated into multipurpose community centres.	As above. Note particularly the importance of library space to community cohesion and capacity building, serving as important anchors (see research above).
Neighbourhood multipurpose community centre <i>Neighbourhood</i>	0					There is no overall gap for the WDURA, presuming that the existing quantity of local community facilities is delivered. Spatial gaps have been noted, and quantitative gaps arising, for a neighbourhood community centre in stage 4.	Neighbourhood community centres play a critical role in local community building. Ensuring accessibility to facilities within walking distance (800m-1km) is therefore vital to success. These smaller-scale facilities are conducive to voluntary planning agreements given their significant benefit to local communities, returning advantages to developer as well as the local community.
Non-council bookable space <i>Not classified</i>						Although not assessed in quantitative benchmarking, these spaces are an important consideration in future infrastructure planning.	Council plays an indirect role, and should seek to recognise and realised opportunities when they arise. This is best achieved through planning avenues – for example upon planning proposal or development application for sporting facilities, and in the master planning of town centres.

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Community infrastructure need	Identified gap by 2058	Gap threshold				Summary community need	Delivery challenges and opportunities
		2028 <i>Residents</i> 19,678	2038 <i>Residents</i> 34,575	2048 <i>Residents</i> 49,477	2058 <i>Residents</i> 57,433		
Infrastructure hierarchy							
						For example, incorporating within new recreation infrastructure and through sporting facilities are vital opportunities to provide adequate spaces for communities.	
Youth-friendly space <i>Local</i>	7	x2 between 2022- 2028	x2 between 2028- 2038	x2 between 2038- 2048	x1 between 2048- 2058	<p>Designing spaces for young people is an important consideration for the delivery of community facilities and open space and rec.</p> <p>It is noted that West Dapto is currently and is expected to have a younger demographic, with higher-than-average numbers of families and younger people. This generates particular community need for spaces for younger people.</p>	<p>Council should look to recognise and realise opportunities for young people to feel included and welcomed.</p> <p>Ideally, this should arise at the design stage of new community infrastructure and open space – informing a key component of design briefs for these facilities.</p> <p>Engaging with young people can help to further ensure that new facilities and master planned centres cater to their needs, as well as creating a sense of ownership and connection with these spaces</p>
Youth centre <i>District</i>	1		<i>Raw gap arising</i>			<p>Youth centres are a higher order facility that seeks to co-locate youth oriented services, and provide a central node and touch point for access to this demographic.</p> <p>There is community need arising by 2038 for a youth centre – a dedicated facility for youth to gather and access services peculiar to their needs.</p>	<p>The Waterloo Youth Centre is a recommended model of delivery, which integrates indoor space with surrounding open space to minimise cost and maximise opportunities to interact with natural elements.</p> <p>While it is important to have an adequate quantity of space in such a centre, successful designs have been achieved with as little as 200-400sqm of indoor space when integrated with substantial open space.</p> <p>Close liaison with youth service providers and younger people will be integral to success of this facility, to create a sense of belonging and ownership that is vital to younger peoples' health and wellbeing. Consider engagement in siting and design.</p>

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Community infrastructure need <i>Infrastructure hierarchy</i>	Identified gap by 2058	Gap threshold				Summary community need	Delivery challenges and opportunities
		2028 <i>Residents</i> 19,678	2038 <i>Residents</i> 34,575	2048 <i>Residents</i> 49,477	2058 <i>Residents</i> 57,433		
Seniors space <i>Not classified</i>						As above	Close engagement with service providers and aged care facilities to identify opportunities.
Community Sheds and Gardens <i>Not classified</i>						<p>Community gardens provide excellent outdoor meeting spaces, providing opportunities for connection with nature and casual social interaction, which leads to social capital building over time.</p> <p>They are important building blocks for local social cohesion and capital building – critical for a new release area.</p>	<p>There are opportunities within the current planned open space and community facilities to provide this infrastructure type, which does require some operational oversight or management, while being community run.</p> <p>They are a cost-effective model of providing community space, while being easily deliverable and with a substantial social return on investment.</p> <p>WDURA offers extensive opportunities when capitalised at the outset – including through open space and the potential use of challenging easements.</p>
Co-working/business incubator spaces <i>Not classified</i>						<p>New patterns of living and working arising in the post pandemic era are generating economic development opportunities for start-up enterprises.</p> <p>These bring social and economic capital benefits and cohesion – bringing together local enterprise creators.</p> <p>Tying together with training and development, there is community</p>	<p>These models will require market feasibility testing, separate to community need. A targeted assessment is recommended to best gauge opportunities.</p> <p>These spaces can be delivered through private developers.</p> <p>These spaces provide substantial opportunities for the activation of local town centres – making them important considerations for the economic and social layers of master planning for these future centres.</p>

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Community infrastructure need	Identified gap by 2058	Gap threshold				Summary community need	Delivery challenges and opportunities
		2028 <i>Residents</i> 19,678	2038 <i>Residents</i> 34,575	2048 <i>Residents</i> 49,477	2058 <i>Residents</i> 57,433		
Infrastructure hierarchy							
						need for economic development and youth-focused training and education.	
Aboriginal community space						To be determined in engagement with Aboriginal stakeholders and community members.	Delivering for and with Aboriginal community members to ensure culturally appropriate. Having cultural space is important to community identity and capacity building.
<i>District</i>							
Places of worship						Faith and spiritual practices are an important part of any community, supporting community cohesion and identity and serving as an anchor for local residents.	Engagement with faith organisations and their property development teams in the surrounding area will enable opportunities to be identified. These organisations should be involved in the master planning stage of town centres to identify opportunities for investment and third party delivery of social infrastructure.
<i>Local</i>						They are nodes of community services, with significant outreach and programs and often providing community services to all residents, regardless of their faith.	Faith based organisations have capital to be invested in new infrastructure – making them important strategic partners in the development of active and vibrant new communities. Multi-faith prayer rooms, and collaboration generally, can provide significant opportunities for new communities.
Childcare	406			Demand for childcare peaks around 2048 at 1,368 places		WDURA has a high childcare need identified through demographics. These facilities also support the appeal of the area for new families and homemakers – essential for catalysing investment and growth in the release area.	Private delivery typically. Gauge delivery through private developers as commercial propositions in VPAs and neighbourhood plans.
<i>Neighbourhood</i>							

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Community infrastructure need	Identified gap by 2058	Gap threshold				Summary community need	Delivery challenges and opportunities
		2028 <i>Residents</i> 19,678	2038 <i>Residents</i> 34,575	2048 <i>Residents</i> 49,477	2058 <i>Residents</i> 57,433		
Infrastructure hierarchy							
						Co-locating with schools and retail centres allows childcare to serve as a community anchor.	
Government primary school	TBC by School Infrastructure NSW					SINSW and the NSW Department of Education will investigate the need for new school infrastructure within West Dapto. Council staff understand that SINSW will undertake ongoing consultation with Council and the NSW Department of Planning and Environment (DPE) as detailed planning progresses for the release area and will monitor the situation.	
<i>Local</i>							
Government secondary school							
<i>Sub-district</i>							
Creative infrastructure – Practice	8 x <i>Local community practice spaces</i>	x2 between 2022- 2028	x2 between 2028- 2038	x2 between 2038- 2048	x1 between 2048- 2058	The cultural life of a place is an important part of social life – it is therefore critical to incorporate cultural infrastructure into places.	Incorporate community practice spaces into all new community facilities. Engage with the local creative community to further assess demand.
<i>Various</i>							Explore opportunities in open space and private spaces to provide practice spaces, including potential makers spaces in industrial areas or co-located with community infrastructure.
Creative infrastructure – Presentation	1 x district community arts centre		<i>Gap arising between 2038-48</i>			Larger scale creative infrastructure, particularly in the presentation of cultural output, is vital to the creative success of communities.	Liaise with Create NSW for funding opportunities.
<i>Various</i>	1 x district performing arts facility					It is noted that higher order facilities support the activation and growth of town centres – and is supported by Wollongong City Council's strategic work (see earlier in report).	Funding can be a challenge – there are opportunities through state government arts agencies and other channels including third party private or not-for-profit providers. Actively explore opportunities for shared use of facilities.

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Community infrastructure need	Identified gap by 2058	Gap threshold				Summary community need	Delivery challenges and opportunities
		2028 Residents 19,678	2038 Residents 34,575	2048 Residents 49,477	2058 Residents 57,433		
Infrastructure hierarchy							
						These facilities can serve as a destination and a community focal point, creating significant economic development opportunities and increasing social dynamism by attracting people from outside the area.	Explore opportunities for private delivery in town centres, including through VPAs and in the adaptive re-use of heritage homesteads.
Creative infrastructure – Participation						Consider opportunities to encourage local participation in culture through the protection and enhancement of existing assets.	Voluntary planning agreements for all new stages should ensure that any heritage listed homestead is protected as public open space surrounding, and either community use OR as a commercial use with public facing opportunities (e.g. café, coworking hub, creative enterprise, local heritage and history museum, hospitality).
<i>Neighbourhood</i>						Strong argument for historical and organic planning significance, choosing locations that are ideally located for community purposes (i.e. co-located with hills, open space).	Consider funding avenues through Heritage NSW for the preservation of these homesteads – and cultural opportunities through Create NSW.
						Strong example of opportunity in Wongawilli with the existing Coral Vale homestead currently occupied by developer as an information and sales centre.	
						Social connector – creating connection with landscape and heritage and preserving these places for activation and/or community use.	

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Community infrastructure need <i>Infrastructure hierarchy</i>	Identified gap by 2058	Gap threshold				Summary community need	Delivery challenges and opportunities
		2028 <i>Residents</i> 19,678	2038 <i>Residents</i> 34,575	2048 <i>Residents</i> 49,477	2058 <i>Residents</i> 57,433		
Local medical centre <i>Local</i>	1			<i>Gap arising</i>		Local medical centres are an essential community service and focal point – ideally located within all town centres to provide accessible access to health services.	Commercially delivered. Council's role lies in flagging opportunities with developers and ensuring that medical centres are supported in land use plans. Economic development plans for these town centres, and the WDURA generally, will be vital to attracting private providers of health services to the release area from an early stage.
General practitioner (GP) <i>Neighbourhood</i>	31		Gap of 8 arising	Gap of 23 arising	Gap of 31 arising	As above	As above

PART F: OPEN SPACE AND RECREATION NEEDS ANALYSIS

12.0 Sport infrastructure planning – underpinning assumptions

In calculating the spatial requirement for sport in WDURA, two methodologies have been used.

12.1 Method 1 Demand Analysis Model

The 'Otium Analytics' Demand Analysis Model determines the estimated sport participants across all activities and uses a range of expert informed assumptions to determine the number of sport facilities required and the amount of space (measured in hectares) needed to accommodate not only the fields of play, but ancillary spaces such as car parking and amenities.

Demand for sporting facilities is modelled using a combination of the following data:

- Available sport activity participation data for the population.
- Modelling of the capacity of fields, courts or other facilities in terms of the number of users they can accommodate.
- Determination of the areas required to accommodate actual playing surface and ancillary space required for different facilities.
- Setting parameters for the modelled facilities around hours of operation, differences between training and competition use and average lengths of seasons relative to each sport.

Overall, the model provides:

- Total number of participants per activity and by facility type
- Number of facilities per activity and facility type
- Spatial demand by activity and facility type, including playing space and overall space.

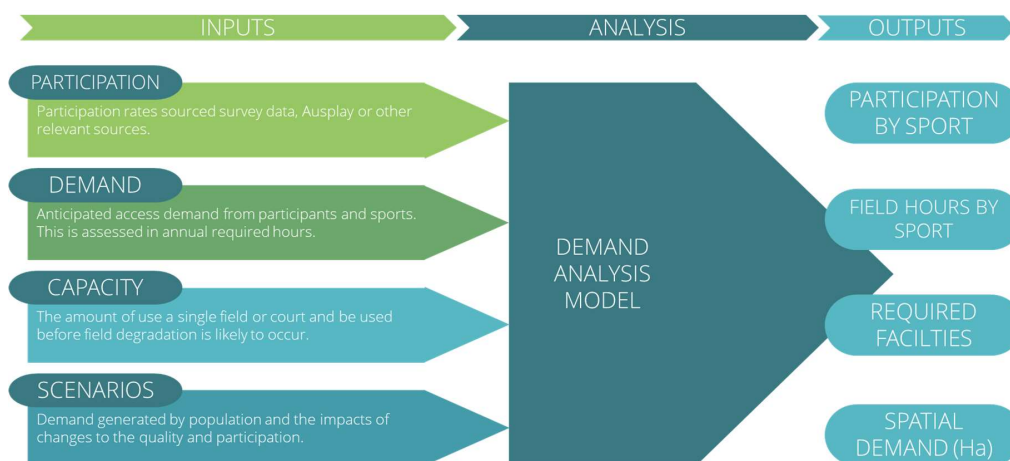


Figure 21 Otium's Demand Analysis Model

The Demand Analysis Model does not consider accessibility and travel time. Catchment mapping is to be undertaken separately to the demand modelling.

For outdoor sport, the 'Otium Analytics' Demand Analysis Model used NSW AusPlay Data to indicate the following requirements for forecast population of 57,433 by 2058.

Table 21 Demand Analysis Model Outputs for WDURA

Sport	Fields Required	Playing Area per Unit (Ha)	Ancillary Space per Unit (Ha)	Total Space Per Unit (Ha)	Total Space Required by 2058 (Ha)
AFL	5	2.47	1.73	4.20	20.995
Athletics	1	2.01	1.407	3.42	3.417
Baseball	1	1.81	1.267	3.08	3.077
Cricket	10	1.64	1.15	2.79	27.88
Football	14	0.90	0.63	1.53	21.42
Hockey (Grass)	1	0.9	0.63	1.53	1.53
League	1	1.07	0.749	1.82	1.819
Netball	8	0.1	0.05	0.15	1.2
Softball	1	0.6	0.42	1.02	1.02
Tennis	14	0.1	0.05	0.15	2.1
Touch	1	0.5	0.35	0.85	0.85
Union	1	1.26	0.882	2.14	2.142
TOTAL					87.45

Otium Planning Group has then applied assumptions to co-location of sporting codes to further refine the spatial requirements for sport infrastructure in WDURA. These assumptions include:

1. Providing additional space per rectangular field. This allows for effective co-location of rectangular and oval based sports. It also ensures warm up areas as well as mini and modified football fields that assist to cater for the strong demand for junior sport that occurs in new release areas such as WDURA.
2. That at least 8 cricket ovals can be co-located with rectangular fields or winter (AFL) ovals. This will allow for at least 2 cricket ovals to be used year-round and help respond to increased demand for annual participation in this sport.

Based on the above assumptions, the table below identifies the outdoor sport requirements for WDURA by 2058.

Table 22 Outdoor Sport Requirements for WDURA with consideration to dual-use

Field Type	Required Units	Playing Area per Unit (Ha)	Ancillary Space per Unit (Ha)	Total Space Per Unit (Ha)	Total Space Required by 2058 (Ha)
Winter Ovals	5	2.47	1.73	4.20	20.995
Rectangular Field	17	1.30	0.70	2.00	34
Athletics	1	2.01	1.407	3.42	3.417
Courts	22	0.1	0.05	0.15	3.3
Diamond Sports	2	1.205	1.267	2.47	4.944
Year Round Summer Oval	2	1.64	1.15	2.79	5.576
TOTAL					72.232

12.2 Method 2 Benchmarking

In the preparation of the yet to be published Greater Sydney Sport Infrastructure Plan, the Office of Sport collected sport facility data in 2018 across each of the five districts of Greater Sydney. The quantum of various categories of sport infrastructure were calculated against existing population to determine existing facility provision benchmarks.

The Western City District of Greater Sydney includes eight Local Government Areas, many of which provide for green field development similar to the West Dapto Urban Release Area. The data collected by the Office of Sport indicated the following provision rates across the Western City District:

- One full sized equivalent playing field for every 2,015 residents.
- One tennis court for every 4,612 residents
- One sealed netball court for every 3,849 residents

These provision rates have been used as the basis to undertake a secondary benchmarking exercise to determine the amount of public open space required for outdoor sport in the West Dapto Urban Release Areas. The benchmarks provided above were calculated against the forecast population and utilised key assumptions to determine the quantities of public open space required. Key spatial assumptions included:

- That a minimum of two full full-sized equivalent playing fields should be provided at each sporting site with a minimum of 5ha per site
- That 0.6ha is required to cater for a four-court facility which includes ancillary space for car parking and amenities.⁸³

Based on this benchmarking approach, **a total of 75.232ha of outdoor sport space** was calculated to service the forecast WDURA population of 57,433 by 2058.

The table below outlines the provision rate for the proposed Public Open Space framework in WDURA.

⁸³ Based on the Western City District data collected by the Office of Sport in 2018 for the 'Greater Sydney District Sport Infrastructure Plan'. Please NOTE, that this data is the property of the Office of Sport. Any further information required specific to the referenced benchmarks should be directed to the Office of Sport. The data is not publicly available, however, access to the data can be requested.

Recommended Quantity for Outdoor Sport Provision

The provision of 75.232ha of public open space for outdoor sport is recommended for WDURA based on:

1. The large number of young families expected to reside in WDURA and the associated demand on outdoor sport participation.
2. The diversity of the Australian sporting landscape and the need to consider a range of other outdoor sporting demands such as BMX, skate, basketball and other sporting codes.
3. The need to consider long term field renovation works that will see a number of playing fields not playable each year during upgrades that are required to ensure safety and quality is achieved.
4. The desire to have the capacity to respond to changing sport participation landscape and evolving demands.

12.3 Summary of Land needed for Sport

Table 23 provides a summary of the existing and planned provision for sport in WDURA.

Table 23 Existing and planned provision of District Sport in WDURA

Stage of WDURA	Contributions Plan 2020 Ref	Indicative Location / Address	Indicative Land Area (Ha)	Functional Area (Ha)	Comments
STAGE 1/2	NA	Ian McLennan Oval 50 Wyllie Rd, Kembla Grange	9.9	5.3	Non-functional area includes road reserve and land occupied by dense vegetation
STAGE 1/2	OS01	Adjacent to Darkes Town Centre and conservation land	9.4	9.4	Concept masterplan completed
STAGE 1/2	OS06	Adjacent to Wongawilli Village Centre – along West Dapto Road	4.5	2	Site is majorly constrained, leaving only 2Ha as Functional/ Fit-for-purpose area. Additional land cannot be acquired to meet land suitability for sport provision. It is recommended to reclassify OS06 from District Sport to District Recreation. In order to meet land suitability requirement for sport, it is recommended to increase the size of OS10 and OS11 as noted below.
STAGE 1/2	OS10	Adjacent to Jersey Farm Village Centre	4	4	Recommended increase in size from 4Ha to 5Ha to meet land suitability criteria for District Sport provision.
STAGE 1/2	OS11	Adjacent to Bong Bong Town Centre	3	3	Recommended increase in size from 3Ha to 10Ha to meet land suitability criteria for District Sport provision.
SUB TOTAL provision				23.70 Ha	
STAGE 3	OS16	Adjacent to Community Leisure & Recreation Centre	4	4	Recommended increase in size from 4Ha to 10Ha to meet land suitability criteria for District Sport provision. If no further land is available around OS16, a new park with an area of 10Ha will be required to meet sport provision in Stage 3.
SUB TOTAL provision				4 Ha	
STAGE 4	OS19	Adjacent to Huntley Village Centre and residential area	4	4	Recommended increase in size from 4Ha to 5Ha to meet land suitability criteria for District Sport provision.
STAGE 4	OS20	Adjacent to Avondale Village Centre and residential area	4	4	Recommended increase in size from 4Ha to 10Ha to meet land

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Stage of WDURA	Contributions Plan 2020 Ref	Indicative Location / Address	Indicative Land Area (Ha)	Functional Area (Ha)	Comments
					suitability criteria for District Sport provision.
SUB TOTAL provision				8 Ha	
STAGE 5	OS23	North side along Marshall Mount Road & adjacent to Marshall Mount Town centre	4	3.5	Recommended increase in size from 3.5Ha to 5Ha to meet land suitability criteria for District Sport provision.
SUB TOTAL provision				3.5 Ha	
TOTAL				39.20 Ha	

The table below provides a summary of area required for sport based on the benchmarking developed in Section 12.1 and 12.2. A gap in sport provision is identified across all stages of WDURA. This gap needs to be catered through either increasing size of existing parks to meet land suitability criteria for sport or identifying new parks to accommodate required District Sport infrastructure.

Table 24 Area required for District Sport across WDURA stages

WDURA STAGE	POPULATION BY 2058	AREA REQUIRED FOR SPORT (Ha) @1.31Ha/1000 PERSONS	EXISTING AND PLANNED PROVISION FOR SPORT (Ha)	GAP IN SPORT PROVISION (Ha)
STAGE 1/2	18,413	24.12	23.70	0.42
STAGE 3	14,009	18.35	4.00	14.35
STAGE 4	12,651	16.57	8.00	8.57
STAGE 5	12,360	16.19	3.50	12.69
TOTAL	57,433	75.24	39.20	36.03

Findings of the gap analysis:

1. A shortfall of 36.03Ha is identified in the provision of sport across all five stages of WDURA.
2. The following is recommended to meet the identified shortfall:
 - a) Increase the area of existing parks identified for sport (i.e. OS10, OS11, OS16, OS19, OS20 and OS23) to recommended sizes. Section 13.1 outlines the recommended site-specific increase in land areas.
 - b) OS18 is identified as local park. However, to meet the required land for sport provision in STAGE 3, it is recommended to reclassify OS18 from Local Park to District Sport and increase the size from 2Ha to 5Ha.
 - c) Identify a new park with 10Ha area in STAGE 5 to meet the required need for sport provision.
 - d) In circumstances where further land acquisition is constrained around an existing park, provision of a new park with the recommended functional area for sport is required.

12.4 Indoor and aquatic needs

In 2019, Otium Planning Group prepared the 'West Dapto Community Leisure and Recreation Centre Needs Assessment'. This assessment provides Council with a strategic direction on the service needs, facility mix and preferred site locations for a district level Community Leisure and Recreation Centre.

Considering the study research, consultation and analysis, the following staged facility mix is recommended for the West Dapto Centre.

Table 25 Staged facility mix recommendations

	Short Term 0-15 Years	Medium Term 15-20 Years	Long Term 20+ Years	Subject to Future Confirmation of Demand
Facilities	Entry and Administration Aquatic Centre Health and Fitness Centre Wellness Centre Multi-purpose Community Rooms Other indoor areas		Tennis Centre	Outdoor Netball Centre Adventure Park Multi-purpose Indoor Courts

12.4.1 Site analysis

The following locations as potential sites for the development of a new community leisure and recreation centre in the West Dapto Release Area were assessed against a series of site selection criteria:

1. Reed Park, Bong Bong Road, Cleveland
2. North-east of Daisy Bank Drive, off Cleveland Road, Cleveland
3. Western side of Daisy Bank Drive, off Cleveland Road, Cleveland
4. Southern side of Cleveland Road, Cleveland
5. Darkes Road Town Centre, north of West Dapto Road, Darkes.

The analysis confirmed all potential sites are capable of supporting the proposed West Dapto Leisure Centre. However, Site 4 – Southern side of Cleveland Road, Cleveland was recommended based on:

1. Its suitability across most criteria; and
2. Its adjacency to a potential district sports park. The district sports park may have a focus on football. This would support the establishment of a major multi-purpose sports hub consistent with broader facility provision and design trends.

Table 26 Indicative West Dapto Community Leisure and Recreation Centre Areas

Centre Area	GFA (m2)
Entry and Administration	640
Aquatic Areas	3,628
Health and Fitness	1,730
Wellness Centre	132
Multi-purpose rooms	340
Multi-purpose indoor courts (3)	3,295
Other Indoor Areas	330
Indicative GFA	10,095

In addition to the above area i.e., 10,095 sqm (1 Ha) identified for the building footprint of the West Dapto Community Leisure and Recreation Centre, consideration should be accounted for ancillary area required for

parking, circulation, access, etc. Factoring in the ancillary area, the total area required for **indoor sport and recreation spaces for WDURA is approximately 2.5ha**. This excludes space for the proposed co-location of other activities such as netball, tennis/ multi-use courts, sportsgrounds, active transport links and youth focused outdoor recreation.

The study recommended provision of one district level indoor court facility for West Dapto. The indoor courts were required to be accommodated within the new community leisure and recreation centre in line with the latest trend of the facility developed as a precinct or community 'hub' to allow a broader range of sport and recreation opportunities and to maximise management efficiencies and financial sustainability.

13.0 Quantitative assessment by stage area and typology

A quantitative assessment of public open space requirements for the West Dapto Urban Release Area has been undertaken to understand the functional open space land requirements by stage area and typology over 10-year increments.

NOTE: the calculation of land needed for sport is explained in **Section 12.3**.

Table 27 Quantitative Assessment Public Open Space for the West Dapto Urban Release Area (Note figures are cumulative)

Year	Open Space Typology	Stage 1/2 (ha)	Stage 3 (ha)	Stage 4 (ha)	Stage 5 (ha)	Total (ha)
By 2018	Local	2.994				2.994
	District Recreation	0.951				0.951
	District Sport	4.086				4.086
	Urban Release Area Wide	0.811				0.811
	Total	8.842				8.842
By 2028	Local	12.066	3.908	1.103	1.813	18.891
	District Recreation	3.834	1.242	0.350	0.576	6.002
	District Sport	16.465	5.333	1.505	2.475	25.778
	Urban Release Area Wide	3.268	1.058	0.299	0.491	5.116
	Total	35.633	11.541	3.257	5.355	55.787
By 2038	Local	15.804	7.529	4.090	5.769	33.192
	District Recreation	5.021	2.392	1.299	1.833	10.545
	District Sport	21.567	10.274	5.581	7.872	45.293
	Urban Release Area Wide	4.280	2.039	1.108	1.562	8.990
	Total	46.673	22.235	12.077	17.036	98.020
By 2048	Local	17.676	12.883	7.474	9.465	47.498
	District Recreation	5.616	4.093	2.374	3.007	15.090
	District Sport	24.121	17.580	10.198	12.915	64.815
	Urban Release Area Wide	4.787	3.489	2.024	2.563	12.864
	Total	52.201	38.046	22.070	27.950	140.267
By 2058	Local	17.676	13.449	12.145	11.866	55.136
	District Recreation	5.616	4.273	3.859	3.770	17.517
	District Sport	24.121	18.352	16.573	16.192	75.237
	Urban Release Area Wide	4.787	3.642	3.289	3.214	14.933
	Total	52.201	39.716	35.866	35.041	162.823
2058 Gap Analysis	Existing and Planned Public Open Space*	44.54	10.50	12.00	8.00	75.04
	Required additional functional Public Open Space**	7.66	29.22	23.87	27.04	87.78

*Excludes non-functional existing open space.

** Does not consider functionality of all planned open space. This requires investigations as part of future works.

In addition to the existing and proposed public open space, an additional 87.78Ha of functional public open space will be required across all five stages by 2058. This includes:

- Stage 1-2: An additional 7.66Ha of functional public open space by 2058
- Stage 3: An additional 29.22Ha of functional public open space between 2028 to 2058.
- Stage 4: An additional 23.87Ha of functional public open space between 2048 to 2058
- Stage 5: An additional 27.04Ha of functional public open space between 2028 to 2058.

It is important to note that the quantum of additional public open space may increase following functionality (fit for purpose) assessment of proposed open space sites.

13.1 Site specific open space increases

A range of increases are recommended to proposed open space sites with a key focus on the classification of District Sport. Sport sites have very detailed and specific performance criteria that if not met, will result in the inability to provide for a range of sporting codes. In addition, these sites provide the best opportunity for co-location with a range of other recreation and community infrastructure.

This increase will also partially address the gap of at least an additional 87.78ha of public open space within the West Dapto Urban Release Area and ensure future sites are fit for their intended use as per the open space framework.

The table below recommends conversion of following parks to District Sport

Table 28 Recommended increase in area of Planned Open Spaces to meet District Sport land size

Stage of WDURA	CP 2020 Ref	Current classification	Proposed classification	Indicative timing	Indicative planned land area	Recommended area
STAGE 1/2	OS10	Neighbourhood Park	District Sport	2026/27 - 2028/29	4 Ha	5 Ha
	OS11	Neighbourhood Park	District Sport	2036/37 - 2040/41	3 Ha	10 Ha
STAGE 3	OS16	Neighbourhood Park	District Sport	2036/37 – 2040/41	4 Ha	10 Ha
	OS18	Local Park	District Sport	2046/47 – 2050/51	2 Ha	5 Ha
STAGE 4	OS19	Neighbourhood Park	District Sport	2045/46 – 2050/51	4 Ha	5 Ha
	OS20	Neighbourhood Park	District Sport	2045/46 – 2050/51	4 Ha	10 Ha
STAGE 5	OS23	Neighbourhood Park	District Sport	2031/32 - 2035/36	4 Ha	5 Ha

The above increases in sites will provide an additional 25.5ha of public open space, specifically increase in district sport provision. If the above recommended increases are implemented, the total additional functional public open space required by 2058 will be 62.28Ha.

13.2 Additional public open space sites

To address the remaining of 62.28Ha of functional public open space by 2058, the following additional provision is recommended.

Table 29 Additional Public Open Space Sites and Areas

Stage	No. of Local Parks At 1ha/park	No. of District Recreation At 3ha/park	No. of District Sport (5-10+ ha)	No. of City- Wide Parks	TOTAL no. of new parks by stage	Area of new parks
STAGE 1/2	1	0	0	0	1	1 Ha
STAGE 3	8	1	0	1	10	26 Ha
STAGE 4	11	1	0	0	12	14 Ha
STAGE 5	11	1	1	0	13	24 Ha
TOTAL AREA	31	9	10	15	-	65 Ha

14.0 Horsley open space assessment

14.1 Background

The purpose of this assessment is to consider the implication of the available public open space within the Horsley area, which is contained within the West Dapto Urban Release Area. The current planning for WDURA has not included the available supply within the established Horsley area and this memo considered how any surplus capacity available in the area can contribute to meeting the needs of future residents in WDURA.

The suburb of Horsley falls within the geographic boundary of Stage 1/2 of West Dapto Urban Release Area (WDURA). However, the existing Horsley release area was largely developed between 1993 and 2010 and has not been included in the population and supply calculations for Stage 1 and 2 of WDURA. The area defined as 'West Horsley' has been included in Stage 1 and 2 calculations for WDURA and consequently the following analysis does not include population and spatial needs calculations for that area.

For the purpose of this document, 'Horsley' refers to the established part of the Horsley suburb, whilst the part of Horsley located to the west of the old/established 'Horsley' refers to 'the release areas in stage 1/2 directly west of Horsley'

The IPART 2020 review referenced the following regarding the available area of existing open space for WDURA residents,

Another 50.35 Ha of existing open space in Horsley is available to the residents of the new release area' (Assessment of West Dapto Contributions Plan 2020 IPART, page 57).

It is assumed that the statement above refers to the existing provision of public open space (Public Open Space) within the suburb of Horsley. IPART 2020 assessment also referenced,

'The existing facilities in Horsley are within the geographical area of Stages 1-2. Of the 70.2 hectares, the council estimates 19.9 hectares will serve the existing population in Horsley, leaving 50.35 hectares for the WDURA. (Assessment of West Dapto Contributions Plan 2020 IPART, page 64).⁸⁴

14.2 Existing Public Open Space in Horsley

Horsley is currently served by 21 parks and other open spaces, accounting for 62.21 Ha of provision. Refer to the table below for the existing park typology in Horsley:

Table 30 Typology of existing parks in Horsley

Open Space typology	Number of parks
Local	10
District Recreation	1
District Sport	1
Linear Park/corridor	6
Urban Release Area Wide	0
Total	18

⁸⁴ Note - that the investigation in this report and discussions with council staff have been unable to verify the source of the estimate relied on by IPART and the assumed 70.2 ha of supply and subsequent 50.35 Ha surplus cannot be substantiated.

14.3 Functional assessment of existing Public Open Space in Horsley

The existing Public Open Space provision was assessed to understand the functional open space within the existing park and open space network. Functional area is defined as the net land area exclusive of constrained land such as powerline easements, steep slopes, dense and protected vegetation, waterways, etc. Based on this assessment,

- 26.24Ha (42.18%) of the land area is identified as functional open space; and
- Approx. 58% of the existing Public Open Space provision is identified as constrained land**

** Constrained lands are often not suitable for other land use purposes such as housing, retail etc. and can be proposed as public open space. Depending on the nature of constraints and the topography of the land, these spaces can be of poor quality, have limited functionality and effectively be unusable for public recreation. Examples of constrained land generally unsuitable for inclusion in the public open space (public parks) network include land that is under high-voltage powerline or easement, highly vegetated riparian corridors, unfavourable topography, land impacted by frequent flooding, etc.

The following table summarises the analysis of the current and planned supply within Horsley and the actual outcome in terms of functional (useable) land for recreation and sport. Areas are assessed for issues such as flooding, slope, size, shape and vegetation which can significantly impede community use. (Source: *West Dapto Development Contributions Plan 2020*)

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Table 31 Existing parks and open spaces in Horsley

Stage of WDURA	Ref ID	Park/Reserve	Indicative land area (HA)	Functional Area (HA)	Non-Functional Area (HA)	Classification of Functional Area	Existing Infrastructure/ facilities	Comments
	1		0.057	0.000	0.057	NA	NA	<ul style="list-style-type: none"> Park does not exist. Lots identified for residential.
	2	Along Horsley Drive	0.198	0.155	0.057	Linear Park/corridor	Pedestrian pathway	<ul style="list-style-type: none"> Stormwater drainage channel (leading to Mullet Creek) with vegetation on both sides. Falls within 1% AEP Flood Extent
	3		0.136	0.094	0.0425	Local	No infrastructure	<ul style="list-style-type: none"> NO passive surveillance
	4		0.057	0.000	0.057	NA	NA	<ul style="list-style-type: none"> Park does not exist. Lots identified for residential.
	5		0.056	0.000	0.056	NA	NA	<ul style="list-style-type: none"> Park does not exist. Lots identified for residential.
	6	Robins Creek Lake	2.329	0.729	1.6	Local	<ul style="list-style-type: none"> Pedestrian pathway (Horsley Dr to Ashwood Pl; and Horsley Dr to Glenwood Grove) 2 x Stormwater channel outlets Viewing deck 	<ul style="list-style-type: none"> Lake with riparian vegetation. Falls within 1% AEP Flood Extent
	7	Mullet Creek Wetland (along Goodman Pl)	1.835	0.415	1.42	Linear Park/corridor	<ul style="list-style-type: none"> Pedestrian pathway along the western side of the lot connecting Goodman Pl to Bong Bong Rd 	<ul style="list-style-type: none"> Mullet Creek tributary and wetland. Falls within 1% AEP Flood Extent

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	8	Gerringullli Park	2.162	1.362	0.8	Local	<ul style="list-style-type: none"> Basketball Court Children's playground along Bong Bong Rd 	<ul style="list-style-type: none"> Low passive surveillance (one main street frontage only), drainage channel running horizontally through the park dissecting the land in two; and on-site vegetation Falls within 1% AEP Flood Extent, except the children's playground
	9	Along Horsley Drive	0.104	0.034	0.07	Linear Park/corridor	<ul style="list-style-type: none"> Pedestrian pathway 	<ul style="list-style-type: none"> Stormwater drainage channel (leading to Mullet Creek) with vegetation on both sides. Falls within 1% AEP Flood Extent
	10	Between Jenail Pl and Homestead Dr	0.790	0.240	0.55	Linear Park/corridor	<ul style="list-style-type: none"> Pedestrian pathway 	<ul style="list-style-type: none"> Stormwater drainage channel with vegetation on both sides, low passive surveillance.
	11	Dimond Brothers Reserve (Part 1)	5.610	3.380	2.23	District Recreation	<ul style="list-style-type: none"> Pedestrian pathways connecting (Bong Bong Rd to Goodman Pl, Horsley Dr and Parkdale Av) Skate Park Remnant on-site vegetation along the Stormwater channel leading to Mullet Creek 	<ul style="list-style-type: none"> Skate Park located on partially on site 10 and 17 Good passive surveillance Falls within 1% AEP Flood Extent
	12	Shade covered Park	0.194	0.164	0.03	Local	<ul style="list-style-type: none"> Pedestrian pathway along Homestead Dr Children's playground along Bong Bong Rd 	<ul style="list-style-type: none"> Excellent passive surveillance

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	13		1.434	0.157	1.277	Local	<ul style="list-style-type: none"> • Pedestrian pathway- Dumbarton PI to the viewing deck • Pedestrian pathway along the northern boundary (however outside the lot) of the park connecting Dombarton PI to Glenwood Grove • 2 x Stormwater channel outlets Viewing deck 	<ul style="list-style-type: none"> • Lake with riparian vegetation. • Falls within 1% AEP Flood Extent
	14		2.295	0.466	1.829	Linear Park/corridor	<ul style="list-style-type: none"> • Pedestrian pathway along Fairwater Dr edge of the park 	<ul style="list-style-type: none"> • Major portion of the park is dense vegetation along waterways and identified for enhanced storage area. • Falls within 1% AEP Flood Extent
	15		2.322	0.522	1.8	Local	<ul style="list-style-type: none"> • Water storage/detention 	<ul style="list-style-type: none"> • Major portion identified for enhanced storage area with dense vegetation • Falls within 1% AEP Flood Extent
	16	Reed Park	8.124	6.982	1.142	District Sport	<ul style="list-style-type: none"> • Fenced Dog Park • 2 x Stormwater channel outlets • 2 x Cricket Ovals 	<ul style="list-style-type: none"> • Powerline easement running north-south dissecting the second oval on the south-eastern boundary
	17	Reed Park	10.783	8.718	2.065	District Sport	<ul style="list-style-type: none"> • 3 x Tennis Courts • 2 x practice nets • Amenities building • 2 x Cricket Ovals overlayed with 5 x Rugby League Fields • Car park (approx. 176 spaces + 5 x accessible space) 	<ul style="list-style-type: none"> • Approx. 80% of the park falls within 1% AEP Flood Extent

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	18	Dimond Brothers Reserve (Part 2)	1.492	1.308	0.184	Local	<ul style="list-style-type: none"> • Skate Park • Children's playground • Outdoor Fitness Gym • 2 x Stormwater channel outlets • Pedestrian pathway (along Bong Bong Rd and connecting site 10) • Car park (24 spaces + accessible space) 	<ul style="list-style-type: none"> • Major portion of the park falls within 1% AEP Flood Extent
STAGE 1/2	19	Taywood Park	0.302	0.202	0.1	Local	<ul style="list-style-type: none"> • Children's playground • Covered informal seating • Pedestrian pathway network 	<ul style="list-style-type: none"> • Good passive surveillance
STAGE 1/2	20	Sunray Cres Reserve	0.168	0.110	0.0573	Local	<ul style="list-style-type: none"> • Children's playground • Covered informal seating • Pedestrian pathway network 	<ul style="list-style-type: none"> • Good passive surveillance
STAGE 1/2	21	Huxley Dr Reserve-Karrara Park	2.500	1.203	1.297	Local	<ul style="list-style-type: none"> • Children's playground • Pedestrian pathway network 	<ul style="list-style-type: none"> • Good passive surveillance
STAGE 1/2	22	Purrungully Woodland	19.259	NA	19.259	Linear Park/corridor	<ul style="list-style-type: none"> • Pedestrian pathway network 	
TOTAL			62.21	26.24	35.98	-		

14.4 Provision rate of Public Open Space in Horsley

In 2016, 7,095 residents were recorded residing in Horsley. The population in Horsley is estimated to remain stable with a marginal increase in population numbers through infill development. The table below refers to the open space rate of provision by typology.

Table 32 Provision by typology

Year	Population	Open Space typology	Area (HA)	Current rate of provision (Ha/1000 people)	Proposed rate of Public Open Space provision in WDURA (Ha/1000 people)	Required Public Open Space area as per new Public Open Space framework (HA)	Surplus
2016	7,095	Local	5.85	0.82	0.96	6.81	-0.96
		District Recreation	4.69	0.66	0.305	2.16	2.52
		District Sport	15.70	2.21	1.31	9.29	6.41
		Urban Release Area Wide	0.00	NA	NA	NA	
		Total	25.40	3.70	2.575	18.27	7.97

In reference to the table above, it is observed that:

- Provision rate of local parks is slightly lower than the proposed rate for WDURA;
- Provision rate of district recreation is higher than the proposed provision rate for WDURA; and
- Provision rate of district sport is higher than the proposed rate for WDURA.

In addition to the above, it should also be noted that whilst a surplus in district sport (i.e. Reed Park) is observed in Horsley, this sports precinct also caters for demand from Dapto residents (to the east of Horsley). The park is mostly developed, and council staff have not indicated there is any significant additional capacity to service growth.

The only district recreation site identified in Horsley is Dimond Brothers Park, which is located at the eastern end of the suburb boundary and approx. at a distance of 650m from the Dapto Train Station. This park will primarily meet the needs of Horsley residents along with Dapto residents.

In conclusion, there appears to be a surplus of 7.97 Ha public open space suitable for recreation use, mostly comprised of district sport and district recreation. However, with the marginal population increase in Horsley anticipated along with existing and future demand from Dapto residents, it is doubtful there is any significant excess capacity to meet the needs of future residents of WDURA.

PART G: FINDINGS AND RECOMMENDATIONS

15.0 Summary recommendations

15.1 Community and cultural facilities

Based on the community and cultural infrastructure needs assessment undertaken, the following key recommendations are identified:

1. Update the Contributions Plan to include provision for:
 - a) 1 x neighbourhood multipurpose community centre in Stage 4, co-located with the Avondale town centre
 - b) Amend item CF05 of the Contributions Plan to a sub-district facility, including library space, and update corresponding costing
2. Council liaise direct with School Infrastructure NSW (SINSW) and the NSW Department of Education as the authorities responsible for government school provision. It is understood that SINSW and Department of Education will investigate the need for new school infrastructure within the West Dapto Urban Release Area. SINSW will undertake ongoing consultation with Council and the Department of Planning and Environment as detailed planning progresses for the release area and will monitor the situation.
3. Deliver a dedicated youth centre co-located with a new district park and multipurpose community centre in Avondale
4. Identify opportunities through planning mechanisms and agreements and at the neighbourhood planning phase for private developers to deliver:
 - a) Local community spaces, including bookable space and community sheds and gardens
 - b) Coworking and business incubator spaces
 - c) Dedicated district-level community arts centre through VPA with larger developer, potentially leveraging heritage homestead locations.
 - d) Local traineeship and employment opportunities for young people
5. Masterplan each town centre identified in the West Dapto Vision, with a focus on engagement and early activation. Social infrastructure will play a key role in this master planning process, identifying significant co-located sites and taking a collaborative approach with stakeholders and the community. This stage will involve detailed site analysis.
 - a) As part of this process, develop a strategy to collaborate with faith-based organisations in relation to their property development plans to identify the potential for these organisations to deliver social infrastructure in strategic locations.
6. Ensure that design briefs at the earliest stage for new community centres consider some or all of:
 - a) Youth friendly spaces
 - b) Seniors friendly spaces
 - c) Local cultural practice spaces (e.g. music rehearsal rooms, artists' studios)
 - d) Aboriginal community space (where arising in consultation)
 - e) Extensive community consultation and potential co-design
7. Facilitate delivery of higher-order social infrastructure through liaison with relevant authorities or private providers, including for the provision of:
 - a) Consideration of an Aboriginal Culture and Community Centre if identified through extensive engagement
 - b) District performing arts facility should be explored subject to a Shared Use Agreement with the relevant government authority.
 - c) Creative infrastructure opportunities in liaison with Heritage NSW and Create NSW
 - d) Community Arts Centre in collaboration with Create NSW
8. Develop a comprehensive delivery and funding plan for identified community centres in the Contributions Plan.

15.2 Open space and recreation

Based on the public open space and recreation needs assessment undertaken, the following key recommendations are identified:

1. Adopt and implement the public open space framework for WDURA. This includes placing a focus on the performance criteria for public open space which aims to deliver high quality, well distributed public open space.
2. Planning and provision of public open space in WDURA to comply with performance criteria to ensure fit for purpose and 'functional' open space. that delivers an efficient, affordable and sustainable network of Public open space for sport and recreation.
3. Ensure 85-90% of residents in WDURA are within a 5-7 minute walk of high quality and functional open space.

Note: the masterplan prepared as a part of this report provides only indicative locations of the proposed Public Open Spaces. These locations should be tested and confirmed within the Green Network Masterplan. A 400m catchment is recommended for walkability to local parks. However, this can be extended to 600m where physical barriers like road network, Motorways, etc limit the walkability, provided the net quantum of required Public Open Space remains the same.

4. Convert following parks to District Sport and increase the size of identified sites below to cater for this change:

a) OS10 - From 4ha to 5ha	e) OS19- From 4ha to 5ha
b) OS11- From 3ha to 10ha	f) OS20 - From 4ha to 10ha
c) OS16 - From 4ha to 10ha	g) OS23 - From 4ha to 5ha
d) OS18- From 2ha to 5ha	
5. Develop a Green Network Masterplan for WDURA in consideration of the proposed performance criteria. As part of this process, review the required number of local parks based on the distribution and access to high quality functional public open space. The Green Network Masterplan to identify location for a destination public open site (preferably with 15+ ha area) that will service all residents of WDURA. The location is to be centrally located and potentially within the Stage 3 area.
6. Upgrade existing sports fields at Reed Park to meet the current need and future demand for sport in Horsley and Dapto
7. Upgrade Dimond Brothers Park (to a high-quality district recreation park) in line with guidelines of the West Dapto Open Space Design Manual and Performance Criteria developed as part of the WDURA Needs Assessment.
8. Prioritise provision of required additional Public Open Space in WDURA aligned with the new proposed Public Open Space framework, West Dapto Public Open Space Design Guide and the proposed performance criteria.
9. Commence quality and functionality assessment of existing Public Open Space along with the indicative locations of the proposed open space.
10. Subject to IPART assessment, update the West Dapto Development Contributions Plans according to the assessment undertaken as part of this study.
11. Implement the recommendations of the West Dapto Community Leisure and Recreation Centre Needs Assessment (2019).
12. Work with the Office of Sport in the development of the Illawarra Shoalhaven Sport Infrastructure Plan. NOTE: This Plan is currently in early stages.
13. Review of planned provision of Public Open Space every 5 years to respond to the most up to date demographic projections and trends
14. Developing forward funding strategy to acquire land and deliver Public Open Space infrastructure to maintain and sustain delivery responsive to the population growth
15. Monitoring residential density development to ensure dwelling targets are not exceeding threshold numbers
16. Initiating partnership and collaboration opportunities with State agencies for land acquisition and joint delivery of major recreation facilities

15.3 Horsley

1. Consider renewal of the Horsley Community Centre in close engagement with local residents, including provision of creative practice spaces (e.g. additional music rehearsal, art studio, or workshop space).
2. Explore opportunities, in partnership with community organisations, to utilise undevelopable land for community gardens and work shed style uses. This should be prefaced by community buy in, with community organisations as the key point of contact to gauge interest in the Horsley community.
3. Upgrade the urban amenity surrounding the existing Horsley Community Centre with a particular focus on providing safe, youth-friendly spaces.
4. Incorporate Horsley into economic development strategies and the process for master planning town centres for the broader WDURA.
5. Work with community organisations to ensure service provision and programming in the Horsley Community Centre is efficient and can evolve as the community changes.

Appendix A. Key Benchmark Sources

Key information sources referenced develop this typology include:

- Arden Macauley Community Infrastructure Needs Analysis (Ethos Urban, 2018)
- Central Precinct Urban Renewal Project Social Infrastructure Study (Ethos Urban for TfNSW, 2020-21)
- City of Bayside Social Infrastructure Plan (Ethos Urban for City of Bayside, Sydney, 2019)
- City of Sydney *City for All* Social Policy and Action Plan 2018-2028 and associated community infrastructure planning framework (2018)
- City of Sydney Community Asset Strategy, 2018
- City of Canterbury Bankstown Community Needs Analysis (Ethos Urban, 2018-19)
- City of Canterbury Bankstown Community Facilities Strategic Plan (Ethos Urban for City of Canterbury Bankstown, 2019)
- Canterbury Bankstown Town Centre Student and Worker Needs Study, Sydney (Ethos Urban for City of Canterbury Bankstown, Sydney)
- Fisherman's Bend Urban Renewal Area Community Infrastructure Plan (Ethos Urban, 2017)
- Greener Places Design Guide (Government Architect NSW, 2021)
- Green Square Urban Renewal Area Placemaking Framework and Action Plan (this document is underpinned by detailed community infrastructure planning (City of Sydney, 2017-18)
- Northern Beaches Social Infrastructure Study (Ethos Urban for Northern Beaches Council, 2020-21)
- Planning for Community Infrastructure in Growth Areas (Australian Social and Recreation Research, 2008)
- Redfern North Eveleigh Urban Renewal Project Social Infrastructure Study (Ethos Urban for TfNSW, 2021).

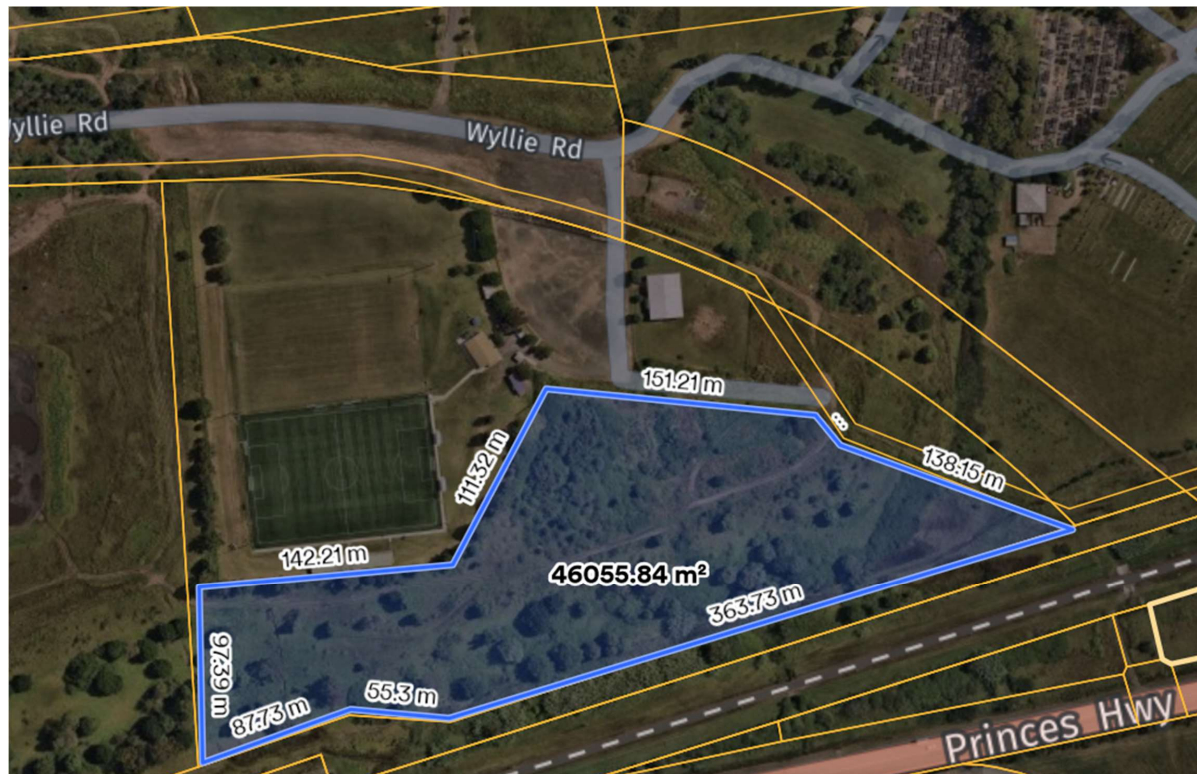
These studies draw on a range of other published sources, including NSW State Library Benchmarks, the NSW GAO Greener Places Design Guide, and NSW Department of Education schools metrics.

Appendix B. Open space site-land suitability and constrained land assessment

This section provides a brief desktop review of unusable space within existing parks and open spaces. This assessment does not consider the historical nature of a particular park/open space, however, provides examples to identify non-functional space within a park or open space.

Ian McLennan Oval

Space marked: Land constrained with unusable topography.



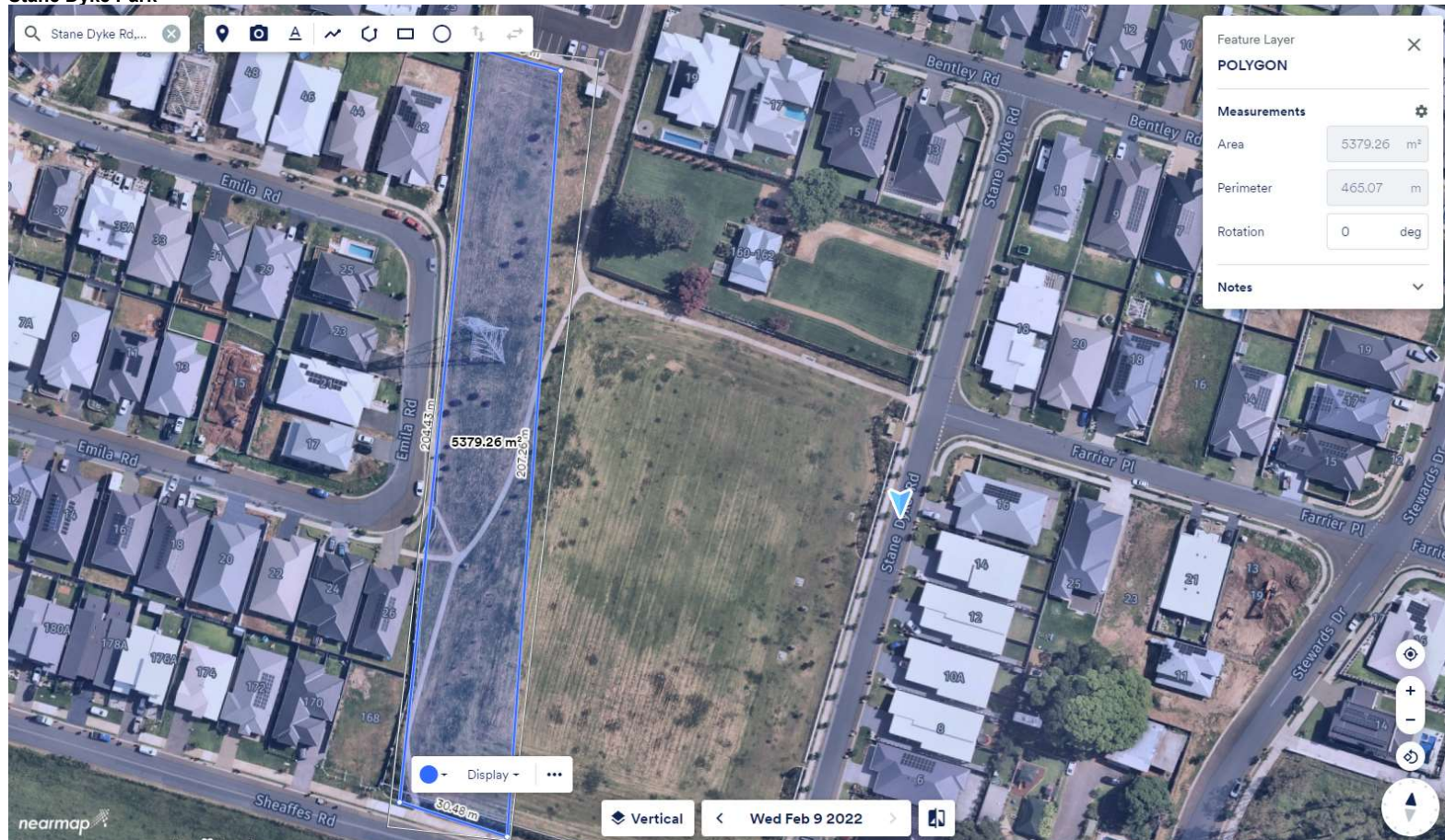
Integral Energy Park

Space marked: bushland area not usable for functional recreation activities like playground, sportsgrounds, etc.



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Stane Dyke Park

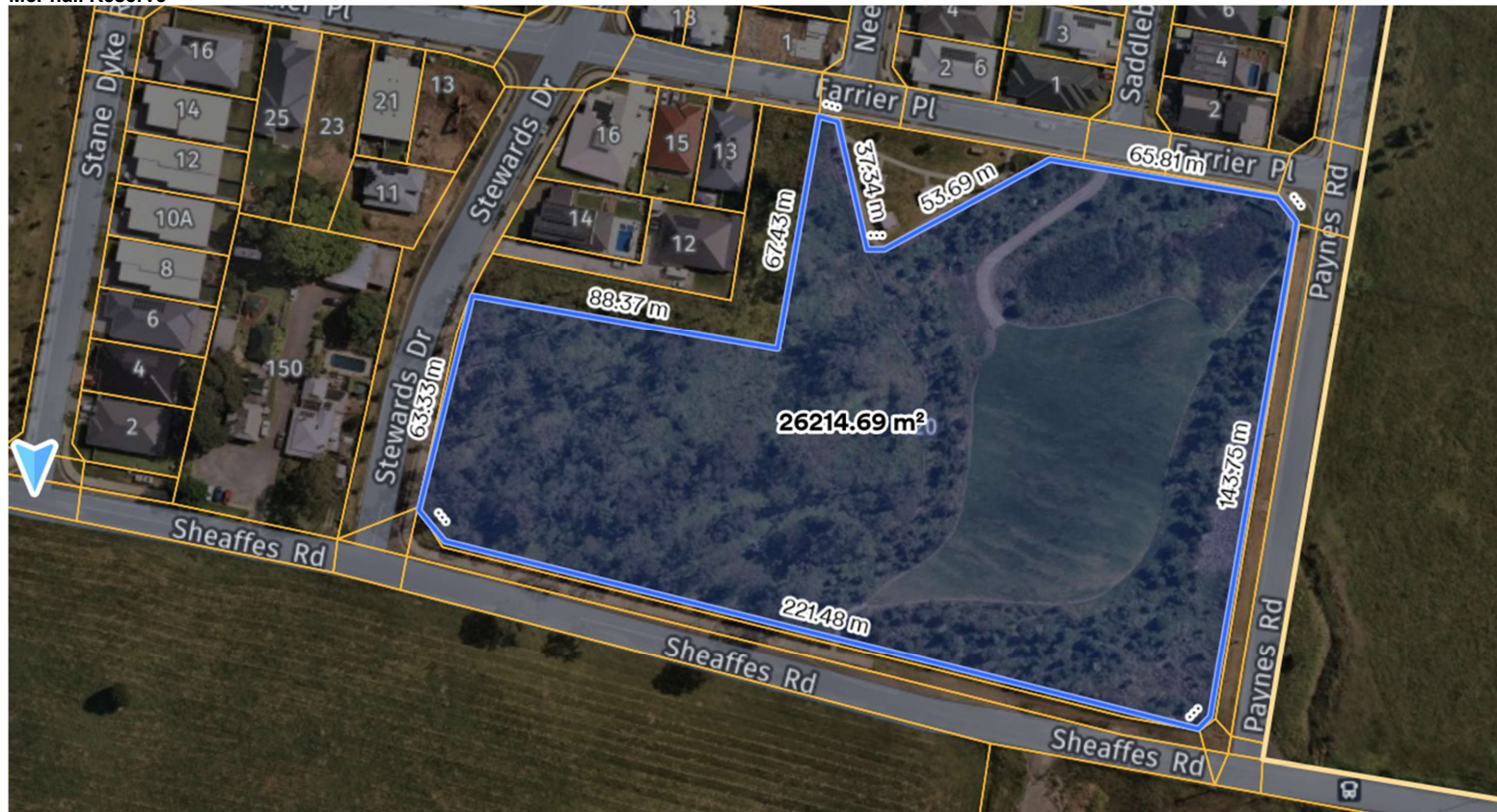


Mogomorra Park



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McPhail Reserve



Bankbook Park

Area marked: detention area used as kick-a-bout space when dry



Appendix C. Raw benchmarking output

Table 33 Raw output for the WDURA

Service	Benchmark		2022	2018		2028		2038		2048		2058	
Name	Ratio	Measure	Supply	Demand	Gap	Demand	Gap	Demand	Gap	Demand	Gap	Demand	Gap
Sub-district multipurpose community centre	1 : 20,000	Residents	2.0	0.2	-1.8	1.0	-1.0	1.7	-0.3	2.5	0.5	2.9	0.9
Library space (standalone or combined)	1 : 20,000	Residents	2.0	0.2	-1.8	1.0	-1.0	1.7	-0.3	2.5	0.5	2.9	0.9
Neighbourhood multipurpose community centre	1 : 10,000	Residents	5.0	0.3	-4.7	2.0	-3.0	3.5	-1.5	4.9	-0.1	5.7	0.7
Youth friendly space	1 : 8,000	Residents	0.0	0.4	0.4	2.5	2.5	4.3	4.3	6.2	6.2	7.2	7.2
Youth centre	1 : 30,000	Residents	0.0	0.1	0.1	0.7	0.7	1.2	1.2	1.6	1.6	1.9	1.9
Childcare places	1 : 4	Babies and pre-schoolers (0 to 4)	646.0	60.9	-585.1	577.6	-68.4	1,007.3	361.3	1,367.9	721.9	1,052.1	406.1
Government primary school		Primary schoolers (5 to 11)	TBC by School Infrastructure NSW										
Government high school		Secondary schoolers (12 to 17)											
GP	1 : 1,000	Residents	26.0	3.1	-22.9	19.7	-6.3	34.6	8.6	49.5	23.5	57.4	31.4
Local medical centre	1 : 25,000	Residents	2.0	0.1	-0.9	0.8	-0.2	1.4	0.4	2.0	1.0	2.3	0.3
Health hub	1 : 50,000	Residents	0.0	0.1	0.1	0.4	0.4	0.7	0.7	1.0	1.0	1.1	1.1
Cultural practice - community practice space	1 : 8,000	Residents	0.0	0.4	0.4	2.5	2.5	4.3	4.3	6.2	6.2	7.2	7.2
Community arts centre	1 : 40,000	Residents	0.0	0.1	0.1	0.5	0.5	0.9	0.9	1.2	1.2	1.4	1.4
Performing arts facility	1 : 40,000	Residents	0.0	0.1	0.1	0.5	0.5	0.9	0.9	1.2	1.2	1.4	1.4

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Table 34 Local/neighbourhood benchmarking output by stages

			Area 2			Area 3			Area 4			Area 5		
Service	Benchmark		Stage 1/2			Stage 3			Stage 4			Stage 5		
Name	Ratio 2	Measure	Supply	Demand	Gap	Supply	Demand	Gap	Supply	Demand	Gap	Supply	Demand	Gap
Neighbourhood multipurpose community centre	1 : 10,000	Residents	3.0	1.8	-1.2	1.0	1.4	0.4	0.0	1.3	1.3	1.0	1.2	0.2
Youth friendly space	1 : 8,000	Residents	0.0	2.3	2.3	0.0	1.8	1.8	0.0	1.6	1.6	0.0	1.5	1.5
Childcare places	1 : 4	Babies and pre-schoolers (0 to 4)	304.0	338.1	34.1	162.0	257.2	95.2	150.0	229.9	79.9	30.0	226.9	196.9
Government primary school		Primary schoolers (5 to 11)	TBC by School Infrastructure NSW											
GP	1 : 1,000	Residents	26.0	18.4	-7.6	0.0	14.0	14.0	0.0	12.7	12.7	0.0	12.4	12.4
Cultural practice - community practice space	1 : 8,000	Residents	0.0	2.3	2.3	0.0	1.8	1.8	0.0	1.6	1.6	0.0	1.5	1.5