

ACT SOCIAL INFRASTRUCTURE STUDY

FINAL REPORT

Prepared for ACT Government



October 2019

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1. INTRODUCTION

ABOUT THE STUDY

BACKGROUND

The ACT Planning Strategy 2018 (the Strategy) sets the vision for the development of Canberra over the next 30 years.

The Strategy's vision for Canberra is to be a sustainable, competitive and equitable city. It is structured around five key themes:

- Compact and efficient
- Diverse
- Sustainable and resilient
- Liveable
- Accessible.

The Strategy responds to recent changes in Canberra, including population growth and urban renewal. To support sustainable urban growth, the Strategy aims to deliver up to 70% of new housing within the existing urban footprint and by concentrating development, in areas located close to the city centre, town and group centres and along key transit corridors.

Sustainable urban growth will also require effective use and efficient delivery of social infrastructure to meet the needs of the community into the future.

To implement the Strategy, four Urban Intensification Localities (UILs), have been identified as areas for further investigation. These areas are focussed around the town centres of Belconnen, Gungahlin, Tuggeranong and Woden.

The study builds on the existing evidence base and collates complimentary information to inform planning for social infrastructure in the urban renewal context. It is part of the ongoing process of planning being revisited, updated and adjusted as the evidence and understanding of need is further refined in response to change.

ABOUT THIS REPORT

This report provides a high-level assessment of social infrastructure in the four UILs, considered against the five key themes in the Strategy.

The project objectives are to:

- a) Inform the planning process for the urban intensification areas identified in the ACT Planning Strategy 2018
- b) Review and consolidate information from relevant background studies and documents to better understand the community infrastructure and open space network in the four areas of interest.

As such, the report provides a high level assessment to guide future planning and delivery of social infrastructure, based primarily on a synthesis of a large range of other planning work undertaken for the UILs. The following tasks were undertaken to inform this report:

- Site visits
- Trends analysis
- Best practice case studies analysis
- Document review (see Appendix A for list)
- Social infrastructure database and mapping
- Stakeholder interviews
- Benchmarking analysis
- Place criteria analysis
- Development of recommendations.

LIMITATIONS

As a high level assessment and synthesis document, there are some limitations to this report.

The project scope did not include a fresh demographic analysis, beyond that contained in the source documents.

Projected population data was available only to 2022. As new projections become available the implications for social infrastructure will be further explored.

The report does not include a detailed assessment of each type of social infrastructure provided in the UILs. It focuses on the key infrastructure in each of the four UILs, particularly district level infrastructure provided by ACT Government is widely accessible and more likely to be affordable for the community.

Analysis of the financial viability of facilities, including those which are privately owned and operated, was also beyond the scope of this report.

Recommendations made as part of this report have been mindful of the budget implications. The next level of detailed planning for any social infrastructure will likely require more detailed business cases to be prepared.

STUDY AREA

URBAN INTENSIFICATION AREAS

The study areas for this report is defined as the four UILs, which includes the town centre and surrounding suburbs:

Belconnen

Lawson
Kaleen
Bruce
Aranda
Macquarie
Cook
Weetangera
Page
Florey

Woden

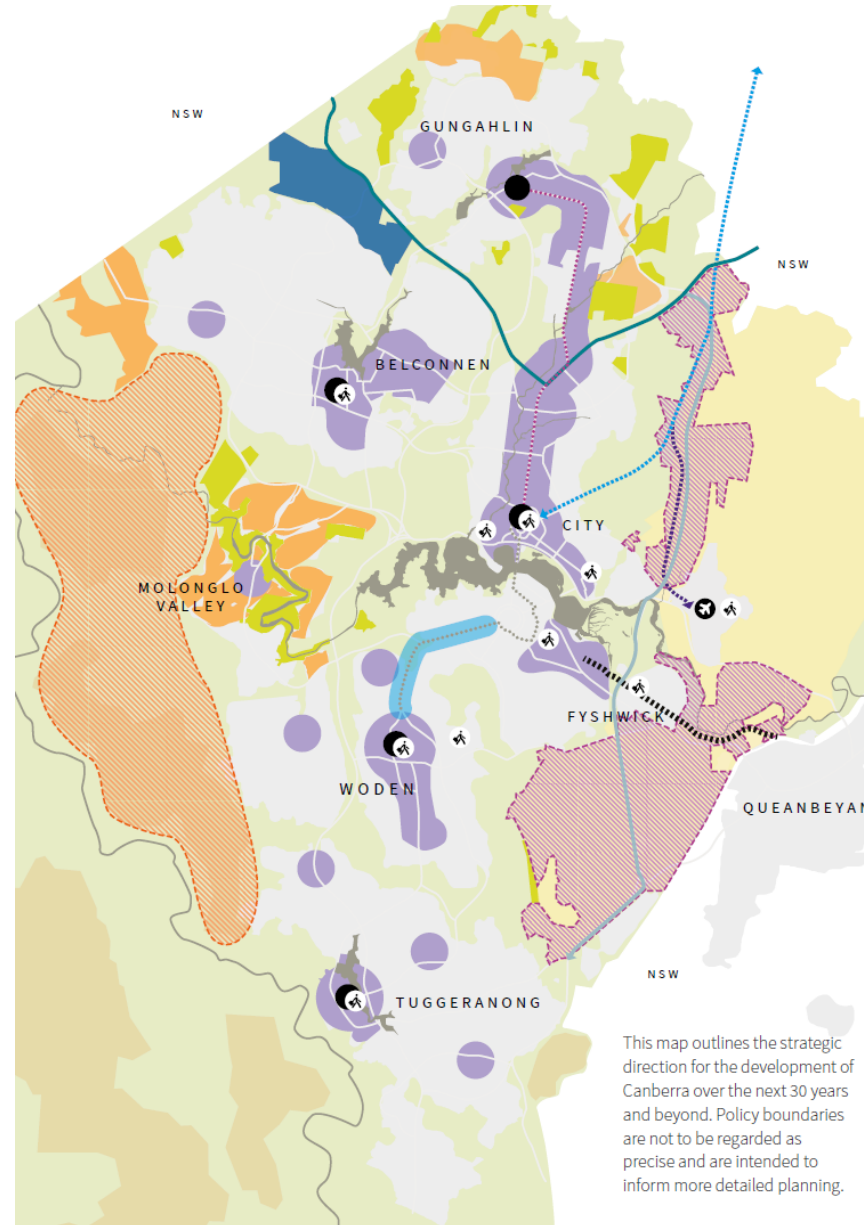
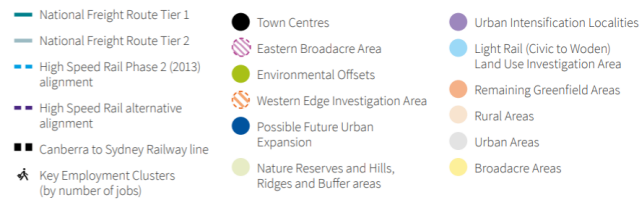
Hughes
Phillip
Garran
Mawson
Farrer
Torrens
Chifley
Pearce
Lyons
Curtin

Gungahlin

Harrison
Franklin
Palmerston
Ngunnawal
Amaroo

Tuggeranong

Monash
Isabella Plains
Bonython
Greenway
Oxley



This map outlines the strategic direction for the development of Canberra over the next 30 years and beyond. Policy boundaries are not to be regarded as precise and are intended to inform more detailed planning.

SOCIAL INFRASTRUCTURE CHALLENGES AND OPPORTUNITIES IN UILS

As urban density increases, social infrastructure takes on an increased importance and needs to respond to a number of challenges and opportunities. These include:

- Shrinking backyards create a greater need for accessible open space
- Apartment living turns community facilities into an extension of the home, providing services and a place to gather
- In new communities social infrastructure is essential for creating social cohesion and making somewhere a great place to live
- Community facilities need to be flexible in order to adapt to an increasing diversity of uses and user groups
- Social infrastructure needs to respond to shifting demographics of communities, including age, culture and disability
- Resource efficiency is key, co-location and multi-purpose help governments manage operate facilities within a limited budget
- Shared-use, open playgrounds and other partnerships provide opportunities for greater access to public assets and provide more for less.

These opportunities and challenges form important context for planning for Belconnen, Gungahlin, Tuggeranong and Woden.



One of many multi-purpose spaces created to support high density living in the regeneration of Kings Cross in London.

Image credit: Urbis

BENCHMARKING

METHOD

The provision of 10 types of critical social infrastructure in each UIL was benchmarked. The types of critical infrastructure selected for benchmarking were aligned to those used to measure the 'compact and efficient' theme in the place analysis tool. These are listed on the following page.

The benchmarks were sourced from the Suburban Land Agency's (2016) *Desktop Review of Community and Recreation Facilities in Gungahlin* and originated in the *Woden, Atherton and Mawson Community Sport and Recreation Study* (2012). These are understood to be the most recent set of benchmarks developed for the study areas.

Population projections for 2018 and 2022, sourced from the ACT Government's Population Projections 2018-2025, were used to calculate existing and future provision rates.

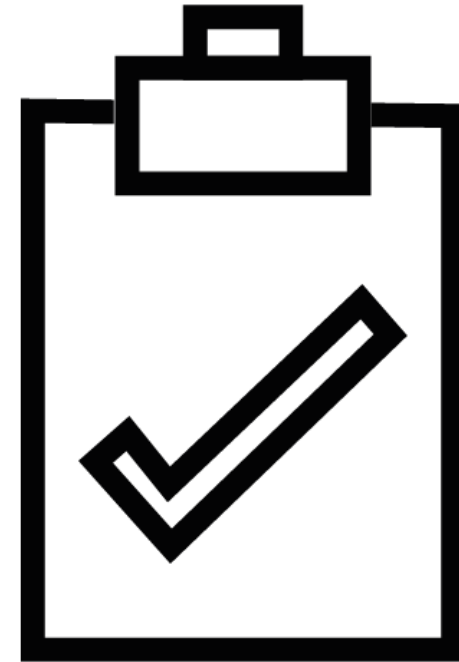
For facilities which provide a district service (e.g. libraries, colleges, district parks), district populations were used to assess demand.

For facilities which provide a local service (e.g. playing fields, public high schools and primary schools and multipurpose community centres), UIL populations were used in the assessment.

Provision rates were deemed to be met if the current provision ratio was within 5,000 of the benchmark.

Limitations

Benchmarking provides a useful input to considering the provision of different types of social infrastructure. However, they cannot be used in isolation. Benchmarks do not consider many of the factors needed to develop a nuanced assessment of community need. Nor do they take into account local factors, or the role of non government and private sector providers in helping meet community needs. In addition, benchmarking does not consider the quality or accessibility of social infrastructure, or its commercial viability.



PLACE CRITERIA ANALYSIS

METHOD

As part of this study a tool was developed to measure the performance of social infrastructure against the five key themes of the Strategy.

To do this, a set of metrics were identified for each theme, in consultation with EPSDD.

The tool provides a point in time snapshot. It highlights relative strengths and opportunities for improvement of social infrastructure in each UIL. The tool also provides a evidence base to guide future planning and investment decisions.

Selection of metrics and scoring

To guide the selection of metrics, a key outcome statement was developed for each theme.

A set of metrics was then developed to measure each theme, based on the available data. The selected metrics are shown in the table opposite.

Each metric was given a score, and then a combined score out of five was arrived at for each theme.

The combined scores were visually represented for each UIL in a spidergram.

Limitations

The metrics were selected based on the availability of relevant data at the time this report was prepared.

In many cases, the selected metrics could have been used to measure more than one theme. The metrics were aligned to the 'best fit' theme, taking into account the need to assign measures to each theme.

The tool and metrics may evolve over time as additional data is collected and becomes available for analysis. As part of this evolution, individual metrics may move themes or be replaced by new measures.



Compact and efficient

Key outcome: Critical social infrastructure is provided in or near the UIL

The UIL contains:

- Multipurpose community centre
- Library
- Community health centre
- Police station
- Community arts centre
- District park*
- College in the town centre
- District indoor recreation centre and aquatic centre*
- District sized playing fields*
- Public primary school and high school.



Diverse

Key outcome: Social infrastructure in the UIL caters to a wide range of community needs

Number of community centres, halls and meeting rooms in the UIL per 1,000 population

Number of hours district level indoor leisure centre and aquatic centre are open per week**

Number of hours multipurpose community centre is open per week**



Sustainable and resilient

Key outcome: Social infrastructure contributes to a sustainable city

Number of community gardens in the district per thousand population

% of critical social infrastructure within a 10 minute walk of a transport interchange



Liveable

Key outcome: Social infrastructure helps make Canberra a great place to live and work

Number of library visits per thousand population per year

Quality of the key district park in the town centre

Number of long day care places in the UIL per 1,000 population

Number of the 10 critical types of district infrastructure clustered together in the UIL



Accessible

Key outcome: Social infrastructure is safe and accessible

% of the UIL within a 10 minute walk (800m) of community infrastructure (see Appendix B maps)

% of the UIL within a 10 minute walk (800m) of open space (see Appendix B maps)***

* District facilities serve a district catchment and provide a higher level of service to the community.

** Metrics used as proxy for being able to accommodate a variety of people at different times of the day.

*** This metric relates to the accessibility of open space, but not the quality of that space.

ABOUT SOCIAL INFRASTRUCTURE

DEFINITIONS

The Strategy broadly defines social infrastructure as the facilities, services and networks that help families, groups and communities to meet their social, health, education, cultural and community needs.

For the purposes of this report social infrastructure is defined as the physical assets across the categories shown in the table opposite.

When preparing the place criteria analyses, 'in or near the UIL' was defined as being:

- in the UIL suburbs listed on page 6, or
- within 800m of the suburb boundaries.

CATEGORY	FACILITIES
Aged care	<ul style="list-style-type: none"> • Residential aged care facilities
Arts and culture	<ul style="list-style-type: none"> • Community arts centres • Community theatres
Community	<ul style="list-style-type: none"> • Libraries • Community centres • Community halls • Scout and guide halls • Targeted facilities, such as men's sheds, senior citizens centres and youth centres
Education	<ul style="list-style-type: none"> • Pre-schools and early education centres • Public and private primary schools, secondary schools and colleges • Outside school hours care • Tertiary education institutions
Emergency services	<ul style="list-style-type: none"> • Police stations • Fire stations • Ambulance stations • Combined emergency services
Health	<ul style="list-style-type: none"> • Public and private hospitals • Community health centres • Child and family centres • Walk-in centres
Open space and recreation	<ul style="list-style-type: none"> • Leisure and recreation centres • Aquatic centres • District parks, district playing fields and neighbourhood ovals • Tennis courts • Community gardens

3. STAKEHOLDER CONSULTATION

PROCESS

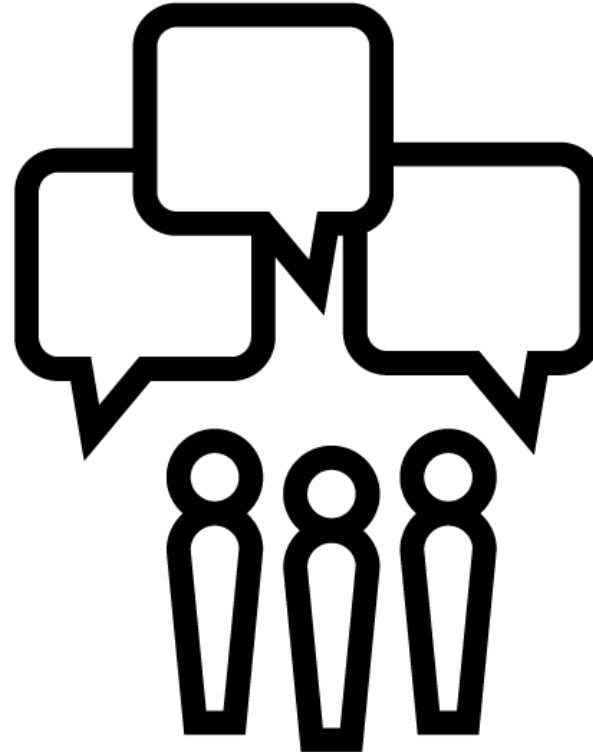
STAKEHOLDER INTERVIEWS

To inform the study a range of stakeholder interviews were undertaken to understand current capacity of social infrastructure and future planning considerations.

Interviews were completed with representatives from the following areas:

- Aboriginal and Torres Strait Islander Affairs
- Arts
- Education
- City services
- Community Services
- Health
- Housing
- Libraries
- Open space and Recreation
- Property
- Treasury.

The following section provides an overview of the key findings that are relevant across the study area. Specific findings for the four urban intensification areas are provided in **Section 5**.



WHAT WE HEARD

ABORIGINAL AND TORRES STRAIT ISLANDER AFFAIRS

Current performance

- Targeted Aboriginal and Torres Strait Islander (ATSI) facilities and services are predominantly located in the southern study areas.

Future planning

- Accessibility of key services is important for ATSI community.
- Incorporation and celebration of ATSI culture in the town centres is also important.
- There is a need to consider culturally appropriate services and facilities and engage with ATSI to achieve this.

ARTS

Current performance

- Canberra has some world class facilities and produces world class art, particularly glass art.

Future planning

- Cultural activities can be delivered outside a facility, including pop-up events, festivals and temporary locations. However, there may be a lack of flexibility in the planning system to support pop-up events and temporary uses.
- There is a need to consider increasing noise conflicts in urban areas, particularly for live music, which has been occurring in other states. Noise limits are currently under review in the city centre and in town and group centres.

EDUCATION

Current performance

- Pressure on the education system varies across the UIIs based on population growth associated with new development.
- Public school enrolments have been increasing in the ACT. However, until recently, there has been a lack of evidence to support planning for new schools.
- Shared use of school facilities is occurring in a number of government schools and being implemented into the design of new schools. An example of this is Margaret Hendry School in Taylor.
- Shared use arrangements are managed at the school level and there is no ACT Government policy to guide legal and financial considerations. The shared use model can be resource intensive for schools to manage and administer.

Future planning

- The community acceptability of new school models, including vertical schools, is uncertain and has not been tested in the ACT.
- Non-government schools are considered in the broad structure and concept planning process for development areas. Future partnerships with non-government schools could be useful.
- Schools could be used as community hubs, with other integrated services, such as social services and child and family health.

COMMUNITY SERVICES

Current performance

- The range of community services varies across the four UIIs.
- People need to travel to access services, which can be difficult without a car.

Future planning

- Having a physical presence in an accessible and safe location is critical for utilisation of community services.

HEALTH

Current performance

- In general the population is growing and aging, which places pressure on the health system.
- Ongoing strategic and health asset planning occurs to respond to changes, such as new communities like Molonglo.
- Health and support services are increasingly complex, particularly for mental health.
- Community health centres are not designed as child friendly environments, but are increasingly being used for family health services.

Future planning

- There is a need for a greater focus on a healthy built environment to prevent people from entering the healthcare system, including walkable town centres and green spaces.
- There is an opportunity to integrate health and education facilities. This model has previously operated in the ACT.
- High functioning health facilities require highly accessible locations with good access to public transport and parking .

WHAT WE HEARD

HOUSING

Current performance

- Most public housing stock was built over 40 years ago and constructed in large complexes of over 100 dwellings. Public housing renewal is currently underway in the ACT and is now being delivered using a salt and pepper approach.

Future planning

- There is a need for ancillary facilities to support major social infrastructure, for example key worker housing for teachers, nurses and artists.

LIBRARIES

Current performance

- Existing libraries are often not positioned in accessible or visible locations.
- Visitation levels varies across the library network.

Future planning

- The traditional library function has evolved to provide multipurpose community hubs offering lifelong learning opportunities and a range of community services.
- Co-designing with the community provides an opportunity to ensure future facilities meet user needs.

OPEN SPACE AND RECREATION

Current performance

- There is generally a high provision of open space across the study area but the quality and level of embellishment is varied.
- Sports facilities and fields require a large land take which is not practical in town centres due to space and financial constraints.
- The Urban Open Space zone currently precludes the development of indoor facilities, which limits co-location of open space and indoor sports facilities on the same parcel of land.
- Some ACT Government schools have gymnasiums, halls, tennis courts, outdoor basketball courts and other facilities. These have varying degrees of public accessibility.

Future planning

- A need for an increased focus on higher quality rather than quantity of open space.
- Consolidate activity in open space to create activation, vibrancy and safe areas.
- Half courts and multi-use courts can be included in spaces that are hard to develop for other things.
- Consider enabling provision of indoor sporting facilities in the Urban Open Space zone to reflect contemporary sport and recreation provision models.

PROPERTY SERVICES

Current performance

- Social infrastructure assets are not managed centrally and asset data and responsibility is split across ACT Directorates.
- A number of assets are aging and not fit-for-purpose and are not aligned with contemporary best practice. However there is a high occupancy rate for social infrastructure assets and many organisations which 'make do' with current assets.
- Lease variation charges apply when a property owner obtains approval to vary the Crown Lease. But there is currently no mechanism in the ACT to collect developer contributions to support funding of new social infrastructure.

Future planning

- There is limited political appetite to rationalise community facilities. It is important to promote the benefit the community will receive, such as funding for upgrades or to provide a new facility.

TREASURY

Current performance

- There is a tension between the economic value of land and the community benefit delivered by social infrastructure.

Future planning

- A place based planning approach should be utilised to understand broader geographical needs and the interactions between different facilities and services.

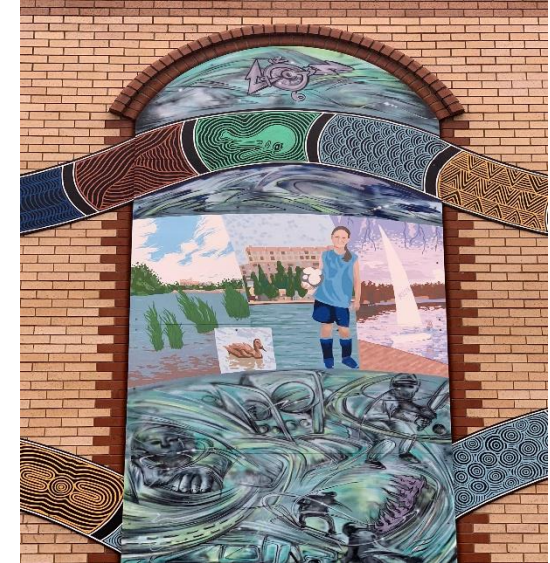
STAKEHOLDER CONSULTATION - WHAT WE HEARD

COMMON THEMES

Across all stakeholders there was a desire to see a shift in the planning and delivery of social infrastructure to support future development.

The following principles were expressed:

- Appropriate facilities and services should be **co-located** to support utilisation and convenience
- Spaces should be **multi-purpose** and **flexible** to respond to changing preferences over time
- Deliver **fewer** facilities but to a **higher level**, for example district **community hubs**
- Facilities need to be in the **right location**, where they are highly **visible**
- Facilities need to be easily **accessible** by multiple modes of transport, including active transport and walking, particularly district level facilities that serve a broad catchment of people
- Facilities and services needs be **culturally appropriate** to meet the needs of established and emerging culturally and linguistically diverse groups
- Explore a range of **partnerships** to support funding and delivery of new social infrastructure
- The community should be **consulted** on changes to social infrastructure and **co-design** process used to design new community spaces.



Murals on the wall of the Belconnen Community Centre.

Image credit: Urbis

3. BEST PRACTICE

BEST PRACTICE SOCIAL INFRASTRUCTURE

TRENDS

This section describes general best practice trends in the provision of social infrastructure. It concludes with two detailed case studies which are particularly relevant to the challenges and opportunities being faced in the ACT.

Over time the planning and design of social infrastructure needs to adapt to changes in the economic, social and environmental context.

To meet the challenges of urban renewal, including population growth and increased urban density, governments around the world are reviewing the way they plan and design social infrastructure

Relevant best practice trends in social infrastructure planning and design are shown opposite.

As is shown in Section 4, some of these trends are already evident in the ACT. For example, there are many examples of social infrastructure in the UILs being co-located.

PLANNING TRENDS

- **Co-design** of facilities with the end users to encourage community ownership and a fit for purpose design.
- **Partnerships** which provide alternative approaches to funding and delivery of infrastructure, including shared-use arrangement and public-private partnerships.
- **Integrated delivery** of community services in a single facility to improve service delivery for and create efficiencies through shared common areas and amenities.
- **Accessibility** of facilities by public, private and active transport is maximised to support a reduction in car use and convenience for different users.
- **Co-location** of social infrastructure to provide user convenience and encourage cross utilisation of clustered facilities.

DESIGN TRENDS

- **Flexible** spaces and fittings that can respond to changing preferences over time and avoid redundancy of facilities and equipment.
- **Multi-purpose** facilities and open space that are designed to support a range of user groups, including different ages, abilities and activities in one location and support increased utilisation by creating a space that serves multiple functions.
- **Compact** designs that enable the delivery of critical social infrastructure in areas that are constrained by space or land values.
- **Technology** enabled facilities, including free wifi for users, online booking systems and high-tech maker spaces that may provide 3D printing, computer programming and music and movie production.

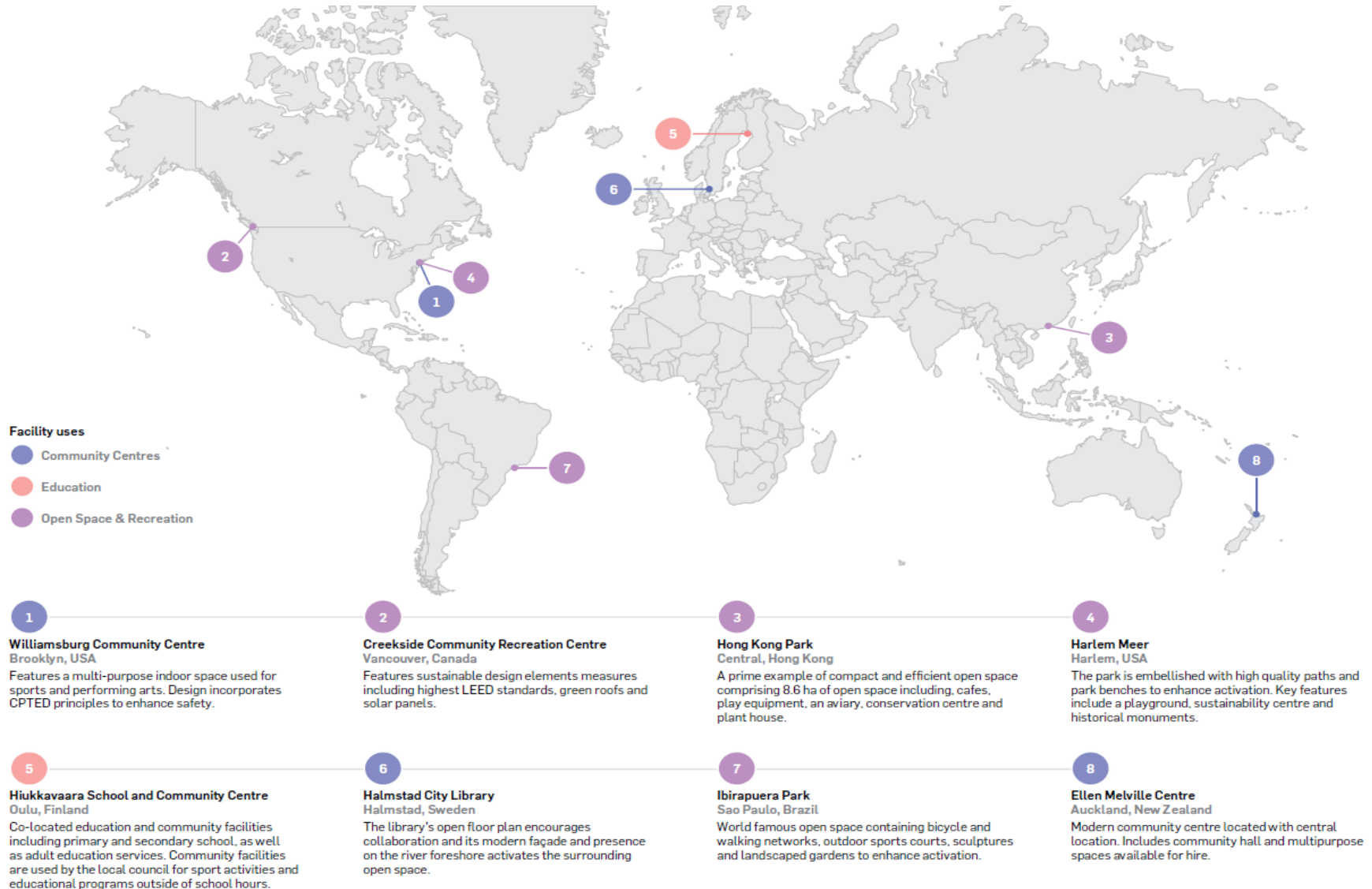


Part of Yagan Square, a multi-purpose, centrally located open space in the Perth.

Image credit: Urbis

INTERNATIONAL BEST PRACTICE

The following shows examples of international best practice in the provision of social infrastructure.



NATIONAL BEST PRACTICE

The following shows Australian best practice examples in the provision of social infrastructure. Two of the examples identified below, the Ferrars Street Education and Community Precinct and the Ultimo Community Hub are discussed in more detail in case studies on the following pages. The case studies draw out some key implications for the ACT with particular consideration of the UIL areas.



CASE STUDY 1: FERRARS EDUCATION AND COMMUNITY PRECINCT

PROJECT OVERVIEW

The Ferrars Street Education and Community Precinct is located within Fishermans Bend - Australia's largest urban renewal precinct with a projected population of 80,000 residents by 2050.

The Education and Community Precinct is built on a community hub model which includes:

- South Melbourne Primary School
- Integrated community facilities
- Co-located open space.

PROJECT RATIONALE

Closure of inner-city schools in the 1990s and renewal of the former working-class suburbs of Port Melbourne, South Melbourne and Albert Park has led to increasing enrolment pressure in inner city Melbourne. With the additional population expected from Fishermans Bend, this has created an urgent need for additional school places.

To respond to this pressure and support the urban renewal of a former industrial, the Ferrars Education and Community Precinct was developed. The investment was seen as a catalyst project for the area, with social infrastructure leading the renewal process before the majority of residential development is delivered.

The school opened in 2018 and enrolment capacity for its inaugural class was met in the first year, highlighting the need for the school, the community's support for the integrated model and the benefits of a precinct planning approach to school delivery.

KEY FEATURES

- **Vertical design** - South Melbourne Primary School is Victoria's first vertical public school. It was delivered on a compact (0.5 Ha) inner city site and caters for 525 prep to year 6 students.
- **Integrated facilities** - Community facilities are integrated into the school building, including a kindergarten, maternal and child health centre and multi-purpose community rooms available for hire. Extensive community consultation informed the mix of facilities included in the building.
- **Shared use** - Sport and recreation facilities are available to the community after school and on weekends and with no fences surrounding the school, this encourages a sense of shared ownership.
- **Partnerships** - The project was funded through collaboration with the Fishermans Bend Taskforce, City of Port Phillip, Victorian School Building Authority, Public Transport Victoria and VicRoads. An external provider operates the out of school hours care and the City of Port Phillip operates the kindergarten and maternal and child health centre.
- **Accessibility** - The project was preceded by a precinct masterplan and is designed to facilitate pedestrian, cyclist, public transport and vehicle access. However there is no on-site parking.
- **Adaptive design** - as a former industrial site design is a direct response to a range of limitations, including flooding, contamination, utilities easements and noise.

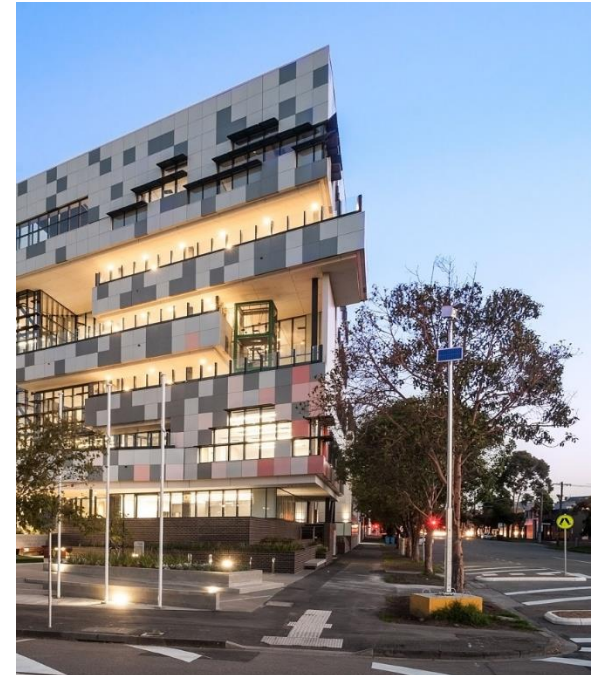


Image credits: Dianna Snape

CASE STUDY 1: FERRARS EDUCATION AND COMMUNITY PRECINCT

KEY LESSONS FOR THE ACT

Planning

- Early engagement can build community support for new models of social infrastructure.
- Multi-agency delivery partnerships can provide alternative sources of funding to overcome economic constraints.
- A precinct planning approach supports greater accessibility and connectivity to social infrastructure.

Design

- Compact design can facilitate the delivery of social infrastructure in urban areas that are constrained by the availability and cost of land. Constrained sites can also be overcome through innovative design.
- Ensuring safety and security of a school while not fencing out the community can be achieved through careful design.
- Multipurpose spaces allow for changing community preferences and help future proof assets.

Delivery

- Social infrastructure delivered ahead of housing can be a catalyst for the success of an urban renewal precinct, generate community support and further investment in the area.
- Community use of school facilities can increase utilisation of assets and maximise the return on investment.
- Encouraging use outside of school hours can extend activation and vibrancy of an area.



“South Melbourne Primary School is an award winning school, recognised by Learning Education Australia for its successful integration of educational pedagogies, community values and architectural design philosophies.”



CASE STUDY 2: ULTIMO COMMUNITY CENTRE

PROJECT OVERVIEW

The Ultimo Community Centre (the Centre) is located within the inner-city suburb of Ultimo, approximately 2km south west of the Sydney CBD. The Centre is built on a community hub model which includes:

- Library
- Childcare
- Roof top and indoor courts
- Hall, meeting rooms and craft room
- A broad range of programs for all ages

PROJECT RATIONALE

Decentralisation of industries in the 1960s resulted in rapid urban decay of the Ultimo-Pyrmont area. The area was identified for urban renewal and high-density housing was developed in the 1990's in the vacant lots.

During this time many public buildings were removed, and it was assumed that families would not live in this area. However the mix of existing terrace houses and new developments created a diverse residential population, including a mix of high- and low-income earners, families and cultures. The Ultimo Community Centre was developed by the City of Sydney to meet the needs of the growing community and support social cohesion in a diverse setting.

The Centre was designed to create an internal sanctuary to minimise traffic noise from Harris Street and maximise sun through a large internal courtyard and roof top facilities.

KEY FEATURES

- **Integrated facilities** – Community and recreation facilities and services have been integrated into a single building. The facilities and programs respond to the needs of the diverse community.
- **Diverse user groups** – The centre caters for the diverse community and offers programs to children and the over 55s. The library is popular with school children, offers bilingual story time and has a large collection of Chinese language books.
- **Multipurpose venues** – The community centre has several flexible spaces available for hire, including for meetings, seminars, sports competitions, birthdays and special events.
- **Space saving design** – Roof top sporting facilities provide valuable inner-city recreation space on a constrained site.
- **Internal focus** – the building provides an internal courtyard to provide sunlight and open space to users in an area that has limited recreation space and high traffic and noise impacts.
- **Partnerships** – The centre hosts two independent childcare centres open from 6am to 6pm to support working families in the local area. After school and vacation care programs are also provided for children aged 5 to 12 years.
- **Accessible** – The centre is highly accessible by bus on Harris street and in walking distance from medium and high-density housing. The entrance to the centre is level and contains no stairs.
- **Co-location** – the Centre is located opposite the Ian Thorpe Aquatic Centre as well as walking distance to the local school and university campus.



Image credits: City of Sydney

CASE STUDY 2: ULTIMO COMMUNITY CENTRE

KEY LESSONS FOR THE ACT

Planning

- Early planning of social infrastructure to support the development of social cohesion in diverse and developing communities.
- Co-location of social infrastructure for user convenience, efficient management and to encourage cross utilisation of social infrastructure.

Design

- Compact and internally focussed design that enables the delivery of critical social infrastructure in an area that is constrained by space and urban amenity issues including high noise and traffic.
- Accessible social infrastructure close to public transport that meets the needs of the elderly and people with a disability for equitable access to social infrastructure.
- Flexible, multipurpose spaces that respond to changing preferences and uses over time to help future proof assets.

Delivery

- Delivery of social infrastructure along with housing is necessary to meet the needs of the incoming community, particularly diverse communities.



The Ultimo Community Centre provides sports, recreation, learning and arts and craft activities. The community centre caters for the needs of the over 55s, people with disability, children and members of the community

4. ANALYSIS OF UI/LS

BELCONNEN

ABOUT BELCONNEN

OVERVIEW

- Belconnen is the most populous district of the study areas, with just under 100,000 residents.
- Over the next three years the UIL is expected to grow by a relatively modest 3.3%, compared to 8.0% growth in the district.
- There is substantial redevelopment currently occurring that will contribute to future population growth.
- This is expected to be sustained into the medium to longer term.

Place features

- Lake Ginninderra is located directly north of the UIL. An expansive open space network surrounds the lake.
- The Belconnen town centre is located in the UIL and includes Belconnen Mall, large government office buildings and several large transport interchanges.
- 71% of dwellings in the district are low density, the second highest of the study areas.

Community features

- With a median age of 34 and 2.6 people per household, the Belconnen district shares similar demographic characteristics to the ACT overall (which has a median age of 35 and an average of 2.5 people per household).

POPULATION

	2018 ERP*	2022**	No. Change	% Change
District	98,371	106,196	7,825	8.0%
UIL	41,988	43,377	1,389	3.3%

EXISTING SOCIAL INFRASTRUCTURE IN THE UIL

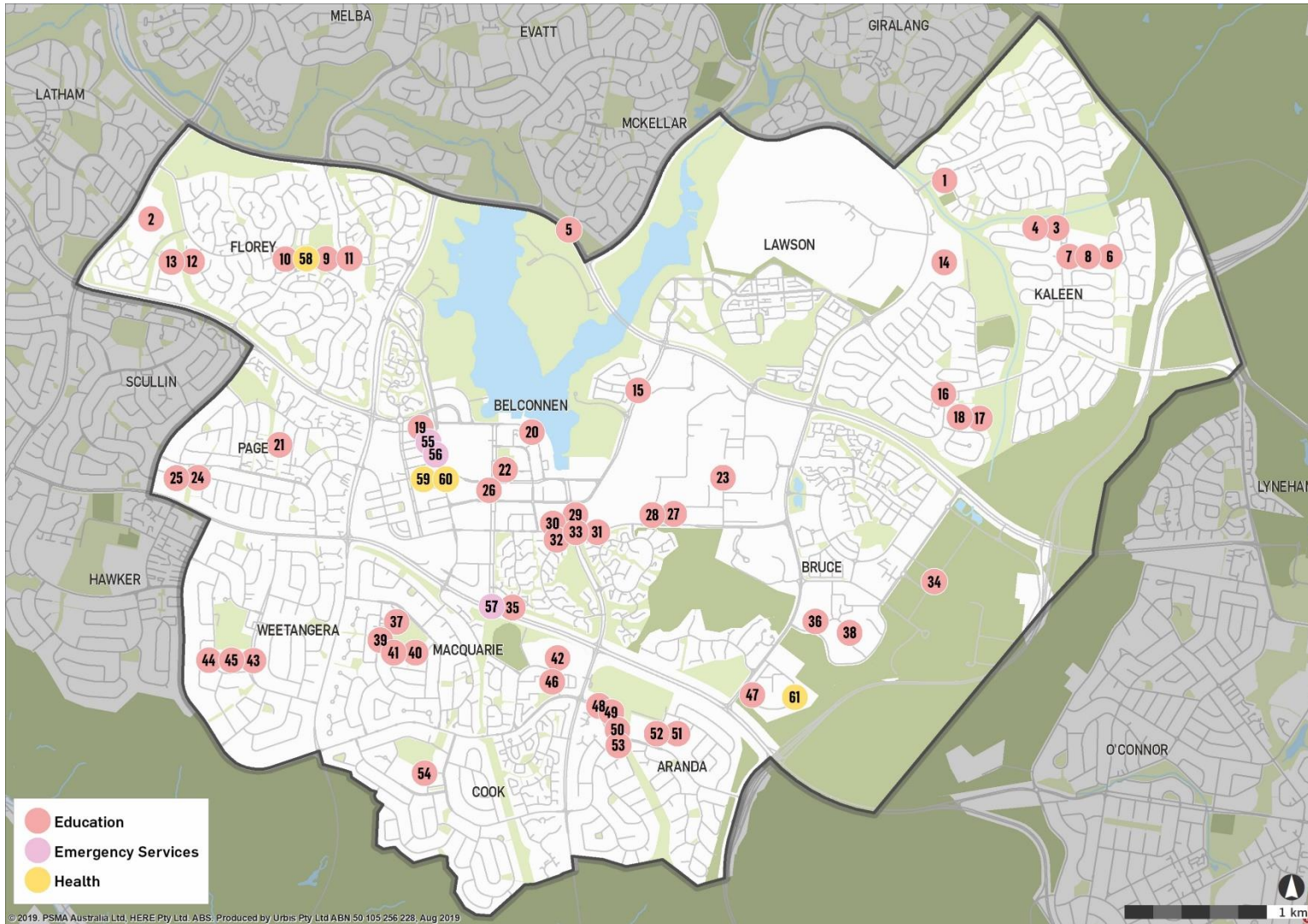
Facility Type	Number
Aged Care	6
Arts and Culture	1
Community	10
Education	54
Emergency Services	3
Health	4
Open Space and Recreation	24
Place of Worship	17
TOTAL	119

* Data from Australian Bureau of Statistics

** Populations projections provided by ACT Government

SOCIAL INFRASTRUCTURE PROVISION

Education, emergency services and health



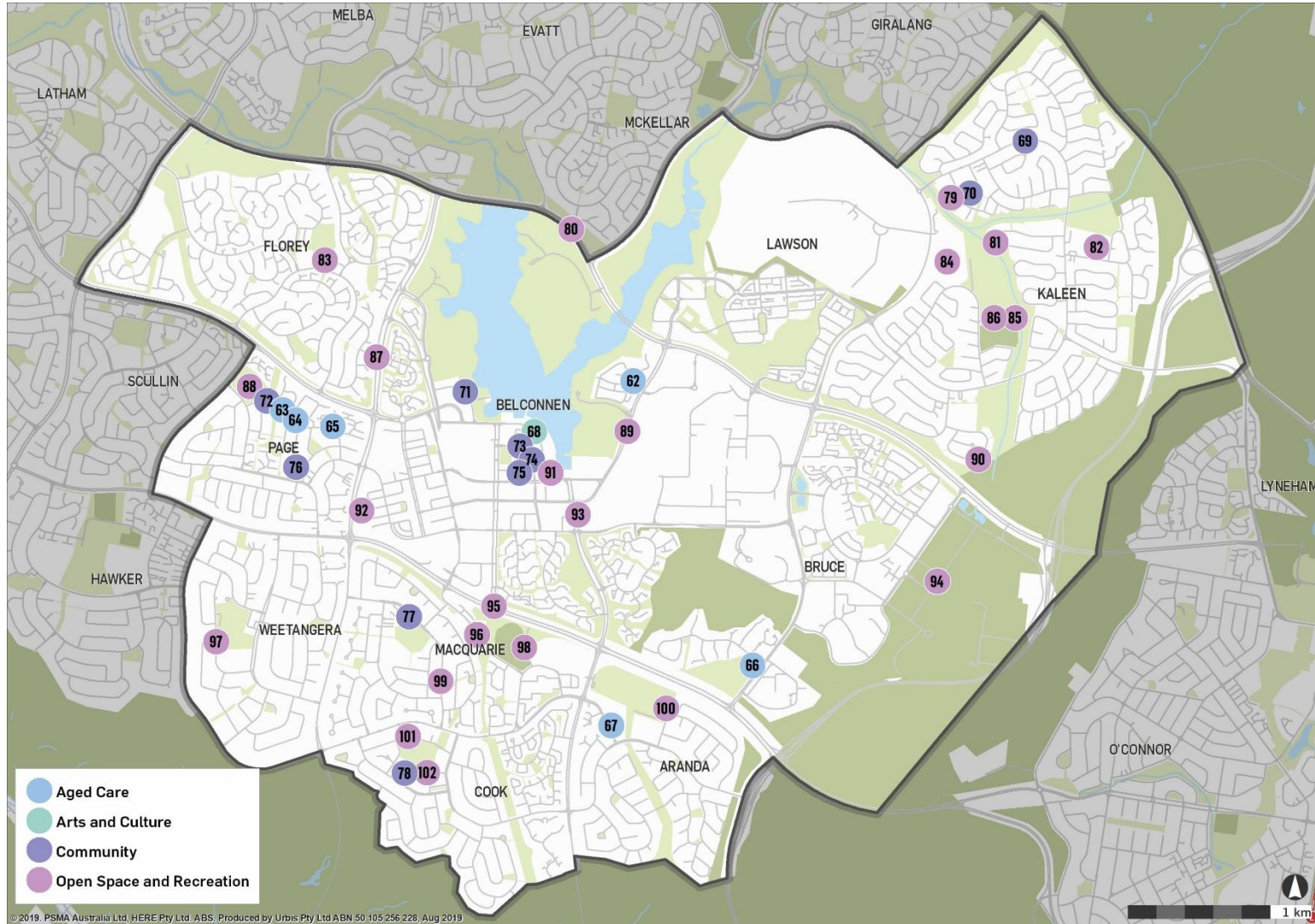
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SOCIAL INFRASTRUCTURE MAP INDEX

No.	Facility Name	No.	Facility Name	No.	Facility Name
Education		21	Wombats Playschool	42	Canberra High School
1	Totom House Early Childhood Centre	22	Ginninderra Early Childhood Centre	43	Weetangera Primary School
2	St Francis Xavier College	23	Kirinari Early Childhood Centre	44	Weetangera Preschool
3	St Michael's Outside School Hours Care	24	St Matthew's Primary School	45	Weetangera Outside School Hours Care
4	St Michael's Primary School	25	St Matthew's Outside School Hours Care	46	Jamison Early Childhood Centre
5	Maribyrnong Outside School Hours Care	26	Unity College	47	Bruce Ridge Early Childhood Centre & Preschool
6	Kaleen Preschool	27	Wiradjuri Preschool Child Care Centre	48	St Vincent's Primary School
7	Kaleen Outside School Hours Care	28	University Of Canberra	49	St Vincent's Outside School Hours Care
8	Kaleen Primary School	29	Only About Children	50	Goodstart Learning Centre
9	Florey Preschool	30	SDN Bluebell Early Childhood Centre	51	Aranda Outside School Hours Care
10	Florey Outside School Hours Care	31	Radford College Early Learning Centre	52	Aranda Primary School
11	Florey Primary School	32	Radford College	53	Aranda Preschool
12	St John the Apostle Primary School	33	Radford Outside School Hours Care	54	Koala Playschool
13	St John The Apostle Outside School Hours Care	34	Australian Institute of Sport Child Care Centre	Emergency Services	
14	University of Canberra High School	35	Belconnen Early Childhood Centre	55	Belconnen Fire Station
15	YMCA Early Learning Centre	36	Bruce Early Childhood Centre	56	Belconnen Ambulance Station
16	Kaleen Cubbyhouse Early Childhood Centre	37	Macquarie Child Care Centre	57	Belconnen Police Station
17	Maribyrnong Preschool	38	Canberra Institute of Technology	Health	
18	Maribyrnong Primary School	39	Macquarie Preschool	58	Florey Child Health Clinic
19	Rainbow Cottage Early Childhood Centre	40	Macquarie Primary School	59	Belconnen Maternal & Child Health Clinic
20	Lake Ginninderra College	41	Macquarie Outside School Hours Care	60	Belconnen Community Health Centre
				61	Calvary Public Hospital

SOCIAL INFRASTRUCTURE PROVISION

Aged care, community infrastructure, open space and recreation



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SOCIAL INFRASTRUCTURE MAP INDEX

No.	Facility Name	No.	Facility Name
Aged Care		Open Space and Recreation	
62	Kangara Waters	79	Indoor Sports Kaleen
63	Ginninderra Gardens Nursing Home	80	Lake Ginninderra Peninsula District Park
64	Villaggio Sant' Antonio	81	Kaleen Tennis Courts
65	Ridgecrest Village	82	Kaleen North Neighbourhood Oval
66	Calvary Haydon Retirement Community	83	Florey Neighbourhood Oval
67	St Vincent's Villas	84	Kaleen Community Garden
		85	Kaleen District Playing Fields
Arts and Culture		86	Kaleen Oval
68	Belconnen Arts Centre	87	Lake Ginninderra Western Foreshore District Park
		88	Page Neighbourhood Oval
Community		89	John Knight Memorial Park
69	Diamantina Scout Hall	90	Kaleen South Neighbourhood Oval
70	Kaleen Community Hall	91	Belconnen Skate Park
71	Lake Ginninderra Sea Scouts Hall	92	Belconnen Basketball & Sports Centre
72	Southwell Scout Hall	93	Canberra International Sports and Aquatic Centre
73	Belconnen Library	94	Australian Institute of Sport
74	Belconnen Senior Citizens' Club	95	Margaret Timpson Park
75	Belconnen Community Centre	96	Jamison Oval
76	Belconnen Community Men's Shed	97	Weetangera Playing Fields
77	Kama Scout Hall	98	Belconnen Tennis Courts
78	Cook Community Hub	99	Macquarie Oval
		100	Aranda District Playing Fields
		101	Cook Neighbourhood Oval
		102	Templeton Street Neighbourhood Park

WHAT WE KNOW

OUTCOMES OF STAKEHOLDER INTERVIEWS AND DOCUMENT REVIEW

Open space and recreation

- Lake Ginninderra provides high quality open space and health and fitness opportunities in the town centre. However, there is poor quality of open space in the western part of the town centre and a lack of recreation facilities for young children.
- The UIL has access to high order recreation facilities at the Australian Institute of Sport, Canberra International Sports and Aquatic Centre and the Belconnen Basketball and Sports Centre.

Community

- Belconnen Library, Community Centre, Youth Centre, Senior Citizens Centre and Margaret Timpson Park are co-located in the town centre.
- The Belconnen Community Centre is a multi-purpose space that provides a broad range of services and activities.
- According to data in the Inquiry into ACT Libraries (2018), the Belconnen Library has lower levels of utilisation. The Library and Community Centre are exploring other locations that would support visitation and reduce running costs associated with aged infrastructure.
- The Kippax Group Centre Masterplan (2019) proposes a community hub be created in Kippax, with community facilities co-located near the library.

Education

- Schools can expect to see pressure from enrolments if growth in the district continues.
- There is an opportunity to create a new University of Canberra campus in the town centre, with a co-located education and community precinct.

Art and culture

- The ACT Government has committed \$15 million over three years for the expansion of Belconnen Arts Centre, to include a theatre and events venue.

BELCONNEN COMMUNITY CENTRE



BELCONNEN LIBRARY



PERFORMANCE OF SOCIAL INFRASTRUCTURE AGAINST BENCHMARKS

ANALYSIS

- As shown in the table opposite, the provision of most infrastructure types in Belconnen meet the ACT benchmarks.
- While the benchmarking shows is only one district sized aquatic centre (Canberra International Sports and Aquatic Centre), Belconnen is also served by additional facilities such as the Australia Institute of Sport (AIS) Aquatic Centre at Bruce and Big Splash at Macquarie.
- Similarly, the AIS facilities include a wide range of other regional level sporting infrastructure, including facilities for elite athletes.
- Although the district has an arts centre, according to the benchmarks it is significantly undersupplied with this infrastructure type.
- The planned upgrade of the Belconnen Arts Centre will improve its capacity and functionality but will not enable the district to meet this benchmark.
- Given it is at the benchmark rate, monitoring of demand for multipurpose community space will be needed as the population of the Belconnen UIL grows.
- The provision of primary schools only just exceeds the benchmark.
- The provision of public high schools and colleges in Belconnen is also significantly below the benchmarks. There are currently no public high schools within the UIL area, and only one college in the district.

Infrastructure type	Population	Existing provision	Benchmark	Existing provision ratio (2018)	Future provision ratio (2022)
Multipurpose community centre	UIL	2	1: 20,000	1: 21,000	1: 22,000
Library	District	2	1: 60,000	1: 49,000	1: 53,000
Community health centre	District	2	1: 60,000	1: 49,000	1: 53,000
Community arts centre	District	1	1: 30,000	1: 98,000	1: 106,000
Police station	District	1	1: 60,000	1: 98,000	1: 106,000
District park	District	4	1: 25,000-50,000	1: 25,000	1: 27,000
District indoor recreation centre	District	2	1: 60,000-75,000	1: 49,000	1: 53,000
District aquatic centre	District	1	1: 60,000-100,000	1: 98,000	1: 106,000
District sized playing fields	UIL	3	1: 17,000	1: 14,000	1: 14,000
Public primary school	UIL	6	1: 7,500	1: 7,000	1: 7,000
Public high school	UIL	0	1: 20,000	0	0
College	District	1	1: 30,000	1: 98,000	1: 106,000

Coloured rows indicate where Belconnen meets the ACT's social infrastructure benchmarks in 2018 and 2022

PLACE CRITERIA ANALYSIS

KEY FINDINGS

A spidergram showing the ratings for Belconnen against all five themes is shown on the following page. It shows:

- Belconnen has a full range of critical social infrastructure in the UIL. However only 5 of the 10 critical facilities are within walking distance of the Belconnen Interchange and accessibility of the facilities could be improved.
- Library visitation is the lowest across the study areas, which impacted on the score for the Liveable theme.
- Belconnen also has the second lowest provision rate for multi-purpose community infrastructure per 1,000 population across the study areas.
- Belconnen provides good access to walkable urban open space. The district park (John Knight Memorial Park) is well embellished and connected to the broader open space network around Lake Ginninderra. Belconnen is also supported by a network of nature reserves.
- Access to walkable community infrastructure is very limited in the areas of Florey, Lawson (currently under development), Aranda and Bruce.

ASSESSMENT



Compact and efficient

All 10 of the critical infrastructure types are provided in the Belconnen town centre. This is the only town centre which received a score of 5 out of 5 for this theme.



Diverse

The Canberra International Sports and Aquatic Centre and Indoor Sports Kaleen are open a combined total of almost 190 hours per week – the most in any town centre. In contrast, there are only five multipurpose community centres, halls and meeting rooms to serve the diverse needs of the large town centre population. This equates to a provision rate of 0.12 per 1,000 population (compared to 0.20 in Woden and 0.33 in Tuggeranong).



Sustainable and resilient

With three community gardens serving a district population of almost 100,000, Belconnen is reasonably well supplied with community gardens. However, its facilities are reasonably difficult to access via public transport, with only 5 of the 10 critical facilities being less than 800m from the Belconnen Interchange. It's overall score for this theme was therefore 3.3 out of 5.



Liveable

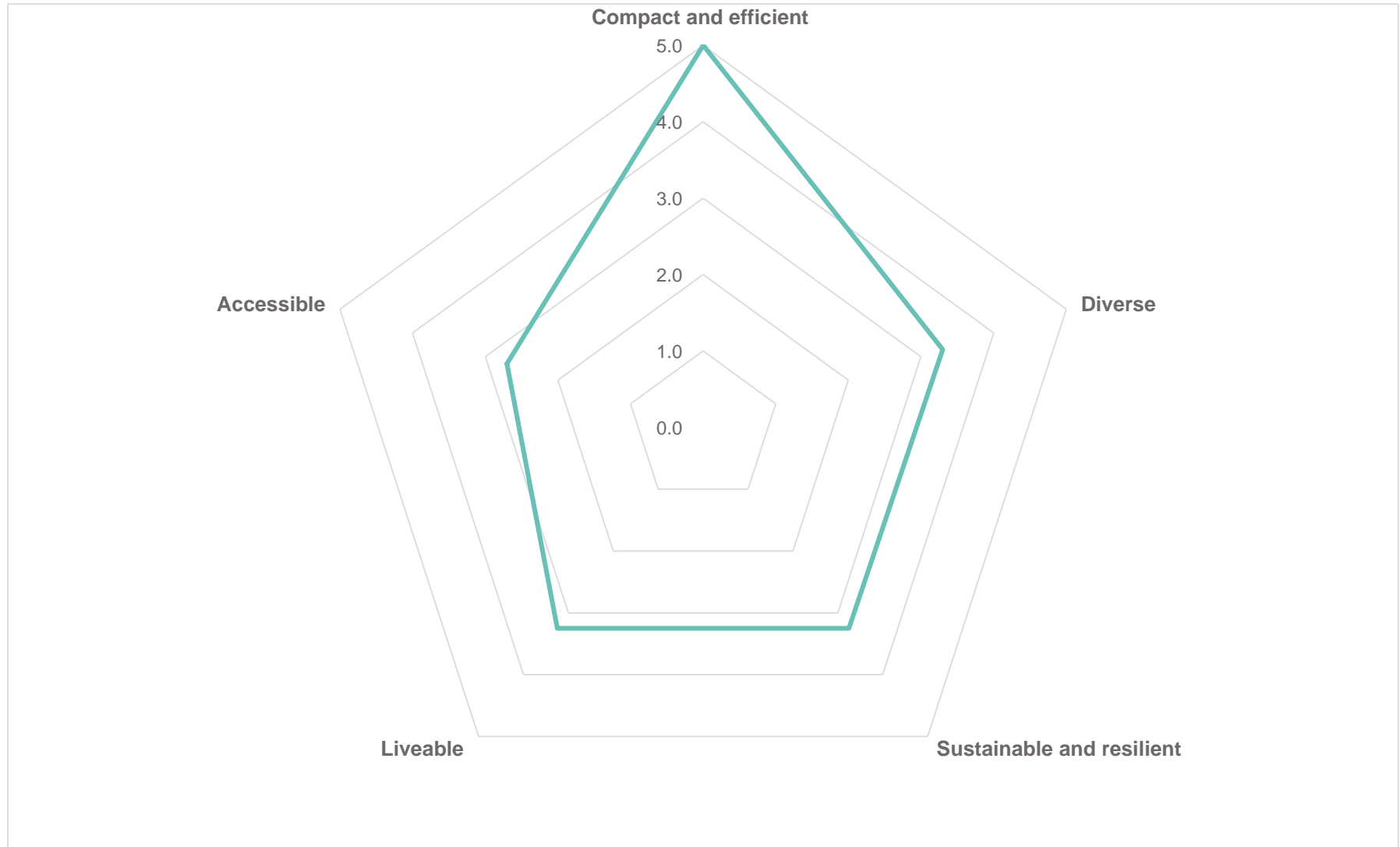
Belconnen scored highly in most of the criteria associated with this theme. Its district park is well embellished, it has a good rate of provision of long day care places and many of its critical infrastructure types are clustered. However, Belconnen Library had by far the lowest rate of library use of any of the UILs, with only 1,822 visits per 1,000 people per year (compared to over 10,000 in Woden).



Accessible

As shown in the maps in Appendix B, most of the Belconnen UIL (86%) is within a 10 minute walk of open space, with the primary exception of parts of Lawson which are still being developed. Only 22% of the town centre is within walking distance of community infrastructure, the lowest of all the town centres.

PLACE CRITERIA ANALYSIS



CONCLUSIONS AND RECOMMENDATIONS FOR BELCONNEN

CONCLUSIONS

- Belconnen district has a large and growing population, but the UIL is expected to experience relatively low growth in the short to medium term.
- There is a full range of critical social infrastructure located in the UIL, including a **co-located** library, community centre, youth centre, senior citizens centre and district park.
- These facilities are located in the centre of the UIL, close to Westfield Belconnen and Lake Ginninderra.
- However, due to their age, configuration and connectivity, these facilities are not as engaging and well used as they could be. While they are co-located, there is little physical integration between the facilities. For example, each of the centres has meeting spaces, toilets and staff facilities.
- In addition, connections to the facilities are not obvious and the lack of lighting, topography and wayfinding present further challenges to the accessibility of facilities.
- Walkable access **community infrastructure** is limited in Lawson (currently under development), Florey, Aranda and Bruce.
- The provision of **primary schools** only just exceeds the benchmark requirement and ongoing population growth is expected to place pressure on school capacity.
- There are currently no **public high schools** within the UIL area, and only one college in the district.

RECOMMENDATIONS

1. Undertake a cost-benefit analysis of relocating **Belconnen Library and Community Centre**, compared with reconfiguring the existing site and upgrading facilities to create an inviting, integrated community hub.
2. Create a **wayfinding and placemaking strategy** to improve navigation between facilities and the prominence of social infrastructure within the UIL. This should include opportunities for public art and activation of public spaces.
3. Consider creating an **education and community precinct** as part of any expansion of the University of Canberra to Belconnen. Co-located facilities could include primary and secondary education, tertiary and adult education, as well as multipurpose community rooms. Facilities in the hub should be designed to for shared use by the community outside school, college and university hours.
4. Identify opportunities to enable **shared use** of school facilities in Lawson, Florey, Aranda and Bruce for wider community purposes.

RELEVANT BEST PRACTICE EXAMPLES

Examples of international and national best practice which are relevant for the Belconnen UIL are:

- Clayton Community Centre in Melbourne, which offers a wide range of social infrastructure within one integrated facility, with a long façade oriented to the street
- Ferrers Street Education and Community Precinct in Melbourne, which is a community hub with a vertical primary school, community facilities and a park.
- Hiukkavaara School and Community Centre in Oulu in Finland, which includes flexible spaces that can be used by the community on weekends.

GUNGAHLIN

ABOUT GUNG AHLIN

OVERVIEW

- The UIL is expected to continue to experience significant population growth in the short to medium term.
- The Gungahlin Town Centre Planning Refresh will guide this growth and provide opportunities for new social infrastructure in East Gungahlin.
- New greenfield areas are located in the northern part of the district in the suburbs of Jacka, Taylor and Moncrieff.

Place features

- In 2019 Canberra's first light rail route, Gungahlin to City, was completed. The 12 kilometre route has 13 stops and connects residents in the north of the ACT to the city centre.
- 27% of dwellings in Gungahlin are medium density – the highest proportion of any of the study areas.

Community features

- With a median age of 31, the population of the Gungahlin district is much younger than the ACT overall (which has a median age of 34).
- The district also has a higher average household size of 2.9 people per household, compared to the ACT average of 2.5 people per household.

POPULATION

	2018 ERP*	2022**	No. Change	% Change
District	77,954	83,457	5,503	7.1%
UIL	44,814	52,439	7,625	17%

EXISTING SOCIAL INFRASTRUCTURE IN THE UIL

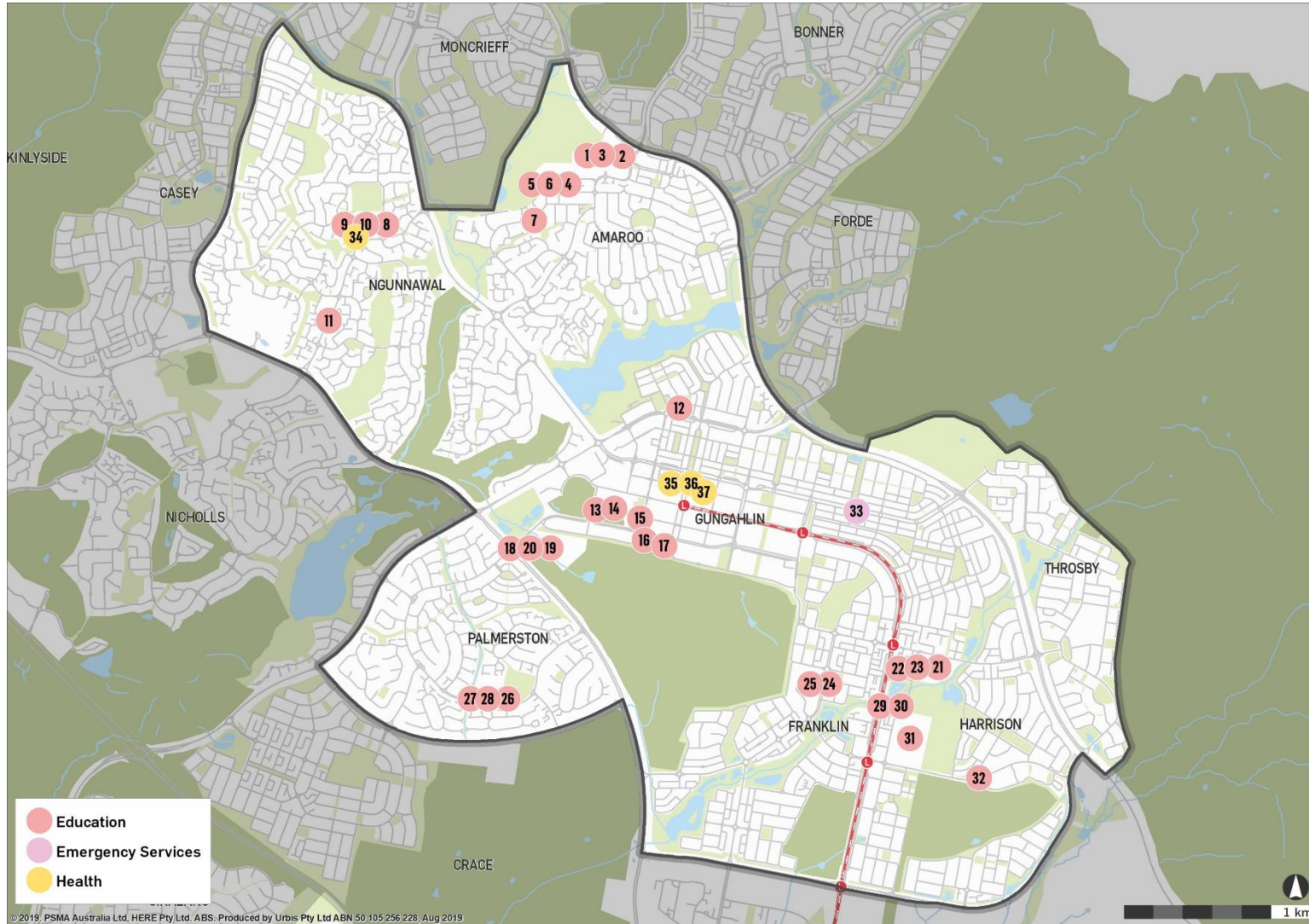
Facility Type	Number
Aged Care	1
Arts and Culture	0
Community	6
Education	32
Emergency Services	1
Health	4
Open Space and Recreation	12
Place of Worship	9
TOTAL	65

* Data from Australian Bureau of Statistics

** Populations projections provided by ACT Government

SOCIAL INFRASTRUCTURE PROVISION

Education, emergency services and health



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SOCIAL INFRASTRUCTURE MAP INDEX

No.	Facility Name	No.	Facility Name
Education		25	Franklin Early Childhood School Outside School Hours Care
1	Amaroo Before Outside School Hours Care	26	Palmerston District Primary School
2	Amaroo Primary School	27	Palmerston Outside School Hours Care
3	Amaroo High School	28	Palmerston Preschool
4	Good Shepherd Outside School Hours Care	29	Harrison Primary School
5	Amaroo Preschool	30	Harrison Early Childhood Centre
6	Good Shepherd Primary School	31	Harrison Outside School Hours Care
7	The Imagination Play Station	32	Harrison Preschool
8	Ngunnawal Preschool	Emergency Services	
9	Ngunnawal Primary School	33	Gungahlin Joint Emergency Service Centre
10	Ngunnawal Outside School Hours Care	Health	
11	Ngunnawal Child Care and Education Centre	34	Ngunnawal Child Health Clinic
12	Lavender Lane Gungahlin	35	Gungahlin Maternal & Child Health Clinic
13	Kids Biz Holidays & Sports	36	Gungahlin Child and Family Centre
14	Gungahlin College	37	Gungahlin Community Health and Walk In Centre
15	Canberra Institute of Technology Gungahlin		
16	Gungahlin Children's Centre		
17	Gungahlin Playschool		
18	Burgmann Anglican School		
19	Burgmann Anglican School Outside School Hours Care		
20	Burgmann Anglican Preschool		
21	Mother Teresa Outside School Hours Care		
22	Mother Teresa Early Learning Centre		
23	Mother Teresa School		
24	Franklin Early Childhood School		

SOCIAL INFRASTRUCTURE PROVISION

Aged care, community infrastructure, open space and recreation



SOCIAL INFRASTRUCTURE MAP INDEX

No.	Facility Name
Aged Care	
38	The Grove Retirement Village
Community	
30	Gungahlin Men's Shed
31	Gungahlin Community Centre and Pantry
32	Gungahlin Library
33	Gungahlin Birralelee Scout Hall
34	Palmerston Community Centre
39	Ngunnawal Neighbourhood Centre
Open Space and Recreation	
35	Ngunnawal Oval
36	Amaroo District Playing Fields
37	Amaroo Oval
38	Yerrabi Pond District Park
39	Yerrabi Pond Skate Park
40	Gungahlin Oval
41	Gungahlin Linear Park
42	Gungahlin Leisure Centre
43	Palmerston Oval
44	Gungaderra Community Garden
45	Harrison District Playing Fields
46	Harrison Oval

WHAT WE KNOW

OUTCOMES OF STAKEHOLDER INTERVIEWS AND DOCUMENT REVIEW

Open space and recreation

- The Gungahlin UIL is surrounded by a substantial open space network, including large nature reserves. Access to these areas are disconnected due to major road connections and intersections.
- The town centre has a lack of high-quality green space and there is an undersupply of neighbourhood parks and outdoor courts.
- Funding for a Home of Football in Throsby has recently been announced, with the new facility to include both indoor courts and outdoor fields.
- Harrison School gymnasium has two indoor courts provided to support community usage outside of school hours. The gymnasium at Amaroo School was recently expanded to also become a two court facility.

Community

- Gungahlin Library is centrally located and shared with Gungahlin College and CIT. The College has ownership over a portion of the library floorspace. As the College has grown, use by students has changed the dynamic of the library and created some pressure on the shared use arrangement.
- However, the Inquiry into ACT Libraries (2018) indicated there is an adequate supply of libraries in Gungahlin.

Age care

- Due to the spatial distribution of aged care facilities outside the UIL, there is limited opportunity for elderly residents to remain in their locality and age in place.

Education

- Childcare is heavily concentrated in the town centre. A previous study indicates the current and future provision of childcare within the district is adequate.
- There is an undersupply of government and non-government primary schools due to recent population growth. There is also a need for an additional secondary school and tertiary college to meet the needs of the future population.
- Margaret Hendry School is a new school which has been built to facilitate community access and to accommodate future growth. Two new schools in North Canberra were announced in 2019 budget to support growth in Gungahlin and will be built using the same model as Margaret Hendry.

Art and culture

- There is currently no dedicated arts facility or arts service operating in the Gungahlin.

GUNGAHLIN COLLEGE



GUNGAHLIN LEISURE CENTRE



PERFORMANCE OF SOCIAL INFRASTRUCTURE AGAINST BENCHMARKS

ANALYSIS

- According to the ACT benchmarks, the Gungahlin district is undersupplied with libraries. However, the population in 2022 is not approaching the threshold for the provision of an additional library.
- The area lacks an indoor recreation centre. While the Gungahlin Leisure Centre has space for fitness classes, it does not serve the function of a district level centre with multipurpose indoor sports courts.
- As with the interviews and document review, the benchmarks indicate an undersupply of public primary schools in Gungahlin.
- There is also need for a secondary school and college.

Infrastructure type	Population	Existing provision	Benchmark	Existing provision ratio (2018)	Future provision ratio (2022)
Multipurpose community centre	UIL	1	1: 20,000	1: 45,000	1: 52,000
Library	District	1	1: 60,000	1: 78,000	1: 83,000
Community health centre	District	3	1: 60,000	1: 26,000	1: 28,000
Community arts centre	District	0	1: 30,000	0	0
Police station	District	1	1: 60,000	1: 78,000	1: 83,000
District park	District	1	1: 25,000-50,000	1: 78,000	1: 83,000
District indoor recreation centre	District	0	1: 60,000-75,000	0	0
District aquatic centre	District	1	1: 60,000-100,000	1: 78,000	1: 83,000
District sized playing fields	UIL	2	1: 17,000	1: 22,000	1: 26,000
Public primary school	UIL	3	1: 7,500	1: 15,000	1: 17,000
Public high school	UIL	1	1: 20,000	1: 45,000	1: 52,000
College	District	1	1: 30,000	1: 78,000	1: 83,000

Coloured rows indicate where Gungahlin meets the ACT's social infrastructure benchmarks in 2018 and 2022

PLACE CRITERIA ANALYSIS

KEY FINDINGS

A spidergram showing the ratings for Gungahlin against all five themes is shown on the following page. It shows:

- Gungahlin has some contemporary social infrastructure clustered together in the town centre. This includes Gungahlin Leisure Centre, Gungahlin College and Gungahlin Community Health Centre. However there is no arts or indoor recreation facility, which impacted its score.
- There is also a cluster of recreation facilities, which includes the Gungahlin Leisure Centre and Gungahlin Oval, as well as outdoor sports courts associated with Gungahlin College.
- Gungahlin has excellent access to walkable urban open space and high-quality embellishment of district open space. Local level open space in the town centre is limited and of a lesser quality.
- Gungahlin performed the worst across the study areas on the Liveability theme, due to a low provision of long day care places and low visitation to the library.
- Gungahlin also has the lowest provision rate for multi-purpose community infrastructure per 1,000 population across the study area.
- Access to community infrastructure within a 10 minute walk is very limited in the areas of Franklin, Harrison, Thorsby and Amaroo.

ASSESSMENT



Compact and efficient

There are two critical infrastructure types which are not located within 800m of the Gungahlin town centre: a community arts centre and a district level indoor recreation centre. The UIL therefore received a score of 4.3 out of 5 for this theme.



Diverse

Gungahlin has the second lowest score for this theme, after Woden. It has four multipurpose community centres, halls and meeting rooms to serve the needs of the largest UIL population. This equates to a provision rate of 0.09 per 1,000 population – the lowest of the four centres. While it has a small fitness centre as part of the aquatic centre, Gungahlin does not have a district level indoor recreation centre, with multipurpose sports courts. Like Belconnen and Tuggeranong, its district level community centre is open 40 hours per week.



Sustainable and resilient

With two community gardens in the district, Gungahlin has a reasonable rate of provision of this facility type. Six of its 10 critical infrastructure types are located within 800m of the Gungahlin Interchange, the same as Tuggeranong and Woden.



Liveable

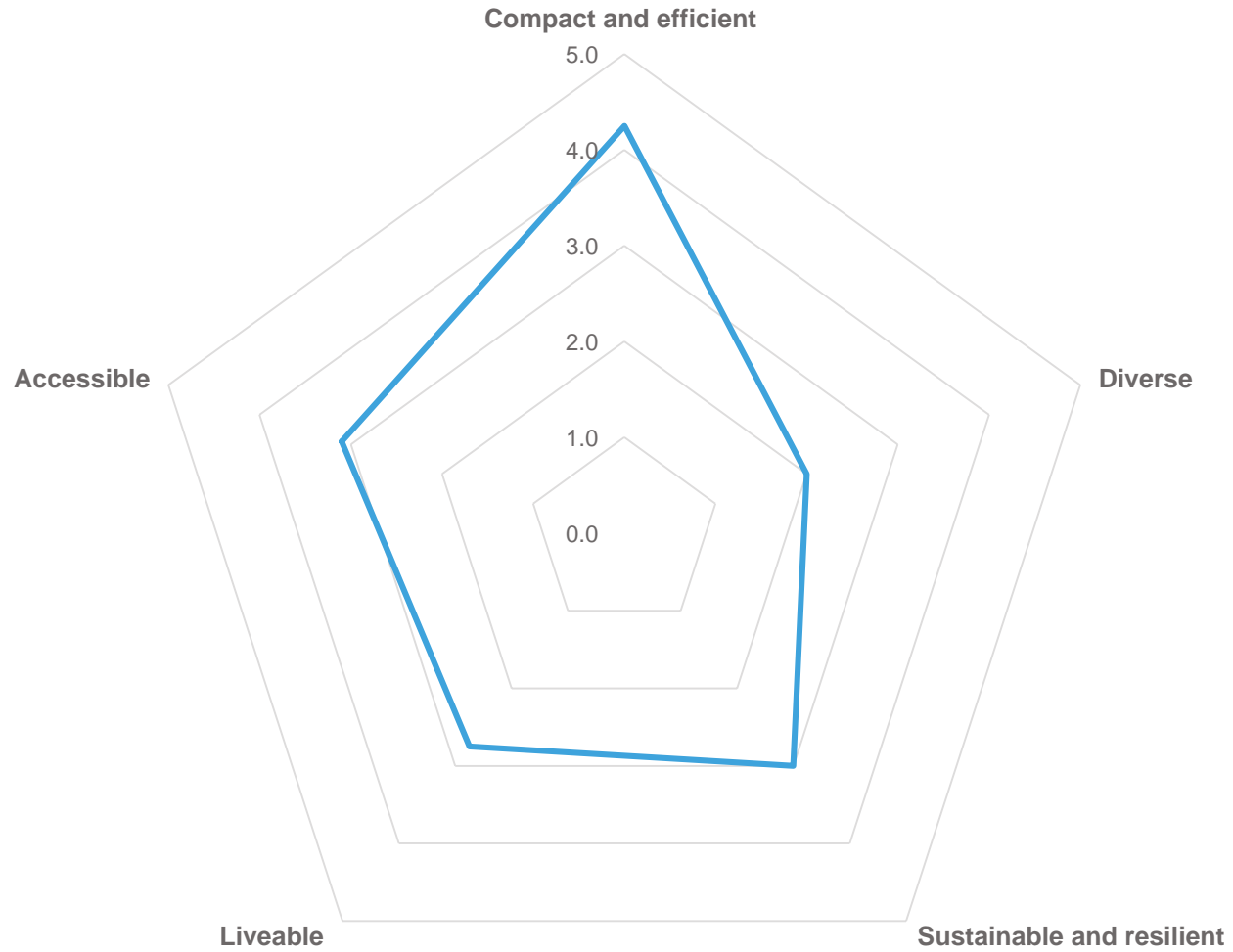
Gungahlin scored equal lowest on this theme. While its district park (Yerrabi Pond District Park) is well embellished, and it has a moderate number of visits to the district library each year (4,500 per 1,000 population), Gungahlin has a low rate of provision of long day care places. There are only 889 places available to serve the UIL population of 45,000.



Accessible

As shown in Appendix B, all of Gungahlin (100%) is within a 10 minute walk of open space. However, only 23% of the UIL is within a 10 minute walk of community infrastructure, the second lowest of all the UILs. There is no community infrastructure within walking distance of Franklin, Harrison, Thorsby and Amaroo.

PLACE CRITERIA ANALYSIS



CONCLUSIONS AND RECOMMENDATIONS FOR GUNGAHLIN

CONCLUSIONS

- Gungahlin is the most recently developed of the town centres, with planning and development of East Gungahlin continuing.
- The provision of social infrastructure in the town centre has incorporated some **best practice principles**, such as co-location and shared use.
- However, increasing pressure is being placed on the **Gungahlin Library** due to the growth of Gungahlin College and CIT. This is resulting in lower than expected utilisation by the wider community, including the workforce accessing the city centre via light rail.
- There are no **arts** or **indoor recreation facilities** in the UIL.
- Gungahlin provides good access to walkable open space and high quality embellishment of district open space. However, local level open space in the UIL is of a lesser quality.
- Walkable access to **community infrastructure** is limited in the areas of Franklin, Harrison, Thorsby and Amaroo. Gungahlin also has the lowest provision rate for multi-purpose community infrastructure across the study areas.
- The two new schools planned to support growth in Gungahlin are expected to be built using a multipurpose, shared use hub model. These facilities should assist in meeting community needs for meeting and event space.
- There are mixed perspectives on the provision of **child care** in the UIL. A previous study has indicated that the supply is sufficient. However, the UIL has a young population and a low rate of provision of long day care places.

- The provision of easily accessible child care is important for commuters and a large workforce population using the light rail link to the centre.
- Due to the spatial distribution of **aged care facilities** outside the town centre, there is limited opportunity for elderly residents to remain in their locality and age in place.

RECOMMENDATIONS

1. Undertake a post occupancy review of the design and operations of the **Gungahlin Library**, including shared use components. The review should consider cost effective ways to improve the library experience for all users, as well help inform planning for future shared use library arrangements in the ACT.
2. Prioritise the provision of a **community arts centre** in planning for East Gungahlin.
3. Undertake a more detailed review of the provision of **child care** in the UIL to ascertain if the supply of places is meeting existing and future demand, and if further provision is required as part of planning for East Gungahlin.
4. Improve the quality and connectivity of **local open space** within the UIL, using a 'greenlinks' approach.
5. Investigate opportunities to locate an **indoor recreation facility** in or near the existing cluster of recreation facilities in the west of the town centre. Also consider opportunities for the wider community to use outdoor sports courts at Gungahlin College outside school hours.
6. Encourage and enable the provision of **aged care** and retirement living, including a range of housing typologies and support, to provide opportunities for residents to remain in Gungahlin as they age.

RELEVANT BEST PRACTICE EXAMPLES

Examples of international and national best practice which are relevant for the Gungahlin UIL are:

- Harts Mill Playground in Port Adelaide, South Australia is an expansive area of open space established within the redundant flour mill industrial site. The park has good pedestrian connectivity with a loop path that extends along the harbour and port area.
- Ibirapuera Park in Sao Paulo in Brazil, which offers landscaped walking and bicycle paths, outdoor sports courts and gardens.

TUGGERANONG

ABOUT TUGGERANONG

OVERVIEW

- Tuggeranong is the second most populous district in of study areas, with a population of 88,109.
- The district has been experiencing a decrease in population in recent years. It is expected to experience a further small decrease in population between 2018 and 2022.
- Modest growth is anticipated in the medium to longer term as the district undergoes urban renewal and there is increased investment.

Place features

- The town centre is located in Greenway and includes the South Point Shopping Centre and community facilities clustered around Lake Tuggeranong.
- The Tuggeranong town centre is located at the west of the district boundary, serving suburbs to the east.
- 82% of dwellings in Tuggeranong are low density, and only 3% are high density.

Community features

- The median age of residents in the Tuggeranong district is slightly higher than the ACT average (36 compared to 35).
- Households are also larger (with an average of 2.7 people per household, compared to 2.5).

POPULATION

	2018 ERP*	2022**	No. Change	% Change
District	88,109	87,786	-323	-0.4%
UIL	18,096	18,019	-77	-0.4%

EXISTING SOCIAL INFRASTRUCTURE IN THE UIL

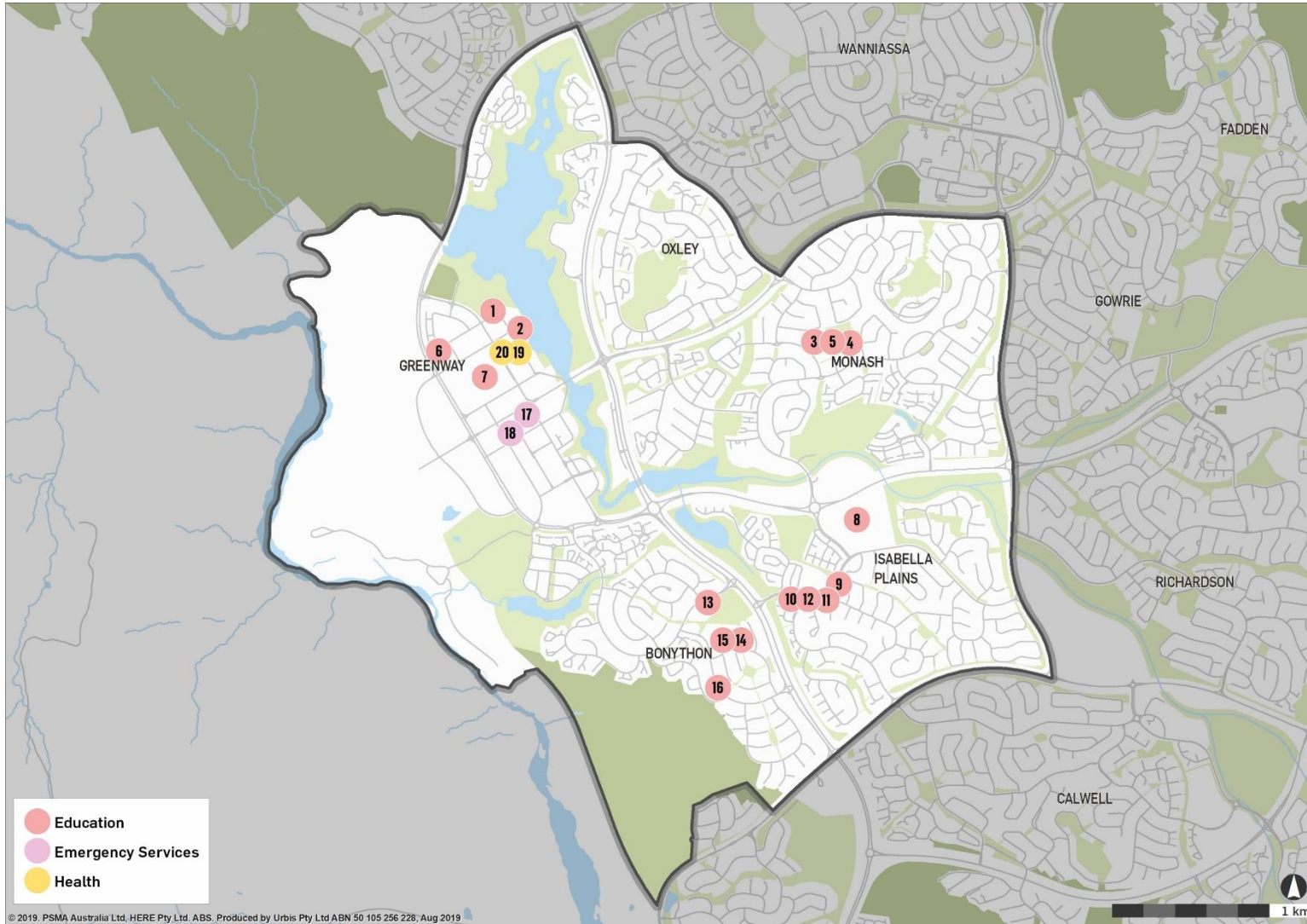
Facility Type	Number
Aged Care	1
Arts and Culture	2
Community	8
Education	16
Emergency Services	2
Health	2
Open Space and Recreation	12
Place of Worship	7
TOTAL	50

* Data from Australian Bureau of Statistics

** Populations projections provided by ACT Government

SOCIAL INFRASTRUCTURE PROVISION

Education, emergency services and health

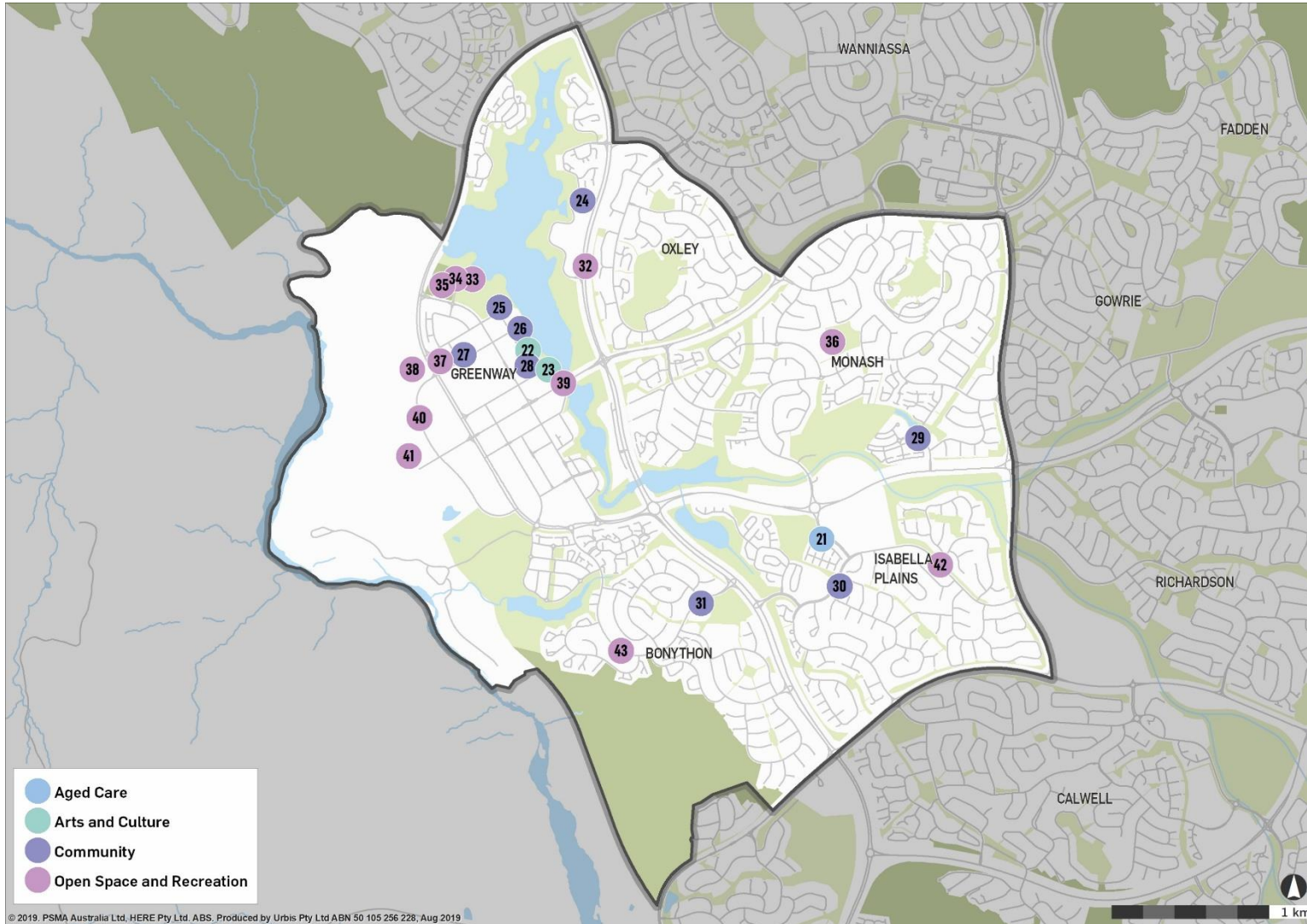


SOCIAL INFRASTRUCTURE MAP INDEX

No.	Facility Name
Education	
1	Tuggeranong Child Care and Education Centre
2	Lake Tuggeranong College
3	Monash Preschool
4	Monash Outside School Hours Care
5	Monash Primary School
6	Greenway Child Care and Education Centre
7	Stardust Child Care Centre
8	St Mary MacKillop College
9	Isabella Plains Playschool
10	Isabella Plains Outside School Hours Care
11	Isabella Plains Early Childhood School
12	Isabella Plains Child Care and Education Centre
13	Stepping Stones Bonython
14	Bonython School Outside School Hours Care
15	Bonython Primary School
16	Bonython Preschool
Emergency Services	
17	Tuggeranong Police Station
18	Greenway Ambulance Station
Health	
19	Tuggeranong Child and Family Centre
20	Tuggeranong Community Health Centre

SOCIAL INFRASTRUCTURE PROVISION

Aged care, community infrastructure, open space and recreation



SOCIAL INFRASTRUCTURE MAP INDEX

No.	Facility Name
Aged Care	
21	Isabella Gardens
Arts and Culture	
22	Tuggeranong Community Centre Theatre
23	Tuggeranong Arts Centre
Community	
24	Lake Tuggeranong Sea Scout Hall
25	Tuggeranong Seniors Centre
26	Tuggeranong Library
27	Tuggeranong Youth Centre
28	Tuggeranong Community Centre
29	Monash Men's Shed
30	Isabella Plains Community House
31	Bonython Neighbourhood Hall
Open Space and Recreation	
32	Lake Tuggeranong District Park
33	Tuggeranong Skateboard Park
34	Tuggeranong Town Park
35	Tuggeranong Lakeside Leisure Centre
36	Monash Primary School Oval
37	Southern Cross Basketball Stadium
38	Tuggeranong Valley Tennis Courts
39	Tuggeranong Archery Indoor Facility
40	Greenway Oval
41	Tuggeranong Hockey Centre
42	Isabella Plains Neighbourhood Oval
43	Bonython Oval

WHAT WE KNOW

OUTCOMES OF STAKEHOLDER INTERVIEWS AND DOCUMENT REVIEW

Open space and recreation

- Tuggeranong Town Park provides local health and fitness opportunities, including a running course and a skate park. The UIL also has access to a number of specialised sporting facilities, including tennis, hockey and archery.
- Some recreation facilities (such as gyms) are provided in schools and privately owned facilities.

Community infrastructure

- The district is served by two branch libraries, at Tuggeranong and Erindale. The two library model is understood to be more costly than a district being served by one multipurpose library. The optimal library model for the district requires further investigation and community engagement.
- Tuggeranong Library is too small to service a regional catchment and would be difficult to retrofit to meet contemporary standards.

Education

- Tuggeranong has been planned on a more traditional model of schools provision, with a primary school in each suburb.
- With recent population decreases some primary schools have capacity. Some schools are also operating from older assets.

COMMUNITIES@WORK



EXERCISE FACILITIES ON THE LAKE



PERFORMANCE OF SOCIAL INFRASTRUCTURE AGAINST BENCHMARKS

ANALYSIS

- The provision of many social infrastructure types in the UIL meets the benchmark, including community centres and libraries.
- Unlike Gungahlin and Woden, Tuggeranong has arts centre and cultural centres. However, it still does not meet the provision benchmarks.
- While the provision of open space and aquatic centres meets the benchmarks, the UIL lacks a district level playing field.
- The Southern Cross Basketball Stadium provides a district indoor recreation centre. However, the benchmarks indicate that the supply of indoor recreations pace may be beginning to outstrip demand, particularly if the population increases.
- The model of primary school provision in the Tuggeranong district has resulted in it exceeding benchmarks for the provision of schools.

Infrastructure type	Population	Existing provision	Benchmark	Existing provision ratio (2018)	Future provision ratio (2022)
Multipurpose community centre	UIL	1	1: 20,000	1: 18,000	1: 18,000
Library	District	2	1: 60,000	1: 44,000	1: 44,000
Community health centre	District	2	1: 60,000	1: 44,000	1: 44,000
Community arts centre	District	2	1: 30,000	1: 44,000	1: 44,000
Police station	District	1	1: 60,000	1: 88,000	1: 88,000
District park	District	4	1: 25,000-50,000	1: 22,000	1: 22,000
District indoor recreation centre	District	1	1: 60,000-75,000	1: 88,000	1: 88,000
District aquatic centre	District	1	1: 60,000-100,000	1: 88,000	1: 88,000
District sized playing fields	UIL	0	1: 17,000	0	0
Public primary school	UIL	2	1: 7,500	1: 9,000	1: 9,000
Public high school	UIL	0	1: 20,000	0	0
College	District	2	1: 30,000	1: 44,000	1: 44,000

Coloured rows indicate where Tuggeranong meets the ACT's social infrastructure benchmarks in 2018 and 2022

PLACE CRITERIA ANALYSIS

KEY FINDINGS

A spidergram showing the ratings for Tuggeranong against all five themes is shown on the following page. It shows:

- Tuggeranong UIL performs reasonably well in most themes, with the exception of Liveable.
- The UIL has a good range of social infrastructure, including most critical infrastructure clustered together within the town centre and a large number of multipurpose community facilities.
- Tuggeranong has the highest provision rate of community infrastructure per 1,000 people. There are areas within the UIL with limited access to community infrastructure within a 10 minute walk in particular in parts of Oxley and Monash.
- Tuggeranong Library has the second lowest visitation rates in the study areas. This is likely to be influenced by the provision of two branch level libraries in the district, while the other UILs have only one.
- Tuggeranong has good access to walkable urban open space, however it is the lowest across the study area and its district park had the lowest level of embellishment.

ASSESSMENT



Compact and efficient

The only critical infrastructure types which are not located within 800m of the Tuggeranong UIL are a public primary school and high school. This UIL therefore received a score of 4.8 out of 5 for this theme.



Diverse

There are six multipurpose community centres, halls and meeting rooms to serve the needs of the UIL population. This equates to the highest provision rate of all the study areas of 0.33 per 1,000 people. Its district level indoor leisure centre and aquatic centre are open a combined total of 148 hours per week – again the highest of the four centres. Tuggeranong therefore scored the highest of the four UILs against this theme.



Sustainable and resilient

With three community gardens in the district, Tuggeranong has the same rate of provision of this facility type as Belconnen. Six of its 10 critical infrastructure types are located within 800m of the Tuggeranong Interchange, the same as Gungahlin.



Liveable

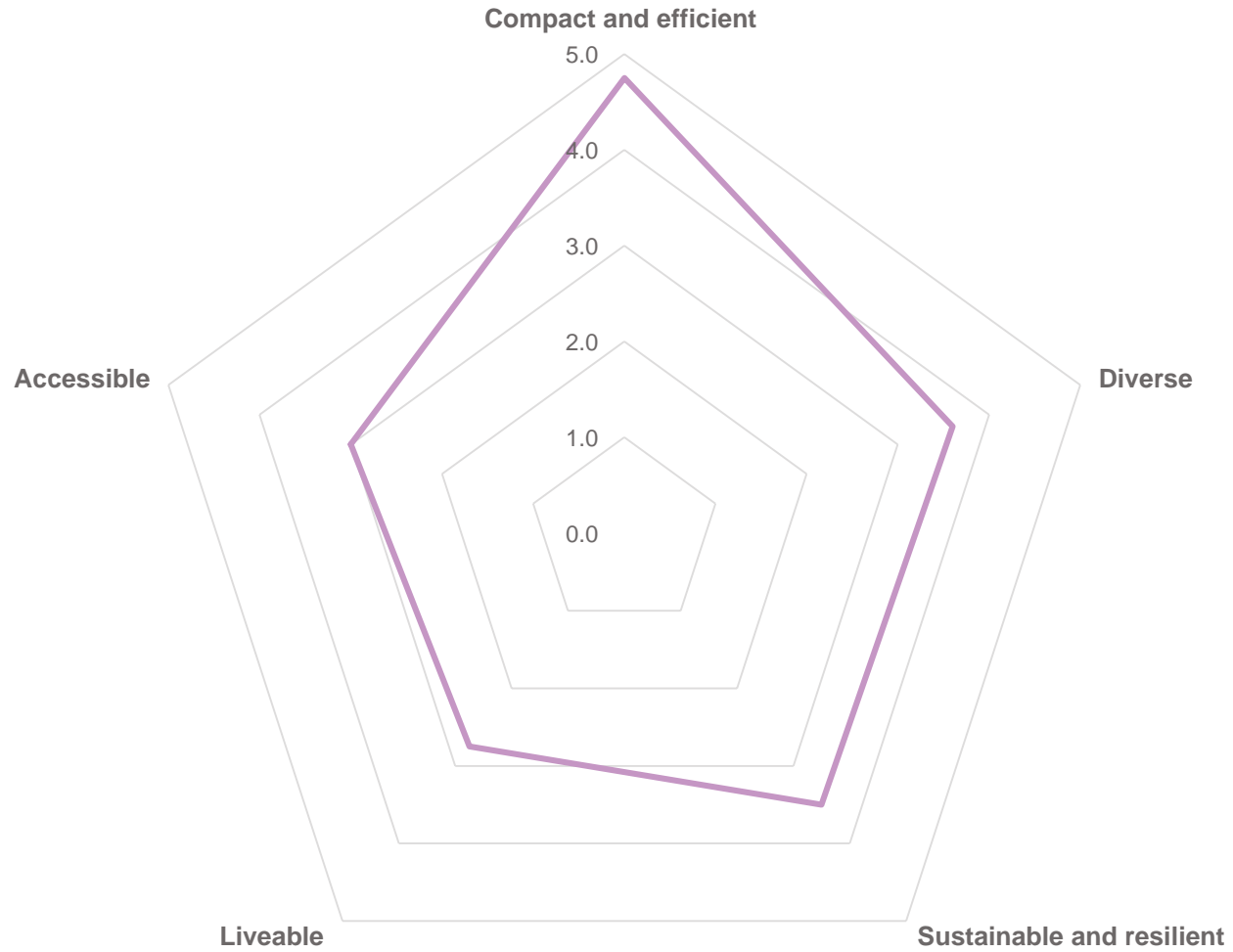
With an overall score of 2.8 out of 5, Tuggeranong scored equal lowest on the liveable theme. It has a relatively low rate of library use (about 3,500 visits per 1,000 population per year), though its facilities are highly clustered together. However, its district park (Lake Tuggeranong District Park) lacks public toilets, play space for older children, exercise equipment and a café or kiosk. Tuggeranong also has a very low rate of provision of long day care places (390) to serve its UIL population.



Accessible

As shown in the maps in Appendix B, 84% of Tuggeranong is within a 10 minute walk of open space. This is the lowest proportion of the four town centres. Conversely, 34% of the town centre is within a 10 minute walk of community infrastructure, which is the second highest proportion after Woden. There is reasonably well located community infrastructure in all suburbs.

PLACE CRITERIA ANALYSIS



CONCLUSIONS AND RECOMMENDATIONS FOR TUGGERANONG

CONCLUSIONS

- Tuggeranong has a **good range** of social infrastructure, much of it clustered together within the town centre and on pleasant positions near the lake.
- It also has a large amount of multipurpose **community infrastructure**, including Tuggeranong Community Centre.
- **Tuggeranong Library** has the second lowest visitation rates of the study areas. This is likely to be due to the provision of two branch libraries in the district.
- Although it lacks formally designated district sized **playing fields**, the Greenway Oval is located on the edge of the town centre. Tuggeranong also has specialised tennis, hockey, lawn bowls and archery facilities.
- Other challenges faced in Tuggeranong generally relate to the quality and accessibility of social infrastructure, rather than their quantity.
- Much of the existing social infrastructure is aging, and **Lake Tuggeranong District Park** has a low level of embellishment.
- There is also an underutilisation of land within the Tuggeranong town centre. This reduces **accessibility** and **walkability**.

RECOMMENDATIONS

1. Improve the quality and functionality of **Lake Tuggeranong District Park**.
2. Undertake a detailed investigation into the best **library model** for the district, including community engagement. This should include opportunities to make Tuggeranong Library into a destination which makes the most of its lakeside location and proximity to a range of other social infrastructure.
3. Create a **wayfinding and placemaking strategy** to improve navigation between facilities and the prominence of social infrastructure within the UIL. This should include opportunities for public art and activation of public spaces.

RELEVANT BEST PRACTICE EXAMPLES

Examples of international and national best practice which are relevant for the Tuggeranong UIL are:

- Halmstad City Library in Sweden, which is located on a river foreshore and helps activate the surrounding open space.
- Creekside Community Recreation Centre in Vancouver, Canada, which is also located on a river foreshore and features sustainable design measures including green roofs and solar panels.

WODEN

ABOUT WODEN

OVERVIEW

- Woden is the least populous district of the study areas.
- However, both the UIL and the district are set to grow by over 10% in the four years between 2018 and 2022.
- There is also significant development occurring west of the Woden district, in Weston Creek and the Molonglo Valley.

Place features

- A light rail route from Woden to the City will begin construction by 2022. This line will form the southern part of the north-south spine through Canberra and will connect residents from Gungahlin to Woden via the city.
- The Woden town centre is a significant employment hub within the ACT.

Community features

- Woden has a significantly higher median age than the ACT overall (39 compared to 35).
- With an average size of 2.4 people, households are also slightly smaller than the ACT average.

POPULATION

	2018 ERP*	2022**	No. Change	% Change
District	37,866	42,149	4,283	11.3%
UIL	34,293	38,588	4,295	12.5%

EXISTING SOCIAL INFRASTRUCTURE IN THE UIL

Facility Type	Number
Aged Care	8
Arts and Culture	0
Community	13
Education	54
Emergency Services	3
Health	5
Open Space and Recreation	24
Place of Worship	28
TOTAL	135

* Data from Australian Bureau of Statistics

** Populations projections provided by ACT Government

WHAT WE KNOW

OUTCOMES OF STAKEHOLDER INTERVIEWS AND DOCUMENT REVIEW

Open space and recreation

- There is good provision of public open space, but the level of embellishment for local open space is limited, for example in Woden Town Park.
- Eddison Park will become increasingly important as an area of district open space and a recreation destination for the future population.
- Phillip Oval has the only dedicated indoor cricket centre in Canberra.
- There is a perception that Woden has access to fewer sporting facilities, and there is a limited supply of land to develop new sports and recreation facilities.
- Phillip Swimming Pool has reached its end of life.
- A new Stellar Canberra, a new health and wellbeing centre owned by the Southern Cross Club, has recently been built in Phillip. This includes a 17 meter pool, suitable for learn to swim and aqua aerobics classes, and a gym.

Community

- Woden Community Services currently operates from three locations and has outgrown its current space. A new community centre is planned for Woden and funding has been allocated in the 2019 budget for the design. A site for the community centre has not yet been finalised, but the new facility provides an opportunity to trial a new community hub model.
- A lack of free parking in the town centre creates difficulties accessing the library, community health centre and seniors club. There are also safety concerns at night.
- Woden Library is the most visited library in the study areas and a very popular facility. The facility is heritage listed and opportunities to upgrade the building are limited. However, funding was allocated in the 2019 budget for expansion works as space was made available by the relocation of the heritage library.

Education

- The former CIT site at the intersection of Hindmarsh Drive and Ainsworth Street presents an opportunity for urban renewal and potential to provide a range of community focussed uses. It is located next to the Phillip District Playing Fields and close to the Woden Park athletics facility.

Health

- The Woden Community Health Centre is outdated and needs upgrading to meet future needs.

Art and culture

- There is no arts facility in Woden. Space within the new community centre could help meet this shortfall.

WODEN TOWN CENTRE



WODEN LIBRARY



PERFORMANCE OF SOCIAL INFRASTRUCTURE AGAINST BENCHMARKS

ANALYSIS

- Woden meets most of the social infrastructure provision benchmarks. However, there are a few key gaps in the network of facilities within the UIL.
- There are currently no community arts centres in Woden, and there is also no district level indoor recreation centre.
- Benchmarking indicates that Woden is meeting the need for primary schools. However, there is evidence that with increasing populations, schools will be at capacity within the next ten years.
- There is also a current deficit of secondary education facilities.
- By 2022, the population of the UIL will have almost reached a size where a second community centre would be warranted.

Infrastructure type	Population	Existing provision	Benchmark	Existing provision ratio (2018)	Future provision ratio (2022)
Multipurpose community centre	UIL	1	1: 20,000	1: 34,000	1: 39,000
Library	District	2	1: 60,000	1: 19,000	1: 21,000
Community health centre	District	2	1: 60,000	1: 19,000	1: 21,000
Community arts centre	District	0	1: 30,000	0	0
Police station	District	1	1: 60,000	1: 38,000	1: 42,000
District park	District	1	1: 25,000-50,000	1: 34,000	1: 42,000
District indoor recreation centre	District	0	1: 60,000-75,000	0	0
District aquatic centre	District	1	1: 60,000-100,000	1: 38,000	1: 42,000
District sized playing fields	UIL	3	1: 17,000	1: 11,000	1: 13,000
Public primary school	UIL	6	1: 7,500	1: 6,000	1: 6,000
Public high school	UIL	1	1: 20,000	1: 34,000	1: 39,000
College	District	2	1: 30,000	1: 19,000	1: 21,000

Coloured rows indicate where Woden meets the ACT's social infrastructure benchmarks in 2018 and 2022

PLACE CRITERIA ANALYSIS FOR WODEN

KEY FINDINGS

A spidergram showing the ratings for Woden against all five themes is shown on the following page. It shows:

- Woden UIL scored comparatively poorly in three themes (compact and efficient, diverse and sustainable and resilient), but had the highest score against the liveable and accessible themes of all four UILs.
- Woden's performance against the place criteria analysis was impacted by its lack of a community arts centre and indoor leisure centre. There are also no community gardens in the Woden district.
- Woden's popular library service, high quality district park and good provision of long day care contributed to its high score in the liveable theme.
- Woden has good access to urban open space within a 10-minute walk and its district park is well embellished. A small area of Garran suburb does not have access to walkable open space however it borders the Red Hill Nature Reserve.
- Woden has the greatest access to community infrastructure within a 10-minute walk. All suburbs have access to community infrastructure, with the exceptions of Curtin and Mawson.

ASSESSMENT



Compact and efficient

The only critical infrastructure types which are not located in the Woden UIL are a community arts centre and a district level indoor recreation centre. Woden therefore received a score of 4.3 out of 5 for this theme.



Diverse

There are seven multipurpose community centres, halls and meeting rooms to serve the needs of the Woden town centre population of some 35,000 people. This equates to a provision rate of 0.20 per 1,000 population, the second highest of the four UILs. However, as it lacks an indoor leisure centre, its aquatic centre is open only 82 hours per week and the district multipurpose community centre is open only 20 hours per week, Woden scored the lowest of all the UILs on this theme.



Sustainable and resilient

The lack of a community garden in the district and location of only six out of 10 critical facilities within 800m of the Woden Interchange means the town centre score 2 out of 5 for this theme. This was the lowest of any UIL.



Liveable

With an overall score of 4.3 out of 5, Woden scored the highest of all the UILs on the liveable theme. It has by far the highest rate of library use of any of the four UILs, at almost 10,000 visits per 1,000 population per year. Its district park (Eddison District Park) is also well embellished, and it has a large number of long day care places (1,150) to serve the population.



Accessible

Woden UIL has the highest level of accessibility for both community infrastructure and open space of all four town centres. As shown in the maps in Appendix B, 87% of Woden is within a 10 minute walk of open space and 40% of community infrastructure accessible by walking. The large number of community facilities means that most suburbs have access to some form of facility, with the exceptions of Curtin and Mawson.

CONCLUSIONS AND RECOMMENDATIONS FOR WODEN

CONCLUSIONS

- Woden is generally provided with a good range of social infrastructure. It has a well visited **library**, high quality **district park** and good provision of **long day care**.
- The UIL lacks two key district level facilities: a **community arts centre** and an **indoor leisure centre**.
- There also appears to be a current deficit of **secondary education** facilities.
- **Woden Community Services** has outgrown its existing locations. Design of a new facility has been funded and redevelopment or relocation opportunities are currently being investigated.
- All suburbs within the UIL have access to **community infrastructure**, with the exceptions of Curtin and Mawson.
- The growth of Weston Creek and the Molonglo Valley is understood to be placing stress on social infrastructure in the Woden district and UIL.
- With increasing populations, it is expected that **primary schools** will be at capacity within the next 10 years.
- A second **community centre** may also be needed to serve community needs as the population grows.
- There may be opportunities to include an **indoor recreation centre** as part of any renewal of the former CIT site, or other complimentary community infrastructure.

RECOMMENDATIONS

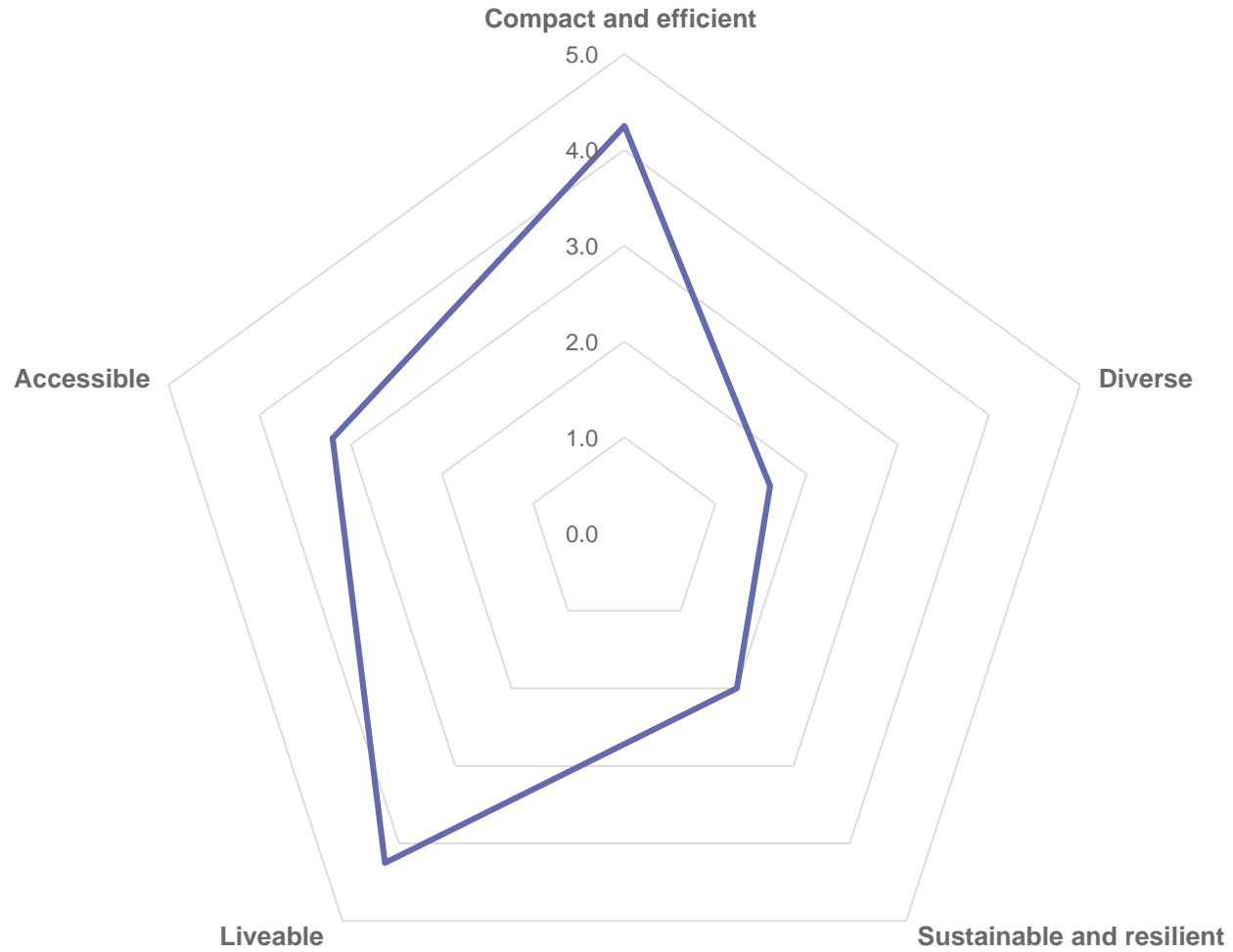
1. Create a **community hub** located within the town centre to accommodate Woden Community Services and a community arts centre.
2. Investigate the inclusion of a **community precinct** with an education focus within the renewal of the CIT site.
3. Identify opportunities to enable **shared use** of school facilities in Curtin and Mawson for wider community purposes.
4. Begin forward planning to meet **future growth** beyond 2022, including potentially including a second community centre and additional primary school/s.

RELEVANT BEST PRACTICE EXAMPLES

Examples of international and national best practice which are relevant for the Woden UIL are:

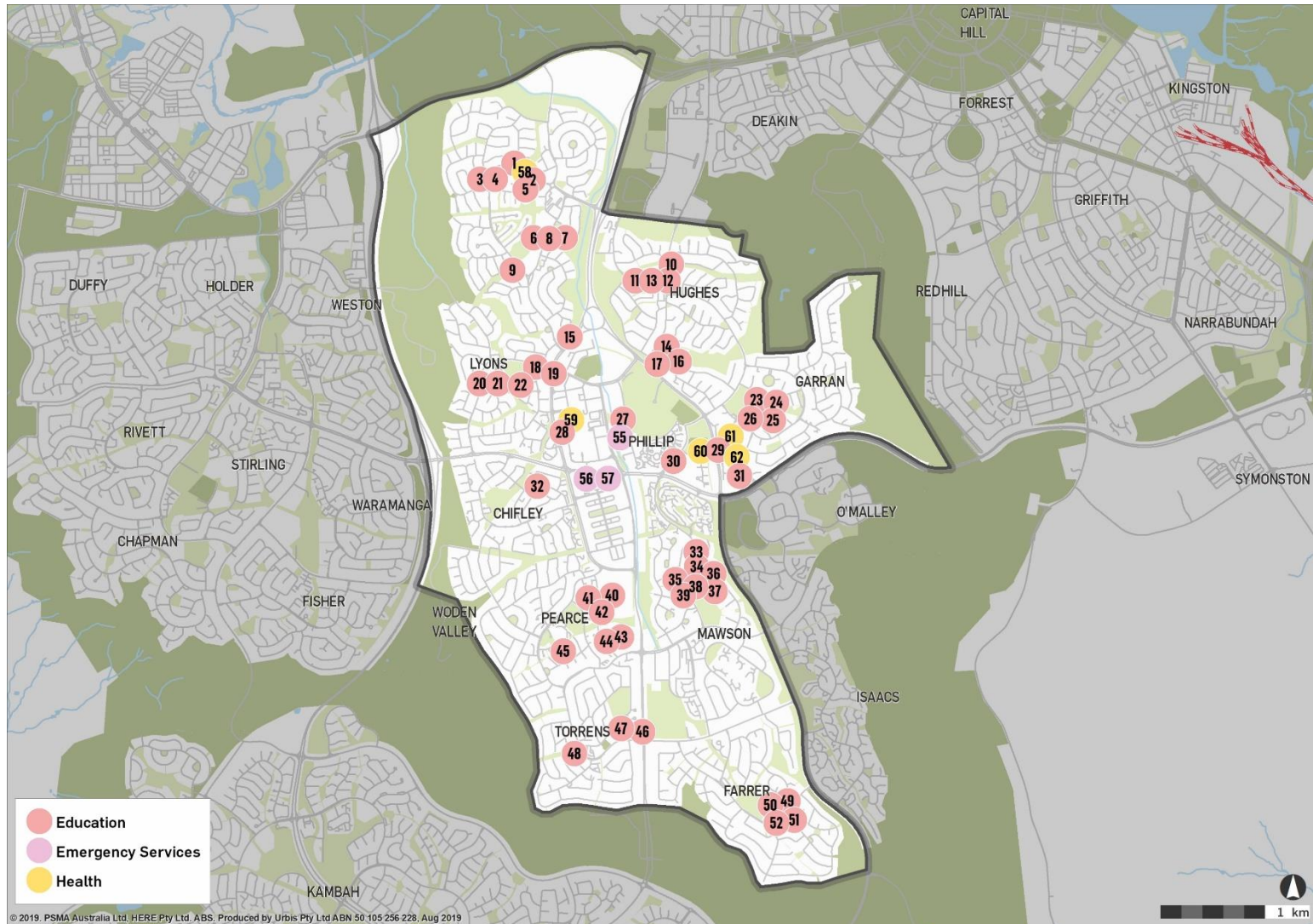
- Geelong Library and Heritage Centre (also known as The Dome), which combines community, arts and library uses within a landmark architectural form.
- Ultimo Community Hub, which is a multipurpose centre that offers sports and recreation activities, children's program and hireable spaces for the community.
- Ferrers Street Education and Community Precinct in Melbourne, where sport and recreation facilities are available to the community after school and on weekends, with no fences surrounding the school.

PLACE CRITERIA ANALYSIS



SOCIAL INFRASTRUCTURE PROVISION

Education, emergency services and health



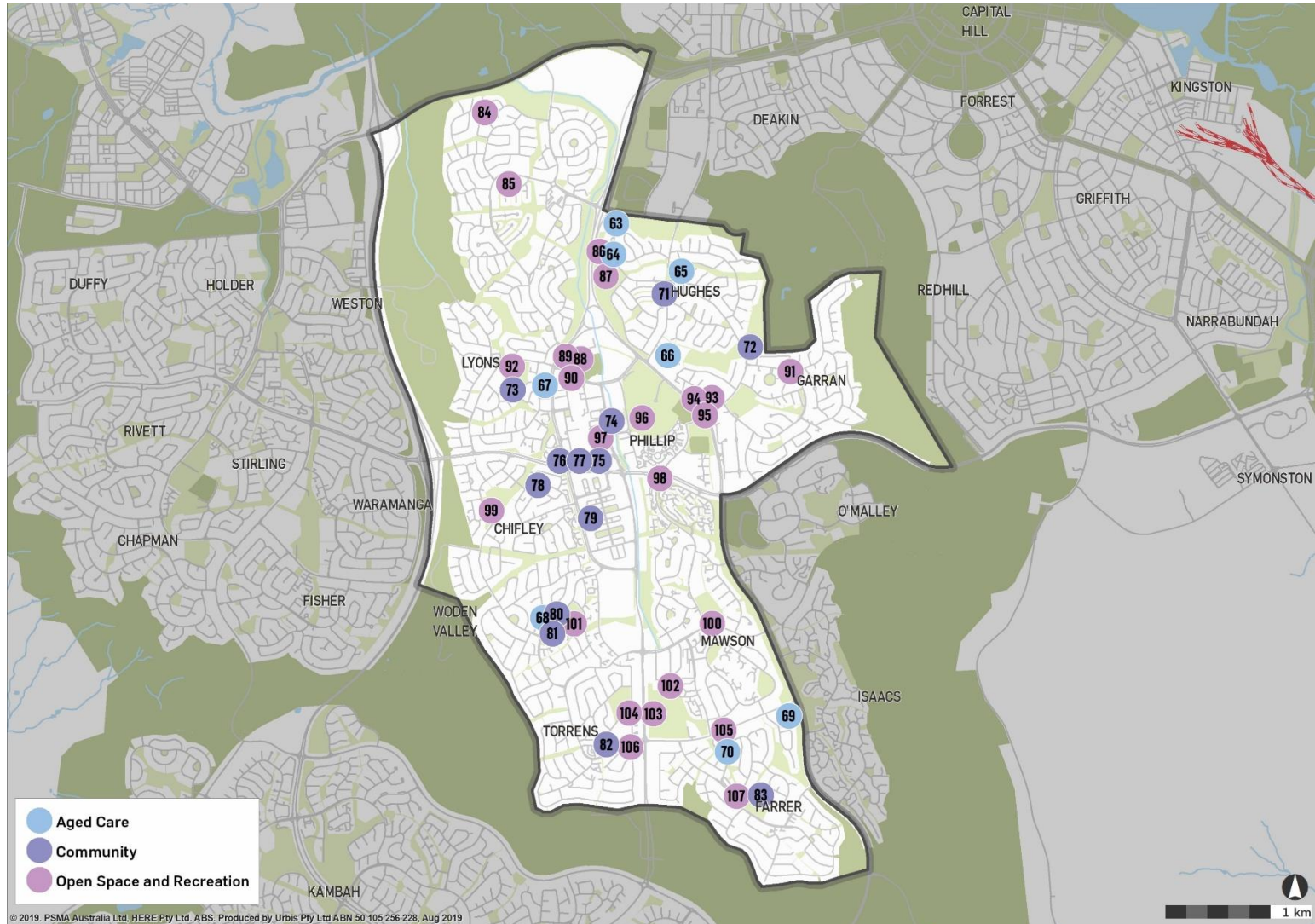
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SOCIAL INFRASTRUCTURE MAP INDEX

No.	Facility Name	No.	Facility Name	No.	Facility Name
Education		23	Garran Preschool	46	Torrens Outside School Hours Care
1	Teddy Bears Child Care Centre	24	Goodstart Learning Centre Garran	47	Torrens Primary School
2	Peter Pan Early Learning	25	Garran Primary School	48	Torrens Preschool
3	Curtin Outside School Hours Care	26	Garran Outside School Hours Care	49	Farrer Preschool
4	Curtin Primary School	27	Woden Early Childhood Centre	50	Farrer Playschool
5	Curtin North Preschool	28	Lollipop Early Learning Centre	51	Farrer Primary School
6	Holy Trinity Primary School	29	Canberra Hospital School	52	Farrer Outside School Hours Care
7	Holy Trinity Early Learning Centre	30	Canberra Institute of Technology	53	Sacred Heart Outside School Hours Care
8	Holy Trinity Outside School Hours Care	31	Woden Valley Child Care Centre	54	Sacred Heart Primary School
9	Curtin South Preschool	32	Chifley Preschool	Emergency Services	
10	Hughes Preschool	33	Canberra Christian School Early Learning Centre	55	Woden Police Station
11	Southside Primary Introductory English Centre	34	Canberra Christian School	56	Phillip Ambulance Station
12	Hughes Primary School	35	Jenny Wren Child Care Centre	57	Phillip Fire Station
13	Hughes Outside School Hours Care	36	Mawson Primary School	Health	
14	Malkara Special School	37	Mawson Preschool	58	Queen Elizabeth II Family Care Centre
15	Precious Momentz Childhood Learning and Development Centre	38	Mawson Outside School Hours Care	59	Phillip Community Health Centre
16	St Peter And Paul's Primary School	39	Chinese-Australian Early Childhood Centre	60	Canberra Hospital
17	St Peter and Paul's Outside School Hours Care	40	Marist College	61	National Capital Private Hospital
18	Phillip Outside School Hours and Vacation Care	41	Marist College	62	Centenary Hospital for Women and Children
19	Canberra College	42	Marist College Sports and Study Program		
20	Lyons Early Childhood School After School Care	43	Melrose High School		
21	Lyons Early Childhood School - Tarraleah Crescent Campus	44	Kids Biz Holidays & Sports		
22	Lyons Early Childhood School - Ulverstone Street Campus	45	Pearce Preschool		

SOCIAL INFRASTRUCTURE PROVISION

Aged care, community infrastructure, open space and recreation



SOCIAL INFRASTRUCTURE MAP INDEX

No.	Facility Name	No.	Facility Name
Aged Care		Open Space and Recreation	
63	St Andrew's Village	84	Curtin District Playing Fields
64	St Andrew's Village	85	Curtin South Neighbourhood Oval
65	Dorothy Sales Cottage	86	North Woden Tennis Club
66	Southern Cross Ozanam Village	87	Hughes Oval
67	Bellerive Retirement Village	88	Phillip Oval
68	Masonic Home Units	89	Phillip Swimming and Ice Skating Centre
69	The Pines at Farrer	90	Woden Squash Centre
70	Goodwin Farrer Village	91	Garran Oval
		92	Lyons Oval
		93	Eddison Skate Park
Community		94	Eddison District Park
71	Hughes Community Centre	95	Woden Park Athletics Field
72	Garran Scout Hall	96	Arabadoo Park
73	Oakey Hill Group Scout Hall	97	Woden Town Park
74	Woden Youth Centre	98	Phillip District Playing Fields
75	ACT Heritage Library	99	Chifley Oval
76	Woden Library	100	Mawson Neighbourhood Oval
77	Woden Senior Citizens' Club	101	Pearce Neighbourhood Oval
78	Chifley Regional Community Hub	102	Southlands Tennis Club
79	The Hub in Phillip	103	Batchelor Street Neighbourhood Park
80	Mount Taylor Scout Hall	104	Torrens Informal Use Oval
81	Pearce Community Centre	105	Mawson District Playing Fields
82	Torrens Community Hall	106	Torrens Tennis Courts
83	Long Gully Scout Hall	107	Farrer Neighbourhood Oval

5. OVERALL CONCLUSIONS AND RECOMMENDATIONS

BENCHMARKING ANALYSIS

IMPROVEMENTS TO METHOD

The table opposite shows social infrastructure gaps across all four UILs according to the ACT benchmarks. It indicates that **community health centres** and **aquatic centres** are the only type of critical social infrastructure where current and future provision meets the benchmarks in all UILs.

This demonstrates the shortcomings of a pure benchmarking approach that lacks the nuancing of a qualitative assessment. For example, Woden meets the benchmark for aquatic facilities. However, the infrastructure is aged and the quality of the facility may need to be improved to meet future needs.

There are no UILs which meet the benchmarks for **community arts centres**, despite the Tuggeranong UIL having two community arts centres and the Belconnen UIL having one. This indicates a need to review the benchmarks for this infrastructure type, and/or the provision model.

Similarly, there are no UILs which meet the benchmarks for the provision of **public high schools** and **colleges**. This may be partly because the provision of public high schools has been benchmarked at a UIL level, and these types of social infrastructure are likely to be provided outside UILs where land is more readily available.

More fundamentally, ACT Government should reconsider whether benchmarking is the best way to plan for educational facilities in urban intensification areas. Contemporary planning for schools requires complex demographic and other analysis, well beyond that which is achievable through benchmarking.

Similarly, existing benchmarks for **emergency services** should be reviewed in consultation with relevant agencies to ensure they align with a best practice planning approach.

SOCIAL INFRASTRUCTURE GAPS ACCORDING TO BENCHMARKS

Social infrastructure type	Belconnen	Gungahlin	Tuggeranong	Woden
Multipurpose community centre				
Library				
Community health centre				
Community arts centre				
Police station				
District park				
District indoor recreation centre				
District aquatic centre				
District sized playing fields				
Public primary school				
Public high school				
College				

Coloured rows indicate where each UIL meets the ACT's social infrastructure benchmarks in 2018 and 2022

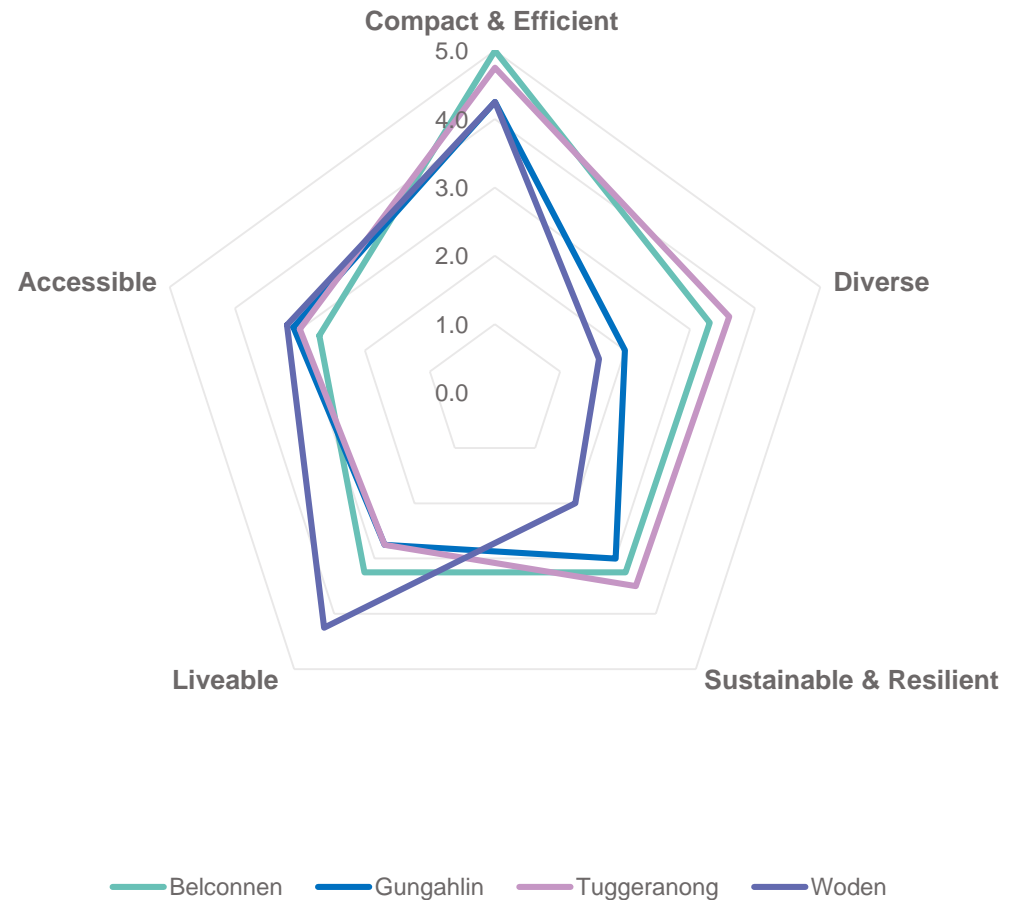
PLACE CRITERIA ANALYSIS

IMPROVEMENTS TO METHOD

The spidergram opposite shows the outcomes of the place criteria analysis across all four UILs.

As noted previously, the metrics used in the place criteria analysis were selected based on the availability of relevant data. Improvements to the tool which could be considered over time include:

- Measuring the range of programs offered from community facilities and/or different user groups booking community facilities and including the measures under the **diverse** theme.
- Moving the measure relating to the accessibility of open space to the **sustainable and resilient** theme and including a measure for shaded open space within the sustainable and resilient theme.
- Using a 400m walkability measure for open space in the **accessible** theme. As virtually all areas within the four UILs met the 800m measure, it did not assist in identifying opportunities for improvement. In addition, the 400m walkability measure is more aligned with best practice in other parts of Australia. In areas of high density (over 60 dwellings per hectare) a 200m walkability measure has been implemented by the NSW Government Architect.
- Including a measure relating to safety within the **accessible** theme, as per the detail in the ACT Planning Strategy. This should focus on the safety of social infrastructure, rather than crime rates or perceptions of safety in the UILs more generally. For example, a question relating to the perceived safety of libraries, community centres and parks could be included annually within the Canberra Omnibus Survey.



OVERALL RECOMMENDATIONS

There are many strengths in the provision of social infrastructure in the four UILs and in the ACT more broadly. These include:

- Large land areas dedicated to social infrastructure, and particularly large areas of open space
- Co-location of many facilities, often in conveniently located central areas
- Provision of facilities by a wide range of government, not-for-profit and private sector organisations
- Recent adoption of some leading practice models, such as the shared use of facilities and the use of schools as community hubs.

Unlike many cities, Canberra is also considering its approach to provision of social infrastructure in densifying areas before urban renewal is well advanced. This will enable the city to plan its approach, rather than playing 'catch up' after significant growth has occurred.

The following recommendations are intended to build on these strengths and make the best use of government land and other resources. Most importantly, they are intended to support the wellbeing of existing and future communities in the ACT and help meet their diverse needs. The recommendations are focused on Urban Intensification Localities, but may also be relevant in other parts of Canberra.

RECOMMENDATIONS

1. Cease using a benchmarking approach for the provision of **community infrastructure** based on the number of facilities provided. Move instead to an approach based on the amount of floorspace provided (gross floor area in square metres). This supports the best practice approach of providing multi-purpose facilities which can be used flexibly by all cohorts.
2. Cease to use separate benchmarks for the provision of youth centres, senior citizen centres and other **cohort-specific community facilities**, as the use of separate benchmarks does not align with best practice approaches such multi-purposes spaces and instead encourages the provision of targeted facilities.
3. Reconsider the provision model and benchmarks for **community arts centres**, as current benchmarks appear unfeasible to achieve. In addition, consider the co-location and preferably the integration of community arts space within multi-purpose community facilities.
4. Focus on increasing the quality and connectivity of open space in UILs. All four UILs had large amounts of **open space**, but in many cases parks and other spaces are poorly embellished and/or disconnected.
5. Reconsider the way in which the provision of **emergency services** is benchmarked and the way in which they are included in the place criteria analysis.
6. Undertake detailed future planning for public **primary and high schools** to support urban intensification, including the complex analysis required to forecast needs for new education facilities. The ACT can learn from the experiences of Victoria and NSW, which fell behind in planning for schools to support density increases and are now having to fund and deliver large school building programs to address provision gaps.
7. When moving to **new models of provision**, such as the shared use of the library in Gungahlin or the model of schools as community hubs, include a post occupancy review in the project scoping and funding. This will help to refine the new model for the Canberra context and inform its use in new locations.
8. In designing future social infrastructure in UILs, move from a co-located to an **integrated model**. This will be particularly important as UILs increase in density and the need for compact and efficient use of space becomes more pressing. Use of an intergraded model, with carefully considered management arrangements, can also increase collaboration between different areas of service provision.
9. Explore a range of **partnerships** to support funding and delivery of new social infrastructure using the integrated model, including strengthened partnerships between ACT Government agencies.
10. Engage the community in planning for social infrastructure and the benefits of an integrated model, including using **co-design** processes as part of the design new community spaces and places.
11. Review the **statutory implications** of using an integrated model of social infrastructure, including zonings and permitted uses.
12. Specifically review restrictions in the Urban Open Space zone prohibiting **indoor recreation facilities**, to make best use of the large areas of open space in the UILs and reflect contemporary co-located sport and recreation provision models.

APPENDIX A – DOCUMENTS REVIEWED

DOCUMENTS REVIEWED

Name	Author	Year
Territory wide		
City Gateway and Urban Design Framework	Environment, Planning and Sustainable Development Directorate	2018
Moving Canberra 2019-2045: Integrated Transport Strategy	Transport Canberra and City Services	2018
Inquiry into ACT Libraries	Standing Committee on Environment and Transport and City Services	2018
North Canberra Community Facilities Position Paper	Environment, Planning and Sustainable Development Directorate	2019
Belconnen		
Belconnen Town Centre Masterplan	Environment, Planning and Sustainable Development Directorate	2016
Kippax Group Centre Master Plan	Environment, Planning and Sustainable Development Directorate	2019
Gungahlin		
Desktop Review of Community & Recreation Facilities in Gungahlin	Land Development Agency	2016
Gungahlin Town Centre Planning Refresh – Snapshot	Environment, Planning and Sustainable Development Directorate	2018
Tuggeranong		
Tuggeranong Town Centre Master Plan	Environment, Planning and Sustainable Development Directorate	2012
Woden		
Woden, Athllon and Mawson Community, Sport and Recreation Facility Study	Buckley Vann Town Planning Consultants, Briggs & Mortar Strategic Leisure Group	2013
Woden Town Centre Master Plan	Environment, Planning and Sustainable Development Directorate	2015
Curtin Group Centre Masterplan	Environment, Planning and Sustainable Development Directorate	2018
Mawson Group Centre Masterplan	Environment, Planning and Sustainable Development Directorate	2015

APPENDIX B – ACCESSIBILITY MAPS

WALKING CATCHMENT MAPS

METHODOLOGY

GIS mapping was used to measure 800m along walkable roads away from the centre of each item of community infrastructure and edges of each open space polygon within the four UILs.

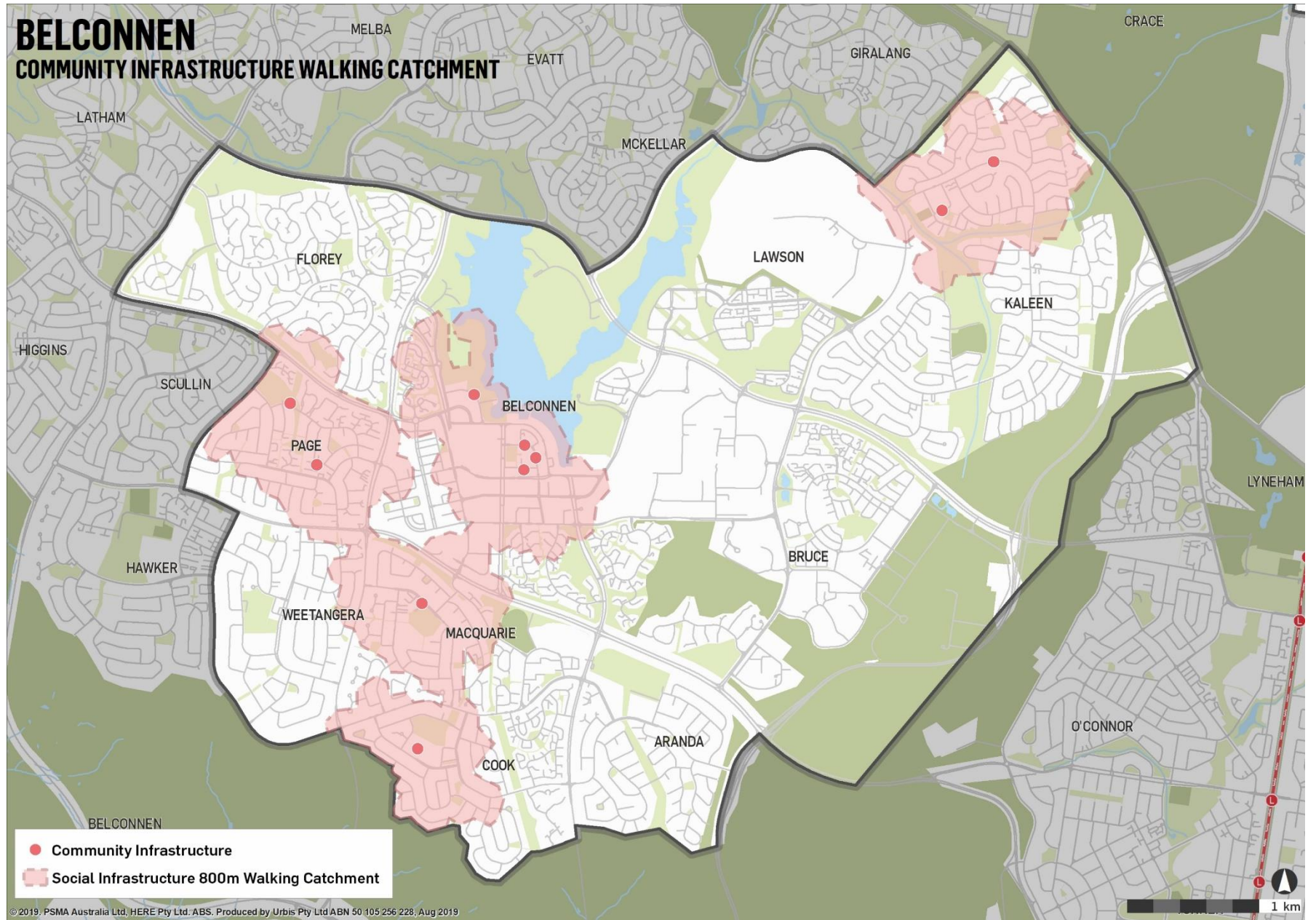
For the purpose of these maps, **community infrastructure** includes:

- Community centres and halls
- Libraries
- Senior citizen clubs
- Youth centres
- Scout halls
- Men's sheds.

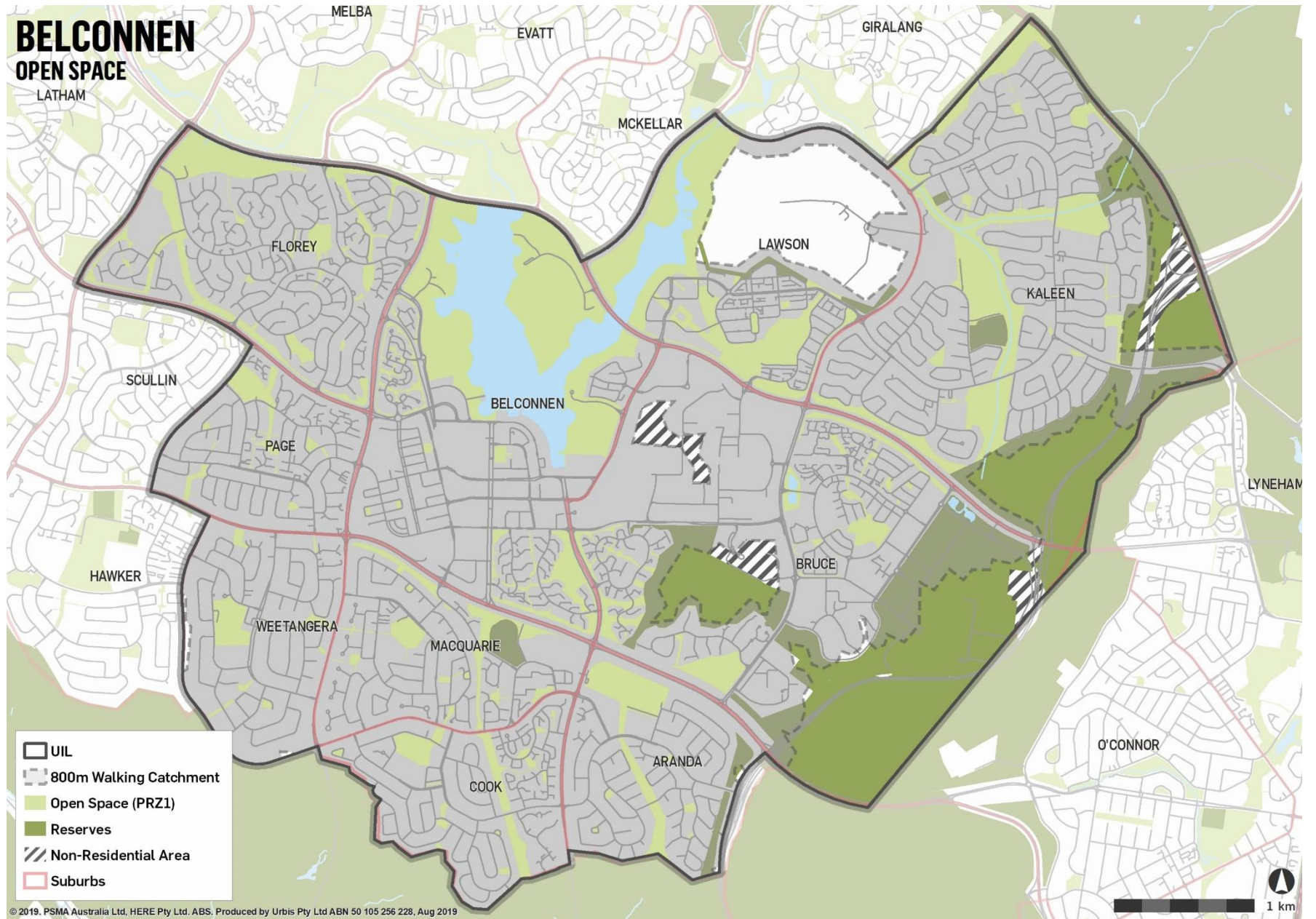
Open space is defined as all land zoned PRZ1 within the UIL. Other open space, such as nature reserves is reflected on the maps, but it not considered in the calculation. Non-residential areas have also been excluded from the calculation.

BELCONNEN

COMMUNITY INFRASTRUCTURE WALKING CATCHMENT

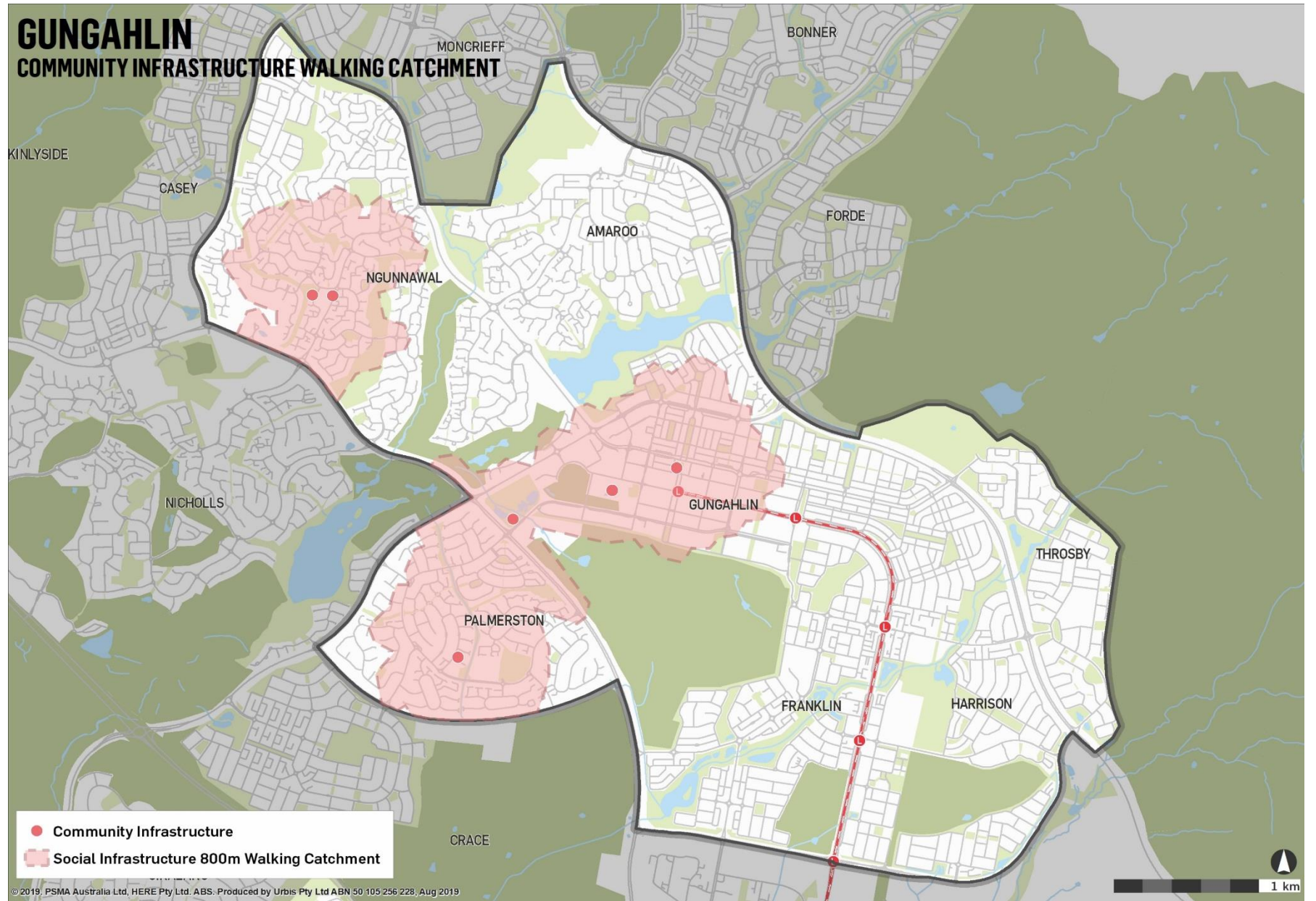


BELCONNEN OPEN SPACE

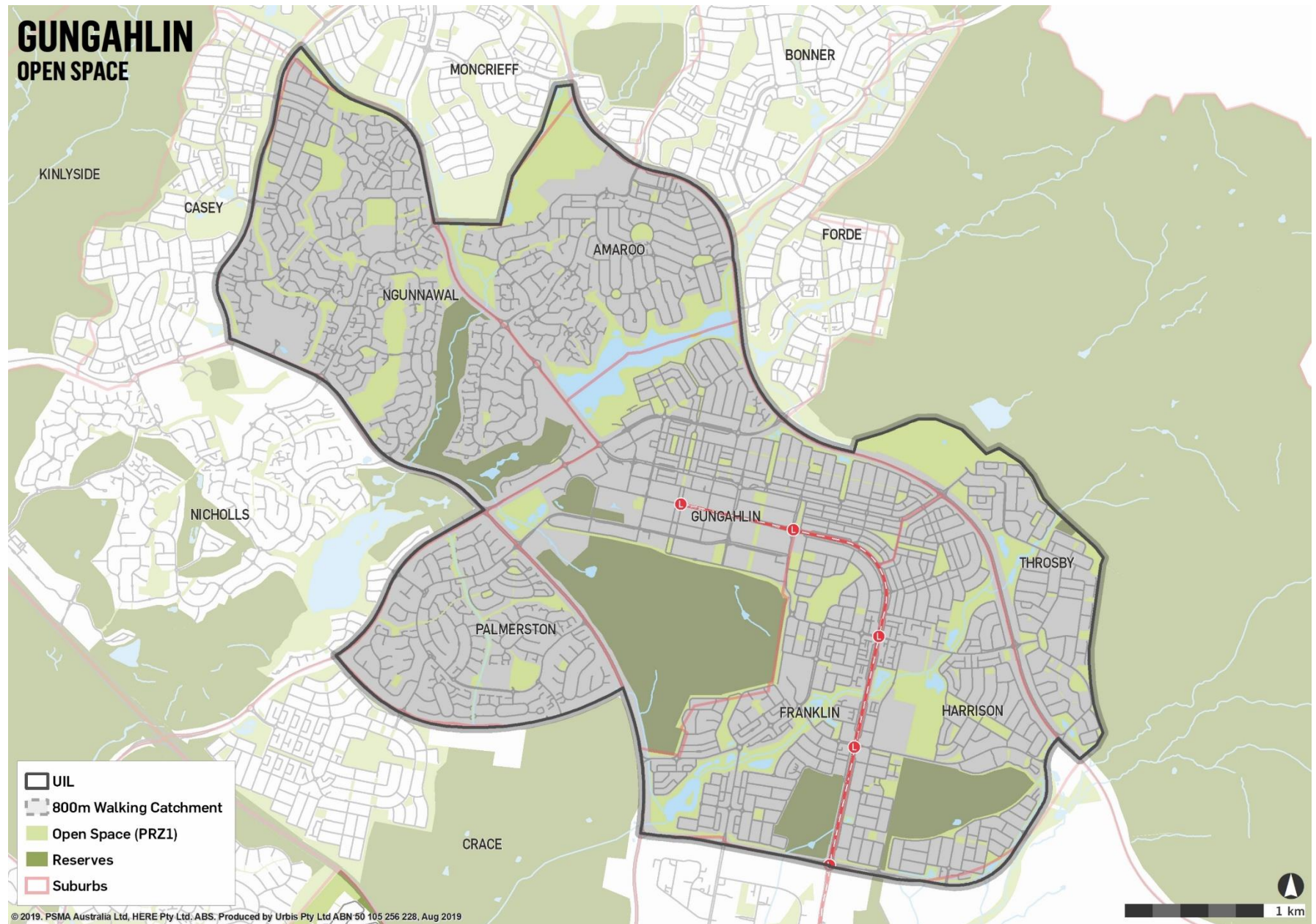


GUNGAHLIN

COMMUNITY INFRASTRUCTURE WALKING CATCHMENT



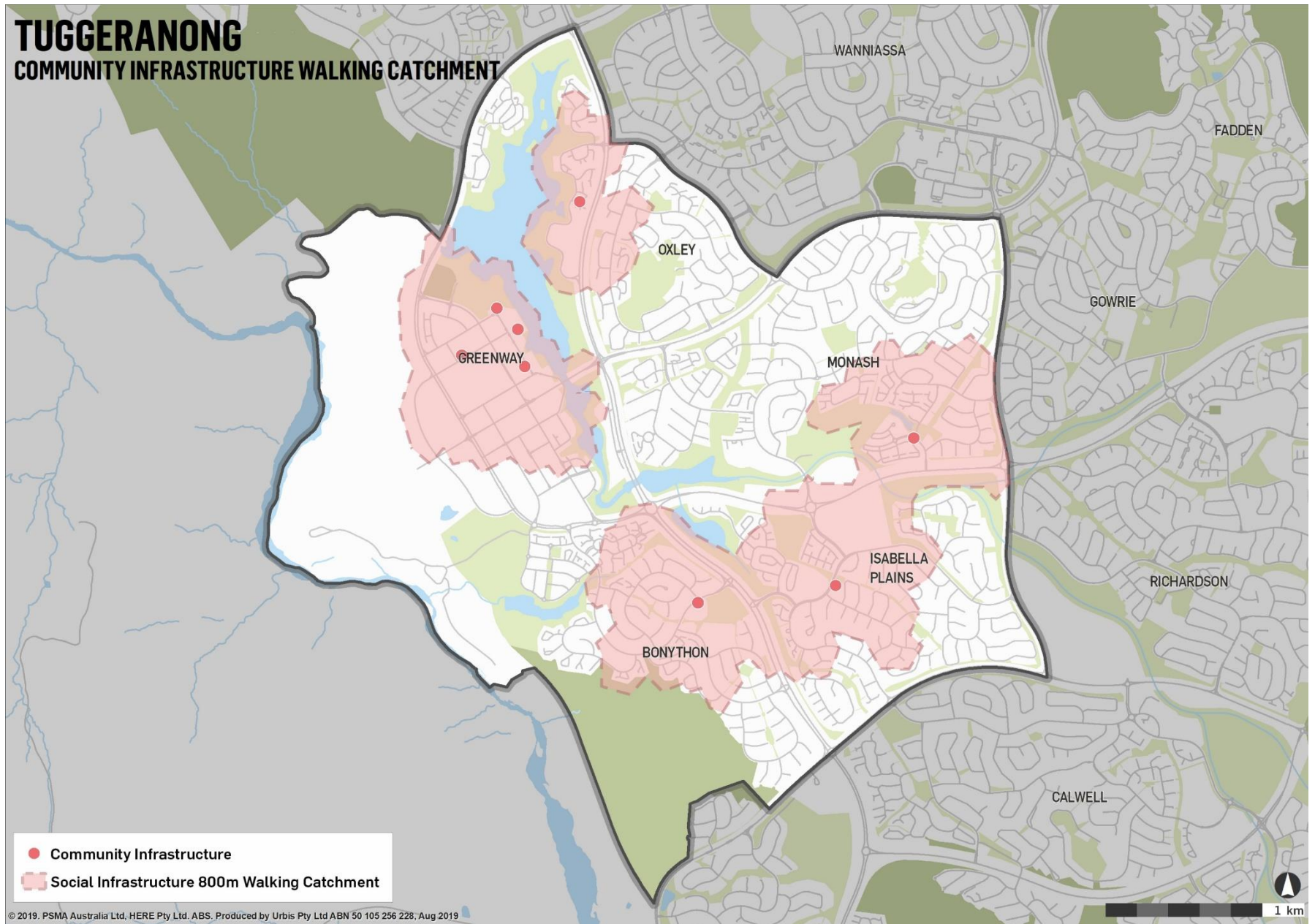
GUNGAHLIN OPEN SPACE



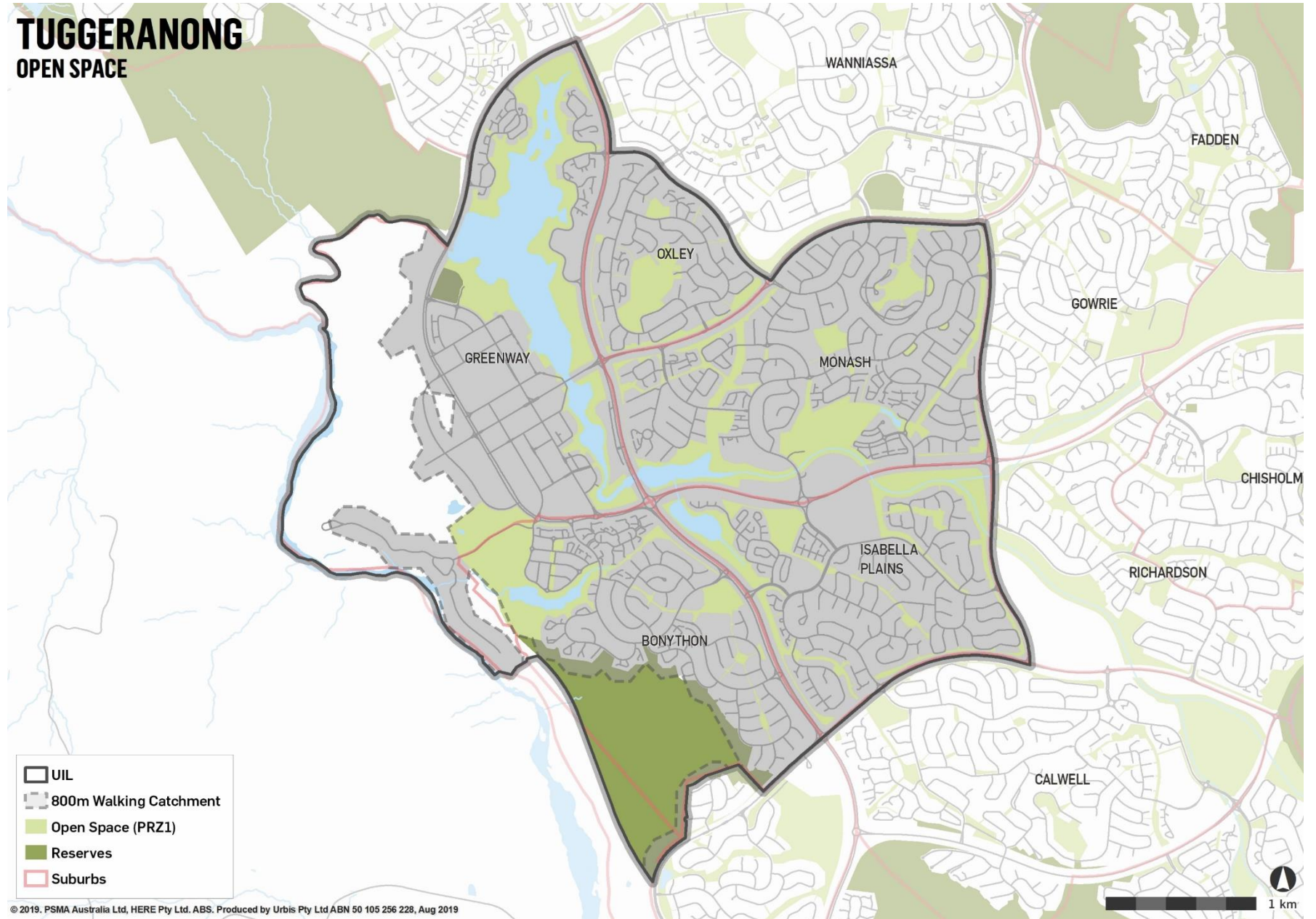
- UIL
- 800m Walking Catchment
- Open Space (PRZ1)
- Reserves
- Suburbs

TUGGERANONG

COMMUNITY INFRASTRUCTURE WALKING CATCHMENT



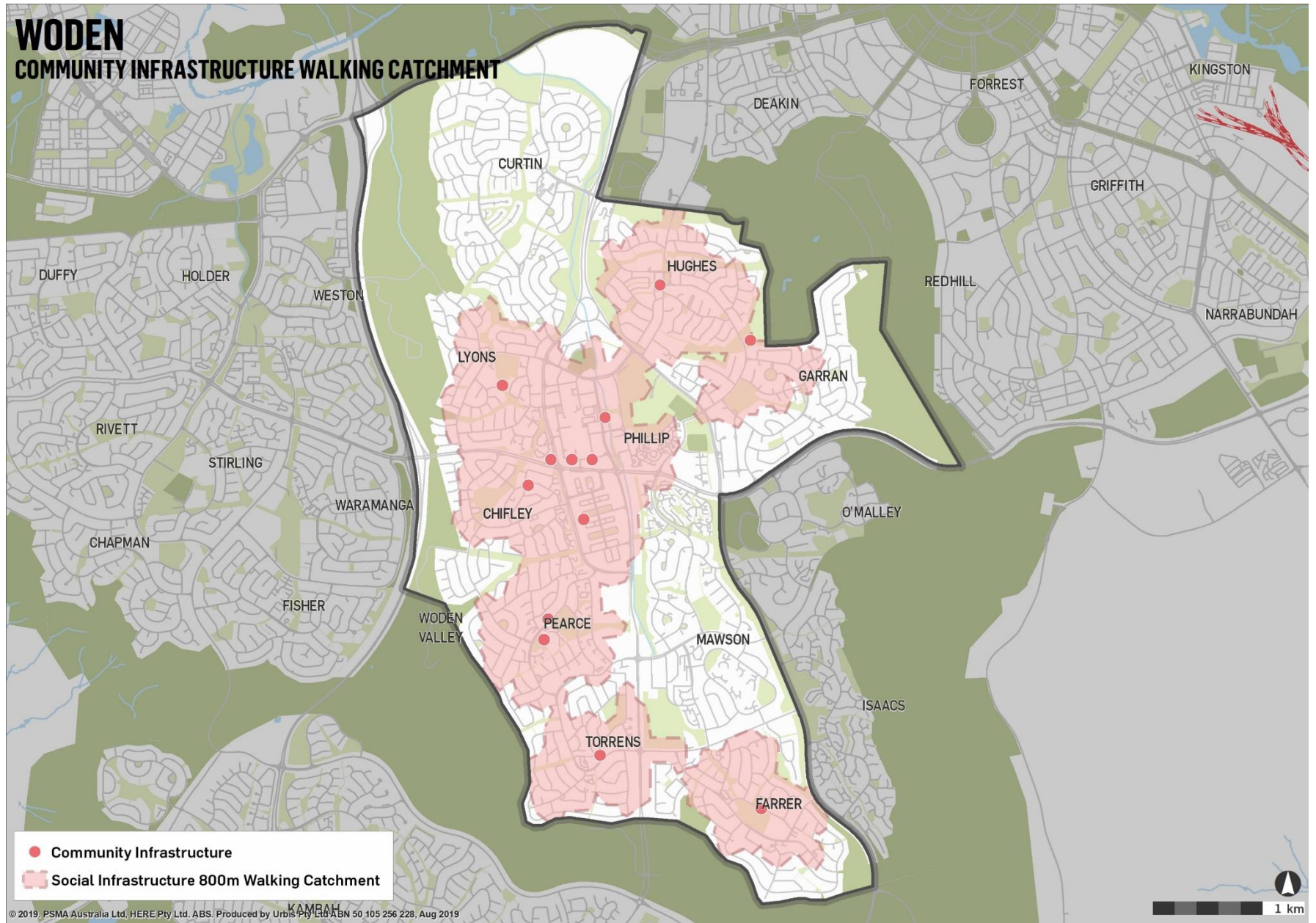
TUGGERANONG OPEN SPACE



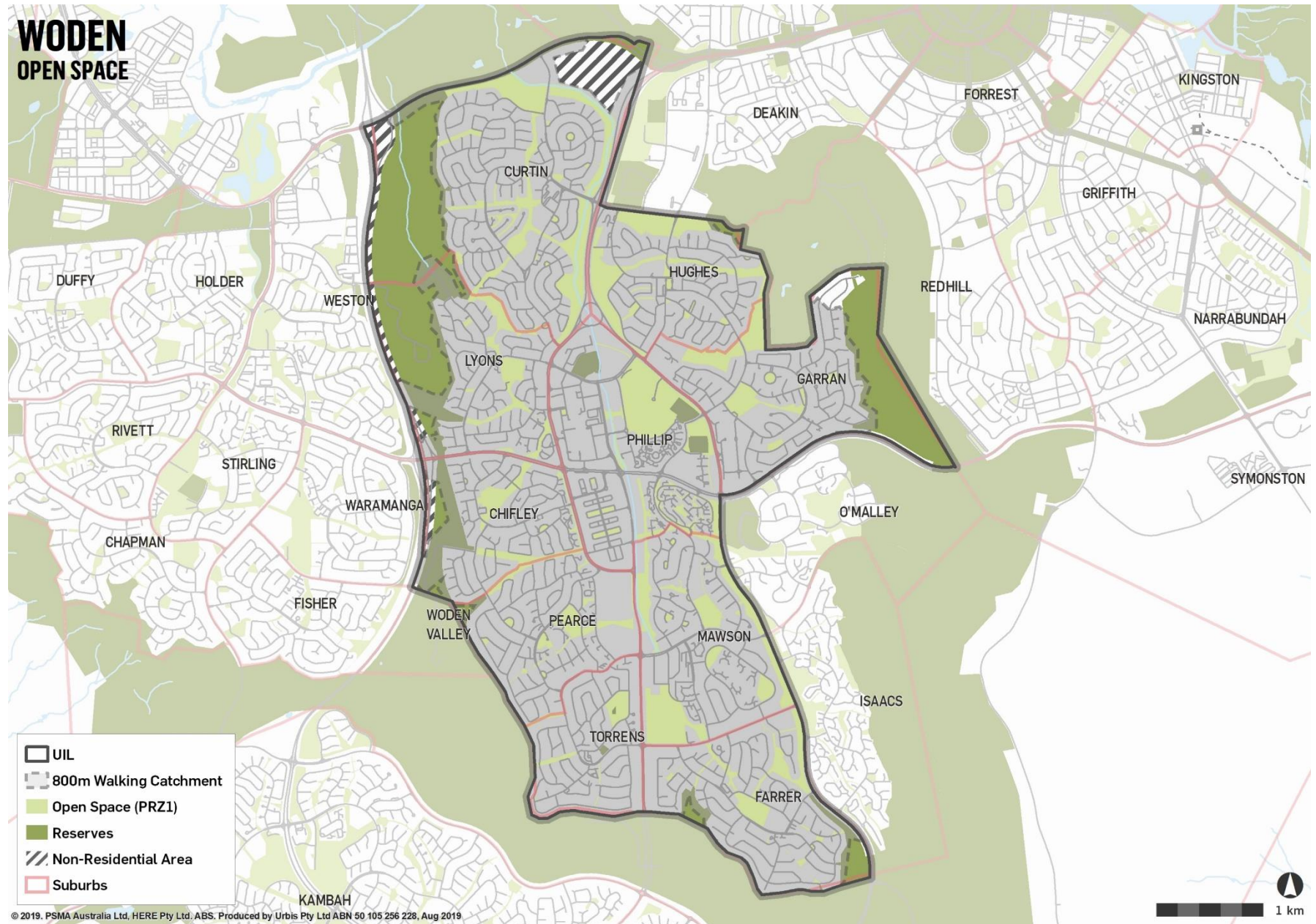
- UIL
- 800m Walking Catchment
- Open Space (PRZ1)
- Reserves
- Suburbs

WODEN

COMMUNITY INFRASTRUCTURE WALKING CATCHMENT



WODEN OPEN SPACE



- UIL
- 800m Walking Catchment
- Open Space (PRZ1)
- Reserves
- Non-Residential Area
- Suburbs

