

# Erindale Group Centre Community Facility ‘Snap Shot’ Brief Overview

Social Infrastructure Planning  
Strategic City Planning and Design  
Environment and Sustainable Development Directorate  
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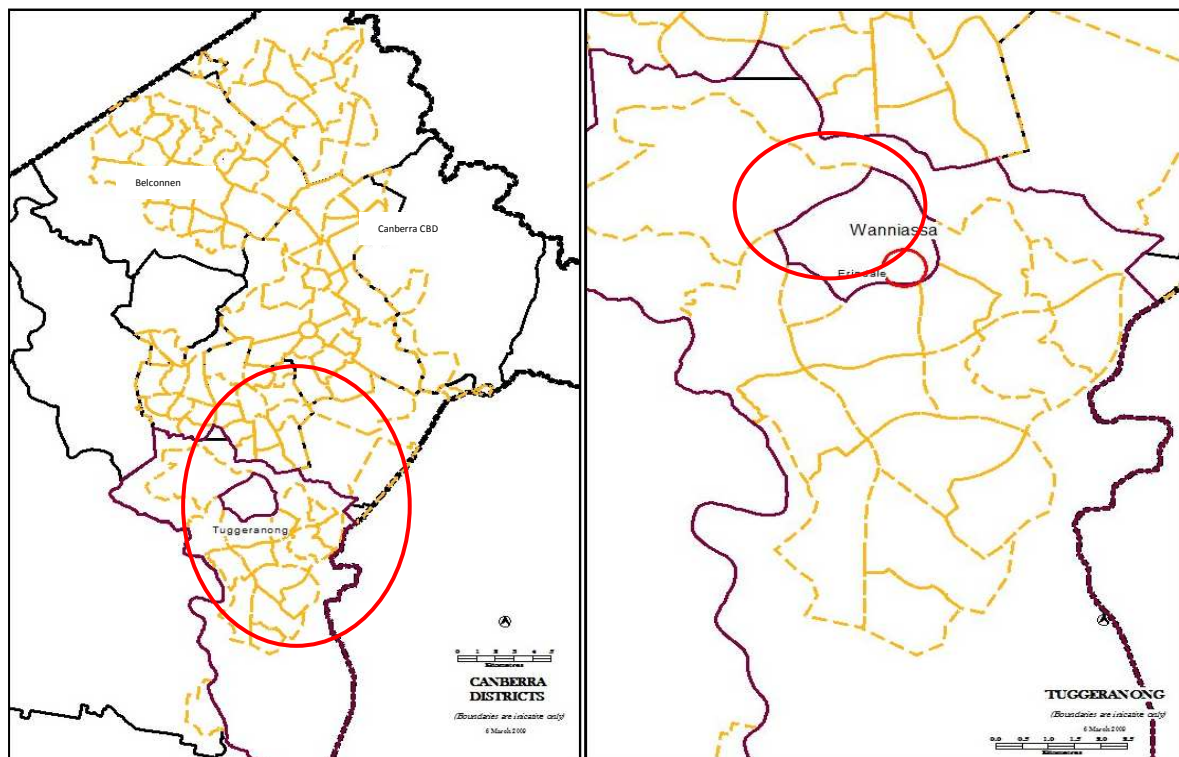
## Introduction

### Purpose

The purpose of this assessment is to identify the current range of community facilities and recreational sites accessible to the Erindale Group Centre community to inform the Erindale Group Centre Master Planning process (2011).

### Study Area

The Erindale Group Centre is located in the suburb of Wanniassa in the district of Tuggeranong, Canberra. Tuggeranong is located south of central Canberra, ACT, Australia.



The Erindale Group Centre, as defined in the Erindale Centre Master Plan (Environment and Sustainable Development Directorate [ESDD], ACT Government, 2011), is bounded by McBryde Crescent and Sternberg Crescent on the north, Erindale Drive on the east and south and Traverner Street on the west. Erindale Drive runs east-west, connecting the Erindale Group Centre with the Tuggeranong Town Centre in the suburb of Greenway.

The Erindale Group Centre serves as a social infrastructure hub for much of north Tuggeranong, offering a range of facilities including education, arts, recreation, age-specific services (childcare, youth centre, college) and places of worship.

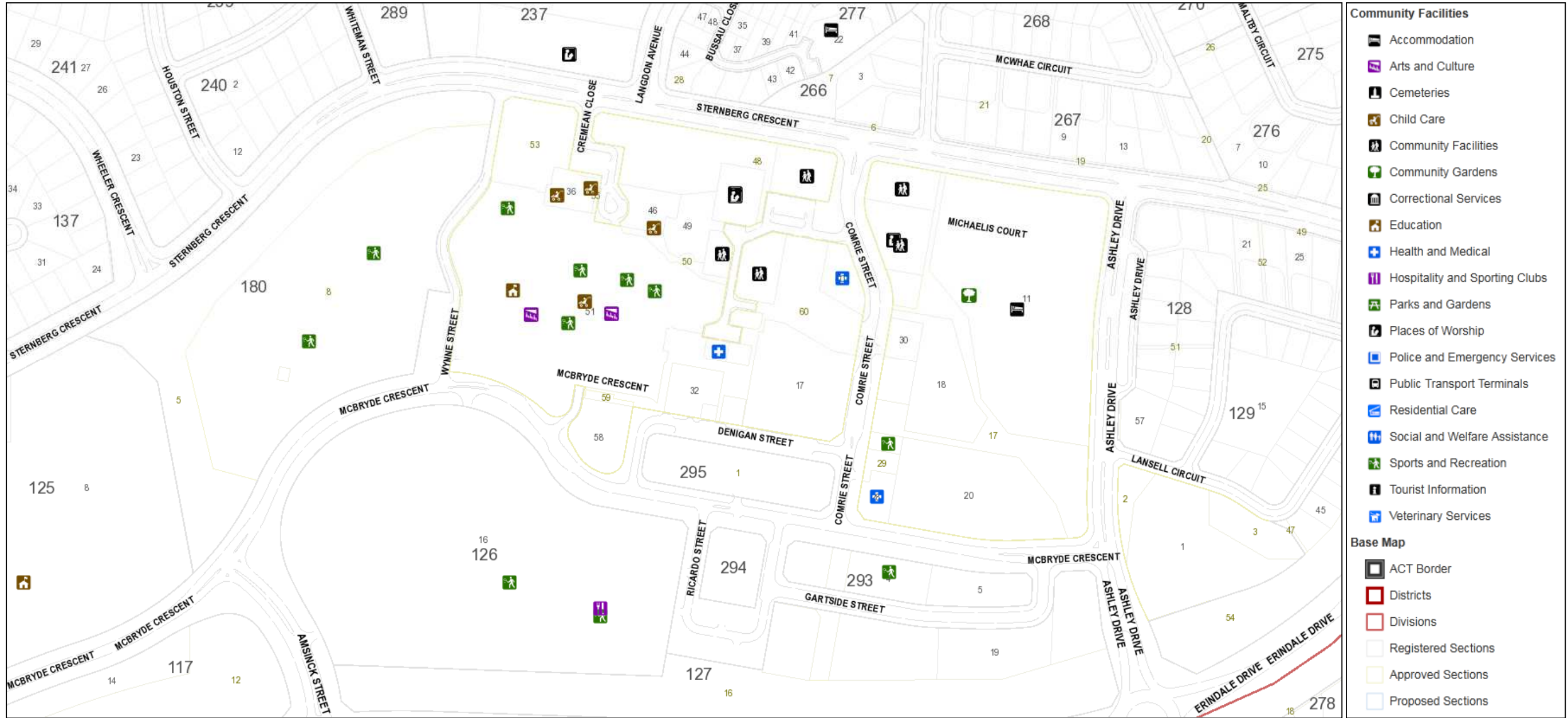
## Existing Services and Facilities

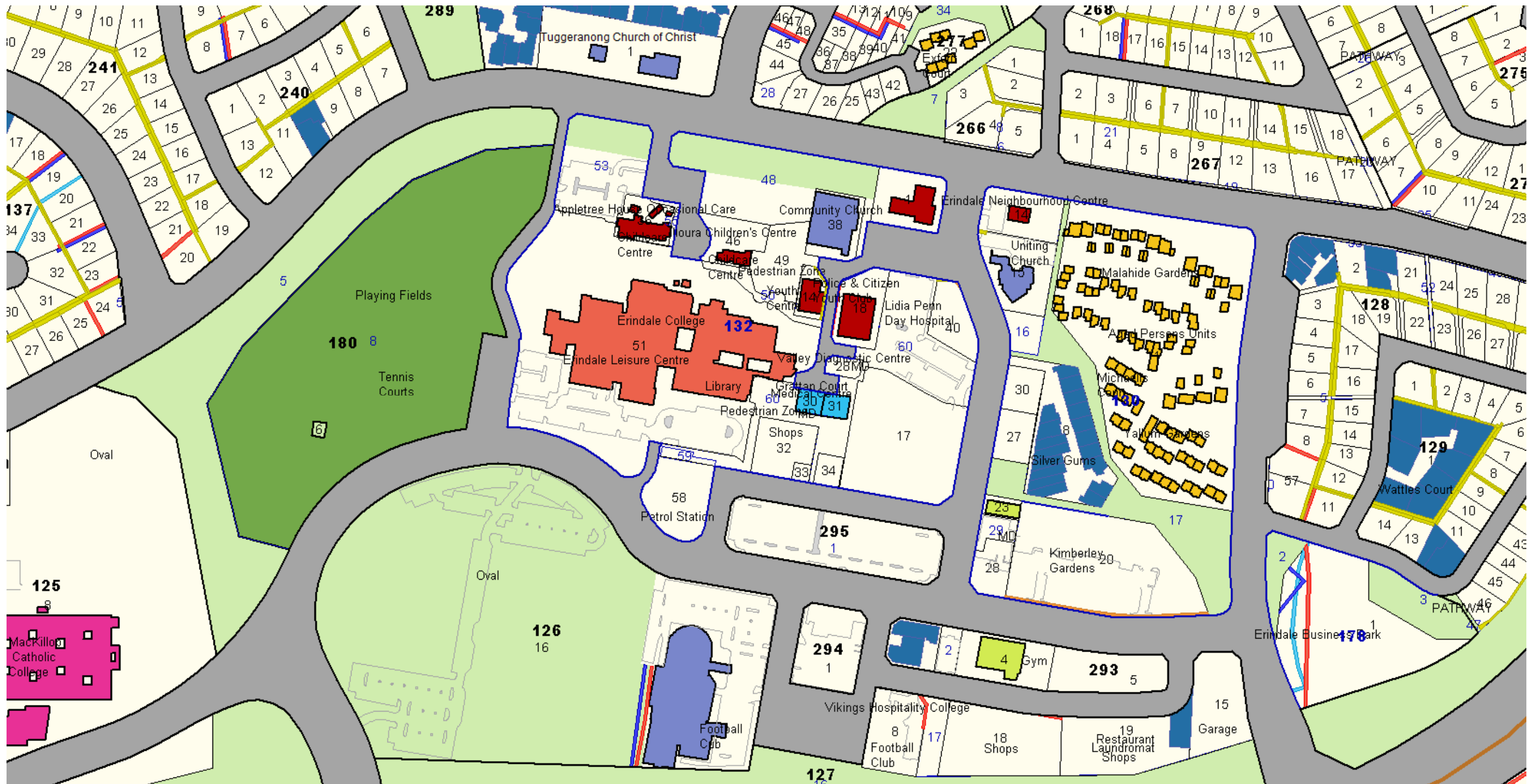
### Existing Services and Facilities

The range of community facilities considered within this report includes the facilities permissible within the Territory Plan Community Facilities Zone, namely:

- Aged care
- Childcare centre
- Community activity centre
- Cultural facility
- Education establishment
- Emergency services
- Health facility
- Hospital
- Indoor recreation facility
- Outdoor recreation facility
- Parkland
- Places of worship

Figure 1 and 2: Community Facilities in the Erindale Group Centre





NB: The buildings shown in colour have a recreation, education or community focus. See Appendix 1 for a full list of the community facilities in Wannassa and the Erindale Group Centre.

### Unleased Community Facility Zoned (CFZ) Land

There are three unleased community facility blocks in the suburb of Wanniasa, two of which are located in the Erindale Group Centre – Wanniasa Section 130 Block 16 and Wanniasa Section 132 part block 48. Wanniasa Section 130 Block 16 has a derived area of 831m<sup>2</sup> and is located on Cowrie Street directly abutting the Uniting Church, with aged care type facilities to the rear and adjacent to a Day Hospital. Section 132 Block 48 is 7781m<sup>2</sup> and is zoned part Urban Open Space and part Community Facility. The community facility zoned land is approximately 3000m<sup>2</sup>.

Table 1: Unleased CFZ land

Suburb	Section	Block	Area (m <sup>2</sup> )	Facility Primary Activity
Wanniasa	130	16	831	Community Use
Wanniasa	132	Part 48	3000	Community Use
Wanniasa	253	5	2,617	Community Use

### Aged Care Facilities

There is a selection of aged care facilities in the Erindale Group Centre and the suburbs immediately adjacent. These include retirement villages providing varying levels of aged care (nursing home, hostel and independent living units).

The range of aged care facilities in and around the Erindale Group Centre is summarised in Table 2.

Table 2: Aged Care Facilities

Suburb	Name	Facility Primary Activity
Wanniasa	Yallum Gardens	Aged persons independent living units
Wanniasa	Larooma Court	Aged persons independent living units
Wanniasa	Exord Court	Aged persons independent living units
Monash	Goodwin Independent Units Monash	Aged persons independent living units
Monash	Goodwin Village Monash	Aged care residential - High care
Monash	Goodwin Hostel Monash	Aged care residential - Low care

In recent times, the ACT Government has taken measures to restrict the use of community facility zoned land (CFZ) for specific residential purposes covering retirement villages and supportive housing, for example unit titling and separate subdivision for dwellings. See Draft Variation to the Territory Plan No. 302 (Dec 2010) for further details. Retirement villages and supportive housing have been prohibited at the following Wanniasa sites:

- Section 130 Block 16 Wanniasa, 39 Comrie Street, Wanniasa (Unleased CFZ)
- Section 132 Block 48 Wanniasa, Sternberg Crescent, Wanniasa (Unleased CFZ)
- Section 141 Block 1 Wanniasa, 184 Wheeler Crescent, Wanniasa (Leased CFZ)
- Section 142 Block 1 Wanniasa, 51 Sternberg Crescent, Wanniasa (Leased CFZ)
- Section 253 Block 1 Wanniasa, 88 Langdon Avenue, Wanniasa (Leased CFZ)

### Childcare Centres

There are a number of existing childcare facilities in Wanniasa and the suburbs surrounding the Erindale Group Centre, with each facility varying in capacity and type of care. There is also a variety of 'before and after' school facilities in the area.

Table 3: Childcare Centres

Suburb	Name	Facility Primary Activity
Gowrie	Holy Family Early Learning Centre	Child care
Gowrie	Blinky Bill Early Learning Centre	Child care
Greenway	Stardust Child Care Centre	Child care
Greenway	Greenway Child Care and Education Centre	Child care
Greenway	Tuggeranong Child Care and Education Centre	Child care
Wanniassa	Appletree House Child Care and Education Centre	Child care
Wanniassa	Illoura Child Care and Education Centre	Child care

### Community Activity Centre

The Erindale Group Centre has two community activity centres, the Police and Citizens Youth Club and the Erindale Neighbourhood Centre which houses the Gugan Gulwan Youth Aboriginal Corporation and the Erindale Community House. The Wanniasa Community House, near the Wanniasa Shops, offers an alternate community activity centre option. Scout Halls are also located on the northern edge of Wanniasa, bordering the suburb of Kambah.

Table 4: Community Activity Centres

Suburb	Name	Facility Primary Activity
Wanniassa	Erindale Neighbourhood Centre	Community activity centre
Wanniassa	Gugan Gulwan Youth Aboriginal Corporation	Community activity centre
Wanniassa	Erindale Community House	Community House
Wanniassa	Wanniassa Community House	Community House
Wanniassa	Wanniassa District Guide Hall	Scout/Guide Hall
Wanniassa	Wanniassa Scout/Guide Hall	Scout/Guide Hall
Wanniassa	Police And Citizens Youth Club	Youth club/association

### Community Theatre

A community theatre is located within the Erindale College complex. There is also a major community theatre in the Tuggeranong Town Centre.

### Library

The Erindale Group Centre is serviced by the Erindale Library located in the College complex. There is also a district level library at Tuggeranong Town Centre .

### Educational Establishments

#### *Preschools and Primary Schools*

Preschool education is predominately provided by the Government sector in the ACT with only a small number of non-government Preschool education providers.

There are two Preschools and three Primary Schools located near the Erindale Group Centre. In addition, there is a Kindergarten to Year 12 School (K-12) in Wanniasa. Monash Primary School provides an alternate Primary School option and is located in the suburb of Monash and has easy access to the study area.

Table 5: Preschool and Primary Schools

Suburb	Name	Facility Primary Activity
Wanniassa	Wanniassa Preschool	Preschool
Wanniassa	Wanniassa Hills Preschool	Preschool
Wanniassa	Wanniassa Primary School	Primary school
Wanniassa	St Anthony's Primary School *	Primary school
Wanniassa	Wanniassa Hills Primary School	Primary school
Wanniassa	Trinity Christian School K-12 *	School K-12

NB: \* denotes non-government schools

In 2008, Preschools became part of the government Primary School system (Preschool to Year 6 schools [P-6]). The new P-6 school system increases the capacity of Preschools by utilising part of the Primary School building for Preschool requirements, and higher residential densities in Erindale Group Centre will likely result in student Preschool participation rate increases.

### **High Schools and Colleges**

High School education is available in both Years 7-10 and Preschool to Year 10 schools across the ACT, and the ACT's Secondary Colleges cater for students in Years 11 and 12.

In relation to the Erindale Group Centre, there are two Secondary Schools in close proximity (Trinity Christian School and St Mary MacKillop College), one of which covers students from Kindergarten to Year 12. The Wanniasa High School, located on the northern edge of Wanniasa, bordering the suburb of Kambah, provides a third High School option in close in proximity to the study area. Erindale College caters exclusively for students in Years 11 and 12.

Table 6: High Schools and Colleges

Suburb	Name	Facility Primary Activity
Wanniassa	Trinity Christian School K-12 *	School K-12
Wanniassa	St Mary MacKillop College *	Secondary school
Wanniassa	Wanniassa High School	Secondary school
Wanniassa	Erindale College	Secondary college

NB: \* denotes non-government schools

### **Tertiary and Technical Education**

The Tuggeranong Canberra Institute of Technology (CIT) Learning Centre provides courses to local, national and international students to equip them to work effectively in business and industry or go onto further tertiary study. This facility is located in the Tuggeranong Town Centre and is accessible by the Erindale Group Centre community.

### **Emergency Services**

The Erindale Group Centre is currently serviced by the emergency services (fire and police) located in Tuggeranong Town Centre. The ACT Ambulance Service (ACTAS) does not have a station at either the Erindale Group Centre or the Tuggeranong Town Centre.

The ACT Fire Brigade (ACTFB) has indicated that the target response times for emergency services are 8 minutes for 50% of calls and 10 minutes for 90% of calls. The response times however are variable depending on time of day and direction of emergency.

The Emergency Services Agency is finalising a strategic study to 2032 which reviews all the existing emergency service facilities/locations and investigates future relocation opportunities to optimise emergency services coverage for the ACT with an aim to meet ACTAS and ACTFB response time indicators.

### Health Facilities

There are two health facilities located within the Erindale Group Centre: the Foundation Health Care centre and the Erindale Chambers Day Hospital and Dental, which is a combined general practice and dental centre. The Wanniassa Medical Centre, located on the northern edge of Wanniassa, near Kambah, provides a third health facility option in close proximity to this area.

The Canberra Hospital (Woden) and Calvary Hospital (Bruce) provide public and private health care and service residents of the Erindale Group Centre and its surrounds.

### Indoor Recreation Facilities

Erindale Group Centre provides indoor recreational facilities such as the Erindale Leisure Centre (netball/basketball courts, squash courts, gymnasium, etc), the Erindale Swimming Pool and the Vikings Health and Fitness Centre.

### Outdoor Recreation Facilities

Outdoor sporting activities are available at the Vikings Sports Club, located in the Erindale Group Centre, and the various sports ovals in Wanniassa. Tennis courts are located near the Erindale sports oval on McBryde Crescent. Also, some of the schools surrounding the Erindale Group Centre have outdoor recreation facilities (and halls and meeting rooms) that can be accessed by the public when not being utilised by the schools.

### Parkland

Wanniassa and its adjacent suburbs are well serviced by a selection of local neighbourhood parks and ovals. The proximity of the Erindale Group Centre to the foreshore of Lake Tuggeranong also provides opportunities for recreation. The foreshore includes large areas of casual parklands with easy access for nearby residents and visitors alike, with cycle/foot paths that weave through the whole area.

Table 7: Oval and Neighbourhood Parks

Suburb	Name	Facility Primary Activity
Wanniassa	Erindale Centre Neighbourhood Oval	Neighbourhood Oval
Wanniassa	Ramsay Place Neighbourhood Park	Neighbourhood Park
Wanniassa	Watkins Street Neighbourhood Park	Neighbourhood Park
Wanniassa	Steinfeld Court Neighbourhood Park	Neighbourhood Park
Wanniassa	Sainsbury Street Neighbourhood Park	Neighbourhood Park
Wanniassa	Longmore Crescent Neighbourhood Park	Neighbourhood Park
Wanniassa	Brodribb Street Neighbourhood Park	Neighbourhood Park
Wanniassa	Halfrey Circuit Neighbourhood Park	Neighbourhood Park
Wanniassa	Holden Crescent Neighbourhood Park	Neighbourhood Park

### Place of Worship

There are five churches in and around the Erindale Group Centre of varying faiths. These are St Matthew's Anglican Church, St Anthony Catholic Church, Wanniassa Uniting Church, Erindale Christian Centre and Tuggeranong Church of Christ. There are also a number of other places of worship in Tuggeranong Town Centre and other surrounding suburbs.



### Existing Retail Facilities

The Erindale Group Centre has access to the full hierarchy of retail facilities and includes:

- Small supermarket
- Newsagent
- Chemist / Pharmacy
- Post Office
- Bakery
- Butcher
- Video Hire
- Dry Cleaner
- Service Station
- Florist
- Hair Salon
- Cafe / Takeaway
- Asian Restaurant
- Liquor Store
- ACTTAB

Adjacent to the Erindale Group Centre are a selection of takeaway food outlets, a licensed club, an indoor sports centre, indoor swimming pool and fitness centre, as well as a child care centre, community hall and a number of churches. The Tuggeranong Town Centre also provides a large retail centre, medical, education, recreational and business services.

### Provision Standards and Requirements

#### Standards for Service Provision

There are a number of relevant codes within the *Territory Plan*, ACT Government (2008), which provides guidelines and requirements for the location and design of community facilities. These documents should be referred to when considering the allocation of community facilities in the Erindale Group Centre. These codes include:

- Community and Recreation Facilities Location Guidelines General Code (2008)
- Community Facility Zone Development Code (2010)
- Crime Prevention through Urban Design Code (2011)
- Access and Mobility Code (2010)
- Parking and Vehicular Access General Code (2011)

The Community and Recreation Facilities Location Guidelines General Code (2008) is of particular relevance in relation to community facility planning. The code is designed to guide decisions about the location, spacing and clustering of community facilities. On a general basis, the code determines that community facilities should be located near retail centres, within 500m of a public transport access point, such as a bus stop, and in clusters where possible. Combining these elements ensures that community facilities are in mixed use areas, which increases public safety when accessing these facilities. The code provides recommendations for over 50 different community facility types, indicating co-location opportunities, the optimal distance from shops and other facilities, and identifying any issues which are likely to arise.

#### Demographic Profile of Wanniasa and Tuggeranong

Table 8 summaries statistical extracts from the 2006 Australian Bureau of Statistics (ABS) Population and Housing Census and compares the socio-economic characteristics of Wanniasa and the Tuggeranong district, with Canberra as a whole and Australia. The table shows a strong similarity in socio-economic characteristics between Canberra and the district of Tuggeranong, whereas the suburb of Wanniasa displays a slightly older population, lower income earnings and higher home ownership and purchasing compared to Canberra as a whole.

Table 8: Comparison of Socio-economic Characteristics 2006

Characteristic	Australia	ACT / Canberra	Tuggeranong	Wanniassa
Median age	37 years	32 years	33 years	36 years
Australian born	71%	73%	77%	75%
Median weekly individual income	\$466	\$722	\$703	\$664
Median weekly household income	\$1,027	\$1,509	\$1,547	\$1,474
Median weekly family income	\$1,171	\$1,773	\$1,716	\$1,667
Average household size	2.6 persons	2.6 persons	2.9 persons	2.7 persons
Dwelling owned	33%	29%	26%	33%
Dwelling being purchased	32%	37%	48%	40%
Median monthly housing loan repayments	\$1,300	\$1,500	\$1,408	\$1,343
Dwelling rented	27%	28%	21%	23%
Median weekly rent	\$190	\$260	\$250	\$230
Separate dwelling houses (not units etc)	75%	75%	88%	89%
Couple families with children	45%	47%	53%	48%
Couple families without children	37%	36%	29%	33%
One parent families	16%	15%	17%	18%

Source: ABS Census 2006

The ACT Government has released Population Projections for Suburbs and Districts 2001-2021. In relation to Wanniassa, the population is currently projected to decline from 8150 in 2009 to 7350 in 2021. However it should be noted that these projections were made prior to the current Master Plan process.

As at 2009, Tuggeranong had an estimated residential population of 89,800 persons, comprising 25.5% of the total ACT population (refer Table 8). By 2021, the population of Tuggeranong is projected to fall to approximately 85,000 persons. Despite this decrease, Tuggeranong is projected to be the second most populated district by 2021, with Belconnen the most populated district<sup>1</sup>.

Between 2009 and 2021, Tuggeranong is projected to see a decline in all broad age groups to age 60 (except for the 25-34 age groups). There will be a significant ageing of the population with the number of persons over 60 almost doubling during this period and the number of persons aged 70 to 79 increasing from 2700 to 6800.

Table 9: Projected Age Distribution 2009-2021

Age Group	ACT / Canberra		Tuggeranong			
	2009	2021	2009		2021	
	Persons	Persons	Persons	% of ACT Population	Persons	% of ACT Population
0-14	64,750	78,200	18,800	29.0%	14,000	17.9%
15-24	54,800	53,400	14,450	26.4%	10,900	20.4%
25-64	196,600	222,650	49,900	25.4%	45,750	20.5%
65+	35,750	59,800	6,650	18.6%	14,500	24.2%
TOTAL	351,900	414,050	89,800	25.5%	85,150	20.6%

Sources: Australian Bureau of Statistics, 1997. Census of Population & Housing - Selected Social & Housing Characteristics for Statistical Local Areas ACT; Australian Bureau of Statistics, 2002 & 2007. Census of Population & Housing. Pre 1986 figures derived from: Australian Bureau of Statistics, 2005. 3105.0.65.001 Australian Historical Population Statistics. Population, capital city and balance of state, states and territories, 1901 onwards; Post 2001 figures derived from: Chief Minister's Department, 2010, Projections by Suburbs and

<sup>1</sup> Chief Minister's Department, 2010, Projections by Suburbs and Districts 2001 – 2021.

### **Opportunities**

The in-fill development of Erindale Group Centre will provide a number of opportunities for social development and economic growth in the area. The significant increase in housing within the centre will allow more people to access existing and future services and facilities. Consideration could be given to the adaptability of this housing to assist people to 'age in place' depending on their needs and personal circumstances.

### **Constraints**

The built-up nature of the Erindale Group Centre constrains the range of facilities and services that could be further provided to meet the needs of the local population. For this reason, retainment of existing facilities and land use, such as Section 130 Block 16 for community purposes (CFZ) will be essential to ensure capacity should the need be identified for future community services.

There are several raised areas across the Erindale Group Centre site with limited or restricted universal accessibility (pedestrian paths, disability access) to facilities and services. As noted previously, the Territory Plan generally encourages community facilities to be located on relatively level sites to facilitate easy access for persons of restricted ability (vision/ physical impaired). As such, improved accessibility to/from and through the centre would need to be addressed.

The projected demographic structure for the wider Tuggeranong area suggests the surrounding population is ageing rapidly. Given the ageing cohort for the area, it is anticipated that there will be an increase in demand for a range of aged related facilities and services; however this needs to be balanced with adequate and timely community facilities catering for the younger age groups.

## **Consultation**

### **Government Agencies**

Feedback from government agencies contacted by the Strategic City Planning and Design Branch, Environment and Sustainable Development Directorate, ACT Government during the Erindale Group Centre Master Planning process is summarised below.

#### ***ACT Community Services Directorate***

Representatives from the Directorate commented that the existing level of community facilities is sufficient for the study area; however, consideration could be given to future impact and social demands on community facility needs for Erindale. Consideration could also be given to identifying possible low cost housing options, such as student accommodation.

#### ***Canberra Institute of Technology (CIT) Learning Centre***

CIT is considering a new centre in the Tuggeranong district (possibly at Erindale or the Tuggeranong Town Centre).

#### ***ACT Health Directorate***

ACT Health advised that the Tuggeranong Town Centre community health centre is being expanded.

### **Community Organisations**

Throughout November and December 2010, an external consultant on behalf of the Strategic City Planning and Design Branch, Environment and Sustainable Development Directorate, ACT

Government conducted interviews with key stakeholders, including community organisations, identified as having an interest in future planning of the Erindale Group Centre. A summary of the 'community facility' focused issues and needs expressed during these interviews is listed below.

- Need to plan for areas for young people to hang around – seating, different types of
- Shops and food outlets.
- Medical centres/ health services are disjointed at present, consideration could be given to consolidating them into community service hub.
- Transport is a key issue as there is a problem getting customers and students to the area (approx. 75% of students drive to school).
- College enrolments have suffered because of bus transport issues.
- Movement of the bus interchange closer to school, library, leisure centre may improve access and frequency of centre use.

### **General Community Feedback**

As part of the Master Planning process, an external consultant staffed display and open house sessions were held at the Erindale Group Centre to present information on the Erindale Centre Master Plan and to seek community comment on related issues.

The following is a summary of respondent comments:

- The community uses, including Erindale College, the library and the leisure centre were identified as important places in the centre and contributed to the level of activity and use.
- Lack of gathering space (and outdoor eating) was identified as something that was lacking in the Erindale Centre.
- The area was considered lacking in activities for families and young people
- Improving access around the centre, particularly access for older people, was raised as a need. Wide footpaths and access that avoided main road crossings was nominated as a priority.

### **Youth consultation**

A youth consultation exercise was undertaken as part of the broader Master Planning community engagement undertaken for the Erindale Group Centre. The following issues/solutions were identified by the young people regarding the Erindale Centre and its surrounds:

- Is bitsy, a maze of unplanned, tacked-on buildings with no real thought as to how people would use the space.
- The centre is known by young people as the 'Pit' and is generally used for three main purposes – fast food, sport and school/college.
- There are students everywhere, need stacks of seats, even walls to sit on, something.
- Need a skate park in a central location which includes a basketball area and maybe something to do with fitness.
- Improve with more shading and seating.
- More trees in existing car park / open space areas.
- More activity areas for youth in open space areas; provide play equipment for children.

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