



**ACT**  
Government

# COMMUNITY NEEDS ASSESSMENT

PART BLOCK 1,  
SECTION 29 WRIGHT

ENVIRONMENT, PLANNING AND  
SUSTAINABLE DEVELOPMENT  
DIRECTORATE

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## EXECUTIVE SUMMARY

1. The Public Housing Renewal Taskforce has identified part of Block 1, Section 29 Wright for the development of public housing. The remainder of the Community Facility-zoned block is on the ACT Government's Indicative Land Release Program for release in 2018-19.
2. During the engagement process, the Public Housing Renewal Taskforce received feedback on the use of the remainder of the site. The community expressed a preference for the site to be used for a community centre as well as potentially for medical facilities and childcare.
3. To determine the need for community land, town planning uses benchmarks for standards of service based upon different population catchments. When fully populated, Wright will have around 4,300 residents. This corresponds with a local catchment area of 5,000 people.
4. For this catchment area, the provision of a community facility, health care and childcare in Wright would all be justified. The catchment area would also support a religious facility.
5. When taking into account the provision of health care and childcare in the nearby community land in Coombs as well as the future Molonglo commercial centre and non-government school sites – the viability of health care and childcare does not appear certain. Religious facility requirements in the area may also be better met through flexible, multi-use arrangements.
  - Healthcare facilities also benefit significantly from have a pharmacy nearby. However, the location of a nearby pharmacy in Coombs may prevent another pharmacy in the Wright site, reducing its attractiveness for health care.
  - For childcare, demographic forecasting indicates that the Molonglo Valley will be home to a number of new families and young children, which supports the potential viability of a childcare facility.
6. As a result, this community needs assessment concludes that requiring the provision of a community facility would fill an identified community need. However, requiring the provision of healthcare and childcare facilities at the site does not appear to be justified based on an assessment of planned supply and market viability. This of course would not preclude a proponent pursuing either of these uses – just that the ACT Government may not require it.

## BACKGROUND

7. The ACT Government's Public Housing Renewal Taskforce is delivering the biggest upgrade to Canberra's ageing public housing since self-government in 1989. The program will improve outcomes for public housing tenants and support the renewal of Canberra's urban areas.
8. In March 2017, the Minister for Housing and Suburban Development announced the identification of six sites for the construction of public housing in Tuggeranong, Molonglo Valley, Weston Creek and Woden Valley. This included the construction of public housing on part Block 1, Section 29 Wright.
9. Between April and September 2017, the Public Housing Renewal Taskforce consulted with local community on the site in Wright. This included consultation with the Wright Residents' Group and the Molonglo Community Group.

10. During this engagement process the community provided their feedback about parking, density, building height, the importance of community facilities for the suburb and opportunities for the remaining part of the site.
11. In terms of the remaining part of the site, the Wright Residents' Group provided feedback that their top preference was for a multi-use community facility, with additional desired uses including (but not restricted to) a church, scout hall, health facilities and a childcare centre.
12. In response the Public Housing Renewal Taskforce provided the community with an indicative design that showed that a flexible approach could allow the site to accommodate either a dedicated community activity centre (neighbourhood hall) or a community meeting space as well as additional community uses.
13. The ACT Government committed to the release of the land for a non-residential use, such as healthcare facilities or a childcare centre with a community hall, subject to a community needs assessment.

## ESTATE PLANNING AND LAND RELEASE

14. Wright is a 79 hectare greenfield estate located adjacent to Stromlo Forest Park and is one of the gateway suburbs (along with Coombs) into the new Molonglo Valley. Due to engineering constraints, which have now been overcome, Wright has been released and developed in two stages.
15. Land releases in the first stage of the estate commenced in 2009-10 with first dwelling occupations in 2011-12. Further land releases in the northern stage of the estate (North Wright) are scheduled for 2017-18.
16. Wright is a planned estate designed to accommodate a total of 1,713 dwellings site including 535 single residential blocks and a maximum of 1,178 multi unit dwelling sites. As at March 2016 a total of 1,432 dwelling sites had been released and settled. The remaining 281 dwelling sites are on two CZ5 zoned sites currently scheduled to be released in 2017-18 (Block 1 Section 38, 158 dwelling sites) and in 2018-19 (Block 1 Section 39, 123 dwelling sites).
17. North Wright is a 37 hectare greenfield estate to the north of the existing suburb of Wright. The northern stage of the estate is at estate development planning stage with the Estate Development Plan (EDP) lodged for approval in November 2016. North Wright is designed to accommodate a total of 423 dwelling sites comprised of 212 single residential blocks and four multi unit blocks with a maximum yield of 211 dwelling sites.

## ESTIMATED POPULATION AND DWELLING OCCUPATIONS

18. Wright is planned to accommodate an estimated resident population of 4,600 to 4,900. The 2016 estimated resident population was 2,865. To date, around 87 per cent of the dwelling sites released and settled are developed.
19. According to 2016 Census data, Wright recorded 1,252 dwellings in the suburb including 414 separate houses, 197 semi-detached homes and 641 apartments, and a slightly under-reported population of 2,753 people.
20. Further land releases scheduled over the next two years, which includes the two commercial mixed use sites in Wright, and North Wright releases, will add more than 700 dwelling sites to the suburb and generate more than 1,500 additional residents.

**TABLE 1: RESIDENTIAL LAND RELEASE (DWELLING SITES) AND RESIDENT POPULATION ESTIMATES**

	Number of Dwelling Sites	Resident Population
<b>Actuals</b>		
2009/10	459	-
2010/11	832	-
2011/12	141	-
<b>Total dwelling sites released to date</b>	<b>1,432</b>	-
2012/13	-	22
2013/14	-	200
2014/15	-	1,062
2015/16	-	2,121
<b>30 JUNE 2016 - Estimated Resident Population (ERP)</b>	-	<b>2,865</b>
<b>Estimates</b>		
2017/18	400	3000
2018/19	240	3200
Balance	96	-
<b>Total New Releases</b>	<b>736</b>	-
<b>Total Dwelling Sites - Wright</b>	<b>2,168</b>	-
2019/20	-	3500
2020/21	-	3800
2021/22	-	4000
2022/23	-	4100
2023/24	-	4200
2024/25	-	4300

*Source: EPSDD Residential Land Releases Actuals & Targets & New Dwelling Occupations Data*

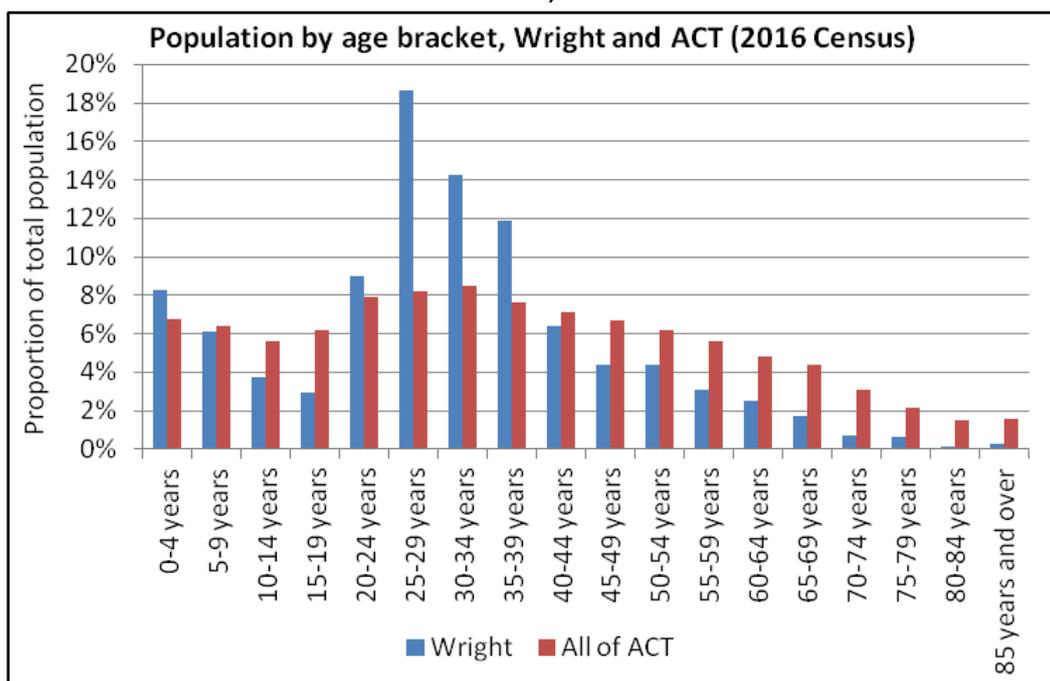
## DEMOGRAPHIC CHARACTERISTICS OF WRIGHT

21. Key demographic observations from the 2016 Census on Wright when measured against the rest of the ACT include:

### LOWER MEDIAN AGE

22. Wright currently has a substantially lower median age compared than the ACT as a whole (30 years compared to 35 years). This is reflected in the high number of 25-39 year olds in the population distribution chart (see Chart 1).

CHART 1: POPULATION BY AGE BRACKET, WRIGHT AND ACT



Source: Australian Bureau of Statistics, 2016 Census

### HIGHER HOUSEHOLD INCOME

23. The median household income in Wright is about 12% higher than the ACT as a whole. This difference is even more substantial when Wright's lower median age (generally associated with lower incomes) is considered.

TABLE 2: KEY DEMOGRAPHIC STATISTICS FOR WRIGHT AND THE ACT

	Wright	ACT
Population	2,753	397,397
Male	48.5%	49.3%
Female	51.5%	50.7%
Median age	30	35
Average people per household	2.3	2.5
Median weekly household income	\$2,323	\$2,070
Median monthly mortgage	\$1,950	\$2,058
Median weekly rent	\$400	\$380

*Source: Australian Bureau of Statistics, 2016 Census*

## LOWER PROPORTION OF FAMILY WITH CHILDREN HOUSEHOLDS

24. Relatively low proportions (about 32 per cent) of households in Wright are made up of families with children, as opposed to 41 per cent ACT-wide. There is a slightly higher proportion of childless couples and lone person households in Wright than in the ACT as a whole. This helps explain why the average number of people per household is lower in Wright (at 2.3 persons per household) than the ACT as a whole (2.5 persons per household).
25. Further, of the 32 per cent of families in Wright that have children, the average number of children in each family is slightly lower than in the ACT as a whole (see Tables 3 and 4).

TABLE 3: FAMILIES WITH CHILDREN – CHILDREN WITH FAMILIES

	Wright	% of families with children	ACT	% of families with children
One child	83	47.4%	25,946	41.8%
Two children	152	39.4%	25,621	41.2%
Three children	40	10.4%	8,133	13.1%
Four children	11	2.8%	1,885	3.0%
Five children	0	0.0%	379	0.6%
Six or more children	0	0.0%	181	0.3%
Total	386	-	62,145	-

*Source: Australian Bureau of Statistics, 2016 Census*

TABLE 4: AVERAGE CHILDREN PER FAMILY

	Wright	ACT
Average children per family (households with children only) from QuickStats	1.7	1.8

*Source: Australian Bureau of Statistics, 2016 Census*

26. It is also worth noting that at the time of the census there was a much higher proportion of apartments in Wright (which attract smaller households) relative to houses when compared to the ACT as whole.

TABLE 5: HOUSEHOLD TYPES - NUMBER

	Wright					ACT					
	Separate house	Semi-detached, row or terrace	Flat or apartment	Total	% of all households	Separate house	Semi-detached, row or terrace	Flat or apartment	Other	Total	% of all households
Couple family with no children	100	62	171	333	26.4%	26,526	6,391	6,263	81	39,267	24.4%
Couple family with children	237	36	67	340	27.0%	42,390	5,479	2,250	78	50,199	31.2%
One parent family with children	29	12	23	64	5.1%	11,379	3,091	1,068	45	15,579	9.7%
Other family	4	12	13	29	2.3%	1,027	399	332	-	1,756	1.1%
Multiple family household	13	6	-	19	1.5%	3,125	331	131	8	3,584	2.2%
Lone person household	24	38	234	296	23.5%	15,808	9,322	10,047	239	35,414	22.0%
Group household	12	19	44	75	5.9%	3,061	1,735	2,104	33	6,941	4.3%
Total - Other families and households, including non-classifiable and not applicable	14	11	80	105	8.3%	3,596	1,637	2,662	402	8,279	5.1%
<b>Total</b>	<b>433</b>	<b>196</b>	<b>632</b>	<b>1,261</b>	<b>100.0%</b>	<b>106,912</b>	<b>28,385</b>	<b>24,857</b>	<b>886</b>	<b>161,019</b>	<b>100.0%</b>

Source: Australian Bureau of Statistics, 2016 Census

### RELEVANT PLANNING, POLICIES & REPORTS

27. The *Structure Plan for Molonglo and North Weston*, which included the suburbs of Coombs and Wright, intended for small scale community uses to be provided within residential areas in order to meet local needs. For example uses such as a childcare centre, health facility or community activity centre.
28. A Structure Plan is a high level planning framework that sets out the principles and policies to apply to the Molonglo and North Weston future urban area.
29. The *Coombs and Wright Concept Plan* is a more detailed statutory planning document to guide the design (and assessment) of estate development plans and guides the actual subdivision layout, allocation of land area in each zone and informs development of individual blocks.
30. To accommodate the establishment of community uses in the suburb the *Coombs and Wright Concept Plan* required three Community Facility-zoned sites to be planned for Wright.
31. Referring to Figure 2 Development Precincts, the Concept Plan rules and criteria required:
  - R18/C18 Precinct R – (Wright) to show a Community Facility-zoned site not less than 0.85 hectares;
  - R19/C19 Precinct S – (North Wright) to show a Community Facility-zoned site to accommodate non-educational community uses (not less than 0.5 hectares); and
  - R21/C21 Precinct U – (North Wright) to show a Community Facility-zoned site to accommodate at a minimum an educational establishment not less than 5 hectares.
32. For the suburb of Coombs, the Concept Plan required the following community precinct to be provided:
  - R6/C6 Precinct F – (Coombs) to have a Community Facility-zoned site to less than 6 hectares to accommodate at a minimum an educational establishment (primary school), community activity centre and child care centre.
33. The *Wright Precinct Map and Code* provides additional planning, design and environmental controls for specific areas or blocks. There are no specific provisions in the Code relating to the subject site, community land or community uses in Wright.

# EXISTING AND PLANNED SUPPLY OF COMMUNITY FACILITIES & COMMUNITY LAND

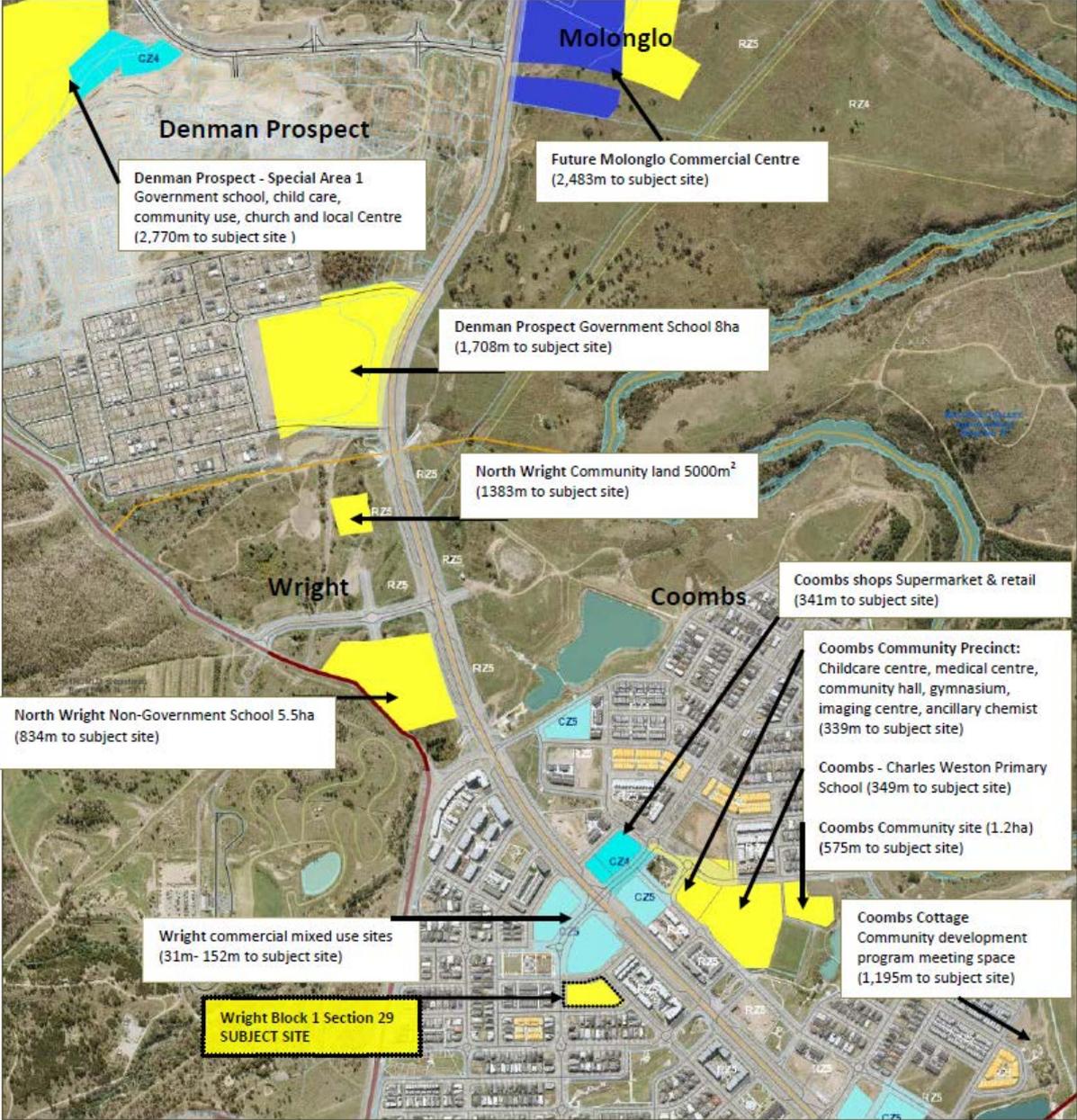
## WRIGHT

34. The Wright Community Facility-zoned site on part Block 1 Section 29 is scheduled to be released in 2018-19.
35. The Community Facility-zoned site has a total site area of 9,191 square metres and will be subdivided into two blocks. One block of approximately 4,408 square metres is proposed for a public housing development.
36. The second block of approximately 4,783 square metres will be released for community use – this is the subject site.
37. Two Community Facility-zoned sites are proposed in North Wright including a school site (approximately 5 hectares) and a second 5,000 square metres Community Facility-zoned site. Approval of the Estate Development Plan to create these sites was expected in August 2017.
38. The school site is scheduled for release in 2018-19 as a non-government school site. The non-government school site will be released by way of a new expression of interest process which aims to ensure school sites function as community hubs and provide an ongoing benefit to the broader non-school community through the use of school facilities.
39. The other Community Facility-zoned site is for future use and is beyond the current four-year Indicative Land Release Program. No specific community use is identified for this site.

## COOMBS

40. A further release of land in the Coombs community precinct is scheduled for 2018/19.
41. Block 3 Section 17 Coombs has a site area of 1.2 hectares with no specific community use identified.
42. The Coombs and Wright Concept Plan required a precinct in the suburb of Coombs to show a community facility zoned site to less than 6 hectares to accommodate at a minimum an educational establishment (primary school), community activity centre and child care centre. The Coombs community precinct is within 350 metres of the Wright community site.
43. One block in the Coombs community precinct was developed by the Education Directorate for the Chares Weston primary school which opened in 2016.
44. A block adjoining the school (Block 1 Section 2017) was sold in 2015 with a Deed of Agreement in place with specific planning requirements for a child care centre (minimum 120 places), a community activity centre (at least 300 square metres in gross floor area), and allowed other community uses. The developer was given the option of creating a separate serviced block suitable for the development of the community activity centre and hand this block back to the Territory.
45. The Coombs community site is currently under construction for a range of community uses including a child care centre (minimum 120 places), medical centre, community hall (348 m<sup>2</sup> gfa), gymnasium, specialist medical, dentist, imaging centre, and ancillary chemist with basement car parking.
46. Map 1 shows the location and proximity of community land and community facilities (existing and proposed) in the suburbs of Wright, Coombs, Denman Prospect and Molonglo.

**COMMUNITY NEEDS ASSESSMENT**



Map 1: Location and Proximity of Community Facility-zoned land and Facilities

### COMMUNITY FACILITIES IN SURROUNDING ESTABLISHED SUBURBS

47. From a strategic planning perspective it was recognised that the development of the Molonglo Valley would have transitional impacts on surrounding areas in terms of bringing transitional pressure on existing commercial centres and community facilities. It was anticipated that depending on population growth and housing demand there would be an interim period where Molonglo Valley residents will use other shops and community facilities before any shops and facilities were developed for the local residents.
48. These transitional impacts of Molonglo Valley were recognised in a report commissioned by the planning authority, *Weston Creek/ Molonglo Valley Transitional Impacts on Community and Recreation Facilities Study* (Urbis 2012). The findings of the study informed the Weston Creek Group Centre Master Plan (2014). Similarly, planning for Molonglo Stage 3 anticipates transitional impacts on the western suburbs of Belconnen which are considered in *the Molonglo Stage 3 Community, Sport and Recreation Needs Assessment* (GHD 2014).
49. In order to provide community uses for the first residents moving to Wright and Coombs, in 2011 the government committed over \$7 million to build a 125 place childcare centre at Holder for the new communities of Molonglo (Legislative Assembly for the ACT: 2011 Week 14 Hansard (7 December) page 5783). The Holder Early Learning Centre run by YMCA in partnership with the ACT Education and Training Directorate and is located on Dixon Drive within 1.3 kilometres from the subject site.

## METHOD FOR ASSESSING SUPPLY AND IDENTIFIED NEED

50. It is accepted planning practice for community facilities and services to operate within a hierarchy of provision with different scales of infrastructure servicing different population catchments. This is based on the need for different facilities at local, district and regional levels and takes into account relevant population catchments required to support certain types of facilities. The co-location of facilities to establish precincts or at destinations for example commercial centres also creates advantages.
51. Suggested desired standards of service for community facilities for this study are based on the benchmarks most recently used in a report commissioned by the former Land Development Agency, Planning for Community Land – Section 52 Wright (SGS, 2016). The benchmarks used were developed for the ACT Planning Authority some years previous in work undertaken by Buckley Vann Town Planning. These benchmarks also informed the Molonglo Valley transitional impacts and needs assessment studies prepared by Urbis, 2012 and GHD, 2014 mentioned previously.
52. Wright is planned to accommodate an estimated resident population of 4,300 to 4,800. Therefore the types of facilities that would service a local population catchment of up to 5,000 are considered in this study. It is not planned or anticipated for Wright to accommodate the higher order community facilities as these will be located in Molonglo commercial centre and larger local centres in Denman Prospect (and suburbs in Molonglo Stage 3).

TABLE 6: COMMUNITY SPACES AND RECOMMENDED STANDARDS OF SERVICE

Facility Type	Recommended Hierarchy of Provision	Recommended Standard of Service
<b>General community Spaces</b>		
Meeting rooms	Local	1:2,500
Religious Facility	Local	1:2,000
Neighbourhood Hall	Sub-district	1:10,000
<b>Cultural Facilities</b>	District & Sub-District	1:30,000-60,000
<b>Educational / Children’s Facilities</b>		
Govt pre-school & primary school	Local	1:7,500
Non-Govt Primary School	Local	1:5,000
Government High School - College	Sub-District & District	1:20,000 -30,000
Child care centre	Local	1:4,000
<b>Health &amp; Social Service Facilities</b>		
GP Medical Centre	Local & Sub District	1:4,000
Allied Health	Local, District	Varies
<b>Emergency Facilities</b>	District	1:60,000
<b>Sports Facilities &amp; open spaces</b>		
Neighbourhood oval	Local	Varies
Neighbourhood parks / playgrounds	Local	Varies

Source: *Desired Standard of Service Planning for Community Land – Section 52 Wright (SGS October 2016)*

### EVALUATION OF PROPOSED USES FOR THE SUBJECT SITE

53. Using the estimated resident population for Wright and information on the desired standard of service for community facilities, the need for community infrastructure of a certain scale and type can be identified for the suburb.

### GENERAL COMMUNITY SPACES - DEMAND

54. The final population of Wright and the desired standards of serviced outlined above suggest a need for:

- one or two meetings rooms; and
- one or two religious facilities.

55. Suggested local scale community meeting rooms / activity space is 120–300 square metres in gross floor area.

56. In addition, it is noted the *ACT Infrastructure Plan 2011-2021* identified a need for a neighbourhood hall in Molonglo Valley, within a 10 year timeframe:

- demand may exist for a neighbourhood hall to service the sub-district of Wright and Coombs, based on the combined estimated resident population of these suburbs.

### GENERAL COMMUNITY SPACES - SUPPLY

57. The non-government school in Wright will provide facilities suitable for community meeting spaces and possibly a religious facility depending on the successful provider.

58. Coombs is serviced by a community activity centre (under construction) with a gross floor area of 300 square metres.

59. An historic building, Coombs Cottage (former Caretakers House) is also used for a government initiated community development program and community engagement events but is not open for public hire.

60. In Denman Prospect (Special Area 1: Stage 1b and Stage 2 releases to Capital Estate Developments) land is required to be handed back to the Territory of a suitable size to accommodate a community facility with a gross floor area of 500 square metres.

61. A larger scale community centre is proposed for the Molonglo commercial centre.

### CHURCHES

62. Table 7 provides an indication of the existing religious facilities and affiliation for Wright and Weston Creek. Just over half the population of Weston Creek claims a religious affiliation with a per capita provision of 1:765. The 2016 census recorded an increase in the proportion of the population who do not identify with any religion.

63. Other trends to note in this space include:

- an increasing trend away from local places of worship to larger district or regional facilities;
- religious groups co-locating facilities and providing other community facilities, such as a church combined with non-government school; and

- smaller religious groups do not necessarily have a dedicated premises but use flexible general community spaces and neighbourhood halls.

64. In view of the ACT Government’s consideration of a policy change away from making land directly available at highly concessional rates for religious facilities, there is likely to be a sharp decline in demand for land for dedicated facilities but an increase in demand for flexibly designed community spaces for religious purposes.

TABLE 7: RELIGIOUS AFFILIATION AND EXISTING RELIGIOUS FACILITIES – WRIGHT & WESTON CREEK

	Wright		Weston Creek		Religious Facilities in Weston Creek	
	Population		Population		Number & Type	Provision Ratio
Catholicism	550	20.1%	5,490	23.9%	2	1:2745
Anglicanism	201	7.3%	2,790	12.1%	2	1:1395
Other Christian	281	10.2%	2970	12.9%	8	1:371
Buddhism	84	3.1%	284	1.2%	1	1:284
Hinduism	148	5.4%	209	0.9%	1	1:209
Islam	132	4.8%	313	1.4%	2	1:156
Judaism	3	0.1%	31	0.1%		
Other Religion	66	2.4%	153	0.7%		
Secular Beliefs/No Religion	1001	36.5%	8641	37.6%		
Inadequately Described/Not Stated	277	10.1%	2099	9.1%		
<b>Total</b>	<b>2743</b>	<b>100.0%</b>	<b>22,980</b>	<b>100%</b>	<b>16</b>	<b>1:765</b>

*Source: Australian Bureau of Statistics, 2016 Census*

## EDUCATION AND CHILDREN’S SERVICES - DEMAND

### SCHOOLS

65. The benchmarks for provision of facilities suggest that one government preschool/primary school is needed at the local level for a population of 7,500 and a non-government primary school for a population of 5,000. Wright and Coombs could support:

- Two primary schools – one government and one non-government school.

### CHILDCARE

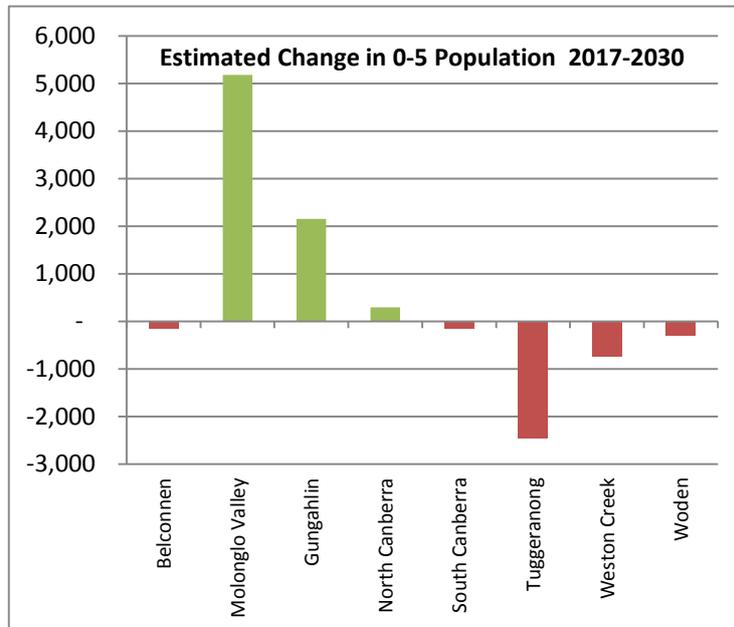
66. Childcare is a local service with the benchmark provision of one centre for a population of 4,000. This suggests Wright and Coombs could support:

- Two long day childcare centres.

## EDUCATION AND CHILDREN’S SERVICES - SUPPLY

- 67. Wright will accommodate a non-government school (at least a primary school) on a site in North Wright and a government primary school (P-6) is located in Coombs. A government high school is proposed in Denman Prospect (P-10 by 2025-26) to cater for a sub-district population of 20,000 and a college is proposed in the Molonglo commercial centre to service the Molonglo Valley district.
- 68. Coombs is supported by a childcare centre (under construction) located in the Coombs community precinct.
- 69. Denman Prospect will provide two school sites, a primary school approximately 1,708m from the subject site and a second school site in Stage 2 of the estate co-located with the local centre, which will also provide a childcare site.
- 70. Childcare could be provided as part of the non-government school in North Wright.
- 71. Government invested early in providing childcare services to early residents of Molonglo Valley with the construction of a childcare centre in Holder.
- 72. Similar to trends evidenced by school enrolment data, there is an increasing trend for families to seek childcare services close to work and reroute to employment in preference to childcare close to the home suburb.
- 73. In addition to changing preferences for the location of childcare services, older established suburbs are also expected to have fewer young children over the next 13 years. This indicates a capacity for existing centres in established areas to cater for demand generated from developing greenfield suburbs (refer Chart 2).

CHART 2: ESTIMATED CHANGE IN 0-5 POPULATION 2017-2030



Source: ACT Treasury, March 2017

# HEALTH AND SOCIAL SERVICES - DEMAND

## GENERAL PRACTITIONER AND HEALTH SERVICES

74. For the population of Wright the benchmark for health services suggests that:

- One GP Medical Centre could be supported at the local level.

75. The desired level of service for allied health services at the local level is considered to be variable. Table 8 indicates possible level specialist services that could be supported based on the current provision ratio in Weston Creek.

76. Suggested scale of local scale medical and health services is between 250–750 square metres of gross floor area.

77. Co-location of a medical centre (prescribing physicians) with a pharmacy would create advantages. As pharmacy location rules are a highly regulated area controlled by the Australian Government, co-location of medical services with the advantage of close proximity of a pharmacy cannot be guaranteed and may be impacted by the services in the Coombs community precinct.

## COMMUNITY NEEDS ASSESSMENT

TABLE 8: RATES OF PROVISION OF HEALTH AND MEDICAL SERVICES IN WESTON CREEK (2017)

Speciality	Practitioners	(Per 1000 People)	(Per 5,000 people)	Clinics	(Per 1000 People)	(Per 5000 people)
<b>General Practitioners</b>	31	1.35	6.74	8	0.35	1.74
<b>Nurses and Nurse Practitioners</b>	6	0.26	1.31	3	0.13	0.65
<b>Dentists</b>	12	0.52	2.61	5	0.22	1.09
<b>Dental Hygienists</b>	1	0.04	0.22	1	0.04	0.22
<b>Psychologists and Counsellors</b>	15	0.65	3.26	10	0.44	2.18
<b>Physiotherapists and Chiropractors</b>	4	0.17	0.87	2	0.09	0.44
<b>Optometrists</b>	3	0.13	0.65	2	0.09	0.44
<b>Dietitians</b>	3	0.13	0.65	3	0.13	0.65
<b>Occupational Therapy</b>	1	0.04	0.22	1	0.04	0.22
<b>Geriatricians</b>	1	0.04	0.22	1	0.04	0.22
<b>Miscellaneous Allied Health</b>	2	0.09	0.44	1	0.04	0.22
<b>Pathology Collection Centres</b>	n/a	n/a	n/a	2	0.09	0.44
<b>Pharmacies</b>	n/a	n/a	n/a	4	0.17	0.87
<b>Mobility Equipment and Assistance Providers</b>	n/a	n/a	n/a	5	0.22	1.09
<b>Specialised Community Health Organisations</b>	n/a	n/a	n/a	11	0.48	2.39

Source: Survey Undertaken August 2017

### HEALTH AND SOCIAL SERVICES – SUPPLY

78. A medical centre (health facility) is under construction in the Coombs community precinct within 349 metres of the subject site. The centre comprises 12 doctor's rooms (1,250m<sup>2</sup> gross floor area), six specialist health consulting rooms (565m<sup>2</sup> gross floor area), three dentist rooms, an imaging centre and chemist.
79. Denman Prospect local centre which is currently under construction recently called for expressions of interest for tenants including a medical centre and pharmacy. This local centre is within 2,770m of the subject site.
80. The two commercial mixed use sites opposite the subject site may offer the opportunity for future medical and health services to provide local services in Wright.

### FINDINGS – TO INFORM FUTURE USE OF COMMUNITY FACILITY-ZONED LAND IN WRIGHT

#### ADDRESSING IDENTIFIED COMMUNITY NEED FOR COMMUNITY FACILITIES

81. During consultation with the Public Housing Renewal Taskforce, the Wright Residents' Group expressed support for a range of community uses for part Block 1 Section 29 in Wright dependent on the provision of a community meeting space. The residents also made it clear they were seeking a non-housing type development on the site.
82. These outcomes can be delivered by including a specific lease purpose clause requiring the site to be used for a 'community activity centre' and specify a minimum gross floor area for the use. In addition any other community use or use allowable in the Community Facility zone should be permissible on the site.

### RECOMMENDED SERVICE STANDARDS FOR LOCAL COMMUNITY FACILITIES

83. Under the recommended service standards and Wright's estimated resident population a *community meeting/activity space* would be justified for the subject site, though similar facilities are planned for nearby sites. The suggested minimum gross floor area of the use is 120 square metres.
84. For the population of Wright the benchmark for *health and medical services* suggests a GP medical centre could be supported at the local level. However, considering the scale of the medical centre and allied health services that will be available 339 metres away in the Coombs community precinct it is unclear whether this use would be sufficiently viable to justify requiring its presence on the site. The adjacent commercial mixed use precinct may support services in the future.
85. *Childcare* is another local service that the benchmark standards suggest could be supported by Wright's population. There are at least two other Community Facility-zoned sites in Wright with potential to provide childcare services. The non-government school site may provide childcare as a complementary service, or alternatively the opportunity exists on the Community Facility-zoned site in North Wright. Viability of childcare on this subject site is also impacted by the childcare in the Coombs community precinct located only 339 metres from the subject site.

### OTHER POSSIBLE USES

86. Under the recommended service standards Wright's population would support the provision of a church or religious facility. It is important to note that the non-government school site may also provide either a purpose built facility or multi-purpose space that could be used for this purpose. Multi-purpose spaces may also meet the requirements of smaller religious congregations.
87. Consideration was given to other possible uses with a local or sub-district service catchment for the site in the context of the types of uses permissible on Community Facility-zoned land. *Indoor recreation facility*, such as an indoor swimming pool/school could be supported on the site. The closest facility to this site is the proposed aquatic centre on Stromlo Forest Park.

### ENSURING COMMUNITY LAND IN WRIGHT IS AVAILABLE FOR COMMUNITY USE

88. To ensure the site and other community land in Wright is available for community use the Wright Precinct Code can be changed to prohibit additional development (any residential use). This will require a Territory Plan Variation.



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