

SOCIAL INFRASTRUCTURE ASSESSMENT

**Planning Proposal - Rowan Village
7066 Holbrook Road, Rowan**

**Prepared for DevCore Developments Pty Ltd
5 April 2022**

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1.0

INTRODUCTION

INTRODUCTION

Purpose of the study

This study has been prepared by Urbis Pty Ltd on behalf of DevCore Developments Pty Ltd to accompany a planning proposal. The Planning Proposal facilitates proposed amendments to the Local Environmental Plan at the Rowan Village Site, known as Lot 18 DP 1054800, Lot 24,26,43,65 and 66 DP 757246, Lot 23 DP 1063399, Lot 1 and 2 DP 1171894 which will enable residential, commercial and recreational land uses.

The purpose of this study is to provide evidence based recommendations on future demand for social infrastructure and open space in the area and support the needs of the incoming population.

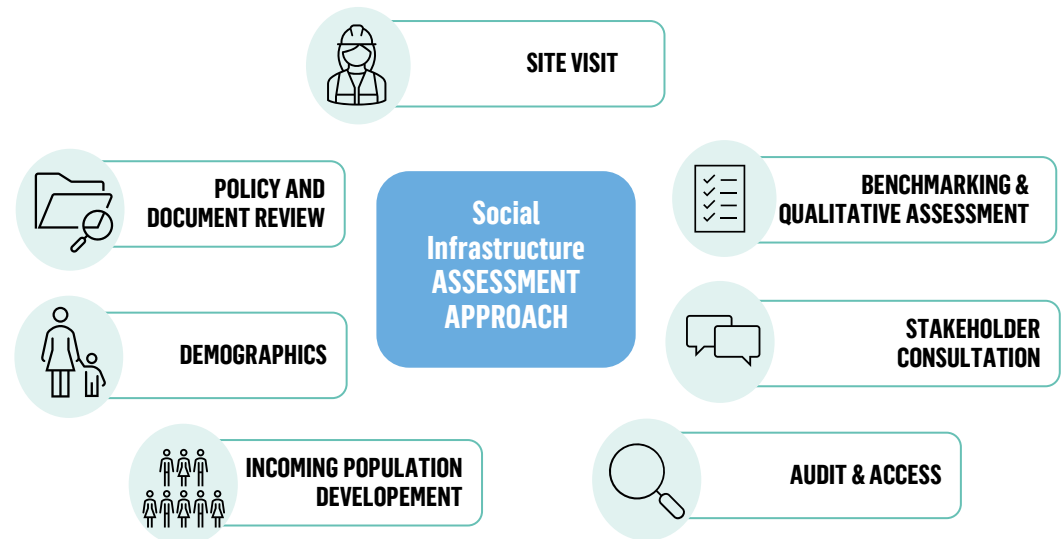
The findings of this study have informed the development of the masterplan and will inform future detailed plans and decisions in relation to developer contributions.

Approach to assessment

There are a number of key inputs that are needed to determine the social infrastructure and open space needs of a community. As shown in Figure 1, this involves:

- Site visit/desktop review
- Review of structure plan documentation
- Strategic policy and document review
- Demographic analysis of the current and future population
- Development of the anticipated incoming population profile of the site
- Audit of existing social infrastructure and open space near the site
- Consultation with key stakeholders including Wagga Wagga City Council and the Department of Education.
- Benchmarking and qualitative assessment to identify the future demand for social infrastructure and open space
- Recommendations for preferred social infrastructure and open space provision on site or off site.

Figure 1: Approach to assessment



ABOUT ROWAN VILLAGE

Project background

Rowan Village is located 11km south of Wagga Wagga city centre, New South Wales. The site is currently zoned primarily RU1: Primary Production and operates as pastoral land. A smaller portion in the north of the site is zoned R5: Large Lot Residential. DevCore are currently preparing a Planning proposal to rezone the site to R1 General Residential and R5 Large Lot Residential, as well as an area of B2 Local Centre and areas of RE1 Public Recreation throughout the site.

It is our understanding that a Planning Proposal is also currently being assessed for a large area to the east of the site. Known as Sunnyside, this proposal seeks to introduce R5 Large Lot Residential and RE1 Public Recreation uses.

Project proposal

The Planning Proposal seeks to rezone the site from RU1 Primary Production and R5 Large Lot Residential to the following mix of land uses:

- R1 General Residential
- R5 Large Lot Residential
- B2 Local Centre
- RE1 Public Recreation.

Based on a dwelling yield of 10 dwellings per hectare, the Planning Proposal master plan will enable the delivery of around 2,100 dwellings across the 225 hectare site. It will deliver a mix of low density residential housing typologies described as follows:

- **Rural transition residential lots** – these residential lots will be located along the southern boundary of the site and will be the largest residential lot typology.
- **Neighbourhood residential lots** – a range of suitable low density residential lots will be accommodated within close proximity to open space provision and the riparian corridor network.
- **Village residential lots** – these residential lots will leverage off the close proximity to the local centres and its associated amenities and offerings. These residential lots will uphold the low density residential housing charter that the site will be deliver, whilst ensuring that an appropriate diversity of housing choice is delivered.

- **Seniors living** – senior living located adjacent the collector road, the village centre and the local open space to take advantage of the high amenity and accessibility.

The proposal also includes a village centre and areas of public open space.

Figure 2, on the following page shows the master plan and spatial layout of proposed uses on the site (within the red boundary line). The masterplan also illustrates how the site may integrate with potential development of the adjacent land to the east (shown outlined). This neighbouring site is not included within this assessment.

PROPOSED MASTERPLAN







Figure 2: Proposed master plan for Rowan Village



Source: Urbis

DEFINING SOCIAL INFRASTRUCTURE

Social infrastructure is a combination of 'hard' and 'soft' infrastructure. Hard infrastructure is the buildings, spaces and facilities which serve a social need, while soft infrastructure is the programs, classes, services and networks that run from a building, space or facility.

						
	Community	Arts and culture	Open space	Recreation	Education	Health
HARD	<ul style="list-style-type: none"> Community centre Library Men's shed Seniors centre Youth facility 	<ul style="list-style-type: none"> Cultural centre Gallery Exhibition space Performance centre Theatre Museum Creative spaces Artist studios 	<ul style="list-style-type: none"> Parks Informal sports play Natural space Green and blue links Passive recreation opportunities (i.e cycling, walking, running pathways) 	<ul style="list-style-type: none"> Sports fields Outdoor courts Aquatic facilities Recreation centres Outdoor gyms Community gardens 	<ul style="list-style-type: none"> Early education Primary school High school Technical college University 	<ul style="list-style-type: none"> Community health centre General practitioner Hospitals
SOFT	<ul style="list-style-type: none"> Community classes Community events Outreach services Playgroups 	<ul style="list-style-type: none"> Performances Art exhibitions Community programs, classes and workshops (music, art, performance) 	<ul style="list-style-type: none"> Exercise classes Playgroups Public art 	<ul style="list-style-type: none"> Community classes and programs (i.e aqua aerobics, seniors gym classes) 	<ul style="list-style-type: none"> Intergenerational programs/services 	<ul style="list-style-type: none"> Primary health services (health promotion, counselling, allied health, medical and nursing services) Other health support services (alcohol support, aged care, maternal and child health, disability services, mental health and disability support)

SOCIAL INFRASTRUCTURE DELIVERY TRENDS

Over time the planning and delivery of social infrastructure needs to adapt to changes in the social, economic and environmental context. To meet the challenges of greenfield development, including population growth and increased urban density, governments around the world are reviewing the way they plan and design social infrastructure. Current trends in the planning and design of social infrastructure are outlined below.

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 share-use arrangement and public-private partnerships

Integrated delivery of community services in a single facility to improve service delivery for and create efficiencies through 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

Extension of the home as backyards' are shrinking and people need open space and social infrastructure as places to connect and gather with others

“Community infrastructure is “the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the standard of living and quality of life in a community.”

Department of Planning Western Australia, 2012

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 to support increased utilisation by creating spaces that serve multiple functions

Compact designs that enable the delivery of critical social infrastructure in areas that are constrained by spaces or land values

Technology enabled facilities, including free wi-fi for users, online booking systems and high-tech maker spaces that may provide 3D printing, computer programming and music and movie production

Smart buildings and spaces to help social infrastructure providers minimise the long term maintenance and environmental costs of infrastructure

2.0

CURRENT LANDSCAPE

SITE CONTEXT

Site location and context

Rowan Village is located in Springvale and Rowan, small outer suburbs of Wagga Wagga. It is approximately 11km from the Wagga Wagga city centre and 17km from Wagga Wagga Airport. The site is located within Wagga Wagga City Council's Southern Growth Area.

The site consists of nine amalgamated allotments and is 225ha in size.

Rowan Village is bounded by Lloyd Road to the north, Rowan Road to the south and Holbrook Road to the west. The site is currently vacant with evidence of moderated vegetation. It is also characterised by significant environmental assets, including the Box Gum Woodland which is an Endangered Ecological Community. Running along the north-eastern and south-western sides of the site are riparian corridors.

Figure 3: Site context



Source: Google maps

STRATEGIC CONTEXT

This section provides a summary of the strategic context for the planning and provision of social infrastructure and open space, based on a review of relevant state and local government strategies and plans. This includes:

- Riverina Murray Regional Plan, DPIE (2016)
- Urban Design for Regional NSW, GANSW (2020)
- Local Strategic Planning Statement, Wagga Wagga City Council (2020)
- Recreation, Open Space and Community Strategy & Implementation Plan, Wagga Wagga City Council (2020)
- Community Strategic Plan, Wagga Wagga City Council (2017)
- Cultural Plan, Wagga Wagga City Council (2020)
- Playground Strategy, Wagga Wagga City Council (2015)
- Library Review, Wagga Wagga City Council (2020)
- Spatial Plan, Wagga Wagga City Council (2013)
- Local Infrastructure Contributions Plan, Wagga Wagga City Council (2019).

Key implications for this assessment

- As NSW's largest inland city Wagga Wagga serves as a regional centre for social infrastructure and services.
- Suitable, high quality social infrastructure will be required to support the sustainable growth in population and housing expected for Wagga Wagga. This may include the maximising the efficient use of existing social infrastructure.
- Colocation of services and facilities is the preferred approach to the delivery of social infrastructure in Wagga Wagga.
- Connectivity, programming and outreach (including agile services) are key to providing access from outer suburbs and rural villages to Wagga Wagga's centralised social infrastructure.

Riverina Murray Regional Plan, DPIE (2016)

The Regional Plan guides land use planning priorities and decisions to facilitate economic, social and environmental growth in the region for the next 14 years.

The Riverina Murray Region is strategically located between Sydney, Canberra and Melbourne provides significant opportunity for growth in population and the economy. The Region is one of the most significant locations for freight and logistics in Australia. The Plan estimates that by 2036 there will be approximately 11,150 more people, and demand for 12,600 new dwellings in the Riverina Murray Region. Population growth across the region will not be evenly distributed with Albury, Wagga Wagga and Griffith projected to experience the highest rates of growth.

Wagga Wagga is the largest Inland City in NSW and is the largest retail, commercial, administrative and population centre of the Riverina Murray. It services the needs of surrounding settlements in a catchment of over 185,000 people. Regional services based in Wagga Wagga include the Rural Referral Hospital and educational institutions such as Charles Sturt University's largest campus and TAFE Riverina. A key priority for Wagga Wagga includes the delivery of residential release areas in Council's proposed local plan.

Actions of the Regional Plan relevant to the provision of social infrastructure and open space include:

- 5.3: Facilitate multipurpose, flexible and adaptable health and education infrastructure that responds to community needs
- 6.3: Facilitate joint venture opportunities for the development of shared community/school facilities on school sites, including sporting fields, amenities, parking, community halls, childcare, arts and library facilities.
- 27.2: The locating of new rural residential areas close to existing urban settlements to maximise efficient use of existing social and community infrastructure.
- 28.2: Promoting high-quality open spaces that support physical activity, including walking and cycling networks, in the design of new communities.

STRATEGIC CONTEXT

Recreation, Open Space and Community Strategy & Implementation Plan 2040, Wagga Wagga City Council (2020)

The Wagga Wagga Recreation, Open Space and Community Strategy and Implementation Plan (ROSC) provides a strategic direction for the planning, development, management and use of community spaces within the LGA to 2040.

The ROSC identifies the social infrastructure required to meet the anticipated population growth within the LGA while responding to the community's needs and desires identified through engagement activities.

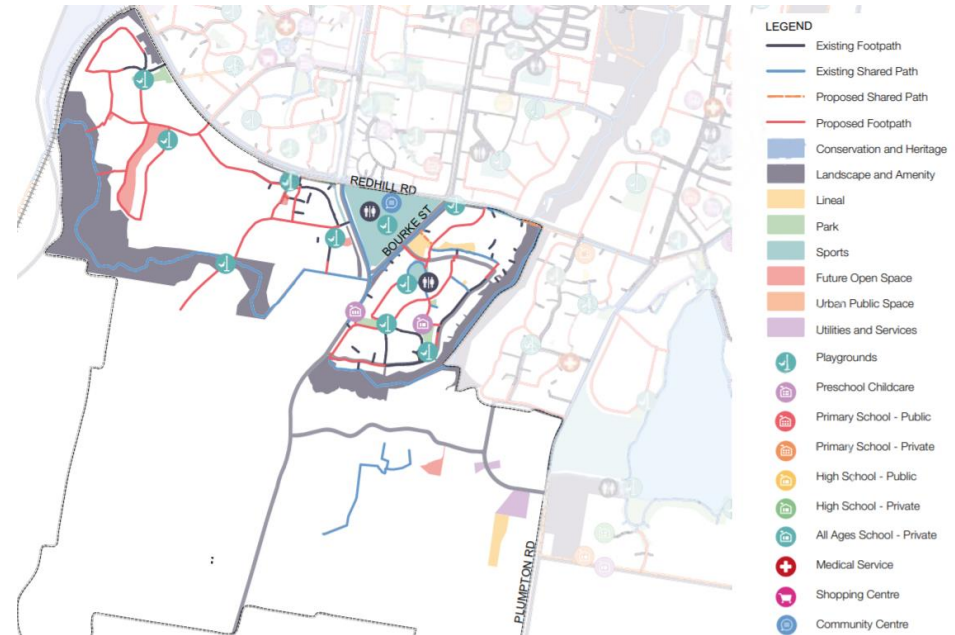
A combination of community feedback and consideration of best practice has established five key themes as strategic priorities. These include:

- Providing appropriate infrastructure, public spaces and community facilities will enable a wide variety of events and activities to be held.
- Accessibility and connection will be improved across the city and will become a key consideration in all future development and redevelopment of public spaces.
- Improvements in existing assets will enable better utilisation by the community. In many cases these improvements will negate the need for the development of additional assets.
- Community infrastructure and public spaces will be designed in order to improve community health outcomes.
- Partnerships will be sought to ensure the efficient provision of community infrastructure and public spaces.

The ROSC establishes open space and community facility requirements as well as criteria for assessing suitable open space and the development of community facilities across the LGA. These include detailed benchmarks and qualitative considerations and measurements.

As shown in Figure 5, the site is identified by the ROSC as being within the Bourkelands/Lloyd/Springvale urban precinct. The ROSC details the current supply, future demand, and benchmarks of specific social infrastructure for the precinct as well as direct actions to take place over the next 20 years and their means of funding.

Figure 5: Bourkelands/Lloyd/Springvale Urban Precinct



Source: Wagga Wagga City Council

Community Strategic Plan, Wagga Wagga City Council (2017)

The Wagga Wagga Community Strategic Plan 2040 (CSP) establishes the vision for Wagga Wagga through five strategic directions, these include community leadership and collaboration, safety and health, growing economy, our identity and sense of place, and our environment. Each of these strategic directions is backed by several key objectives and outcomes including key responsibilities and partnerships.

Key strategies for the protection and delivery of suitable open space and infrastructure include:

- Provide access to open space in local neighbourhoods
- Protect accessible open space parkland and natural environment.

STRATEGIC CONTEXT

Cultural Plan 2020-2030, Wagga Wagga City Council (2020)

The Plan guides the operations and delivery of cultural facilities, community groups, programs, events and opportunities for creative workers and businesses within the LGA. The Plan is intended to align with the Wagga Wagga Community Strategic Plan by leveraging the role of arts and culture in creating a thriving, innovative, connected and inclusive community. This includes renewing cultural infrastructure throughout the city. The Plan includes the following priorities relevant to the proposal:

- Continuing to deliver cultural programming and outreach services
- Prioritise the renewal of Council-owned and managed community centres, including upgrades to Lake Albert Hall within the next 5 years
- Construct a Community Arts Centre in the Civic Precinct and upgrade the Wagga Wagga Civic Centre
- Revitalise the Botanic Gardens and deliver an exhibition space as part of the new Riverside Precinct.

Playground Strategy 2016-2036, Wagga Wagga City Council (2015)

The Playground Strategy guides all aspects of playground management and delivery within the LGA. The Strategy emphasises the need for additional playgrounds in high growth areas, including Lloyd, an area just north of the site which will require an additional 6 playgrounds to cater to expected demand by 2036. Currently there is insufficient council owned land for the provision of half of these required playgrounds. The Strategy recommends consultation between Council and developers for the securing of appropriate land.

Library Review, Wagga Wagga City Council (2020)

The Library review provides recommendations for future library services. These include introducing an agile outreach library service, expanding library services, implementing a spatial audit and design plan, and seeking funding partnerships for physical and operational upgrades.

Spatial Plan 2013-2043, Wagga Wagga City Council (2013)

The Wagga Wagga Spatial Plan provides strategic indicators, direction and management for urban growth and change across the LGA. The plan is intended to guide the review and amendments of the Wagga Wagga LEP and the Wagga Wagga DCP under the EP&A Act 1979. The Spatial Plan also details the existing and planned social infrastructure, open space, recreation and cultural facilities across the LGA.

Council's existing key social infrastructure is identified by the plan as:

- The Oasis Complex
- Riverina Regional Library and the Mobile Library
- Civic Theatre
- Sporting fields and open spaces
- Natural areas and gardens
- Community centres
- Cultural infrastructure (museums and art galleries).

The proposal area is identified by the plan as a potential urban area to be rezoned to an appropriate zone and a minimum lot size that protects environmentally significant vegetation.

Local Infrastructure Contributions Plan 2019-2034, Wagga Wagga City Council (2019)

The Wagga Wagga Local Infrastructure Contributions Plan outlines the applicable payable contributions levies from developers for local infrastructure under Sections 7.11 and 7.12 of the EP&A Act. This includes funding for the following open space and social infrastructure projects:

- Local and district park acquisitions, embellishments and street tree planting
- Multi sport cycling complex
- New and upgraded sports fields
- Upgraded athletics facilities
- Recoupment of costs for the Equex centre.

CURRENT POPULATION OF SPRINGVALE

This section provides an overview of the current demographic profile of Springvale using data from the 2016 ABS Census and population projections from QuickStats.





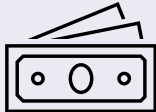
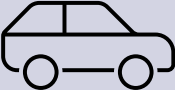
While the 2016 Census data dates from five years ago, it remains the most recent population data source until the release of the 2021 Census data in June 2022.

Examination of data relating to the existing area is undertaken to understand the existing demographic context. The suburb of Springfield rather than Rowan is examined, as a northern portion of the site is located in Springfield, and the proposed site is predicted to more closely resemble the Springfield area in terms of housing typology and demographic profile.

What is the current community profile of Springvale

In 2016, Springvale was home to 1,733 permanent residents, representing 3.6% of the population of Wagga Wagga.

The adjacent table provides a summary of some of the key demographic characteristics of the population of Springvale at the time of the 2016 Census.

	Small population In 2016, there were 1,733 people living in Springvale, representing 3.6% of the population of Wagga Wagga.
	Culturally and linguistically homogenous Springvale is relatively culturally and linguistically homogenous. The majority of residents were born in Australia (91.6%) and only speak English at home (95.8%). In comparison, 84.3% of residents in Wagga Wagga were born in Australia and 87.7% only speak English at home.
	High proportion of family households The average persons per household was 3.4 and most households in Springvale were occupied by families (93.8%). In comparison, 67.5% of households in Wagga Wagga are occupied by families.
	High rates of separate house ownership and houses More than half of residents owned their home with a mortgage (59.2%) and more than a third owned their home outright (38.1%). The only dwelling structure in Springvale are separate houses (100%).
	High income earners The median person weekly income is \$917 and the median household weekly income is \$2,610. In comparison, Wagga Wagga had a median household weekly income of \$1,296. A lower proportion of residents (8.4%) in Springvale are under rental or mortgage stress compared to Wagga Wagga (16.9%).
	High car dependency Majority of households (89.9%) owned 2 or more motor vehicles and 81.9% of residents travel to work by car. Only 0.4% of residents travel to work by public transport.

FUTURE POPULATION OF SPRINGVALE

What is the likely future profile of Springvale?

Profile id. produces population projections for the Wagga Wagga LGA. This includes projections aggregated into Small Areas. Profile id. predicts an average annual change of +3.75% for the Springvale-Lloyd small area making it the second fastest area for population growth in the Wagga Wagga LGA.

Based on the Profile id population projections, the table below provides a summary of the existing and projected population growth of Springvale-Lloyd (Small Area) and Wagga Wagga (LGA). The average annual change for Springvale-Lloyd (Small Area) of +3.75% has been applied to the 2016 population of Springvale (State Suburb) to predict population for this area growth up until 2036.

By 2036 the population of Springvale is projected to make up 4.5% of the projected population of Wagga Wagga, an increase of 0.9% from it's current amount (3.6%).

Figure 6: Population projections for Springvale and Wagga Wagga LGA

Area	2016	2021	2026	2031	203
Springvale (State Suburb) resident population	1,733	2,083	2,504	3,010	3,619
Springvale-Lloyd (Small Area) resident population	3,705	4,454	5,354	6,436	7,737
Wagga Wagga (LGA) resident population	64,086	69,523	73,809	77,439	80,984

Source: Profile.id

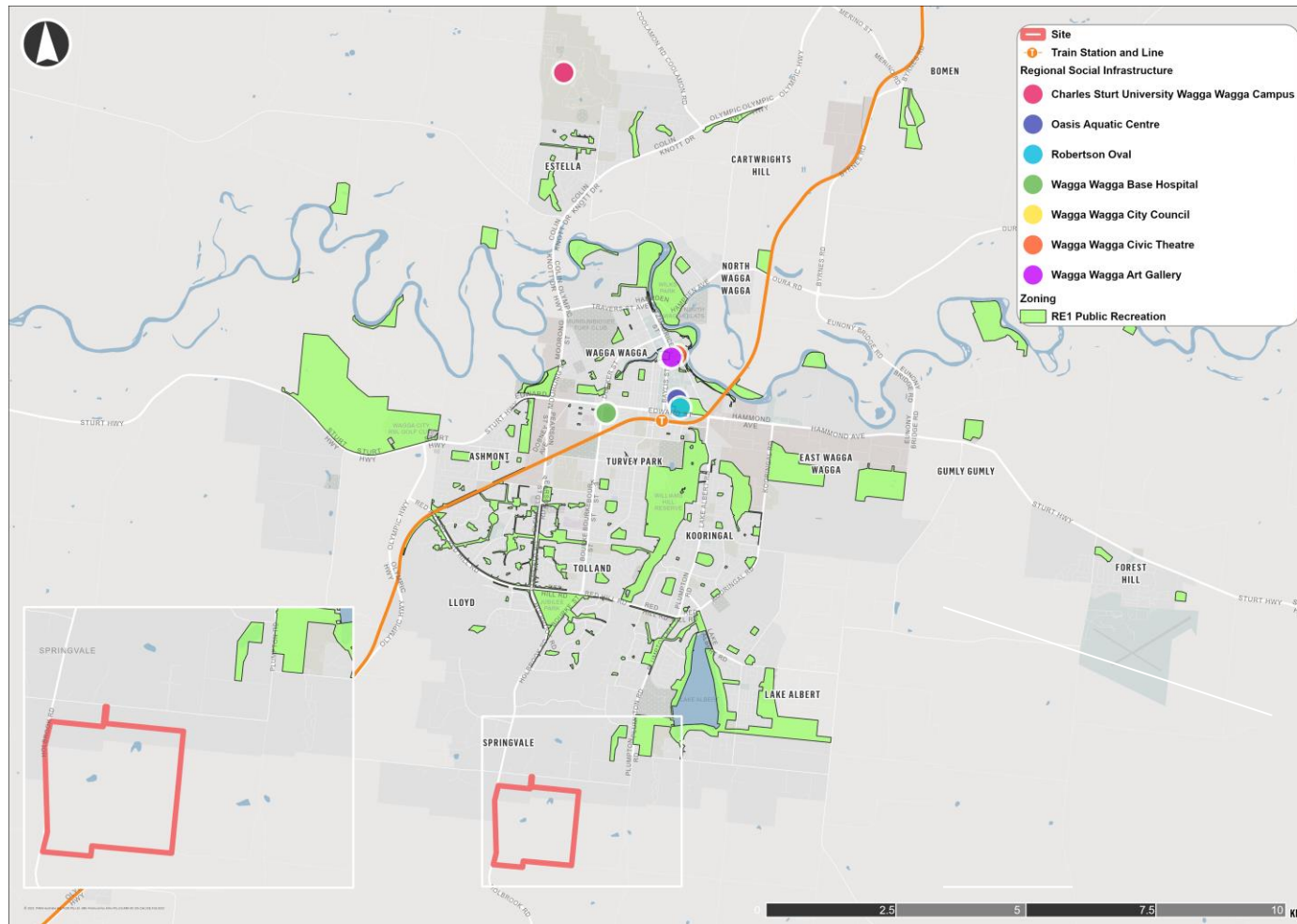
AUDIT OF EXISTING FACILITIES

There is no existing social infrastructure within a 2km radius of the site. There is some open space within a 2km radius towards the north-west in Lake Albert. Most significant regional level social infrastructure is clustered around Wagga Wagga City Centre as is shown in Figure 7 below.

This includes:

- Oasis Aquatic Centre and Robertson Oval
- Wagga Wagga Civic Theatre and Art Gallery
- Charles Sturt University
- Wagga Wagga Base Hospital.

Figure 7: Regional social infrastructure and open space in Wagga Wagga



Source: Urbis

“Social infrastructure connects people and communities to services and opportunities that enhance their quality of life, enable them to live together and help each other, keep them safe, and healthy”

Infrastructure Australia, 2019

SUMMARY OF SOCIAL INFRASTRUCTURE IN WAGGA WAGGA LGA

As discussed on the previous page, there is very limited access to social infrastructure near Rowan Village. There is however significant social infrastructure in the Wagga Wagga city centre. Below provides a summary of the provision of social infrastructure in Wagga Wagga LGA. Where needed, information has been sourced from the Community and Social Infrastructure Assessment prepared in 2020 for the Wagga Wagga Special Activation Precinct (WWSAP) by WSP on behalf of the Department of Planning and Environment (DPE). This document undertook an audit and assessment of social infrastructure across the Wagga Wagga LGA.

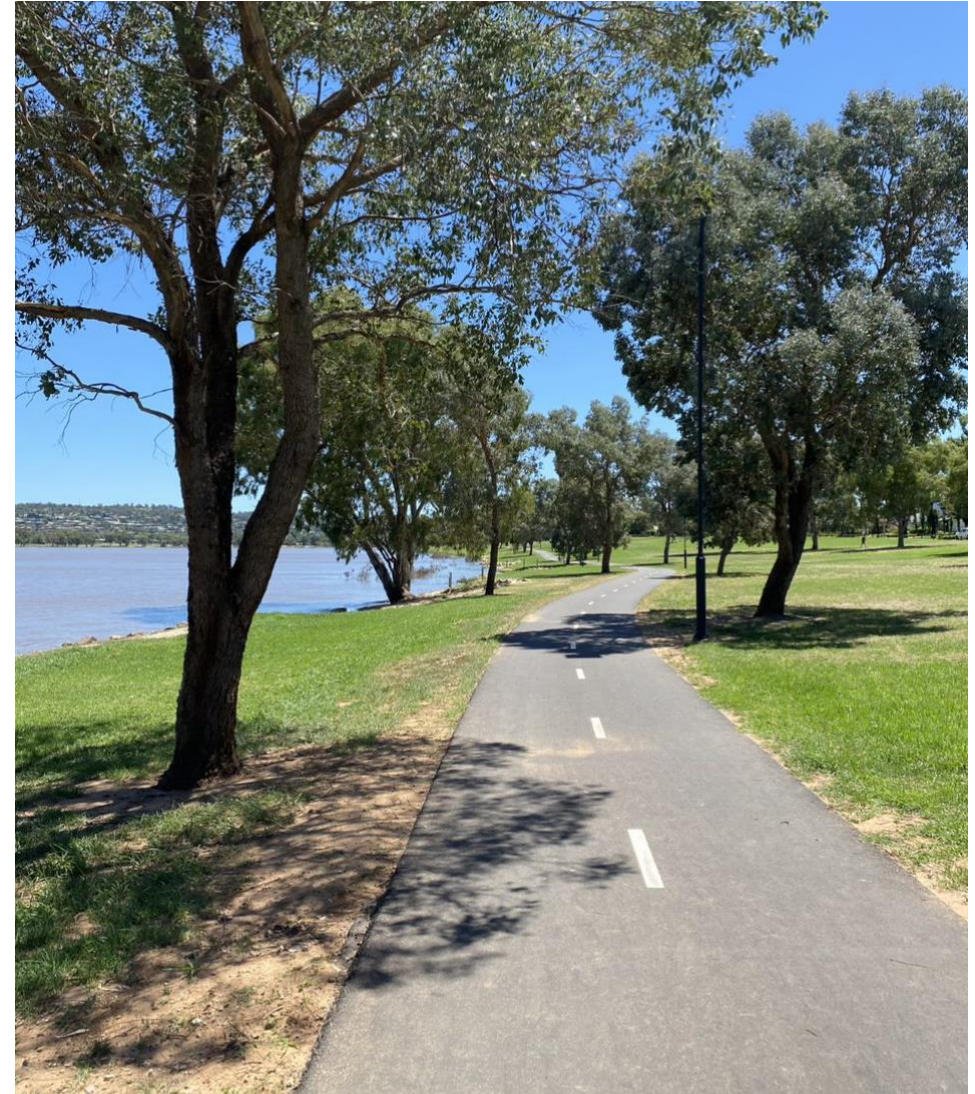
Open space and recreation

As stated on the previous page and shown in Figure 7, there is around 35ha of open space (RE1 Public Recreation) within a 2km radius of Rowan Village. However, this open space is unembellished bushland and not of high usability. Beyond 2km from the site, future residents will have access to a good network of open space, including sporting fields, reserves, ovals and playgrounds. As documented in the Community and Social Infrastructure Assessment for the WWSAP, there is currently over 4 hectares of developed open space per 1,000 people in Wagga Wagga LGA. Also noted are the 195 planned open space improvement projects (with a total value of \$98 million).

Across the LGA there are around 65 sporting facilities, 22 ovals, reserves and walking and cycling trails, and over 90 playgrounds. The key regional level facilities, parks and open space in the LGA are:

- Robertson Oval
- McDonald's Park and Exhibition Centre Multipurpose Stadium
- Wagga Wagga Athletics Track
- Pomingalarna Cycling Complex
- Oasis Aquatic Centre
- Wagga Wagga Cricket Ground
- Botanic Gardens and Victory Memorial Gardens
- Collins and Bolton Parks
- Wiradjuri Walking Track
- Jubilee Park including Conolly Park
- Lake Albert walking track and Apex Park.

Figure 8: Lake Albert walking and cycling track



Source: Urbis

SUMMARY OF SOCIAL INFRASTRUCTURE IN WAGGA WAGGA LGA

Community and cultural facilities

There are four community centres managed by Wagga Wagga City Council: Glenfield Community Centre, Lake Albert Hall, Senior Citizens Centre and Ashmont Ngurra Youth Hub. The closest community hall (approximately 6km) to Rowan Village is Lake Albert Hall which is located within Apex Park on the Lake Albert walk. The hall is available to hire for the local community.

Other regional level community and cultural facilities in Wagga Wagga include:

- Wagga Wagga City Library
- Civic Theatre
- Wagga Wagga Art Gallery
- Museum of the Riverina (currently under redevelopment)
- Riverina Conservatorium of Music.

Wagga Wagga City Library is the traditional stand alone library service for residents in Wagga Wagga and the broader Riverina area. A Riverina Regional Library Mobile Service currently runs and travels to five villages (Collingullie, Humula, Ladysmith, Tarcutta and Uranquinty) in the Wagga Wagga LGA. The mobile library operates from either community halls or outdoor space. In July 2022 this will be replaced with Council's new Wagga Wagga City Library's Agile Library Vans. The vans will operate a weekly service consisting of book deliveries, library services and programs, to all rural villages in the LGA.

Wagga Wagga Civic Theatre provides venue hire of the 491 seat auditorium, foyers including outdoor balcony space, and the outdoor Lagoon Precinct and Amphitheatre. Council's vision, documented in their Cultural Plan, is to transform the Civic Centre into a multi-arts centre that can accommodate a broad variety of performances and greater community use.

Wagga Wagga Art Gallery holds a range of events and programs for the community. These include art programs for children, music exercise classes for seniors, concerts and workshops. The art gallery also has a residency program for artists from the Eastern Riverina region.

The Riverina Conservatorium of Music (RCM) is a not-for-profit organisation that mostly provides pre-tertiary music education to around 1,200 students across the Riverina region. It provides opportunities for students at low SES schools to participate in music and facilitates band programs at local government primary schools.

The Cultural Plan notes future plans to establish a community arts centre in the

civic centre over the next 10 years. This is identified as a need that would support existing and emerging groups to grow. The community arts centre would be expected to provide flexible spaces, meeting rooms, activity spaces and studio spaces.

The Plan also identifies future opportunities to revitalise the Botanic Gardens, and to provide an exhibition space as part of the new Riverside precinct.

Figure 9: Wagga Wagga City Library



Source: Urbis

SUMMARY OF SOCIAL INFRASTRUCTURE IN WAGGA WAGGA

Education

There are 23 primary schools, nine high schools, a TAFE and a University (Charles Sturt University) in Wagga Wagga LGA. A new school was constructed in Estella, to cater for population increases in the Northern growth area. It opened to students in 2021.

The closest primary and high school to Rowan Village is Mater Dei Catholic College in Lake Albert, a private co-educational Catholic school for children in Kindergarten to year 12. Data from the Australian Curriculum, Assessment and Reporting Authority (ACARA) shows that Mater Dei Catholic College (high school) experienced a small decline in student numbers from 757 students in 2015 to 707 in 2020. Mater Dei Primary School also experienced a small decline in student numbers from 408 students in 2015 to 385 in 2020.

The closest government schools to the site are Lake Albert Primary School, Mount Austin High School and Koorungal High School. Lake Albert Primary School enrolments have fluctuated between 2015 and 2020 with a high of 535 students in 2017 and a low of 502 students in 2020. Mount Austin High School enrolments have been steadily increasing over the past five years from 473 in 2015 to 507 in 2020. Mount Austin High School supports students in lower socio-economic families, with almost 80% of the student population in the bottom quarter of socio-economic advantage. It also supports a high Indigenous student population, as almost half (43%) of all students are Indigenous.

Koorungal High School enrolments have also fluctuated with a high of 898 students in 2016 and a low of 840 students in 2020. Koorungal High School also supports students in lower socio-economic families as ACARA data shows that in 2020 40% of all students were in the bottom quarter of socio-economic advantage. This is higher than then the Australian average of 25%. Lake Albert Public School also supports students in lower socio-economic families as 33% of all students were in the bottom quarter of socio-economic disadvantage. At Lake Albert Public School only 9% of students were in the top quarter, compared to 25% for Australia.

Childcare

The closest childcare centre to Rowan Village is Community Kids Lake Albert Early Education Centre. The centre has approval for 90 places. A desktop review indicates the centre has very limited availability across all age groups (0-5).

There are also several childcare centres further to the north in Bourkelands and Tatton. This includes Goodstart Early Learning Tatton, Spring Kidz Bourkelands and Montessori Children's House. A desktop review of these services indicate the Goodstart Early Learning Tatton has availability, Spring Kizs Bourkelands has very limited availability and Montessori Children's House has no availability.

As noted in the WWSAP Community and Social Infrastructure Assessment, there are 35 childcare facilities in Wagga Wagga LGA, with capacity to accommodate approximately 2,100 children.

Figure 10: Community Kids Lake Albert Early Education Centre



Source: Community Kids

SUMMARY OF SOCIAL INFRASTRUCTURE IN WAGGA WAGGA

Health

The Wagga Wagga Base Hospital is the major health service located in the Wagga Wagga city centre. The hospital recently underwent a \$431 million redevelopment that was completed in 2021. The campus includes a 225 bed referral hospital, 24 hour emergency, purpose built health hub with 60 clinic rooms and a specialised mental health unit. The Hospital is the largest in the region and supports the wider Riverina community.

The closest general practitioner (GP) services is in Tatton, approximately 5km from Rowan Village. As outlined in the WWSAP Community and Social Infrastructure Assessment, there are 17 GP facilities in the Wagga Wagga LGA. Consultation undertaken to inform that assessment found that health services are above capacity, with people presenting at emergency at hospital due to GP capacity issues.

Figure 11: Wagga Wagga Hospital




Source: Urbis

KEY FINDINGS OF SOCIAL INFRASTRUCTURE IN WAGGA WAGGA LGA


Analysis of social infrastructure in the broader Wagga Wagga LGA area found there is good provision of some social infrastructure types and some improvements needed in other types. The key findings are summarised below.




Good provision of open space and recreation facilities




Expansion of library services to rural communities with the new Agile Library Vans starting in July 2022




Good provision of regional level community and cultural facilities



Existing capacity in primary and secondary schools



Improvements needed to upgrade aged and not fit for purpose local community facilities



Need for more local GP services to alleviate pressure on the hospital emergency unit

3.0

GAPS AND NEEDS OF THE INCOMING POPULATION

INCOMING POPULATION

To assess community needs, it is important to understand the number of people a proposal will introduce into an area and the likely demographic characteristics of the incoming population.

As identified in Section 2.0 the population of the broader Springvale-Lloyd population is projected to increase from 3,705 people in 2016 to 7,737 people in 2036. This social infrastructure needs assessment recognises the broader increase in population projected for the wider area, but considers specifically the needs generated by the population associated with the proposed development.

Dwelling mix and density of the proposal

As documented above, the proposal includes around 2,100 residential lots comprising rural transition, neighborhood residential, village residential and around 90 seniors living lots.

Occupancy rate for seniors living

To determine the population of the seniors living component of the proposed development, the occupancy rate for seniors living dwellings of **1.5 persons per dwelling** proposed in the Wagga Wagga Local Contributions Plan 2019-2034 has been adopted.

Occupancy rate for remaining lots

To determine the population of the remaining component of the proposed development, 2016 ABS Census of Population and Housing data relating to household sizes for comparative areas has been considered.

The average household size data for Wagga Wagga LGA (2.5 people per household), and occupancy rates for detached dwelling houses proposed in the Contributions Plan (2.6 people per household) have not been used. These rates are not considered relevant as the demographic profile of the proposed development is estimated to be considerably younger, consisting of a higher proportion of families with children than the LGA average.

This projection is based on the profile of similar newly developed greenfield areas in the North Wagga Wagga Growth Area. Comparative areas have been selected which are likely to have similar demographic profile and housing typology to the proposed development. These areas are:

- **The adjoining suburb of Springfield** – this area is characterised by family households living in detached homes of three bedrooms or more, comparable to the larger lots included in the proposed development.

- **Small, newly developed areas in the North Wagga Wagga Growth Area** (SA1126806 and SA1126807) – these areas are comparative in terms of their housing typology and therefore may attract and accommodate a similar demographic (families with young children) to the proposed development.

Household size data for these comparative areas is provided in the table below. An occupancy rate of **3.2 persons per dwelling** is adopted for this assessment. This has been determined by averaging the household sizes of the three comparative areas.

Lot type	Average household size (2016)
Springvale suburb	3.4
SA 1126806	3.2
SA 1126807	3.0
Average	3.2

INCOMING POPULATION

Projected incoming population

Application of the proposed occupancy rates, shown in the table below, indicates the incoming population of the proposed development will be **6,535 people**.

Lot type	Occupancy rate	Incoming population
Seniors living	1.5 persons / dwelling	135
Other lots	3.2 persons / dwelling	6,400
Total		6,535

Key considerations










While there are predicated to be many similarities between the comparative area populations and the future proposed development community, there are also some key differences that have been considered when predicting the demographic profile of the new community. These include:

- The proposed development will contain a greater range of lot typologies, including different lot sizes and seniors living. While it is predicted the proposed development will accommodate families with young children, this broader range of lot typologies is likely to result in a more diverse age profile than the comparative areas.
- The small areas selected as comparative areas in the North Wagga Wagga Growth Area have a high proportion of young adults 20-24 years (13.4% and 15.3%), compared to Wagga Wagga LGA (8.0%) and NSW (6.5%). This is likely due to the area's proximity to Charles Stuart University and the high number of tertiary students living in the area. This is confirmed by Census data which indicates a high proportion of people living in these areas attend a university or tertiary institution (28.5% and 33.8%), compared to Wagga Wagga LGA (15.0%) and NSW (16.2%). The proposed development does not share this proximity to the University, and therefore is unlikely to accommodate the same very high proportion of students and young adults.
- The proposed development will provide seniors living, while the small comparison areas do not contain any housing of this type. The proposed development therefore is projected to have a slightly higher proportion of older adults 70 years and older than these small areas.

These key points have been considered in determining the indicative age profile on the following page.

INDICATIVE AGE PROFILE

For the purposes of benchmarking, a likely age profile has been developed for the projected incoming population (6,535 people). This profile has been determined by applying age profile data from the comparative areas as outlined on the previous page.

Age bracket	Springvale suburb %	SA 1126806 %	SA 1126807 %	Indicative %	Likely incoming population*
 Babies and pre-schoolers 0-4	4.6	12.8	10.6	10.0	653
 Children 5-9	9.0	8.4	7.0	8.5	555
 Young people 10-19	22.1	14.3	11.2	14.0	914
 Young adults 20-24	4.1	13.4	15.3	7.0	457
 Young workforce 25-34	4.3	21.5	26.8	23.5	1,535
 Parents and homebuilders 35-49	26.4	22.9	18.7	22.5	1,470
 Older workers and pre-retires 50-59	15.5	3.7	4.9	7.0	457
 Empty nesters and retirees 60-69	9.3	1.5	3.6	4.0	261
 Older adults 70+	4.7	1.5	2.0	3.5	228

*Due to rounding the total incoming population is slightly higher than what is projected

STAKEHOLDER ENGAGEMENT IDENTIFIED GAPS AND NEEDS

Wagga Wagga City Council

Online meetings were held with several Wagga Wagga City Council (WWCC) teams on 2 February and 14 February 2022. The purpose of these meetings was to understand the existing provision of open space and social infrastructure, any gaps in provision, Council directions and requirements, and the likely needs of the incoming population and broader community. The following summarises the information, insights and directions provided by WWCC representatives consulted.

Regional context

- Young families are moving into newly developed areas of the city. It was noted that given the site is within relative proximity to two large defence bases (RAAF Base and Kapooka Base) the proposal may attract a more transient population of defence families.
- Social and cultural infrastructure in the LGA operates under a hub and spoke model. Most regional services and social infrastructure are centralised within the city centre. The preferred approach moving forward is to reinforce Wagga Wagga as the hub, while expanding access by surrounding populations.
- It is expected that new communities in the south will be commuting north to access jobs and services, reinforcing the need to consider the connection between the site and the city centre. New connections will need to be usable, offer amenity such as shade, and adopt universal design principles.

Open space and recreation

- For the purposes of open space and recreation provision and planning, Wagga Wagga LGA is divided into four precincts, each anchored by major parks and sporting precincts. In the south of the city this is Jubilee Park, which is a large regional level 30ha multi sporting complex with 16 touch fields, 2 synthetic hockey fields, 2 baseball fields and an athletics track.
- The preferred approach to open space planning is to look at the site holistically with neighbouring land uses and proposals, noting links between the site and existing and planned open space and recreation facilities as a key priority. It is not expected Council benchmarks for passive and active facilities be met onsite, rather across the precinct.
- WWCC's early planning of the area suggests the site could include a district

level park, supported by local parks.

- The quality, usability and attractiveness of any open space on site is of high importance.

Social infrastructure

- There has been significant investment into Wagga Wagga's health precinct, centred around the city's existing public and private hospitals. The health industry is now one of the lead sectors in the city.
- There are gaps in the provision of GP and other health services in the south of Wagga Wagga with limited suitable spaces. The provision of GPs on site warrants further exploration.
- Lake Albert Hall is the closest and most accessible community hall from the site. The hall is already active but requires upgrades to improve functionality and technological capabilities. This will help cater to the needs of the existing and proposed incoming population.
- There is existing capacity in the Wagga Wagga primary and secondary education system. Mater Dei Catholic College is the closest K-12 school to the site and Koorringal and Mount Austin High Schools are the closest public secondary institutions. Ensuring good connections between the site and neighbouring schools will be important.
- To provide greater access to open space and recreation for the people of Wagga Wagga, WWCC would like more opportunity for the shared use of existing Department of Education assets, including greater public access to open space and facilities outside school operating hours.
- Preschool and long day care positions are in high demand and can be difficult to secure.

Additional comments

- The preferred approach is for a single consolidated village centre for commercial uses on the site.
- Wiradjuri consciousness can be incorporated into the site by considering existing environments and landforms. Wiradjuri Elders must be consulted and informed throughout the planning process, including in place naming.

STAKEHOLDER ENGAGEMENT IDENTIFIED GAPS AND NEEDS

Department of Education

An online meeting was held with members of the NSW Department of Education (DoE) team on 10 February 2022. The purpose of this meeting was to understand the existing provision of primary and secondary education infrastructure and services, and the likely needs of the incoming population and broader community. The following summarises the information, insights and directions provided by the DOE representative consulted.

Regional context

- Consideration needs to be given to the connections to schools from the site. Wagga Wagga has an existing culture of driving and car dependency. Ensuring good bus, cycle and walking connections should be encouraged. Bus routes and the placement of bus stops will be important to provide future residents with accessible transport access to existing schools.
- There is capacity to expand existing schools within the south of Wagga Wagga, including those closest to the site (Lake Albert Public School, Koorinal High School and Mount Austin High School).

Education infrastructure and service requirements

- DoE's first approach would be to realign catchment boundaries before expanding schools or building new schools. A new school in the north of Wagga Wagga was master planned to be able to double in size. It currently has capacity so there is potential to shift catchment boundaries to absorb increased demand.
- Longer term high school provision and demand may need to be reviewed. There would need to be an additional 700-800 students to prompt expansion of existing schools or the construction of a new school.

Murrumbidgee Local Health District

On 17 February 2022 a meeting was requested to be held with representatives of the Murrumbidgee Local Health District (MLHD). At time of writing this report, no response has been received.

APPROACH TO BENCHMARKING

General approach

Planning for future infrastructure, whether in new or established communities, is a complex task. Benchmarking is only one method that can be used. This study takes a good practice approach to identifying social infrastructure and open space requirements of the site by:

- Identifying the **demographic characteristics** of the current community and the likely demographic characteristics of the future population to understand future needs and demands for social infrastructure and open space.
- Understanding the **existing provision of social infrastructure** and identifying key gaps in provision.
- Understanding the **site and strategic context** of the area that are guiding future planning decisions with consideration for stakeholder consultation undertaken.
- Considering **Council's and leading practice principles and benchmarks**, and applying these appropriately to the site.

“It may be perceived to be a simple solution to apply off-the-shelf benchmarks... but they should be used only as a tool as part of a wider analysis”

Infrastructure Victoria, 2020

Approach to open space and recreation

Access to open space is critical to the health and wellbeing of a community. As introduced in Chapter 1 of this report, planning for open space falls into two broad categories:

- **Unstructured recreation:** spaces that allow for activities such as walking, running, cycling, playing, meeting friends, walking the dog, or relaxing.
- **Structured recreation and organised sport:** spaces that enable more structured or organised sporting activities such as courts, fields and aquatic facilities.

This assessment considers demand generated by the proposed masterplan for both categories of open space.

Leading practice favours an approach to determining open space based on performance outcomes and taking into consideration things such as accessibility, quality and configuration of spaces.

To determine an appropriate amount and configuration of open space that will provide good community outcomes for the future population, this study uses quantitative measures involving the application of benchmarks provided in Wagga Wagga City Council's Recreation, Open Space and Community Strategy and Implementation Plan.

SOCIAL INFRASTRUCTURE REQUIREMENTS FOR THE ESTIMATED INCOMING POPULATION

Social infrastructure	Benchmark	Source	Likely site requirements
Community facilities	<p>A minimum provision of one community meeting space per 10,000 people to be provided, with a minimum of one meeting space per precinct.</p> <p>80sqm per 1,000 people</p>	<p>Recreation, Open Space and Community Strategy & Implementation Plan, Wagga Wagga City Council</p> <p>Industry standard</p>	<p>The incoming population alone is not expected to generate need for a community facility based on Council's benchmark.</p> <p>Using the industry standard benchmark, the population is expected to generate demand for approximately 520sqm of community facility space.</p>
Libraries	NSW State Library Population Based Calculator	State Library of NSW	The incoming population alone is not expected to not generate need for a library, but is expected to generate demand for approximately 450sqm of library floor area.
Childcare	<p>1 place per 3 children aged 0 to 4 years.</p> <p>Typical total site area required for a childcare with 100 spaces is 2,300sqm inclusive of parking, landscaping, toilets and administration areas.</p>	Industry standard	The indicative age profile indicates there will be around 653 children aged 0-4 years as part of the incoming population. The incoming population is expected to generate demand for 217 childcare places, which equates to two centres.
Educational facilities	Consultation with DoE indicated 700 – 800 new students in primary and the same for high school would prompt demand for new schools.	DoE and School Infrastructure NSW	The indicative age profile indicates there will be 653 children aged 0-4 years, 555 children aged 5-9 years and almost 914 children aged 10-19. As this latter age range captures 18- and 19-year-olds, the number of school aged children 10+ years and older is expected to be less than 900. This number of incoming school aged children and young people is likely to place stress on existing primary and secondary schools.
Health facilities and services	1 General Practitioner (GP) per 1000 people	National benchmark	The incoming population is likely to generate demand for six additional GPs or one medical centre.
Open space	<p>4.0ha per 1,000 people* consisting:</p> <ul style="list-style-type: none"> 2.5ha outdoor recreation 1.5ha sporting facilities <p>Residents to be within:</p> <ul style="list-style-type: none"> 500m of local parks and playgrounds 2km of district parks 2-10km of sports precincts <p>Minimum sizes:</p> <ul style="list-style-type: none"> Local outdoor recreation area – 1.0ha Outdoor sports facility – 2.0ha 	Recreation, Open Space and Community Strategy & Implementation Plan, Wagga Wagga City Council	<p>In accordance with Council's benchmarks, the incoming population generates demand for approximately 26.4ha of open space consisting of:</p> <ul style="list-style-type: none"> 16.5ha unstructured open space for recreation 9.9ha structured open space for sporting activities.

4.0

SUMMARY OF GAPS AND NEEDS AND RECOMMENDATIONS

SUMMARY OF GAPS AND NEEDS FOR ROWAN VILLAGE

Key findings

Community facilities

The incoming population will place demand on community facility space. While the size of the site's incoming population alone will not trigger demand for an entire facility, the site should be viewed in the context of population increases in the broader Southern Growth Area. When considering this, there will be a need for provision of a facility, or upgrades to the closest existing community hall: Lake Albert Community Hall. Council's Cultural Plan indicates a preference for upgrading existing facilities, noting that Lake Albert Hall will require upgrades in the next five years. Discussions with Council's social planners also confirmed the preference for upgrades to this facility to meet future needs.

Cultural facilities

Cultural facilities are typically planned for at a regional level. Council's Cultural Plan sets out the vision for cultural infrastructure provision over the next 20 years to support the population growth expected in Wagga Wagga. This includes the need to provide a community arts centre in the civic precinct, upgrade the Wagga Wagga Civic Theatre, revitalise the Botanic Gardens and provide an exhibition space as part of the future plans for the Riverside Precinct. The existing infrastructure, and potentially future new facilities and upgrades, are likely to accommodate the needs of the incoming population on the site.

Libraries

The existing regional library and associated services will meet the needs of the incoming population. While the incoming population will generate some demand for space, Council is currently moving towards a contemporary mobile library service. There may be opportunities to operate a mobile library service from Lake Albert Hall to provide services closer to the site.

Childcare

There will be a need to provide at least one childcare centre at the site to meet the needs of the incoming population. The neighbourhood village centre could accommodate a childcare centre of around 2,300sqm. A desktop review of the closest childcare centres in Lake Albert, Tatton and Bourkelands show there is limited enrolment availability.

Education

Rowan Village is likely to attract families with children. This will place pressure on existing primary and secondary schools, particularly those located closest to the

site: Mater Dei, Lake Albert Primary School, Koorinal High School and Mount Austin High School. Consultation with a DoE representative indicated there is capacity to expand existing government schools to accommodate future growth. DoE's preference is to expand the capacity in the existing school network and shift school catchments before committing to the construction of new schools.

To ensure the incoming population can access the schools safely, consideration should be given to transport options including buses and cycling.

Health services and facilities

There will be a need to accommodate a medical facility on site, with estimated demand for six GPs, to meet the needs of the incoming population, as well as the existing shortage of GP services in Wagga Wagga LGA. The neighbourhood village centre could accommodate a medical centre of around 400 – 500sqm. Other health needs of the incoming population will be met by the new Wagga Wagga Base Hospital.

Open space

The new community will need access to open space for structured and unstructured recreation activities. The masterplan includes around 35ha of publicly accessible open space, which is significantly more than the 26ha generated from application of Council's benchmark.

Discussions with Council's recreation planners identified that providing a district level park with a playground/s and some local parks on the site would be supported, and would align with open space planning for the Southern Growth Area. This provision will help meet the needs of the incoming population, as well as the broader population expected for the Southern Growth Area.

Council was of the view that district level structured open space will be needed in the Southern Growth Area. This would support the regional facility, Jubilee Park, that already serves the Southern Growth Area. Structured open space could be provided in Rowan Village, or at another site in the Southern Growth Area. Council's preference is to provide one location for district level structured open space, with multiple fields to enhance usability. District level open space is envisioned to be used for local club training or smaller local level competitions. Further discussions with Council should be undertaken to determine the appropriate location for structured open space to meet the needs of the Southern Growth Area.

CONCLUSION AND RECOMMENDATIONS

Recommendations

The following recommendations are made to ensure the social infrastructure needs of the incoming population of Rowan Village will be met:

- Consult with **Wiradjuri Elders** throughout the planning process, including the naming of the site, streets and open space areas.
- Further discussions with Council to confirm the preferred approach to addressing the increased demand for **community space**.
- Provide a **childcare centre** of around 2,300sqm and **medical centre** of around 400-500sqm in the neighbourhood centre within Rowan Village.
- Further consultation with DoE to fully understand existing capacity and future demand for **primary and high school places** in the Southern Growth Area. This is of particular importance given the incoming population is likely to have around 1,400 children aged 5 – 19 which will place pressure on existing school capacity.
- The detailed design of district and local level open space should **meet a range of needs and ages, and provide a range of experiences**. This includes elements such as inclusive and interactive playgrounds, exercise equipment, seating areas and shade.
- Further discussions with Council to determine an appropriate approach to the provision of **structured open space**, either through provision within Rowan Village or contributions for provision at another location.
- Provide **cycling connections** from the site that integrate to the broader 56km Wagga Wagga Active Travel network.
- Work with Busabout Wagga Wagga and Transport for NSW at the delivery phases of the project to ensure **bus routes** are provided in close proximity to the site and provide access to key regional level infrastructure in the town centre, as well as the nearby primary and secondary schools.

“Early coordination of social infrastructure planning is likely to result in more connected, well used and efficient infrastructure”

State of Queensland, Department of State Development, Manufacturing, Infrastructure and Planning, 2019

