

City of Playford Social Plan for Services and Infrastructure

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20 February 2013

Executive Summary

The *Social Plan for Services and Infrastructure* has been prepared to guide the provision of social infrastructure required to accommodate the City of Playford's current and future population.

The plan explores and provides an assessment of the different roles and responsibilities of the City of Playford as well as other key stakeholders within the Playford community with regard to the provision and operation of social infrastructure and services. Understanding this process ensures a coordinated and integrated response.

Development of the *Social Plan for Services and Infrastructure* has involved a comprehensive review of existing policy and literature. The review enabled the development of the plan to draw upon previous work undertaken relating to social infrastructure and service provision.

The development of the plan involved an analysis of existing conditions. A key component of this analysis was an assessment of the existing community profile. This enabled an understanding of the key demographic trends within the City of Playford that are of particular importance to the provision of social infrastructure and services. The analysis of the existing conditions also included an assessment of existing facilities. This assessment considered a range of factors including the quality, location and performance of community facilities.

Also important in determining requirements for social infrastructure and services is considering future growth and change. An analysis of the projected future population was undertaken to understand not only population growth, but also its distribution.

A crucial component of the plan's development has been an extensive consultation process. The process included consultation with government representatives, as well as non-government agencies and other organisations involved in the provision of social infrastructure and services in the City of Playford. The consultation process

was undertaken to identify the needs of the existing community, as well as to understand the roles of Local Government, State Government and other agencies in future social infrastructure provision.

Of key importance to the development of the plan was the creation of a social infrastructure planning framework. The framework includes guiding principles, a planning hierarchy and standards of provision which help to identify social infrastructure and service requirements at the local, neighbourhood, district and regional levels.

The plan identifies future social infrastructure requirements for both infill areas, as well as growth areas within the City of Playford. Development area profiles outline current conditions and future requirements for both growth and established areas.

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1. Introduction

1.1 Purpose

The *Social Plan for Services and Infrastructure* aims to provide the City of Playford with a blueprint for social infrastructure provision that addresses current and future community needs in a way that is financially viable and sustainable. The plan investigates the social infrastructure requirements of the City of Playford to 2050.

The City of Playford is forecast to experience significant growth. The *30 Year Plan for Greater Adelaide* projects that the population of Adelaide and environs will increase by approximately 560,000 over the next 30 years (2011-26). A significant proportion of this growth (169,000 people) is projected to occur in the Northern Adelaide region including the City of Playford. This highlights the strategic significance of this area to achieving the SA State Government's growth targets. The *Social Plan for Services and Infrastructure* is intended to act as a mechanism to ensure that social infrastructure planning is integrated with, and has a meaningful influence over, this growth and development and is able to adequately support the State Government's growth plans.

The brief for this project describes the aim of the *Social Plan for Services and Infrastructure* project as:

To develop a comprehensive *Social Infrastructure Facilities Plan* that provides a framework for planning and providing social infrastructure more efficiently and effectively now and into the future.

1.2 Defining social infrastructure

While social infrastructure can be interpreted in relatively broad terms, this project has a specific focus on the physical dimensions of social infrastructure. The City of Playford, for this project, has narrowed the definition of social infrastructure to focus on the built form, and has defined social infrastructure as:

The built component that includes a variety of buildings, grounds and other assets used for community purposes (community facilities, libraries, recreation, youth, arts, culture, performance and life cycle target facilities).

The definition, while focused on built form, does acknowledge that "service provision and community development processes influence built form requirements" and "should be taken into account".

It should be noted that the City of Playford has commissioned a separate study to examine indoor recreation needs. It is likely that the recommendations from that study will be integrated with this plan in the future. The *Social Plan for Services and Infrastructure* does not look at outdoor recreation and open space needs which are examined as part of the City of Playford's open space and recreation planning.

1.3 Methodology

This study has been developed according to the following stages.

Stage 1: Existing situation analysis which included:

- Policy and document review including relevant local plans and policies as well as analysis of social infrastructure plans from other places
- Existing community profile analysis
- An audit and assessment of existing community facilities in the City of Playford
- Communications and engagement including interviews with local community organisations, service providers and developers and a workshop and follow up discussions with government agencies involved in social infrastructure provision.

Stage 2: Growth and change analysis which included:

- Population projections analysis to understand the nature of population growth and change in Playford over the next 30-40 years
- Needs analysis to determine future social infrastructure requirements.

Stage 3: Planning social infrastructure which included:

- An analysis of leading practice case studies to determine an approach and guiding principles for future provision
- Consideration of existing social infrastructure planning standards and adapting them to the City of Playford
- Understanding of the implications of the proposed City of Playford activity centres hierarchy for future social infrastructure provision

- Identification of likely social infrastructure requirements
- Development of appropriate delivery models and facilities concepts

Stage 4: Plan development which included:

- Drafting and finalisation of the report and production of the accompanying maps
- Developing recommendations and identifying priorities for future social infrastructure provision.

“ Social infrastructure includes a variety of buildings, grounds and other assets used for community purposes (community facilities, libraries, recreation, youth, arts, culture, performance and life cycle target facilities) ... while focused on built form ... service provision and community development processes influence built form requirements.

2. Roles and Responsibilities

2.1 City of Playford roles and responsibilities

Local government has a number of key roles to play in planning and providing social infrastructure. An important function of the *Social Plan for Services and Infrastructure* is to clarify the various roles of the City of Playford and communicate them clearly to community members and other stakeholders including delivery partners. Although, the *Social Plan for Services and Infrastructure* focuses on social infrastructure provided by Council, it is also important to consider other social infrastructure and services provided by various government and non-government agencies. This is necessary in order to conceptualise social infrastructure as a ‘network’ of facilities and services and to take a coordinated and integrated approach to its planning and delivery.

This section of the report outlines the roles and responsibilities of the City of Playford in the provision of social infrastructure and the roles and responsibilities of other stakeholders including Federal and State Government agencies, non-government organisations, the private sector and business/industry.

Table 2.1: City of Playford Social Infrastructure Roles¹

General roles	General definition	City of Playford specific role
Leadership	Leading the community, setting an example, setting direction for the future	Important role for City of Playford in strategic planning for long term social infrastructure needs. Development of evidence base as foundation for future plans and for use as an advocacy tool
Owner	Obligations as manager of community assets	Currently City of Playford is frequently the facility owner for social infrastructure assets. There are some exceptions such as the Munno Para Library which is leased. Alternative ownership models may need to be considered in the future as part of Council’s overall asset management planning
Planner	Planning for future growth and change, identifying requirements to meet the future needs of the community	Key role, includes planning, and providing land, for community facilities. The integration of social infrastructure planning into the structure planning process is a priority for City of Playford given the extent of the proposed growth in the area. Council also has some role in service planning with a co-design approach (involvement of service users in service development and design) seen as a potential direction for the City of Playford. Planning involves needs assessment including community consultation and needs identification.
Information provider	Distributing of or displaying community information, developing resources to promote community understanding and to inform decision making	Acting as a referral source for agencies and organisations seeking to utilise community facilities for program space and for service delivery. City of Playford also has a role in providing evidence based needs analysis on social infrastructure requirements to support growth and development. A further information role is a form of social marketing which focuses on the importance of promoting the use of community facilities by the Playford community and emphasising the positive role that they play
Advocate	Making representations on behalf of the community	Advocacy is seen as a fundamental role of local government in relation to social infrastructure planning and provision. This involves advocating for funding and other support to enable effective social infrastructure provision as well as advocating for service/program delivery in the area
Facilitator	Bringing together stakeholders, or joining with other stakeholders, to pursue a shared interest	Working collaboratively with stakeholders (including community members) as well as encouraging collaboration between other groups including state agencies, developers and community organisations. Collaboration will be key to pursuing the cooperative arrangements that are required to achieve the vision for social infrastructure for the City of Playford that centres on co-location, shared use and the general integration of social infrastructure into structure plans and master plans
Agent/broker	Providing a service on behalf of another party that funds a service	Beyond social infrastructure planning and provision, the City of Playford will continue to have a role in service delivery. As a broker, the City will deliver services on behalf of a contracting agency. This is a continuation of the current situation with, for example, the City of Playford delivering a range of HACC-based services (Home and Community Care) services on behalf of the Federal and State Government
Funder	Contributing funds or resources, as one of a number of parties that contributes	The City of Playford is moving towards a more ‘true cost’ approach to ensure greater transparency about what Council provides and the level of financial support and subsidy it contributes. Funding for social infrastructure will likely continue to be through external partnership arrangements with no single entity likely to be able to support the full capital and operational costs
Service provider	Directly providing a service	The City assumes the role of service provider when a service for which a need has been identified is not provided by others.
Land provider and urban planner	Providing land or ensuring land is provided for social infrastructure	The City of Playford through its planning controls ensures that land for social infrastructure is provided in new development areas where possible whether through direct provision or ensuring that structure plans and master plans incorporate land dedicated for community use and guide social infrastructure to appropriate locations
Collaborator/partner	Participating in partnerships for the delivery of social infrastructure	The City participates directly in partnership arrangements with State Government and potentially the private sector to plan and provide social infrastructure. A current example of this is the Playford Alive initiative and the partnership with State Government.

¹ Based on identification of roles prepared by the City of Onkaparinga

2.2 Roles of other stakeholders

The following table outlines the roles and responsibilities of other stakeholders (government and non-government) in the provision of social infrastructure.

Table 2.2: Social Infrastructure Roles of Other Stakeholders

Roles	Commonwealth Government	State Government	Renewal SA ²	Private Sector Developers	Community organisations/service providers	Business/industry	City of Playford
Leadership	(policy maker) ✓	✓	✓	✓	✓		✓
Owner		✓			✓	✓	✓
Planner		✓	✓	✓	✓		✓
Information provider		✓	✓	✓	✓	✓	✓
Advocate		✓	✓	✓	✓		✓
Facilitator		✓	✓	✓	✓		✓
Agent/broker		✓					✓
Funder	✓	✓	(land sales) ✓	✓	✓	(sponsorship) ✓	✓
Service provider		✓			✓		✓
Land provider		✓					✓

Definition of roles

- Leadership – leading the community, setting an example, setting direction for the future
- Owner – obligations as manager of community assets
- Planner – planning for future growth and change, identifying requirements to meet the future needs of the community
- Information provider – distributing or displaying community information, developing resources to promote community understanding and to inform decision making
- Advocate – making representations on behalf of the community
- Facilitator – bringing together stakeholders, or joining with other stakeholders, to pursue a shared interest
- Agent or broker – providing a service on behalf of another party that funds a service
- Funder – contributing funds or resources, as one of a number of parties that contributes
- Direct service provider – Directly providing a service
- Land provider – providing land for social infrastructure.

² Renewal SA, although part of State Government, has been separated out due to its specific land development role. Renewal SA also has an active role in negotiating infrastructure requirements with developers and other funders.

3. Policy and literature review

3.1 State policy context

The *30 Year Plan for Greater Adelaide* provides a strategy for the sustainable growth with a target population growth of 560,000 people. The Northern Adelaide Region, which includes the City of Playford, is earmarked to incorporate a substantial proportion of Adelaide’s growth – 30% or 169,000 people.

Key strategies identified in the *30 Year Plan* and endorsed by Cabinet include:

- Creating a vibrant city
- Renewing our neighbourhoods – safe and healthy
- Affordable places to live
- Increasing opportunities and life chances for children
- Growing an advanced manufacturing industry
- Realising the benefits of the mining boom for all South Australians
- Clean, green food as a competitive edge.

The 30 Year Plan identifies key polices and related targets for the general development of Greater Adelaide. Those of relevance to planning for social infrastructure in the City of Playford include:

- Establishment of key corridors and centres – directs the majority of growth to occur in existing areas and specifies the establishment of a hierarchy of activity centres. Elizabeth is identified in the Plan as a regional centre and Munno Para a major district centre. Elizabeth also identified as a future transit oriented development
- New growth areas – For the incorporation of additional growth, a number of new growth areas are identified. A number of these are located in the City of Playford including Angle Vale, Buckland Park, Playford North extension/Munno Para Downs and Virginia/Virginia North. The plan also identifies priorities for land release (0-15 years and 16-30 years)

with areas like Virginia North in the latter timing category

- Urban design – Recognises the role that urban design plays in creating distinct and socially sustainable communities. The 30 Year Plan encourages the creation of public spaces that promote vibrancy, a sense of place, safety and connectedness. It also directs the creation of opportunities for people in all stages of life to be physically active in their neighbourhoods
- Communities and social inclusion – Emphasises the importance of shared spaces that can be used by a wide range of people for activities and cultural events to help build community cohesion. Spaces and community facilities are identified as particularly important
- Health and wellbeing – Acknowledges the links between development that supports healthy lifestyles and the physical and mental wellbeing of the community. Policies within the plan relate to reducing car travel, incorporating cultural initiatives, access to services and facilities, accessible high quality open spaces and the inclusion of community building initiatives
- Social infrastructure – Recognises the importance of co-locating government services in key centres, integrating health and educational facilities with transport services and near retail centres and the integration of new community sporting hubs and links with transport services
- Open space, sport and recreation – Acknowledges the importance of open space to the creation of liveable, healthy communities. It also encourages the integration of sporting facilities that are accessible by all.

An important aspect of the state policy context, not addressed in the *30 Year Plan*, is the lack of a formal contributions scheme which exists in most other states in Australia. Experience from other states demonstrates that

although they are not a sole source of capital funding, formal contributions are an integral part of the funding of social infrastructure.

3.2 City of Playford policy context

A review of key City of Playford strategic documents³ identified the following relevant themes and issues:

- The City of Playford is committed to the development of a strong, cohesive, connected and safe and healthy community that is engaged in lifelong learning and employment
- Establishing community wellbeing relies on addressing and improving education, training and employment as well as a broad range of factors including the physical environment, access to services, social support networks, early life development and individual behaviours
- The importance of working with State and Federal governments in the development of infrastructure to support the sustainable development of the City
- Council’s Annual Budget for the 2011/12 financial year delivered a total of \$101.5 million in services to the Playford community while reporting an operating deficit of \$3.6 million. The 2011/12 budget includes a capital project expenditure budget of \$25.9 million which can be broken into \$12.2 million – renewal or replacement of existing services and \$13.7 million – delivery of new or enhanced services. Of the proposed new and enhanced services the following are relevant to social infrastructure :
 - Angle Vale Community Sports Facility (maintenance for the new facility, club room and sports grounds) - \$78,500

- Angle Vale Community Sports Facility (completion of building works and external works) - \$500,000
- Northern Sound System Forecourt (development of a plan for State Government funding) - \$5,000
- Northern Sound System Forecourt (completion of stage three of the Skate Park development) - \$70,000
- Playford Community Fund Annual Contribution (funding to the Playford Community Fund to assist in the provision of administrative support and rent for the premises) - \$27,000
- Virginia Air Conditioner (maintaining and depreciating the new reverse cycle air conditioning system at the Virginia Community Centre) - \$20,000
- Council has received \$13.1M funding from the Federal Government for the Stretton Centre which will include the following functions: library, community centre and a training and employment hub. The Stretton Centre will be built in the centre north of Curtis Road.

Council has now adopted the 2012/2013 Annual Business Plan which includes a \$8 million upgrade of the John McVeity Community Centre.

“ The Northern Adelaide Region, which includes the City of Playford, is earmarked to incorporate a substantial proportion of Adelaide’s growth – 30% or 169,000 people.

³ *Playford Community Plan, City of Playford Wellbeing Plan, City of Playford State of the City Report 2011, City of Playford Council Plan 2011/12 – 2014/15, City of Playford Long Term Financial Plan 2011/12 – 2020/21*

3.3 Literature and document summary⁴

Common relevant features of the review of literature and documents related to social infrastructure planning, including plans from other local governments and authorities, include:

- Common purposes of the plans are to facilitate consistency, promote equal access, assist in funding delivery, address the needs of growing populations
- Facility audits are used to form the basis of determining whether current facility provision levels meet population demands, to what extent existing facilities can accommodate future population demands (particularly within the City's new urban development areas) and identification of any gaps in community facility/service supply
- The importance of good population forecasts to understand the extent and timing of future population growth
- The identification of a social infrastructure hierarchy mostly based around regional, district, local and neighbourhood levels of provision but (importantly) developed to address the specific circumstances of each local government area
- Matching of a social infrastructure hierarchy to an urban or centres hierarchy based on an area's land use planning framework
- The use of standards of provision, with standards from other places used as a starting point but further developed and adapted to suit local circumstances. Standards are used to indicate desired levels of provision but in most cases are interpreted as a guide only
- Models of provision that share the following features:
 - Multipurpose facilities
 - Shared use infrastructure
 - Higher order infrastructure
 - Activity centres/community hubs
 - Activity centres/main street design
 - Healthy by design
 - Community safety
- Recognition of the role and purpose of social infrastructure including the value it can add to new urban areas and an understanding that neighbourhoods are planned around their community infrastructure nodes and hubs – the community goes to these nodes to work, shop, learn, play and socialise. The way the nodes look and function contributes to the neighbourhood and overall community sense of place, pride and connection
- The design and components of community buildings and open space areas help to define the community's character and reflects an area's character and identity. The services and activities that are available in these nodes also contribute to the community's level of health, sense of wellbeing, connection and place
- The use of collaborative processes in many examples involving local government, state government agencies and developers
- The *Planning for Community Infrastructure in Growth Areas* document (Victoria) also identified a number of lessons from case studies that they conducted that are likely to have some relevance to the City of Playford. Those lessons include:
 - Plans need to be informed by community infrastructure assessments which outline in detail the infrastructure required, cost and the recommended timing of its provision
 - Land areas should be large enough to easily accommodate the facilities designated for the site, provide for future expansion and change over time
 - The dimension, topography, and location of the land designated for community infrastructure need to be suitable for its proposed use/s. The land should be free of encumbrances that may constrain its use
- Land areas of at least 0.8 hectares for multipurpose centres and 8 hectares for active sporting reserves are required. Multipurpose centres should accommodate a range of services and activities including preschool, maternal and child health, early intervention, visiting services, allied health, planned activity groups, cultural activities, recreation activities, playgroups, etc.
- Community hubs need to be master planned during strategy development to ensure that sufficient land is allocated for all the component elements
- Agreed service/facility models with information on the size and configuration of indoor and outdoor spaces are needed to determine land areas and costs. The service/facility model should have flexibility to cater for changing needs, trends, policies
- Residential amenity should be paramount when choosing locations for, and size of active sporting reserves and their component facilities. Adequate buffers, facility orientation and design need to be considered when locating facilities/playing fields near houses
- Locating playing fields next to schools gives them prominence and optimises their use
- Development of joint facilities with schools should be carefully planned to ensure that the end facility is suitable for community sport and other uses
- The ultimate size of any built facilities should be taken into consideration when choosing locations for these facilities
- Provision should be made in the design and allocation of open space for facilities and infrastructure to cater for outdoor community/cultural events. Open space may be multifunctional and provide for both active and passive recreation.

“Neighbourhoods are planned around their community infrastructure nodes and hubs – the community goes to these nodes to work, shop, learn, play and socialise. The way the nodes look and function contributes to the neighbourhood and overall community sense of place, pride and connection.”

Growth Areas Authority (2008), *Planning for Community Infrastructure in Growth Areas*, Victoria

⁴ Literature and documents reviewed are identified in the Appendix

4. Existing situation

4.1 Community profile

Key characteristics of the City of Playford community are shown below based on the 2011 Australian Bureau of Statistics Census of Population and Housing.

Age

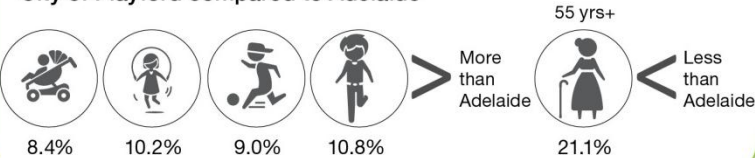
Years	Playford %	Adelaide ¹ %
0-4	8.4	6.0
5-11	10.2	8.1
12-17	9.0	7.5
18-24	10.8	9.8
Median age	32 years	39 years

The City of Playford has a greater percentage of its population in all age groups 0-24 years compared to Adelaide.

Years	Playford %	Adelaide %
55-64	9.4	12.0
65+	11.7	15.5

The City of Playford has a smaller percentage (21.1%) of its population in age groups 55 years and over compared to Adelaide (27.5%). However, the percentage of 55-64 year olds in Playford has increased from 8.1% in 2001 to 9.4% in 2011 (a similar rate of increase to Adelaide).

City of Playford compared to Adelaide



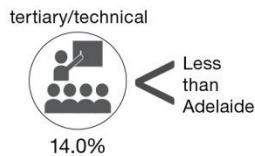
Education

Persons attending a secondary school or tertiary/technical institution

Institution	Playford %	Adelaide %
Secondary school	21.0	19.4
Tertiary/technical	14.0	24.8

2011 figures show that the percentage of people attending a secondary school is higher in Playford, compared to Adelaide. However, the percentage of people attending a tertiary or technical institution is significantly lower in Playford, compared to Adelaide.

City of Playford compared to Adelaide



Families and households

Family structure	Playford %	Adelaide %
Couples with children	40.2	42.6
Couples w/out children	32.7	38.7
One parent families	25.5	16.9

The City of Playford has a smaller percentage of couples with children and couples without children compared to Adelaide.

The percentage of couples with children in the City of Playford has decreased from 44.3% in 2001 to 40.2% in 2011.

The percentage of one parent families in the City of Playford has increased from 22.4% in 2001 to 25.5% in 2011.

City of Playford compared to Adelaide



Housing tenure

	Playford %	Adelaide %
Fully owned	20.8	31.5
Being purchased	39.8	36.4
Rented	36.1	28.1

The percentage of dwellings that are fully owned in Playford is less than in Adelaide; while the percentage of dwellings that are being purchased is higher in Playford.

The percentage of dwellings that are being rented in Playford (36.1%) is significantly higher than in Adelaide (28.1%). (Rented includes public housing).

Playford is showing a decreasing trend from 2001-2011 for dwellings that are fully owned (25.7% to 20.8%) and an increasing trend for dwellings that are rented (32.8% to 36.1%).

City of Playford compared to Adelaide



Income

Median household weekly income

	Playford %	Adelaide %
Income	\$896	\$1,106

While median household weekly income in Playford is considerably less than Adelaide, income in Playford has increased from \$583 in 2001 to \$896 in 2011 (a similar rate of increase to Adelaide).

City of Playford compared to Adelaide



Cultural diversity

	Playford %	Adelaide %
Indigenous	3.0	1.3
Overseas born	21.7	25.4

Playford has a higher percentage of indigenous people but a lesser percentage of people born overseas than Adelaide. In Playford in 2011, the main languages spoken, other than English, were:

- Italian
- Vietnamese
- Greek
- Kirundi.

The percentage of indigenous people in Playford has increased slightly from 2.3% to 3.0% from 2001 to 2011 (this represented a numerical increase from 1,532 to 2,353).

The overseas born population in Playford has decreased from 25.3% to 21.7% from 2001 to 2011. The largest group, other than those born in Australia, were those born in the United Kingdom (with 9,252 people identifying as born in the United Kingdom).

City of Playford compared to Adelaide



1. Adelaide refers to the Australian Bureau of Statistics area - Greater Adelaide (Greater Capital City Statistical Area)

4.2 Community Feedback – Playford Community Plan

The City of Playford’s most recent whole of city community planning process, *Picture Playford 2043*, asked questions like ‘what is the community’s long term vision for Playford?’, ‘what they want to take into the future?’, ‘what do they want to change?’, ‘will they still be here and why?’, ‘what will Playford look and feel like?’

Some of the key themes, as well as key strengths and challenges, identified by the community are illustrated here.

Key themes



Strengths and challenges

strengths		challenges	
Convenience (live, work and play in the same place)	Cultural diversity	Addressing stigma and poor reputation of the Northern suburbs	Addressing intergenerational unemployment
Mix of rural and urban areas (lifestyle choice)	Community spirit and unique character	Improving access to transport	Improving the quality of infrastructure in open space
Opportunities that come with growth (new communities, new services)	Regeneration (new integrated facilities i.e. super schools, sporting facilities, shopping centres, health centres)	Addressing the lack of community facilities i.e. community centres, integrated sporting facilities	Addressing the lack of activities/things to do (particularly in more rural communities and activities for young people)
Passionate workers driving service delivery and making changes 'evolution of the north'	Proactive and giving community through volunteering and community activities	Addressing welfare mentality and service dependency	Improving health services
Sporting culture contributing to community building	Housing affordability	Encouraging attractive development	Improving communication between service providers (information sharing)
Elizabeth City Centre shopping facilities	Recognition of the benefits of a well planned community	Encouraging greater community participation and volunteering (particularly in sporting clubs)	

- Additional issues raised in the consultation for this plan included:
- Some perceived strengths can also be challenges in facility and service provision, such as cultural diversity and the existence of rural areas
 - Additional challenges include literacy levels and the existence of sections of the community with intense and complex family and social issues including disability and mental health issues.

4.3 Existing facilities

Map 4.2 Existing facilities

This map shows the distribution of existing community facilities across the City of Playford. Key observations include:

- The concentration of facilities around the Elizabeth Regional Centre with 5 of the 12 facilities identified located either in or close to the Elizabeth Regional Centre
- The relatively few facilities (2) in the western district with the 2 Virginia facilities the only existing facilities in this area (reflecting a relatively low existing population)
- The relatively few facilities (2) in the eastern district with this level of provision also reflecting the relatively low population in this area.

Facility audit results (see Appendix on page 54 for explanation of the process and the ratings) show that the highest rating existing facilities were:

- Playford Civic Centre/Library
- Northern Sound System
- Virginia Institute
- Angle Vale Community Sports Facility
- Grenville Community Connections Hub.

Common features of these facilities included:

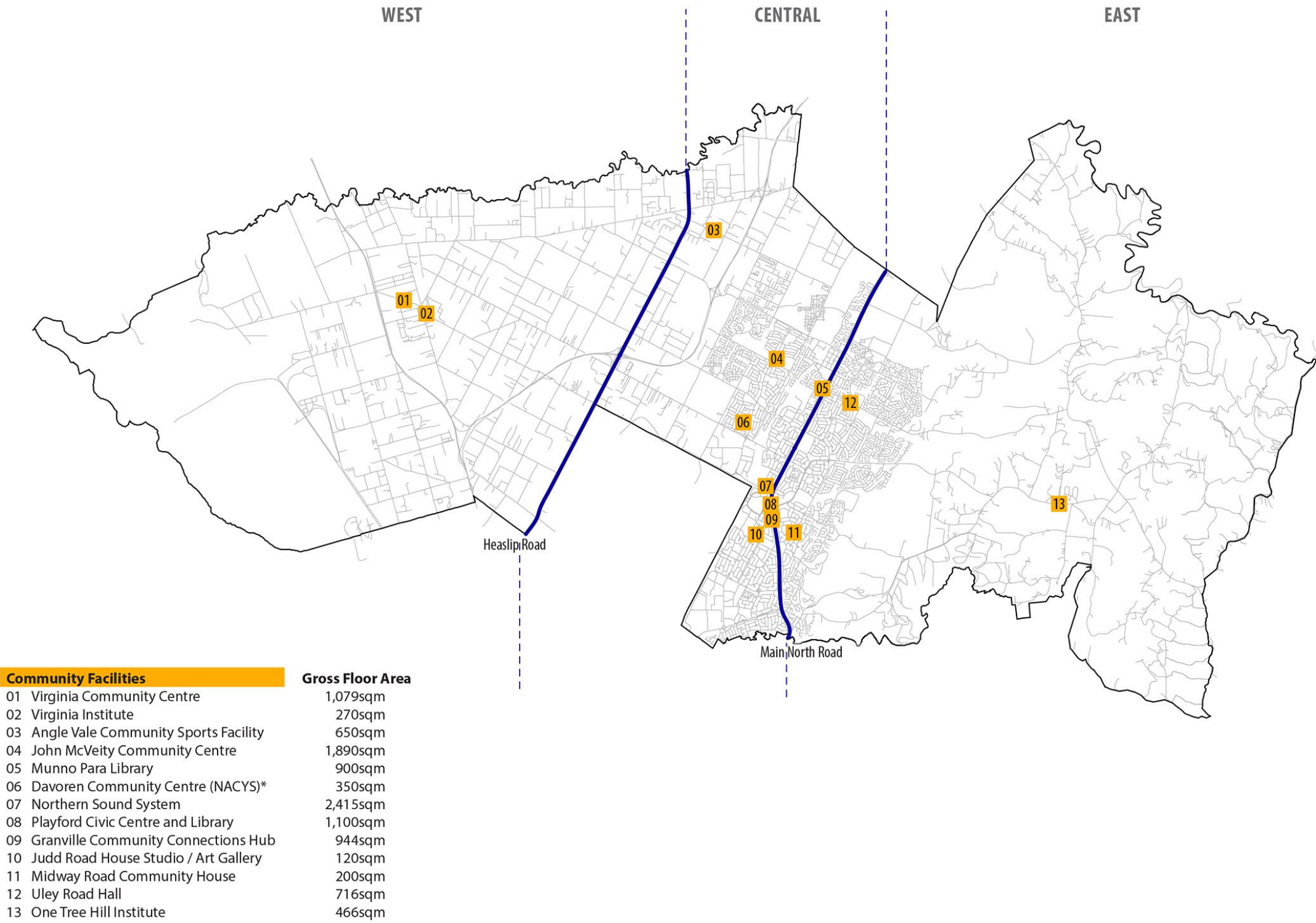
- Good locations with access to public transport and good pedestrian and bicycle links
- Relatively prominent locations and design and signage that easily denotes them as community facilities
- Reasonable accessibility for people with any ability
- A design that enables multiple activities to occur within the space.

The lowest scoring facilities were:

- Davoren Community Centre (NACYS)
- Judd Road House Studio/Art Gallery
- Midway Road Community House.

Common features of these facilities include:

- A lack of visual prominence and difficult in determining if a community facility
- Poor building condition
- Limitations of accessibility including for pedestrian access to some locations.



* Not City of Playford owned

5. Consultation

5.1 Process

This project has involved a stakeholder engagement process that has included consultation with government and non-government agencies and organisations involved in the provision of social infrastructure and services in the City of Playford. The consultations were conducted to understand community needs, the existing provision of social infrastructure and services and to understand the process of provision for other social infrastructure not provided by Council. The following activities were conducted:

- Interviews with organisations providing community services and programs in the City of Playford
- Interviews with property developers with projects in the City of Playford
- An interagency workshop with government agencies involved in the provision of social infrastructure.

(The Appendix includes a list of the agencies and organisations involved in the consultation process.)

Community consultation has also been undertaken including:

- Displays in shopping centres
- Online feedback through the City of Playford website
- Public displays in City of Playford libraries.

(Community needs were also identified through consultation with community service providers).

5.2 Summary of feedback

Some of the key implications of the consultation process for the *Social Plan for Services and Infrastructure* include:

- There are opportunities to explore a ‘community hub’ type model where a range of facilities and services could be co-located to enhance integration and connection between services

- There is capacity for some facilities such as libraries to become more multifunctional and to also provide space for groups and programs targeting all ages
- Local level neighbourhood houses were recognised as important in Playford but access to them was seen as limited. This level of provision (small scale, neighbourhood level) will need to be carefully considered in future planning with the sustainability of providing multiple small scale facilities in the future likely to have implications for Council’s capacity for facilities management and operations
- Shared facility models are seen as important with opportunities to work more closely with schools seen as important for the future
- Transport is identified as a significant barrier. Future facilities should be located near train stations and other major transport nodes
- The range of government agencies involved in social infrastructure planning is seen as complex, particularly when each agency appears to have its own separate agenda and plans
- There appears to be some scope in the Structure Planning process to improve how social infrastructure is addressed and to develop a more consistent and comprehensive approach to social infrastructure planning.

The consultation process has also highlighted that a number of agencies are undertaking separate studies relevant to establishing demand and identifying provision requirements in the City of Playford. However, these studies appear to be largely occurring independently with little knowledge, understanding or opportunities for input outside of the responsible agency. This again appears to be a symptom of the lack of a coordinated approach to the planning and provision of social infrastructure and again highlights the need for greater cooperation and collaboration among state agencies and between state and local government.



There appears to be some scope in the Structure Planning process to improve how social infrastructure is addressed and to develop a more consistent and comprehensive approach to social infrastructure planning.

6. Population Growth and Change

Population growth is a key determinant of demand for social infrastructure and is recognised as an important part of the needs analysis for this *Social Plan for Services and Infrastructure*. An analysis of the existing and projected future population of the City of Playford has been undertaken to understand population growth and distribution across the city. Population data and projections indicate the growth of the City from 79,115 people in 2011 to over 180,000 people by 2050.

The following provides an outline of this growth and change and is based on City of Playford medium growth scenario population projections.

6.1 Existing population

Data from the Australian Bureau of Statistics (ABS) 2011 *Census of Population and Housing* indicates a City of Playford total population of 79,115 in 2011.

The following table (based on information supplied by the City of Playford) indicates the distribution of this population across the City in 2011. In 2011, infill areas or existing, established suburbs contained the majority of the City’s population – 54,645 people or approximately 69% of the total population. Newly established suburbs (growth areas) contained 24,470 people (or 31% of the total population).

Table 6.1: Existing population (2011)

Area	Population 2011
Growth areas	
Munno Para suburbs	6,212
Andrews Farm/Penfield	7,565
Blakeview	5,093
Playford North extension	676
Virginia	2,284
Angle Vale	2,363
Buckland Park	277
Total growth areas	24,470
Infill areas	
Peachey Belt (Smithfield Plains and Davoren Park)	9,278
Elizabeth suburbs	40,481
Smithfield	1,594
Elizabeth TOD	1,039
Neighbourhood centres	650
Other	1,603
Total infill areas	54,645
Total Population	79,115

6.2 Population growth

The City of Playford is predicted to experience significant growth over the next forty years. The *30 Year Plan for Greater Adelaide* projects that the population of Adelaide and environs will increase by approximately 560,000 over the next 30 years (2011-26). A significant proportion of this growth is projected to occur in the Northern Adelaide region and the City of Playford specifically, highlighting the strategic significance of this area to achieving the SA State Government’s growth targets.

The predicted population growth for the City of Playford, based on a medium growth scenario, is outlined in the following table.

Table 6.2: Medium Population Growth Projections for the City of Playford

Year	Population increase (people)	Total population (people)
2011		79,115
2011-2020	28,789	107,904 (at 2020)
2021-2050	75,110	183,014 (at 2050)
2050+	6,699	189,713

6.3 Population distribution

It is important to understand the distribution of the future population across the City in order to understand future population needs and demand for social infrastructure.

The majority of population growth is predicted to occur within growth areas which collectively are expected to grow by 24,281 people between 2011 and 2020 and by a further 67,938 people between 2021 and 2050. In 2020, growth areas are predicted to house approximately 45% of the total population. By 2050 these areas will grow significantly and will house approximately 64% of the total population.

Infill developments will also house additional residents. These areas collectively are predicted to grow by 4,508 people between 2011 and 2020 and a further 7,172 people by 2050.

The following table indicates the distribution of population growth and predicted population numbers (based on a medium growth scenario).

Table 6.3: Projected Population Growth in Growth and Infill/Established Areas to 2050

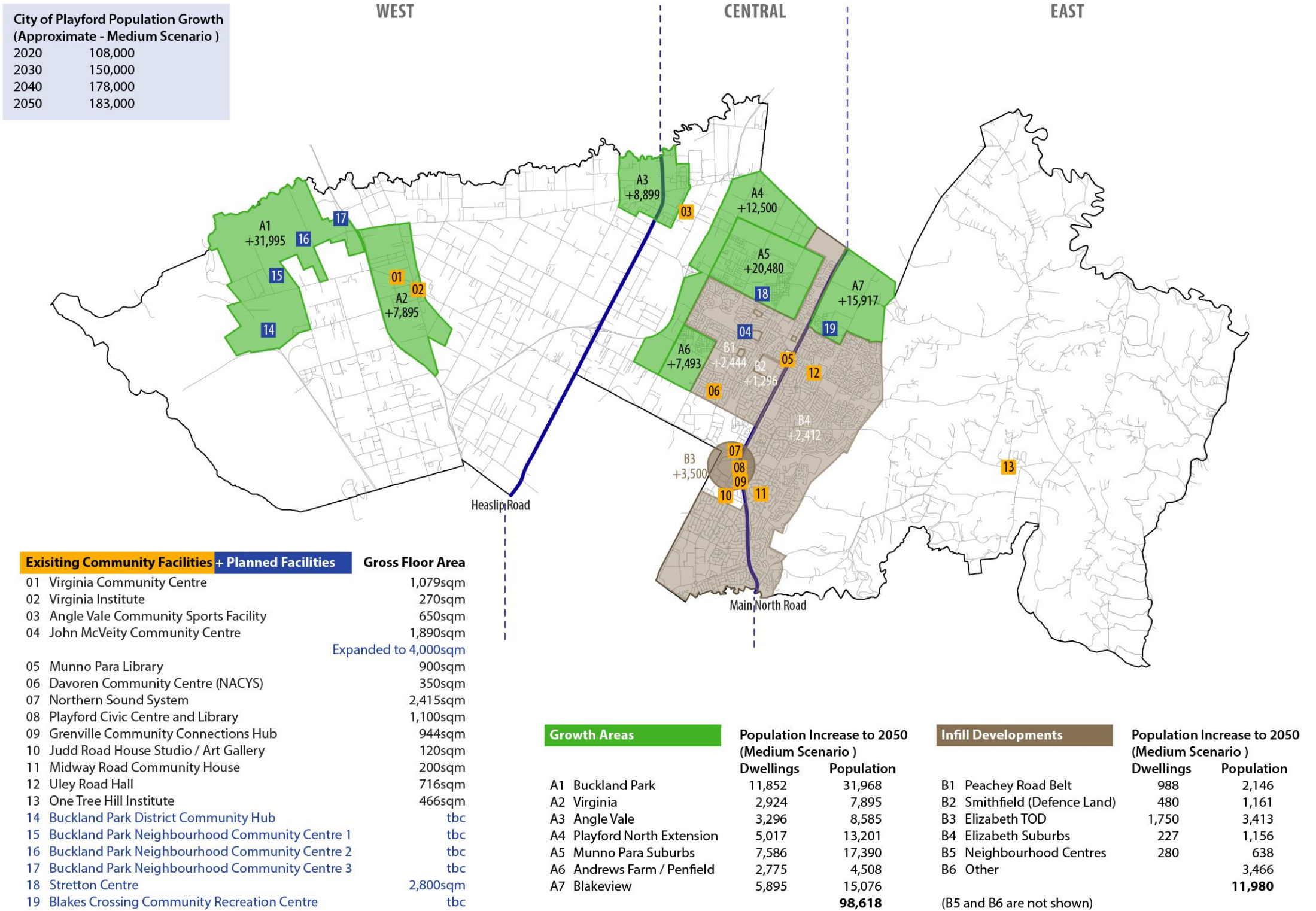
Area	Existing Population	Population Growth		
	2011	2011-2020	2021-2050	2050+
Growth areas				
Munno Para suburbs	6,212	8,692	8,698	
Andrews Farm/Penfield	7,565	4,015	493	
Blakeview	5,093	4,594	10,482	
Playford North extension	676	2,340	10,861	
Virginia	2,284	2,038	5,857	
Angle Vale	2,363	1,029	7,551	
Buckland Park	277	1,573	23,996	6,399
Total growth: Growth areas		24,281	67,938	6,399
Total population: Growth areas	24,470	48,751	116,689	123,088
Infill areas				
Peachey Belt	9,278	1,012	1,134	0
Elizabeth suburbs	40,481	1,156	0	0
Smithfield	1,594	176	985	0
Elizabeth TOD	1,039	1,080	2,333	0
Neighbourhood centres	650	297	341	0
Other	1,603	787	2,379	300
Total growth: Infill areas		4,508	7,172	300
Total population: Infill areas	54,645	59,153	66,325	66,625
Total growth		28,789	75,110	6,699
Total Population	79,115	107,904	183,014	189,713

Map 6.1 on the following page shows the spatial distribution of the growth in the City of Playford and its location in either growth or infill areas.

Map 6.2 on the page after, shows the total population in key development areas across the City of Playford. This map highlights total population which is the critical determinant of social infrastructure demand.

Map 6.1: Growth Map – Location of Growth Areas 2010-2050

This map illustrates the growth and change information presented on the previous page. It provides a spatial representation of where the key growth and infill development areas are located, the extent to which they are expected to grow, and their relationship to existing and proposed community facilities.



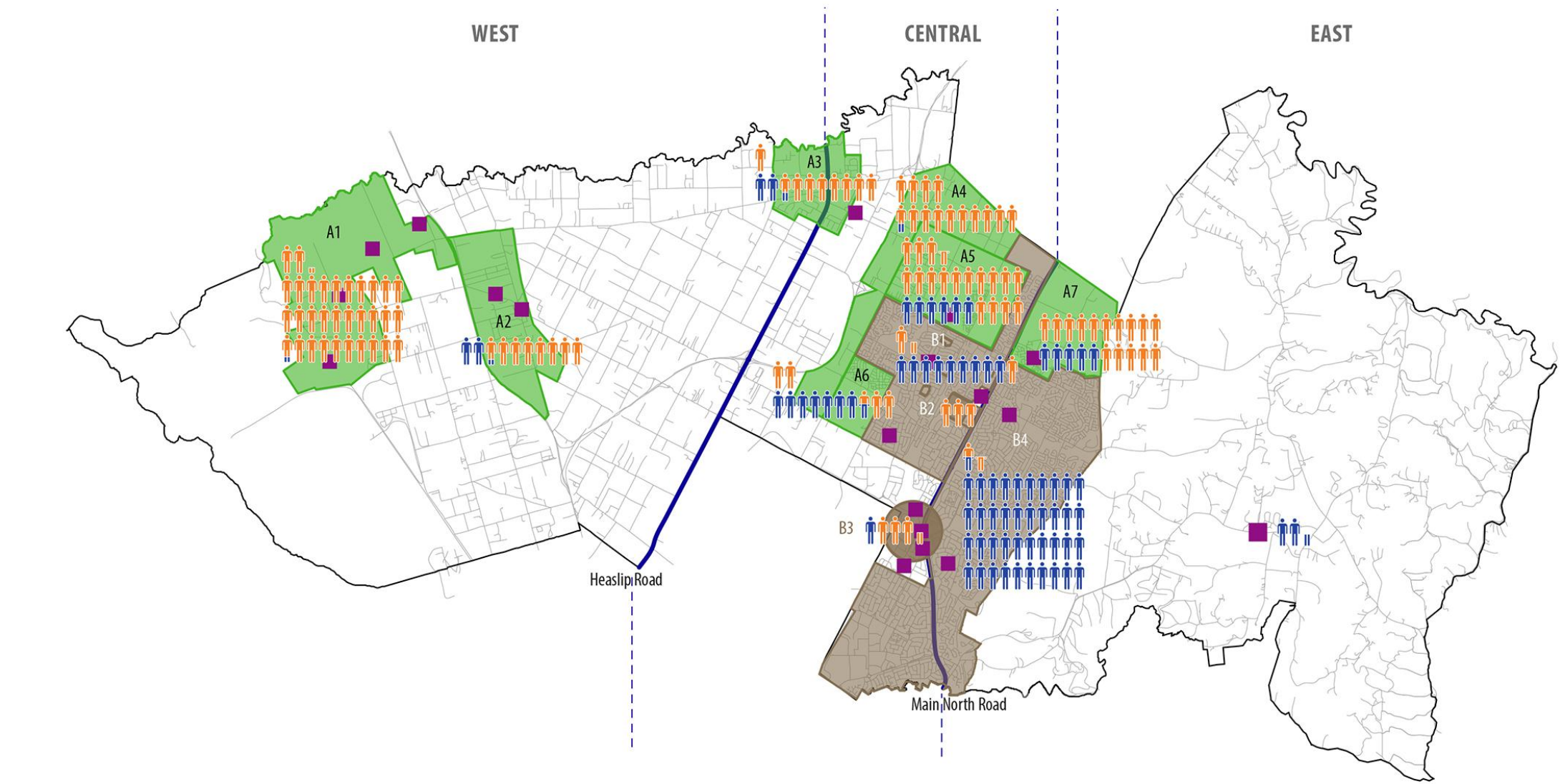
Map 6.2: Total Population Map – Total 2050 Projected Populations in Key Development Areas

This map illustrates the nature of population growth in key development areas across the City of Playford. Blue figures represent existing population (1 figure per 1,000 people) and orange figures represent new population or growth to 2050 (1 figure per 1,000 people). Areas with a lot of orange figures are high growth locations, while areas with a lot of blue figures are locations with high existing populations.

The map illustrates one of the key challenges for the City of Playford in the comparison between new and existing areas.

For example, area A1 Buckland Park shows a population increase from 277 people in 2011 to 32,245 in 2050. While the scale of this growth is significant and will create substantial demands for additional social infrastructure, because it is a new area under single ownership that will be subject to a formal master planning process, there is an opportunity for the City of Playford to work with the developer and state agencies to plan strategically for social infrastructure for this area. The development of the land, and the accompanying master planning process, has the potential to act as a catalyst for the provision of social infrastructure.

By contrast, area B4 the Elizabeth suburbs will only increase in population by around 1,200 people but its ultimate population will be 41,637. The growth here is in an established area with a significant existing population. Growth in Elizabeth is much more incremental in nature and involves multiple land ownership. As a result the same opportunities to leverage the growth to negotiate with developers and agencies for social infrastructure provision do not exist.



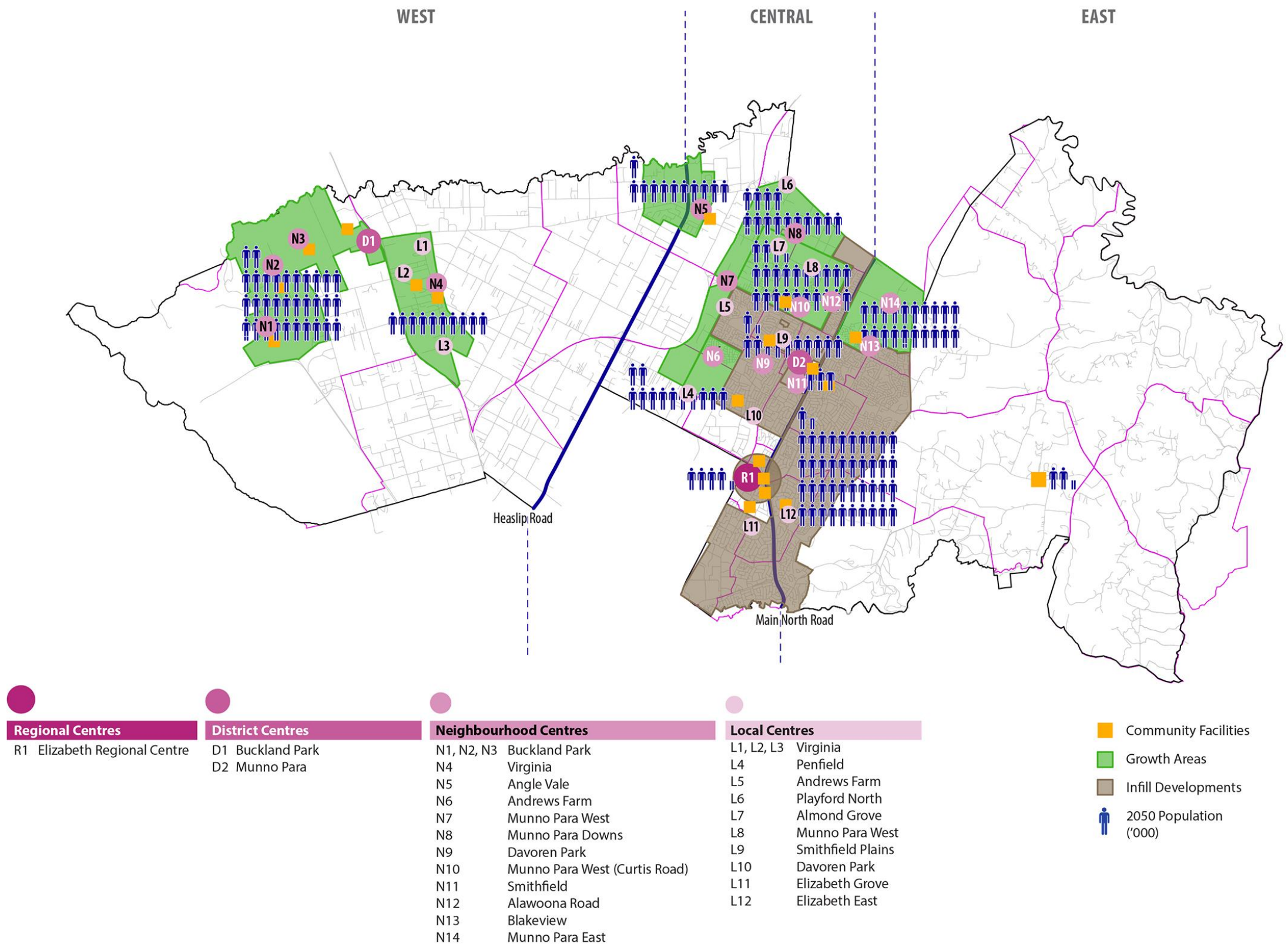
Legend	City of Playford Population Growth (Approximate - Medium Scenario)		Growth Areas	Total Population 2011	Total Population 2050	Infill Developments	Total Population 2011	Total Population 2050
	2020	2050						
Community Facilities (Existing and Planned)	108,000	150,000	A1 Buckland Park	277	32,245	B1 Peachey Belt	9,278	11,424
2011 Population ('000)	178,000	183,000	A2 Virginia	2,284	10,179	B2 Smithfield (Defence Land)	0	2,755
Increase in Population in 2050 ('000)			A3 Angle Vale	2,363	10,943	B3 Elizabeth TOD	1,039	4,452
			A4 Playford North Extension	676	13,877	B4 Elizabeth Suburbs	40,481	41,637
			A5 Munno Para Suburbs	6,212	23,602	B5 Neighbourhood Centres	650	1,288
			A6 Andrews Farm / Penfield	7,565	12,073	B6 Other	3,197	5,069
			A7 Blakeview	5,093	20,169		54,645	66,625
				24,470	123,088	(B5 and B6 are not shown)		

Map 6.3 Urban centres hierarchy

Future social infrastructure planning and provision should link with, and respond to, the existing and proposed hierarchy of centres within the City of Playford.

Future directions for social infrastructure provision, as expanded on in the following section, emphasise the location of social infrastructure in established activity centres with good access to transport and where there is the opportunity to co-locate with other services.

The City of Playford’s urban centres hierarchy, as shown on this map, provides a framework for the location of future social infrastructure across the city.



7. Social Infrastructure Planning Framework

7.1 Social infrastructure vision for Playford

A vision workshop was held with City of Playford staff from a range of departments. The key objective of the workshop was to determine an agreed vision for social infrastructure in the City of Playford. From this workshop, a vision for social infrastructure was developed. This vision was then discussed with Elected Members to develop the final vision outlined below.



Social infrastructure in the City of Playford caters for multiple uses, providing for a wide range of activities during the day and throughout the evening. Social infrastructure addresses both residents’ needs and interests. It is viewed as an important physical part of the City of Playford’s strength-based approach to community development. These community facilities are seen to be, and are promoted as, positive places where people can learn, gather, play, socialise, work, celebrate and be part of their community in a variety of both formal and informal ways.

Social infrastructure helps to create a sense of place and identity in Playford’s new and established communities. Community facilities act as focal points for community activities and as gathering places for local residents. They are inclusive places that welcome Playford’s diverse community. They provide both structured and unstructured activities with people able to come for a class, a regular program or activity, to meet friends and socialise or just to spend time in a safe, communal and convivial environment. Social infrastructure provides those important ‘third places’ (after home and work) that people can ‘spend time but not have to spend money’.

Social infrastructure is dynamic and vibrant. Community facilities are exciting and modern and include a range of community programs, activities and events. They also include appropriate commercial and income generating spaces that contribute to the vitality of the centres and also help to offset the cost of their operation.

Social infrastructure is responsive to community needs; it has the capacity to adapt and evolve as community needs change. Social infrastructure is planned and designed to be flexible to respond to changing community needs and interests.







Social infrastructure is planned and designed to be efficient and effective. Co-location and shared use models are common with a range of strong, collaborative partnerships allowing maximum efficiency to be gained while providing high quality and relevant facilities in a timely manner.







Social infrastructure is well located with ‘main street’ locations being common. Community facilities are seen as integral to activity centres and are closely linked to transport, shops, schools, open space and other services and facilities. Community facilities are located in prominent, visible locations and are seen as important parts of activity centres.

Social infrastructure is part of a comprehensive network. Facilities are equally distributed across the city with established and new development areas having equal access to a range of social infrastructure. Social infrastructure is also provided at a level that is equal to that of the rest of Adelaide with Playford residents enjoying a quality of access equivalent to their fellow residents in other areas.

Social infrastructure is planned, developed and funded through partnerships. This includes partnerships with State Government, the Commonwealth, developers, business and community members, with all stakeholders recognising, and actively committing to, the important role that social infrastructure has in supporting growing and changing communities.

7.2 Guiding principles

 <p>Central to catchment and equitable access</p>	<p>Social infrastructure should be central and accessible to the population they are intending to serve. The location and management of facilities should ensure equitable access for all potential users. Access to space and services can be largely determined by the location and distribution of Social infrastructure. Planning for new growth areas provides an opportunity to integrate Social infrastructure with key population areas (including major new release areas), urban structure (including designated activity centres) and transport routes (including existing and proposed bus connections)</p>	 <p>Contribute to public domain and sense of place</p>	<p>Social infrastructure can contribute to urban vitality, local identity and sense of place, and become important focal points and gathering places for the community. A strong connection between the facility and the broader community can be fostered through development of facilities on landmark sites and with distinctive architecture and quality design. Community facilities should be distinctive civic buildings and welcoming places, and should present as a reflection of local culture. This helps ensure they develop a strong local profile and are well known in the community, thereby promoting high levels of usage. Incorporating public art into the building design is also important in creating distinctive and welcoming community centres. Public art is an important avenue to tell local stories and to create places that are recognised and valued in the community</p>
 <p>Location to promote accessibility and visibility</p>	<p>To be well used and serve identified social needs, Social infrastructure should be highly accessible and visible. They should provide equitable access to all potential users, be accessible by public transport and have good pedestrian and cycling connections. Ideally, they should be on a main street with ground floor street frontage for optimum visibility and accessibility. Enabling an awareness of what happens inside also promotes usage. Adequate parking nearby also promotes good access to facilities</p>	 <p>Near open space for activities and events</p>	<p>Locations adjacent to open space including town squares, village centres and parks increase the range of activities that can occur on community facilities land. As an example, community centres adjacent to parks and playgrounds are ideal locations for playgroups. Facilities located next to civic squares provide opportunities for markets, festivals and similar events. Locating community facilities near open space areas is another approach to enhancing utilisation, flexibility of use and providing opportunities for a wider range of community building activities. It is also another way to ensure that community facilities are integrated into their surrounding physical environment and seen as 'part of the community'</p>
 <p>Clustered</p>	<p>Clustering with other activity generating uses such as shops, schools and other community facilities helps to promote convenient access and a focal point for community activity. The notion of a community hub expands beyond community facilities to include the range of activities and services that encourage human activity and gathering such as shops, transport nodes, schools, child care, parks and playgrounds. Clustering can also contribute to overall sustainability by reducing the need for multiple trips and allowing residents to carry out a number of tasks in a single location through a single trip. Case study research demonstrates the preference of users of community facilities to combine trips with shopping and other activities. Integrating a number of community facilities can maximise their effective utilisation and activation. Co-location involves shared or joint use of facilities and often the integrated delivery of some services</p>	 <p>Connected to public transport, pedestrian and cycling networks</p>	<p>Planning for social infrastructure requires a focus on enhancing efficiency and utilisation. Public transport enhances accessibility for all population groups. As a principle, community facilities should ideally be located within 400 metres walking distance of a regular public transport stop. Linking to pedestrian and cycling networks provides another avenue to promote the accessibility of facilities to all groups in the population and is a further means to encourage sustainable behaviour and a healthy and active lifestyle</p>

 <p>Main street location for optimum visibility and accessibility</p>	<p>Social infrastructure is an important part of the civic fabric of our centres and suburbs. Accessibility and visibility through main street locations with a ground floor presence can be important to maximising utilisation and enhancing accessibility. Recent examples like Vinegar Hill Library and Community Centre at Rouse Hill Town Centre in Western Sydney demonstrate how community facility space can be well integrated with town square type development without compromising the availability of valuable retail space</p>	 <p>Of sufficient size and design to enable expansion and adaptation</p> <p>It is difficult to precisely predict the absolute requirements for social infrastructure of a future population. Assumptions about demand are based on current projections regarding future populations. These projections may change and therefore affect requirements for community facilities land. Past experience has shown that it is important to provide some flexibility in the provision of community facility space</p>
 <p>Flexibility and multiple use</p>	<p>Social infrastructure should be designed and built to maximise flexibility in use, so they can respond and adapt as needs change. Where possible, buildings should be capable of delivering a range of services, rather than designated for single uses or specific target groups that may quickly become outdated. Flexibility is enhanced by providing multi-purpose spaces capable of accommodating a diversity of uses, thereby enabling a range of activities and target groups to use the facility. Multi-use facilities are also more dynamic and capable of responding and adapting to the changing needs and preferences of the community. Facilities that are responsive and flexible will be used more intensively over their lifetime</p>	 <p>Safety and security</p> <p>Social infrastructure should be designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles. They should provide a high degree of personal safety for people entering and leaving the building, especially at night. Safety and security can be enhanced by:</p> <ul style="list-style-type: none"> • Involvement of the community in design and development of community spaces, leading to feelings of ownership of the space so it is more likely to be used • Providing spaces that can be monitored by a range of people including passers by and shop keepers • Strategically positioning lighting, trees, and meeting places • Using barriers to guide pedestrian and vehicle traffic
 <p>Financial sustainability</p>	<p>Social infrastructure should be financially sustainable and provide value for money for their users, owners and operators. While capital costs are a major issue, ongoing operational costs are also important. Key considerations include building design that reduces ongoing operating and maintenance costs as well as design that considers cost recovery including the incorporation of space for lease for either community or compatible commercial uses.</p>	 <p>Avoidance of conflict with neighbouring uses</p> <p>Master planning processes can provide an opportunity to locate social infrastructure uses in areas where impacts on residential and other uses can be minimised. In greenfield areas siting facilities to incorporate some form of separation and/or buffering from residential areas is often an important consideration in reducing any potential future conflict. Design and building orientation are also important considerations.</p>

7.3 Hierarchy and standards

7.3.1. Planning Hierarchy

Reflecting the City of Playford’s urban planning hierarchy, this *Social Plan for Services and Infrastructure* proposes a four level hierarchy for social infrastructure provision. The hierarchy levels are based on population served. The proposed hierarchy is illustrated in the following table.

Table 7.1: City of Playford Social Infrastructure Hierarchy

Hierarchy Level	Population served
Regional	100,000 and over
District	20,000-50,000
Neighbourhood	5,000-20,000
Local	2,000-5,000

In social infrastructure planning for local government, social infrastructure provision can be considered at four levels: LGA wide, district, local and neighbourhood.

Regional facilities

Regional facilities usually serve populations of 100,000 people and over. Some regional facilities may serve 2 or more local government areas. The location of the Elizabeth Regional Centre and the Lyell McEwin health precinct in the City of Playford are key areas for the location of regional facilities.

Regional facilities can include:

- Major cultural or civic facilities such as civic centres, performing arts centres, major libraries, exhibition space
- Higher order entertainment or leisure facilities
- Tertiary education such as TAFE or university
- Health services
- Major recreational and sporting facilities including regional parks or major stadia.

District level facilities

District level services are more specialised and operate on a smaller district catchment usually from about 20,000 to 30,000 people, and possibly up to 50,000. Population catchments for district level community facilities will vary according to the particular characteristics and needs of the local population.

The scale of these facilities provides higher order services and is large enough to accommodate the needs of district level populations. District level facilities are most often located in activity centres, ideally linked to public transport and in locations where people have a cause to gather and visit. District facilities provide a range of activity and program space as well as accommodation for community organisations and service providers. District level facilities would usually have a

relatively permanent staff presence whether that is a local government or service provider personnel. District level facilities include:

- Multipurpose community centre
- High schools and other learning facilities
- Civic and cultural facilities, including a district or branch library and community arts spaces
- Entertainment, leisure facilities and services
- Sporting and recreation facilities
- A range of medical and community health services
- Individual and family support services, and services addressing particular issues such as welfare, legal aid, employment, housing
- Facilities and services for particular sections of the population, such as young people, older people, people with a disability, people from culturally and linguistically diverse communities.

Neighbourhood level facilities

Neighbourhood level services and facilities are more locally focussed and are usually planned to serve a population from about 5,000 and up to 20,000 people. Neighbourhood level facilities provide a basis for community involvement and the development of social capital through opportunities for voluntary work and the development of social networks. Neighbourhood level facilities typically include:

- A B-7 school
- A community centre
- A community hall
- Child care centre or kindergarten
- Some form of access point for family support, health, and other forms of support services.

Local level facilities

Local level facilities are planned to serve very local populations ranging from between 2,000 and 5,000 people. Local level community facilities include:

- Space for informal meeting and gathering
- Space for local programs and activities such as playgroup, dances, etc
- Clubrooms for sporting groups.

They are small scale and often include space for meetings, gatherings and small scale activities and programs. Local level facilities are not usually staffed and are used mostly on a casual hire basis. Neighbourhood or community houses are a typical local level facility. Other neighbourhood level facilities include a local shop, parks, playgrounds, public telephone, postal services and possibly churches and medical services.

7.3.2. Standards

An important element of this plan is determining thresholds or standards for the provision of social infrastructure. For this project a range of standards for social infrastructure from across Australia have been collected. Sources used included:

- Parks and Leisure Australia (2012), Benchmarks for Community Infrastructure: A PLA WA Working Document
- Victorian Growth Areas Authority (2011), Greater Beveridge Community Infrastructure Scoping Assessment and Review of Lockerbie North Precinct Structure Plan Requirements
- Victorian Government Growth Areas Authority (2008), Planning for Community Infrastructure in Growth Areas
- Queensland Government, Office of Urban Management (2007), SEQ Regional Plan 2005-2026, Implementation Guideline no. 5 – Social Infrastructure Planning
- Growth Centres Commission (2006), Growth Centres Development Code, New South Wales
- Comparative study undertaken by Elton Consulting of a number of social infrastructure projects
- Input from SA State Government agencies.

These standards have been analysed, tested and adapted to the City of Playford context. Standards have been discussed internally with a number of City of Playford departments and considerations for their application have included existing rates of provision, preferred models of service delivery, existing and projected community needs, and City of Playford approaches and policy directions for social infrastructure provision.

The table on the following page shows these standards and organises them according to the hierarchy levels outlined above.

Table 7.2: City of Playford Social Infrastructure Hierarchy and Standards

Hierarchy Level	Population served	Social infrastructure required	Definition	Recommended Playford standard (per person unless otherwise specified). GFA refers to gross floor area.
Regional	100,000 and over	Major civic or cultural centre	Provides premier civic and/or space to serve municipality or wider area. Often includes Council administrative centre, Council chambers, as well as meeting space and space for civic and cultural events. Could be combined with regional performing arts centre.	Approximately 2,000-4,000 square metres GFA 1:100,000-150,000
		Central library	Serves as main or central library. Usually includes key regional collections such as local studies or other special selections, library staff offices and associated administrative functions.	28 square metres for every 1,000 people for populations of 100,000 or more (i.e. a 2,800 sqm library for a population of 100,000 people – does not include additional space required for central library functions)
		Regional performing arts centre	Space for arts performance and rehearsal supporting a range of performing arts including plays, operas, musical and other performance. Could be part of civic or cultural centres and meet the professional and community performing and visual arts needs. Typically comprise of large auditorium space/theatres, exhibition space, function rooms, rehearsal areas, studio space and administration.	Approximately 2,500+ square metres GFA 1: 300,000+ people
		Youth centre	Higher order youth centre that provides a base for both government and non-government youth services, programs and activities as part of the one centre. Provides a single point of service access for young people. Strong focus on integrated service and program delivery.	Approximately 2,000 square metres GFA 1:100,000-125,000
		TAFE	Campus or facility for the provision of vocational education and training and higher education. Courses delivered on campus, in the workplace, on line and by distance. Existing major campus is at Elizabeth.	Standards not available
		University	Commonwealth tertiary facility for the provision of higher education. Service local, regional, state, national and also international needs. Model of delivery influenced by on line learning and the provision of satellite campuses.	Standards not available
		Public hospital beds	Provision of beds in a public hospital	3.1 beds per 1,000 people. (Based on current SA provision)*
		Community health (regional level)	Provides community health services for a municipality or wider as well as specialist services. Provides a range of programs and services including outpatient clinics, maternal and child health, oral health, social work, counselling and information and referral. Provides permanent space for programs as well as space for outreach services to be delivered from. Planning will need to consider any planned or active GP Super Clinics.	Approximately 2,000-5,000 square metres GFA 1 for every 100,000-200,000 people
District	20,000-50,000	District multipurpose community centre	Provides a range of flexible, multipurpose spaces that include a variety of activity and program areas as well as space for a diverse range of services to be provided both on a permanent and sessional or outreach basis. Ideally provide a balance between access to support services, information and referral as well as a range of activities and programs that are focused on lifelong learning, healthy living, arts and culture, etc. As well as the structured spaces for formal activities and programs, district multipurpose community centres should also provide space for informal gathering and interaction and be known as community meeting places. With ‘anchor’ facilities such as libraries and/or recreation centres, and perhaps space for youth activities, could form the foundation of a district ‘community hub’.	Approximately 1,500-4,000 square metres GFA Based on a broad standard of 80 sqm for every 1,000 people (based on comparative study)
		Multi-agency service centre	State Government provided facility that provides a base for state government agencies. Potential to co-locate complementary services and provide a ‘one stop shop’ for government services. Also include capacity for customer service and bill paying functions for government services.	Size will vary depending on participating agencies and extent of shared use. 1 for every 30,000-50,000 people (could be incorporated into community centres, schools, etc.)
		District library	District level library located in a district centre serving a catchment of up to 50,000 people. Includes a significant resource collection both in books and other media as well as IT facilities, children’s collection and a variety of open areas for social interaction and relaxed reading. Could be developed as part of a broader community learning centre or as part of a community hub with a multipurpose community centre.	39 sqm per 1,000 people for populations of 20,000-35,000 people 35 sqm per 1,000 people for populations of 35,001-65,000 people
		Community arts centre (sub-municipal)	Smaller more locally focused space for community arts rather than professional level performance. Emphasis is more on studio, workshop and exhibition space and community programs than professional performance. Has more community focussed, dedicated management with a focus on community and cultural development.	1,000-1,500 square metres 1 for every 40,000-50,000 people (could be part of multipurpose community centre)
		Performing arts and/or exhibition space	District level space for performance or exhibition for events of a smaller scale than what is provided at the regional performing arts centre type space. Could be provided as a space within a district multipurpose community centre, B-12 school or similar.	Approximately 800-1,000 square metres GFA 1 co-located (such as with a B-12 school) for every 40,000-50,000 people
		Leisure Centre/Aquatic facility	One district 25-50 metre pool for recreational swimming, water polo, competitive swimming. Also includes learn to swim space, general recreational swimming and children’s play. Could also include gymnasium/fitness facilities, café, crèche etc.	Approximately 6,000-8,000 square metres GFA (20,000-30,000 square metres of land area) 1 for every 50,000-100,000 people (could be part of a higher order multipurpose indoor recreation centre and potentially co-located with regional playing fields)
		Dedicated youth space	Space for leisure, recreation, training and support services for young people. Space for a youth worker, employment training programs, drop in areas, formal areas and as a base for outreach services.	1 space of approximately 400-500 square metres for every 30,000-60,000 people (could be part of a larger, district multipurpose community centre)
		Dedicated seniors’ space/HACC planned activity space	Space for seniors’ groups and activities including a wide range of healthy ageing programs. Could be accommodated through a range of activity, exercise and learning spaces within a variety of community, cultural and recreation facilities. Could be in the form of community hall space and incorporated as part of a multipurpose community centre.	1 planned activity group of approximately 250-400 square metres for every 40,000-60,000 people
		Dedicated Aboriginal and cultural specific space	Space for Indigenous cultural groups to meet. Culturally appropriate indoor or outdoor space that acknowledges culture, history and heritage. Could be part of a multipurpose community centre or possibly part of district open space	Standards not applicable. Needs to be considered as part of the local context and developed in consultation with local communities
		Community hall/meeting space - 200+ venue for every 20,000 people	Communities should have access to different size meeting spaces from small group rooms to larger halls for bigger events and gatherings. Hall/meeting space is best considered as a part of a larger more multipurpose facility such as a district multipurpose community centre or library. Provision of hall/auditorium space is also possible through shared use arrangements with schools. Larger spaces should be considered in the planning of higher order facilities such as Central Library and Civic/Cultural Centres.	Approximately 250-300 square metres GFA 1 for every 20,000 people

Hierarchy Level	Population served	Social infrastructure required	Definition	Recommended Playford standard (per person unless otherwise specified). GFA refers to gross floor area.
Neighbourhood	5,000-20,000	Government B-12 school	Includes middle years band (years 6-9), senior band (years 10-11) and South Australian Certificate of Education (year 12). Could be in the form of B-12 or high school (years 8-12), 6-12 schools, or reception to 12 (area) schools.	Approximately 60,000 square metres (8-10 ha) site area 1 for every 20,000-25,000 people
		Catholic B-12 school	Provision of Catholic B-12 education for up to 17 year olds	1 school for every 15,000 dwellings
		Catholic B-7 school	Provision of Catholic B-7 education to 5-11 year olds	1 school for every 5,000 dwellings
		Other non-government schools	Non-government or independent schools (excludes government and Catholic). Can be either B-7 or B-12 or combined.	While no clear standards exist the 2011 Census shows that 16.3% of all B-7 school students and 17.8% of B-12 students in Playford attended an other non-government school (not public or Catholic)
		Integrated Early Childhood Services Centre	Offer a mix of education, health and family services and are supported by State Government. Services vary depending on local community needs. May include child care, playgroup, pre-school, early education and learning, early childhood development, family support and health services. Planning needs to consider existing or planned children's services, community health facilities and multi-agency service centres.	Size depends on services/programs involved 1 for every 20,000-30,000 people (potential for co-location with district multipurpose community centres)
		Community health centre	A base for both permanently located and sessional community health programs and activities include maternal health, baby health, counselling support, family planning and allied health including physiotherapy and podiatry. Provide a broad range of services and health promotion activities to local populations, particularly those who have or are at risk of the poorest health and have the greatest economic and social needs.	Approximately 2,000 square metres GFA 1 for every 30,000-50,000 people (potential for co-location with district multipurpose community centres)
		Neighbourhood multipurpose community centre	Provides flexible, multipurpose space that can accommodate a variety of activity and program areas as well as space for services to be provided both on a permanent and sessional or outreach basis. Centres ideally provide a balance between access to support services, information and referral as well as a range of activities and programs that are focused on lifelong learning, healthy living, arts and culture, etc. Could include community hall/meeting space and flexible space used for youth, seniors, community arts.	Approximately 500-1,500 square metres GFA 1 for every 8,000-10,000 people
		Youth activity space [#]	Allowance of space for youth focussed activities within larger more multipurpose facilities such as community centres. When youth-specific facilities cannot be justified, incorporation of space in a more multipurpose setting is desirable depending on community needs.	1 youth activity space for every 8,000-10,000 people (as part of a neighbourhood multipurpose community centre).
		Seniors' activity space [#]	Allowance of space for seniors focussed activities within larger more multipurpose facilities such as community centres. When seniors-specific facilities cannot be justified, incorporation of space in a more multipurpose setting is desirable depending on community needs.	1 seniors' activity space for every 8,000-10,000 people (as part of a neighbourhood multipurpose community centre)
		Community arts space [#]	Allowance of space for community arts activities within larger more multipurpose facilities such as community centres. When arts-specific facilities cannot be justified, incorporation of space in a more multipurpose setting is desirable depending on community needs.	1 community arts space for every 8,000-10,000 people (as part of a neighbourhood multipurpose community centre)
		Community hall/meeting space - ranging from 20 people meeting spaces up to 200 people venues	Communities should have access to different size meeting spaces from small group rooms to larger halls for bigger events and gatherings. Hall/meeting space is best considered as a part of a larger multipurpose facility such as a district multipurpose community centre or library. Provision of hall/auditorium space is possible through shared use arrangements with schools.	Approximately 50-250 square metres GFA 1 for every 8,000-10,000 people (as part of a neighbourhood multipurpose community centre)
		Government B-7 school	Usually cover reception (first year of schooling) to year 7. B-7 schools can be located on the same site as secondary schools (B-12 models).	Approximately 35,000-40,000 square metres (3.5-4.0 ha) site area 1 for every 6,500 people
Local	2,000-5,000	General Practitioners	General Practitioners providing general medical care, support and referral	1.1 for every 1,000 people
		Long Day Care (child care for 0-4 year olds)	Centre based long day care aimed primarily at 0-4 year olds. Usually conducted in a purpose built and licensed child care centre. Majority of provision nationally (approximately 75%) through private sector. Trends appear to be away from direct provision by local government although many still identify land for child care and facilitate the provision of community based care as an alternative/adjunct to private sector provision. Sites can be identified adjacent to or part of B-7 school sites in new growth areas.	1 x 120 place centre for every 8,000-10,000 people (requires an approximately 2,500 square metres site area); 1 x 60 place centre for every 4,000-6,000 people
		Kindergarten/Pre-School (primarily for 4-5 year olds)	In SA preschools are also known as kindergartens and some private preschools are known as early learning centres. In preschool, children learn through play-based programs that are designed and delivered by qualified teachers. Children can access up to four terms of preschool before they start school. All Australian Governments have recently agreed that all four year old children will have access to 15 hours per week of preschool, for 40 weeks of the year before they attend school.	Approximately 8,000 square metre site area as stand alone – could be incorporated into B-7 school site if school site increased from 35,000-40,000 square metres) 1 x 60 place kindergarten for every 10,000 people
		Out of School Hours Care	Care service for children aged 5-12 years. Provided before and after school and during vacation times. Mostly operate from B-7 schools, although can be conducted through community centres.	1 service for every 5,000-6,000 people or 1 for every B-7 school (service is provided locally, not planned at state level)
		Occasional Care	Centre based care for babies, toddlers and under school aged children provided on a sessional including hourly basis for short and irregular care requirements for parents needing time to attend appointments, undertake part time employment or training or for respite. In SA, generally offered through government pre-schools and some child care centres. Can also operate from multipurpose community centres.	1 service for every 15,000 people (could be operated out of multipurpose community centres)
		Local community centre/meeting space/neighbourhood house	Provides a range of small scale, local level community events and social, educational, cultural and recreational programs at low cost and targeted at the needs of the local community. Often include classrooms, meeting/activity spaces, kitchen, administrative areas, IT rooms and possibly youth specific space, or arts space. Ideally include an integrated outdoor area for children's play and other outdoor activities.	1 local community centre of up to 500 square metres GFA for every 10,000-15,000 people
		Clubrooms	Club and change room facilities for sporting clubs. Requires consideration of the potential for sharing between sports (i.e. shared club room facilities particular for winter and summer sports). Club room planning should promote local club viability and consider the inclusion of revenue raising space (including hall for hire, kitchen facilities and civic space etc.) where possible. Some areas may need to consider the need for higher order facilities to cater for senior level sports.	1 clubroom for every 4,500 people (needs to be linked to provision and level of playing fields) Size varies depending on level of sporting field and club. Average floor area is around 600 sqm GFA.
Local	2,000-5,000	Playgroup	Groups for pre-schoolers including babies and infants and their parents and carers. Promote young children's social, emotional and physical development through play experiences. Playgroups offer both structured and unstructured play activities and provide a forum for parents to meet, build networks and share experiences. Operate from a range of community facilities often in community centres, pre-schools and churches. Utilise large flexible meeting and activity space and require good storage. Some are coordinated by parents and carers, others by government or non-government organisations.	1 playgroup for every 5,000 people (could be operated out of local community centres)

* 2010-2011 figures from Australian Institute of Health and Welfare (2012), Australian Hospital Statistics, Health Services Series no. 43, April 2012
 # Could all be the same space used for multiple purposes (youth, seniors, community arts) as part of a multipurpose community centre
 Note: Indoor recreation facilities are not included as they are subject to a separate study commissioned by the City of Playford.
 This plan will be updated with indoor recreation facilities information on completion of that study.

These standards should be interpreted in conjunction with the key elements of the City of Playford vision for social infrastructure and the principles and issues identified in consultation and research undertaken for this project. While standards portray separate specifications for each individual facility their application will be undertaken in a way that supports leading practice in social infrastructure provision including co-located, multipurpose, flexible and shared use community facilities.

7.4 Applying standards

Standards are an important starting point for identifying social infrastructure requirements. Although there are no nationally agreed set of social infrastructure standards, the standards used here are based on a range of national social infrastructure plans and studies. The standards in this plan have been informed by these national studies but have been applied critically to the South Australian and City of Playford context. This plan adopts what is considered to be a leading practice approach to social infrastructure planning in that the standards are used as a starting point and then adapted to better suit local circumstances and to comply with the guiding principles identified earlier.

Some of the reasons for a somewhat cautious and applied approach to the use of standards include:

- Standards focus on numbers and do not account for more complex indicators of need such as health, socio-economic status, household structure, and the preferences people have for service usage
- They do not account for density and layout of development and related accessibility factors such as physical barriers, distance, transport routes and available infrastructure in adjoining areas
- Standards often do not account for quality of facilities and the range of services offered by them
- Standards rely on population projections, so their accuracy is a reflection of the quality of the projections which include a wide range of underlying assumptions
- Standards do not consider practical funding realities, particularly recurrent funding opportunities and constraints. Service capacity and quality is often more determined by staffing or program funding, than the building it operates from
- They do not accommodate changing community expectations and preferences, shifts in government policy or funding, and changes in technology. Similarly they do not account for changing models of services delivery, innovations and solutions established outside program boundaries

- Standards do not account for the role of non-government and private sector agencies in the provision of infrastructure. Nor do they account for the opportunities for partnerships and shared use of resources that emerge from integrated planning processes
- Standards often reflect current levels of provision rather than ideal levels, and so can perpetuate inadequacies in service provision.

Any system of standards provides an initial guide only, and needs to be balanced by local, social, political and economic conditions, needs and priorities and considered in reference to existing infrastructure in the area. They must be regarded with some flexibility and the understanding that services/facilities, design, size, location, staffing and management may alter in response to demographic change in the local community, changing community expectations and improved models of service delivery.

The process of testing and adaptation of these social infrastructure standards should continue in their application in order to address community needs, funding arrangements, the asset management context and the myriad of other factors that make an area unique.

It is noted that the Adelaide Outer Councils Forum (of which the City of Playford is a member) has proposed a project to fund the development of social infrastructure standards for outer growth councils in South Australia.

7.5 Planning for growth areas and established areas – approaches and considerations

As seen from Map 6.1, the City of Playford includes both growth and infill future development areas.

7.5.1. Growth areas

The largely uninhabited growth areas, such as Buckland Park and Playford North Extension, are characterised by:

- New development areas on largely undeveloped land
- General lack of existing community facilities
- Completely new development or expansion of existing settlements
- Often significant projected population growth in a relatively short period
- Often large land parcels owned by a single or few landowners
- Often subject to the structure planning/master planning process allowing for an integrated approach to planning including consideration of future social infrastructure requirements
- Generally initially occupied by younger families or couples without children
- Can have a higher socio-economic profile than some existing, established suburbs in Playford.

Growth areas provide the following opportunities and challenges:

- The master planning process (ideally) allows for social infrastructure needs to be considered up front as a key planning issue and for facility requirements and appropriate sites to be identified
- The involvement of key social infrastructure planning agencies in the planning process should ensure that the full range of requirements are considered and opportunities for shared use and co-location are explored early
- Single or few landowners or developers, if that is the case, provides opportunities for direct negotiation and collaboration regarding social infrastructure
- Significant increases in population and subsequent rate revenue provide additional funding sources, particularly for operational costs
- The timing of social infrastructure provision is an issue with provision linked to population thresholds often meaning that there is a significant time lag between occupation and demand and infrastructure availability.

The implications of this for social services and infrastructure are:

- Integrated and coordinated planning (if it occurs) allows up front planning to achieve goals such as co-location, clustering, joint use, etc. with the consequent opportunities for greater efficiencies in cost and service delivery
- Integrated master planning should allow for optimum community facilities sites to be identified on land use plans
- Planning new areas can provide an opportunity to explore contemporary models from the outset of planning rather than having to try and retrofit to existing facilities and places
- For the benefits of greenfield development to be realised a coordinated and integrated structure/master planning process is required to ensure that contemporary models of provision and objectives for shared use, co-location, etc. can be fulfilled.

7.5.2. Infill development areas

The largely inhabited infill areas, such as the Peachey Belt and the Elizabeth suburbs, are characterised by:

- Established suburbs with existing populations
- Existing provision of community facilities but often dated, poorly located and not fit for purpose
- Lower levels of future population growth with most growth being incremental and small scale
- Fragmented, multiple land ownership
- A general scarcity of land compared to greenfield areas
- Relatively low market demand for housing and development
- Housing stock that is old and requiring renewal
- Some established suburbs have a lower socio-economic profile than what is expected for newer growth areas.

Infill development areas provide the following opportunities and challenges:

- These are generally areas with a relatively low level of provision but relatively high needs based on the socio-economic profile of existing residents
- There is limited capacity to rely on future development and potential negotiated agreements or contributions to support social infrastructure provision due to the smaller, more fragmented and incremental nature of growth and development – alternative funding sources need to be found
- The importance of investigating how any existing shortfalls in social infrastructure provision can be remedied in a financially sustainable way (given the previous point)
- Land availability can be limited but may also be relatively affordable.

The implications of this for social services and infrastructure are:

- The requirement to look at models that can capitalise on smaller land parcels and can fit readily into the existing fabric of a neighbourhood
- The importance of Council considering their existing land assets (beyond existing community facilities assets) as potential community facilities sites
- The opportunity to consider leasing and other alternative forms of asset ownership to provide community facilities
- The requirement to consider alternative sources of funding other than those linked to growth and development
- The opportunity to integrate with existing centres and the potential for community facilities and services to be seen as a potential catalyst for renewal of some of the established areas of Playford, such as Elizabeth Park
- The importance of working with partners and exploring the practical application of models such as schools as community centres and shared use of existing school facilities, church halls, etc to find alternative ways to fund and provide community facilities in established areas.

Equity has been identified in this project as part of the vision and guiding principles for social infrastructure provision for the City of Playford. The growth/infill development area divide provides an important test for how the principle of equity can be applied in practice. Analysis will need to show that, for example, the level of social infrastructure provision recommended for the new community of Buckland Park and its projected population of 32,245 people is comparable and equitable with what is recommended for the existing infill area of the Elizabeth suburbs and its projected population of 41,637 people.

8. Future Social Infrastructure Requirements

This section examines the future social infrastructure requirements of the City of Playford. It begins with an overview of some of the fundamentals including foundation or base level infrastructure, trigger points and models of provision. It then examines the regional level requirements for social infrastructure and finishes with detailed profiles of each development area.

8.1 Base level or foundation social infrastructure

Almost every community of a particular size (from around 3,000 people and above) will generate demand for, and have come to expect, certain community facilities and services. A base level of social infrastructure and services are required by most residents, whether in a new greenfield community or an established infill area, in order to meet their local everyday neighbourhood needs. Without access to community facilities and social services, residents are likely to be significantly inconvenienced or disadvantaged. For this reason these services should ideally be available from the time the first residents move in (to greenfield areas), and in established areas, be available and accessible to existing residents.

This base level of infrastructure and services includes:

- Local shops and services including a post office or postal outlet
- Spaces for informal meeting and gathering
- Spaces for local activities such as a community centre
- Childcare centres
- Local parks and playgrounds
- B-7 school
- Doctor’s surgery, medical centre
- Places of worship.

8.2 Trigger points

While it is important to establish this base level of infrastructure and services, it is also necessary to consider how and when social infrastructure and services will be delivered over time. Consideration of the staging of land development (and therefore population demand) is necessary to understand the optimum timing and nature of infrastructure delivery.

Earliest possible delivery is a general principle for social infrastructure provision, particularly in greenfield areas. Spaces for community activities and gathering are seen as essential to the formation of a sense of connection and belonging and in creating the bonds upon which community is built. This sense of community, connection and belonging is seen as particularly challenging in new areas where people do not have established connections or shared history and where neighbourhoods may also be construction sites for some years to come.

Early provision can take a number of forms. It is recognised that it may not always be practical to fund and construct a multipurpose community centre and library (designed for 30,000 people) when only 1,000 people are living in the area. However, an initial phase of the facility could be provided early in the first stage of development – this could be in the form of an interim facility utilising a

portable building or a more permanent space on the identified community facility site that can be expanded as demand increases with growth. A strategy is required to manage community expectations of interim facilities.

As an example, planning for Googong township in New South Wales (a community with an ultimate population of around 15,700 people) includes a district multipurpose community centre of 2,500 square metres. That facility is planned to be provided using a staged delivery model that is based on:

- The provision of a 695 square metre space to coincide with the population reaching around 5,200 people with that space to include a community hall, meeting and activity rooms, Council shopfront, office space for a community development worker, youth activities space, small library space, early childhood clinic and storage
- The provision of an additional 450 square metres when the population reaches around 10,300 which will include additional meeting and activity space, arts and craft workshop space, space for family support services, additional youth activity and library space
- The provision of the final 1,355 square metres to coincide with 90% of the total population being reached with this space to include large function hall, full branch library with exhibition space, additional activity space, multi-media room, office space for a range of community development workers, senior citizens’ activity space and a café.

School provision is another example that is often staged. What may ultimately be planned as an B-12 school may start as a couple of rooms for streamlined early years services that will be expanded upon as more people move in and the school aged population grows. DECD is focussed on a ‘seamless’ schooling model with the objective of removing separation between early years and later schooling. The DECD approach for new school provision is for surrounding schools to reach capacity before a new school site will be developed. Trigger points or provision thresholds will be included in the profiles in section 8.5.

8.3 Models of provision

While it is not desirable to attempt to develop a single model for all community facilities across the City of Playford, as a general concept, the community hub model provides some direction for future provision. Community hubs have been variously described as:

A space where communities gather and meet, supported by a range of compatible land uses including residential, retail, commercial (economic/employment), open space, social infrastructure, education, transport, essential services and technology uses ... They offer a way to improve services to each individual community, and deliver services in an efficient, effective and inclusive way. Community hubs enhance local character and identity, create active and vibrant centres, and assist in casual surveillance and safety (Sunshine Coast Council, 2011)

A conveniently located public place that is recognised and valued in the local community as a safe gathering place for people and an access point for a wide range of community activities, programs, services and events (Parramatta City Council, 2008).

A series of conjoined buildings on a new central site where a wide range of community services and activities can be co-located. A place where the community can come together to have many of their needs met. It may include a neighbourhood learning centre, a senior citizens centre, a youth centre, meeting rooms, a childcare centre, a public library and much more (La Trobe City Council, 2008)

A hub is a collection of facilities clustered together on the same or adjoining sites ... Together, they create a focal point for community activity. A hub is often also a base for outreach services to other smaller facilities or surrounding communities. Community hubs can also be created by locating a number of facilities in a common locality. This arrangement would be appropriate in transit-oriented and inner-city communities, where social spaces in the public domain are limited. These hubs play an important role in helping to bring people together and creating a sense of local community identity (Queensland Government, Office of Urban Management, 2007)

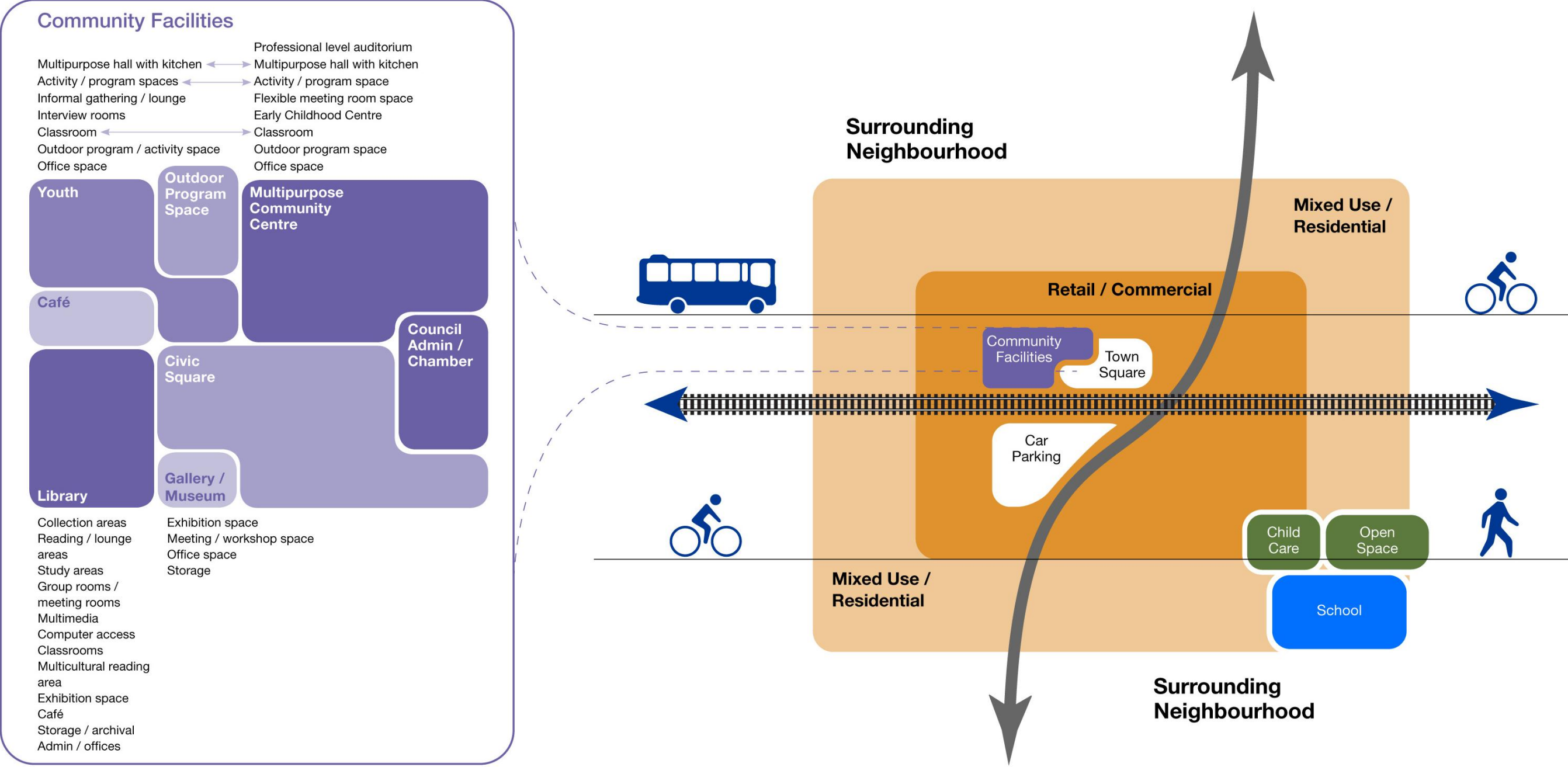
Although each of these definitions has a slightly different emphasis, we can see that a community hub, in essence, is a multipurpose public gathering and activity place where a variety of activities occur and where a wide range of community needs can be met in both formal and informal ways. The key to the community hubs concept is integration. This can mean both integration of services, programs and activities within a multipurpose community space or the integration of a range of activity generating uses including community and cultural facilities, shops, transport, parks and plazas.

The essential characteristics of a community hub appear to be that they:

- Respond to, and are shaped by, the unique circumstances, needs and assets of their community
- Co-locate or cluster a range of community facilities and human services
- Include a variety of uses (including residential, retail and commercial) that attract different groups of people at different times of the day for a variety of purposes and meet a wide range of community needs and support community strengths
- Attract people and are identified as a focal point and gathering place for the community
- Are readily accessible to ensure all members of the community can use them
- Have a civic quality, sense of stability and level of amenity that mark them as an important place in the community
- Include an inviting public domain that encourages people to interact in the public realm.

The diagram on the following page, of a regional type of community hub, represents these features and emphasises that community hubs are multifunctional locations that integrate a wide range of uses in centralised and accessible locations. The diagram is intended as a concept only to illustrate the hub concept. As indicated in the diagram, key to the success of a community hub is the relationships between uses including how community facility space works with key public domain (such as a town square), active uses such as retail and proximity to a range of transport options including pedestrian and bicycle networks.

Figure 8.1: Community hub concept diagram*



*Originally developed for the Planning Social Infrastructure in Urban Growth Areas project (City of Charles Sturt, City of Playford, City of Onkaparinga, City of Salisbury and the Local Government Association of South Australia, 2012)

Community hubs respond to the vision and guiding principles for social infrastructure in the City of Playford identified earlier in this report in that they:

- Are based in locations that are readily accessible by public transport and where people already congregate
- Cluster with other activity generating uses to increase convenience and enhance safety
- Bring community services together to improve both coordination and convenience of use
- Provide for multiple uses, serve a range of population groups and offer a diversity of services, programs, activities and events
- Provide important gathering places for people and act as a focal point for community activity
- Rely on partnerships arrangements to be most effective with no one entity likely to be completely responsible for funding, service provision or operation.

Community hubs are an appropriate model for both greenfield and infill development areas given their emphasis on co-location, clustering, shared use, and integration with activity centres. Master planning, a common feature of many greenfield development areas, provides a great opportunity for the creation of community hubs as it enables greater integration with activity centres, transport nodes, public spaces and other people generating activities and places. Buckland Park, Playford North Extension and the Munno Para suburbs greenfield developments provide opportunities for this kind of planning and approach in the City of Playford.

While community hubs are often envisaged as large district or regional facilities it is possible to see them on a scale with more local or neighbourhood level hubs being appropriate (and more practical) in some circumstances. As shown in the following table.

Table 8.1: Levels of community hubs

Type/level of hub	Typical infrastructure and services	Possible Playford locations
Regional Community Hub	Civic and cultural centre	Elizabeth Regional Centre
	Central library	
	Town square or plaza	
	TAFE	
	Youth resource centre	
	Community health centre	
District Community Hub	District multipurpose community centre	Buckland Park, Munno Para
	District library	
	Performing arts/exhibition space	
	District shops/activity centre	
	B-12 School	
	Indoor recreation centre	
	Playing fields/sports facility	
Neighbourhood Community Hub	B-7 school	Blakeview, Davoren Park
	Neighbourhood multipurpose community centre	
	Neighbourhood shopping centre	
	Child care	
	Kindergarten	
	Playing field	
	Park and playground	
Local Community Hub	Local community centre/neighbourhood house	Playford North, Elizabeth East, Smithfield Plains
	Child care	
	Park and playground	
	Local shops	

An essential feature of community hubs, regardless of scale, is that they are a form of social infrastructure that is not seen in isolation but rather as an integrated, valid and contributing element of a vibrant and interesting activity centre or neighbourhood. They can act as important people attractors and add significant value to town and commercial centres; their multipurpose nature also enables them to be targeted to address specific community needs and to adapt and evolve over time.

There are also potential benefits for service delivery of community hubs including:

- Pooling of resources to provide better facilities
- The concentration of compatible services and facilities to create a community focal point
- Improved access and safety for users who can access a range of services in a single location
- More integrated and innovative delivery of services
- More efficient use of land and other resources, through shared, rather than separate, uses such as meeting rooms, staff amenities and parking
- Greater viability of services and agencies through sharing of resources.

8.4 Regional level requirements – City of Playford

Working on the basis of a total projected 2050 population of over 180,000 people (an increase of over 100,000 from the current population) it is estimated that the types of regional level facilities required to support the 2050 population of the City of Playford will include:

- A major civic or cultural centre of around 2,500-3,000 square metres requiring an expansion of the existing Playford Civic Centre
- A central or main library of at least 2,800 square metres requiring an expansion of the existing Playford Library
- Consideration of performing arts requirements viewed in relation to wider regional population catchments of surrounding local government areas and also acknowledging the role of the Elizabeth Regional Centre as a key regional centre in Northern Adelaide
- Provision of a youth resource centre of approximately 2,000 square metres. While the Northern Sound System building is an appropriate size for this purpose, continued evaluation and program evolution will need to occur to ensure it continues to meet contemporary needs
- Potential enhancement of the existing TAFE facility at Elizabeth
- Demand for an additional 341 public hospital beds to 2050
- Examination of the community health needs and whether the GP Super Clinic in the Elizabeth Regional Centre has the potential to address the needs of the future Playford population.

Elizabeth Regional Sports Precinct

The City of Playford is also preparing the Elizabeth Regional Sports Precinct Master Plan. The total site area of the Sports Precinct is 49.9 hectares. The following sporting / recreational facilities are included in the precinct:

- Aquadome, corner of Crockerton and Goodman Roads
- Elizabeth Oval and Central Districts Football Club facilities
- Elizabeth Bowling Club and greens
- Freemont – Elizabeth High School Campus
- Kurna Plains B-7 School
- Playford Gardens , located on corner Goodman and Ridley Roads
- Spruance Reserve / Oval
- Existing Golf / Lawn Area found by Fairfield Road and Main North Road
- Ex-RAAF Club site located on corner of Ridley Road and Phillip Highway which is privately owned (.7 hectares).

The key features of the Elizabeth Regional Sports Precinct will be:

- Large high profile site
- Contain a mix of sporting and recreational facilities for elite competition and community use
- High level facilities that will draw from the regional catchment area
- Provide major buildings and infrastructure
- Have a large spectator focus.

The Master Plan will consider the current and long term needs of the community and the strategic directions of key sporting organisations in order to develop a plan that informs the design of facilities, infrastructure and the overall precinct.

The Regional Sports Precinct Master Plan will provide a prioritized staged and fully costed implementation plan so that projects are ready to proceed as funding opportunities and other partnerships become available.

Future planning of sport and recreation facilities should also reflect principles regarding multipurpose and flexible use and explore opportunities for wider community use.

8.5 Development area profiles

The profiles of each development area on the following pages show the existing situation (dwellings, population and facilities), the future situation (dwelling and population growth), any prepared structure or master plans, the required facilities according to the application of standards, recommended models and approaches to facility provision based on leading practice, key thresholds and trigger points for facility and service provision, concept diagrams for facilities where relevant, and issues and considerations for future planning.

The profiles describe the City of Playford’s requirements for social infrastructure to support the future development of these areas and are intended to act as a basis for discussion with developers, state agencies and community organisations. The profiles following start with the established or infill areas and then move on to the growth areas.

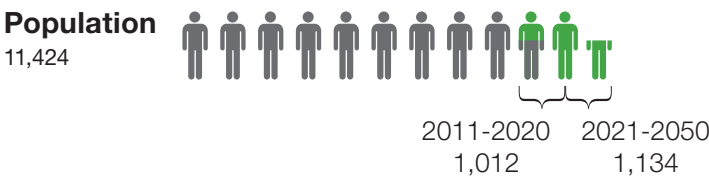
Note that clubroom standards for future provision are applied to new growth areas only and not existing suburbs in the following development area profiles. Clubroom provision in existing areas requires further analysis and engagement with sporting clubs to properly determine the effectiveness of current provision and the models that are best applied to accommodate future growth.

B1 Peachey Belt

Existing (2011)



Future (2050)



Existing facilities

Community centres and libraries

- » John McVeity Community Centre (planned to be expanded to 4,000 square metres)
- » Davoren Community Centre (NACYS) (350 square metres)
- » Munno Para Library (900 square metres). Note: may soon be relocated

Children's services

Preschool

- » Andrews Farm Community Preschool

Long Day Care

- » Community Kids Davoren Park Early Education Centre
- » NACYS Childcare Centre

Family Day Care

- » Northside Family Day Care Scheme

*The Index of Educational Disadvantage (2012) is a socio-economic index, used by the SA Department of Education and Childhood Development to allocate resources to schools to address educational disadvantage related to socio-economic status. The Index is calculated using measures of: parental economic resources, parental education and occupation, Aboriginality and student mobility. Schools in category 1 serve the most socio-economically disadvantaged communities, category 7 the least disadvantaged. @ my child web site <http://ifp.mychild.gov.au/ChildCareService/Results.aspx> Lists Child Care Benefit approved services only

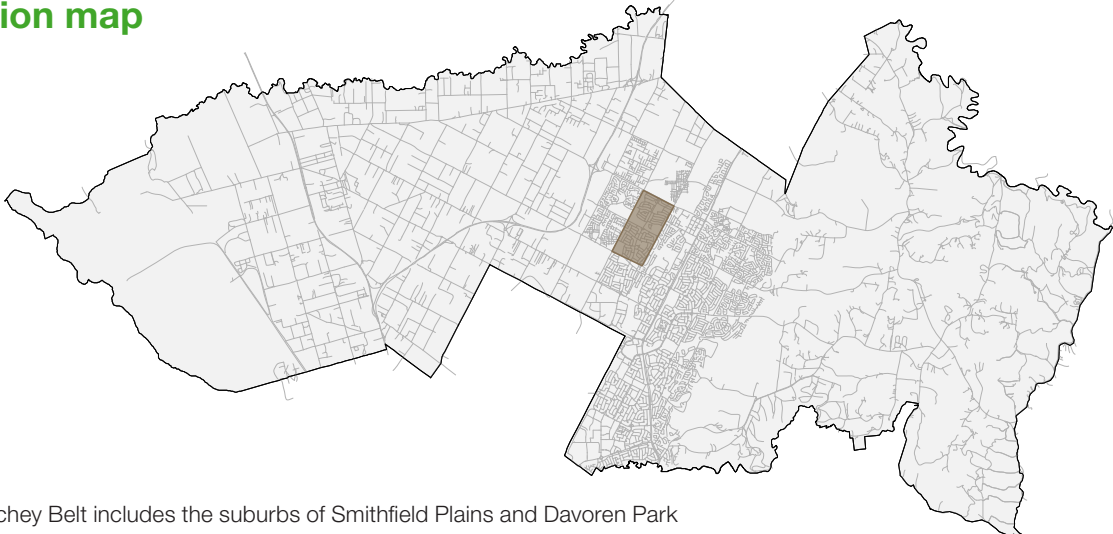
Schools

- » John Hartley Primary School (B-7) – 2011 enrolment of 455. Index of education disadvantage of 1*
 - » Swallowcliffe K-7 School – 2011 enrolment of 370. Index of education disadvantage of 1*
 - » Elizabeth North Primary School - 2011 enrolment of 432. Index of education disadvantage of 2*
 - » Munno Para Primary School - 2011 enrolment of 263. Index of education disadvantage of 2*
 - » Para West Adult Campus – senior campus for 16 years and over. 735 FTE student enrolments in 2011
 - » St Columba College – joint Anglican/Catholic. 1400 students
- Before and After School Care/Vacation Care**
- » St Columba College

Health services

- » Playford Primary Health Care Services (Davoren Park)
- » Northern Area Child and Youth Services (NACYS) (Davoren Park)
- » Aboriginal Elders and Community Care Services Inc. (Davoren Park)

Location map



Note: Peachey Belt includes the suburbs of Smithfield Plains and Davoren Park

Master plan



Social infrastructure hierarchy



Note: The full master plan with legend (Playford North Structure Plan) is included as an Appendix on page 57

Peachey Belt – Social infrastructure requirements

Application of standards

A 2050 population of 11,424 will require:

35 public hospital beds	1 government B-7 school
12 General Practitioners	1 x 120 place long day care centres
1 neighbourhood multipurpose community centre (800 sqm)	1 x 60 place long day care centres
1 youth activity space	1 OSH services
1 seniors' activity space	1 local community centre (500 sqm)
1 community arts space	2 playgroups
1 community hall/meeting space (20 to 200 people – up to 250 sqm)	
2-3 clubrooms	

Model / approaches

Majority of community facility needs to be met by expanded John McVeity Community Centre including requirements for a neighbourhood multipurpose community centre, youth, seniors', community arts activity spaces, community hall/meeting space and playgroup.

The Davoren Community Centre (from which NACYS operates) remains an issue. The City of Playford, DECD, NACYS and other stakeholders should work together to develop a sustainable approach to the centre including improvements to the current facility and opportunities for service delivery from other community facilities across the City of Playford.

Future planning should include working with John Hartley Primary School, Swallowcliffe Primary School and Para West Adult Campus to investigate the potential for small scale community meeting and activity space to be available through the schools as an alternative and more local community space to John McVeity.

Key thresholds / trigger points

Population	Provision
At 10,000 people	Local community centre/meeting/activity space established through shared use arrangement with local schools

Planning issues / considerations

Ensuring the expansion of John McVeity adequately addresses local community needs as well as serving broader district requirements.



Gaps

Gaps for neighbourhood multipurpose community centre space will primarily be met by the expansion of the John McVeity Community Centre.

Local community centre space is a gap. NACYS is a regional level service functioning from a small and dated facility that scored lowest in the facility audit. NACYS provides a complex range of services focused on intervention and prevention, early childhood development and community development.

Demand for primary school places will also need to be monitored with the increase of the population and with John Hartley at an existing enrolment of over 450 students.

John McVeity Community Centre redevelopment plans

PERSPECTIVE TOP NORTH WEST

PERSPECTIVE ENTRY

PERSPECTIVE TOP SOUTH WEST

PERSPECTIVE GYMNASIUM SOUTH WEST

44 Corns Road
 Adelaide SA 5000
 P 08 8258 0111
 F 08 8258 0112
 E info@hardymilazzo.com.au
 W www.hardymilazzo.com.au

JOHN McVEITY CENTRE REDEVELOPMENT PLANNING SUBMISSION
on PEACHY ROAD AND DAVOREN ROAD LANDFILL PARK

HARDY MILAZZO
PLANNING ARCHITECTS

04

B2 Smithfield (Defence Land)

Existing (2011)

Dwellings
0

Population
0

Future (2050)

Dwellings
1,141



Population
2,755



2011-2020
1770

2021-2050
985

Existing facilities

Community centres

- » Uley Road Hall

Children's services

Long day care

- » Goodstart Early Learning Smithfield
- Family day care
- » Northside Family Day Care Scheme

Gaps

No significant gaps based on anticipated population increase.
Needs for community space to be met by John McVeity Community Centre.

Model / approaches

Will generally be serviced by expanded John McVeity Community Centre however, access is an issue due to lack of rail line crossings.

Planning issues / considerations

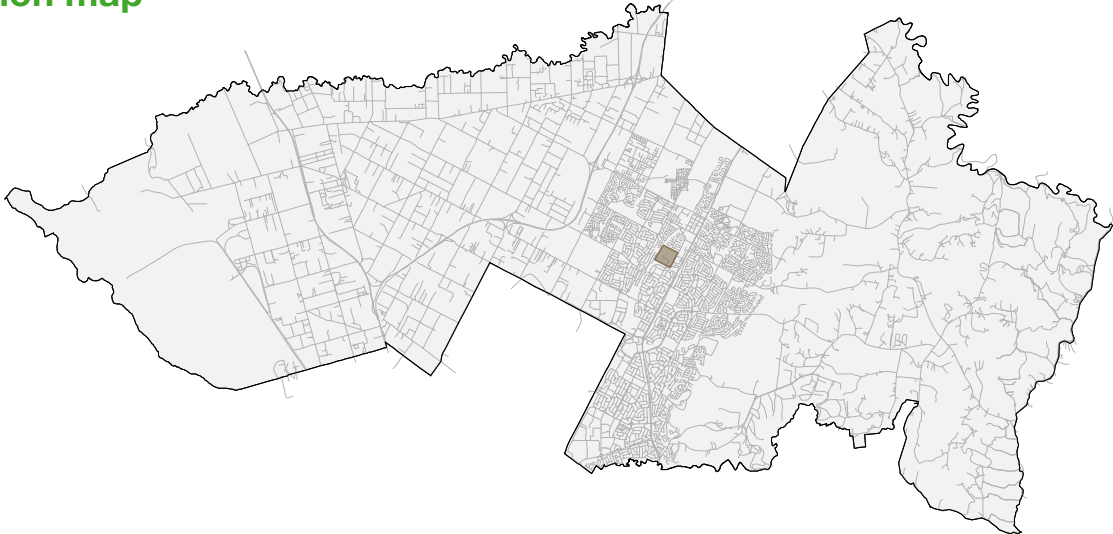
Requirements to improve access across the rail line to the John McVeity Community Centre.

Application of standards

A 2050 population of 2,755 will require:

- 9 public hospital beds
- 3 General Practitioners

Location map



Context Map



- Existing pedestrian access route
- Possible future access route

B3 Elizabeth Regional Centre

Existing (2011)

Dwellings
498



Population
1,039



Future (2050)

Dwellings
2,248



Population
4,452



2011-2020 1,080
2021-2050 2,333

Existing facilities

Community centres and libraries

- » Northern Sound System (2,415 square metres)
- » Playford Civic Centre and Library (1,100 square metres)
- » Grenville Community Connections Hub (944 square metres)

Schools

- » Fremont Elizabeth High School
- » Elizabeth Special School
- » Kaurna Plains Primary School

Further education

- » Elizabeth TAFE

Children's services

Long day care

- » Kaurna Plains Children's Centre
- » TAFE SA - Elizabeth Campus Child Care Centre
- » TRY Playford Children's Centre

Family day care

- » Country Central Family Day Care Scheme
- » North Metro Family Day Care Scheme
- » Northside Family Day Care Scheme

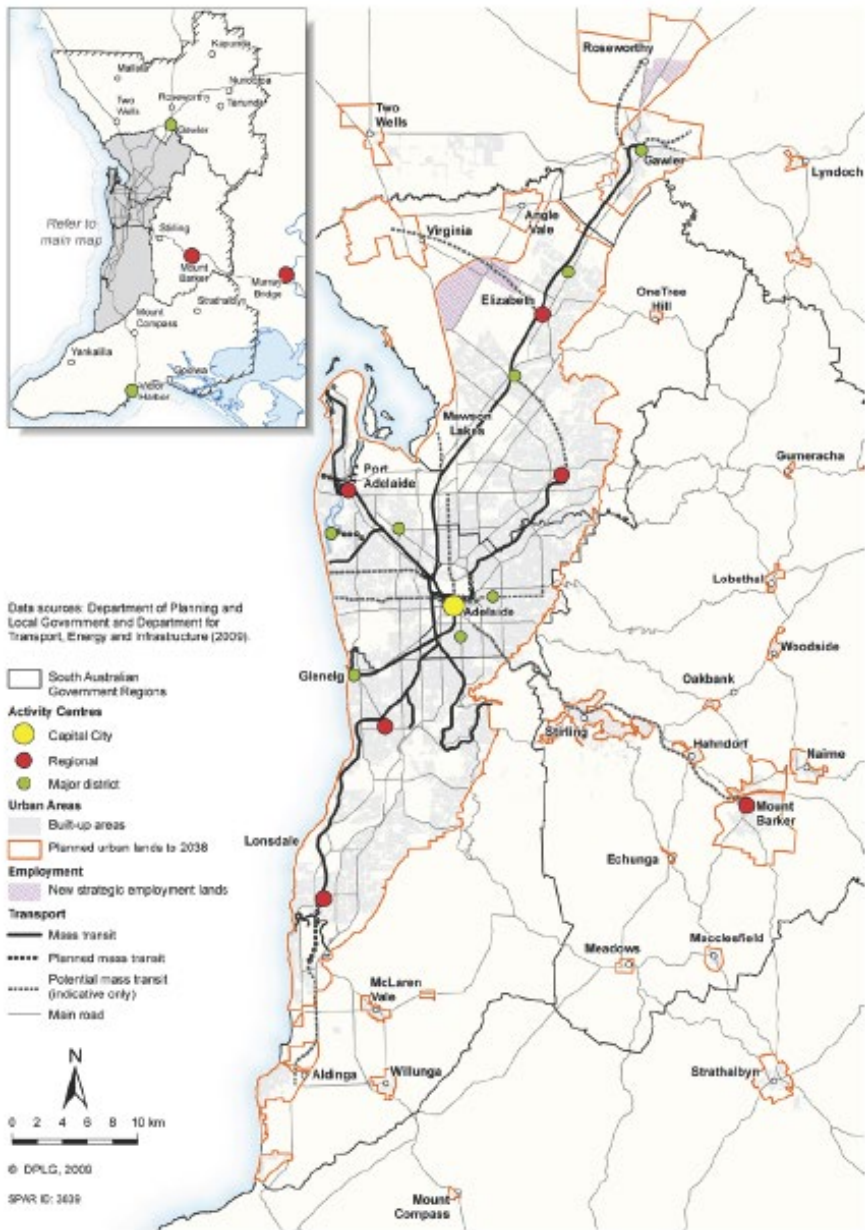
Health services

- » GP Plus Super Clinic
- » Northern Adelaide Medicare Local

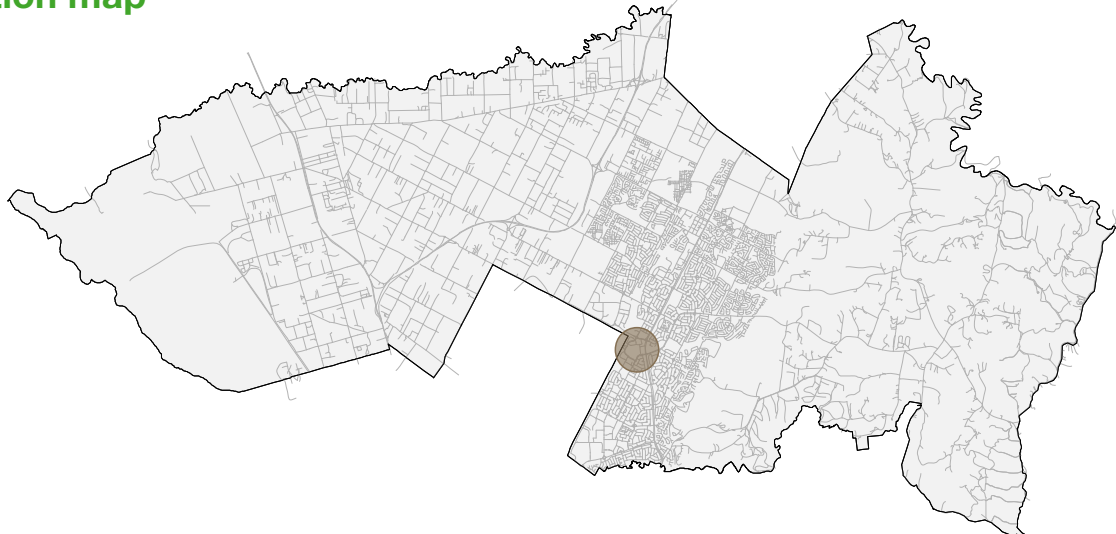
Context plan

The 30 Year Plan for Greater Adelaide identifies Elizabeth as the key 'Regional Activity Centre' in the Northern Adelaide Region.

Higher-order activity centres **Map D6**



Location map



Map extracted from The 30 Year Plan for Greater Adelaide

Elizabeth Regional Centre – Social infrastructure requirements

Application of standards

A 2050 population of 4,452 will require:

- Demand for 13 public hospital beds
- 5 General Practitioners
- 1 clubroom



Elizabeth Regional Centre Concept

The Elizabeth Regional Centre is currently subject to two major projects that will influence social infrastructure provision in the area.

The Civic Precinct Redevelopment project (refer plan - right) will investigate the area around the existing Playford Civic Centre and Library including the Grenville Community Connections Hub.

The Regional Sports Precinct located in the Elizabeth Regional Centre may also influence the provision of social infrastructure.



Example town centre
Rouse Hill Town Centre, NSW. Image: Elton Consulting

Gaps

Gaps in the Elizabeth Regional Centre are primarily related to the areas regional centre role and the increased demand for regional level facilities created by the increase of the citywide population. Key gaps include expansion and/or enhancement of facilities and/or services including:

- » The civic centre
- » Library
- » Grenville Community Connections Hub
- » Northern Sound System
- » TAFE.

There will be an ongoing need, as the regional and local populations increase, to increase the capacity of existing services and facilities.

Model / approaches

Expansion and adaptation of the Grenville Community Connections Hub (to 2,000 square metres GFA) to become more of a multipurpose community centre. The centre could still retain a focus on older people but should also expand to cater more towards the growing and likely younger demographic of the Elizabeth Transit Oriented Development.

The civic centre and library are both recommended for expansion to address growing regional needs. This expansion should also consider the needs of the increasing resident population of Elizabeth Regional Centre and the higher density living environment that they are likely to inhabit.

Key thresholds / trigger points

Timing and demand for social infrastructure is more related to overall city and regional population growth. However, at 3,000 people some local level community centre space should be available for local residents.

Planning issues / considerations

- » Integration of TOD and new higher density development with established surrounding communities
- » Greater requirements of higher density environments for meeting and gathering spaces for events and activities
- » Ensuring that local level services and facilities are available as well as the regional serving social infrastructure.

B4 Elizabeth suburbs

Existing (2011)



Future (2050)



Existing facilities

Community centres and libraries

- » Judd Road House Studio/Art Gallery
- » Midway Road Community House

Schools

- » Blakeview Primary School – 2011 enrolment of 486. Index of education disadvantage of 4
- » Craigmores South R-7 School – 2011 enrolment of 215. Index of education disadvantage of 3
- » Elizabeth Downs Primary School – 2011 enrolment of 254. Index of education disadvantage of 1
- » Elizabeth East Primary School – 2011 enrolment of 263. Index of education disadvantage of 2
- » Elizabeth Grove Campus – 2011 enrolment of 276. Index of education disadvantage of 1
- » Elizabeth Park Primary School – 2011 enrolment of 334. Index of education disadvantage of 2
- » Elizabeth South Primary School – 2011 enrolment of 242. Index of education disadvantage of 1
- » Elizabeth Vale Primary School – 2011 enrolment of 241. Index of education disadvantage of 1
- » Playford Primary School – 2011 enrolment of 691. Index of education disadvantage of 5
- » Craigmores High School – 2011 enrolment of 939. Index of education disadvantage of 3
- » Catherine McAuley School (R-7 Catholic)
- » Craigmores Christian School (R-12 Christian co-educational, 400 students)
- » St Thomas More Primary School
- » Trinity College – Blakeview (R-10 co-educational)

Before and after school care/vacation care

- » Elizabeth Grove Campus
- » St Mary's Magdalene's School
- » Elizabeth North Primary School
- » St Thomas More School
- » Craigmores Christian School
- » Catherine McAuley Campus
- » YMCA Craigmores

Children's services

Long day care centres

- » Elizabeth Grove Children's Centre
- » New Friends Child Care Centre (Elizabeth Park)
- » Mission Australia Early Learning Services (Elizabeth Vale)
- » Hillbank Community Children's Centre

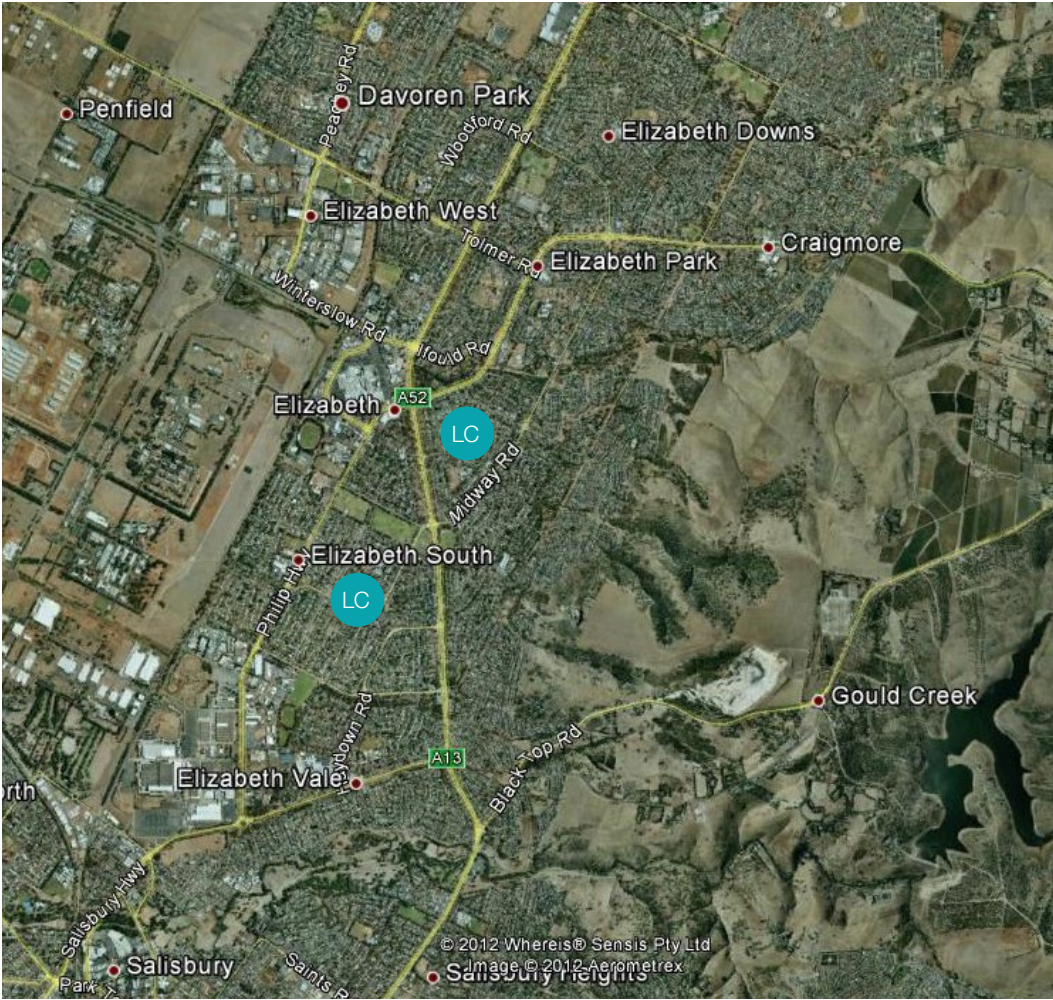
Family day care centres

- » Northside Family Day Care Scheme
- » Country Central Family Day Care Scheme
- » Eastern District Family Day Care Scheme
- » North Metro Family Day Care Scheme

Health services

- » Lyell McEwin Hospital (Elizabeth Vale - regional facility)
- » Calvary Central Districts Private Hospital (Elizabeth Vale)
- » Northern Health Network (Elizabeth West)
- » Muna Paiendi Health Care Services (Elizabeth Vale)
- » Second Story Youth Health Centre (Elizabeth)

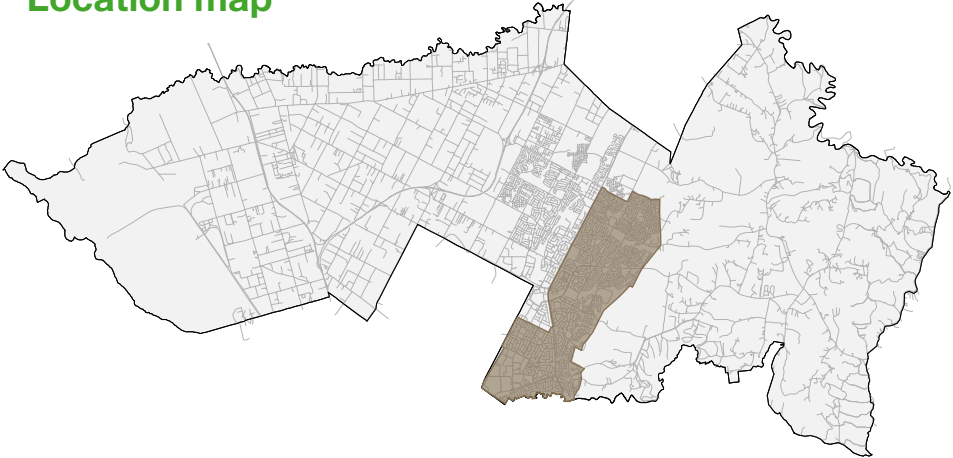
Context plan



Social Infrastructure hierarchy



Location map



Elizabeth suburbs – Social infrastructure requirements

Application of standards

A 2050 population of 41,637 will require:

129 hospital beds	4 youth activity spaces
46 General Practitioners	4 seniors' activity spaces
A district multipurpose community centre of around 3,000 square metres	4 community arts spaces
A multi-agency service centre	4 community hall/meetings spaces for up to 200 people – up to 250 square metres each
A district library of 1,435 square metres	6 - 7 Government B-7 schools
A community arts centre of 1,000 square metres	4 x 120 place long day care centres
Performing arts/exhibition space of 800 square metres	7 x 60 place long day care centres
Dedicated youth space of around 400 square metres	4 x 60 place kindergartens
Dedicated seniors' space of around 400 square metres	6 – 7 OSH services
2 community hall/meeting spaces for 200+ people of 250-300 square metres	2 occasional care services
A non-government secondary school	3 local community centres of 500 square metres each
3 non-government primary schools	8 playgroups
An integrated Early Childhood Services Centre	A community health centre of around 2,000 square metres
4 neighbourhood multipurpose community centres of around 1,000 square metres each	9 clubrooms

Gaps

There are significant gaps in provision in the Elizabeth suburbs. Key gaps include:

- » A district multipurpose community centre
- » A multi-agency service centre
- » A district library
- » A community arts centre
- » Performing arts/exhibition space
- » Dedicated youth space and dedicated seniors' activity space
- » Community hall/meeting spaces for 200 plus people
- » A non-government secondary school and non-government primary schools
- » A community health centre
- » Neighbourhood multipurpose community centres (4) including hall/meeting space and activity space for a range of groups
- » Children's services including long day care, kindergarten and occasional care
- » Local community centres (2).

Model / approaches

Recommendations for future facility provision include:

A district community hub located in Elizabeth Park to include:

- » A multipurpose community centre
- » Multi-agency service centre
- » Library
- » Arts/exhibition space
- » Community hall/meeting space for up to 200 people (250 square metres)
- » Co-located with an Early Childhood Services Centre.

The intention is for this facility to act as a catalyst for the renewal of Elizabeth Park as well as providing a more locally accessible service point and an equitable level of facility and service provision to address local community needs.

A neighbourhood multipurpose community centre in Elizabeth East local centre or co-located with the Elizabeth East Primary School. This facility would include community hall/meeting space, flexible activity space for youth, seniors and community arts, training space, office space for community service organisations, space for playgroup and an occasional care service. Co-located with a long day care centre and kindergarten as part of an early years centre. Consideration should be given to locating the neighbourhood house services currently conducted at Midway Road to this facility.

A local community centre located in the south in Elizabeth Vale. The intention is for this facility to be located as part of the local centre/shops or adjacent to school grounds and be shared facilities with the B-7 schools in the area. To include general community meeting/activity space, occasional care and playgroup. Co-located with kindergarten and long day care.

Enhancement/upgrading of Uley Road Hall to bring it up to contemporary standards and to provide the range of spaces and activities offered at the other proposed multipurpose community centres.

Additional local community meeting/activity space could also be provided throughout the Elizabeth suburbs through shared use arrangements with local schools including Playford Primary School, Craigmore Primary School and Elizabeth Grove Primary School.

Key thresholds / trigger points

Thresholds no longer relevant but creation of a district community hub is a priority.

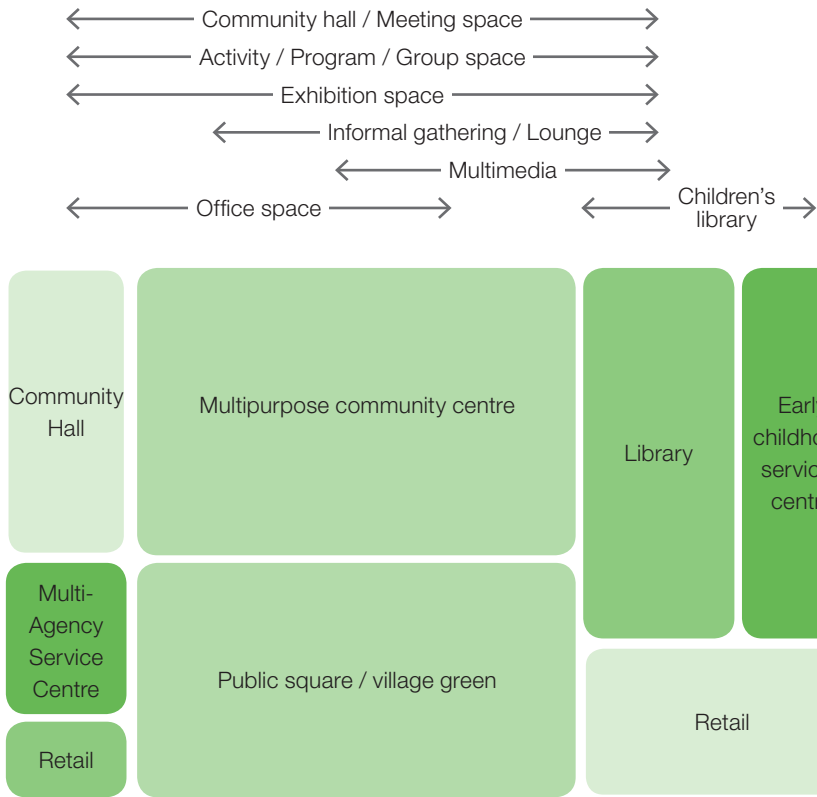
Planning issues / considerations

- » Land availability in established areas is an issue
- » In areas with existing shortfalls but little projected growth, funding sources other than those associated with growth and development must be identified
- » Given the above, working closely with local schools and other institutions will be critical to addressing the facility and service deficits in the Elizabeth suburbs
- » Redevelopment also creates opportunities. The possible redevelopment of local shopping centres like Elizabeth Vale should be explored as opportunities for the possible enhanced provision of social infrastructure.

Proposed facilities



Example of Elizabeth Park District Community Hub



A1 Buckland Park

Existing (2011)

Dwellings
104

POPULATION
277

Future (2050)

Dwellings
11,956

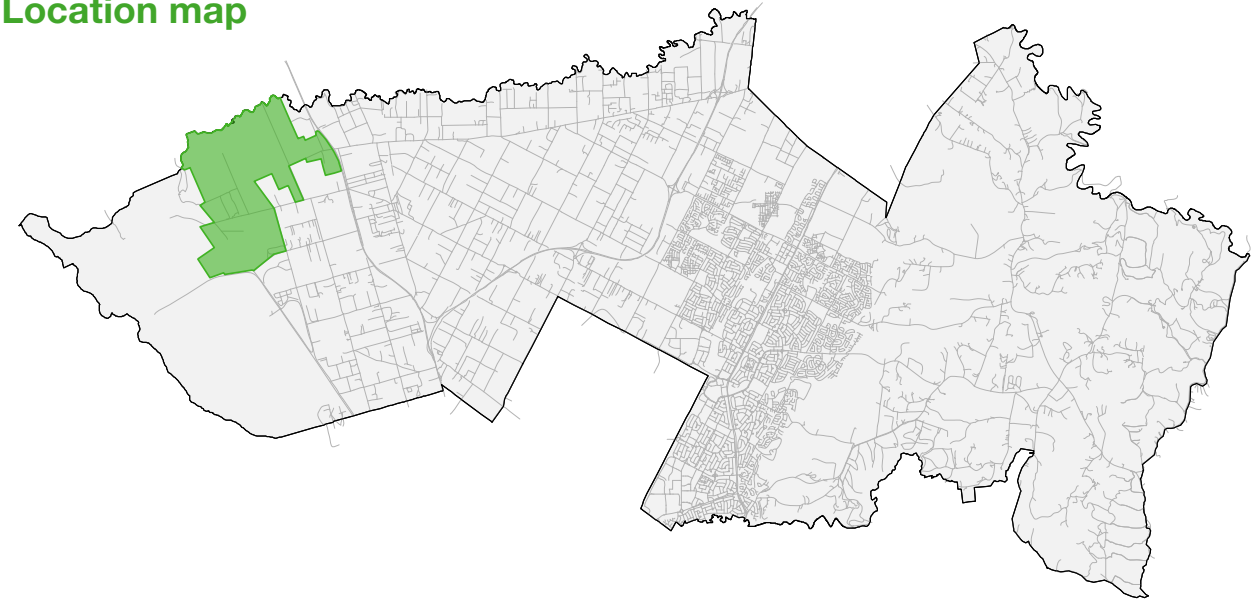
Population
32,245

2011-2020 1,573 2021-2050 23,996 2050 6,399

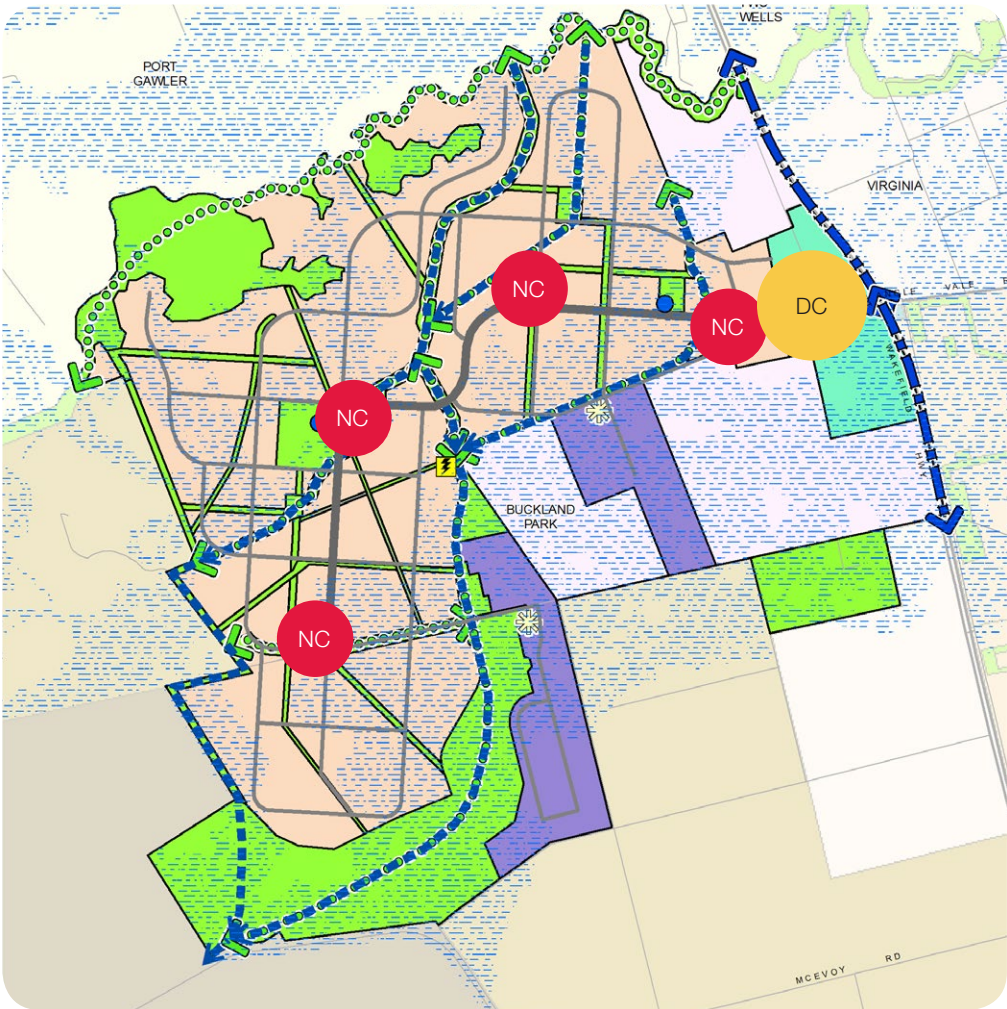
Existing facilities

No existing facilities

Location map



Master plan



Social infrastructure hierarchy



Note: The full master plan with legend (Buckland Park Structure Plan) is included as an Appendix on page 57

Buckland Park – Social infrastructure requirements

Application of standards

A 2050 population of 32,245 will require:

100 public hospital beds	3 youth activity spaces
35 General Practioners	3 seniors' activity spaces
1 district multipurpose community centre (2,600 sqm)	3 community art spaces
1 multi-agency service centre	3 community halls/meeting spaces (20 to 200 people – up to 250 sqm)
1 district library (1,250 sqm)	4 government B-7 schools
1 community hall/meeting space (200+ persons – 300 sqm)	2 x 120 place long day care centres
1 multipurpose indoor recreation centre (2 court)	2 x 60 place long day care centres
1 government B-12 school	3 x 60 place kindergartens
1 non-government secondary school	5 OSH services
2 non-government primary schools	2 occasional care services
1 integrated early childhood services centre	2 local community centres (500 sqm each)
1 community health centre	6 playgroups
7 clubrooms	3 neighbourhood multipurpose community centres



Example district facility
Gungahlin Library in the Gungahlin Town Centre, ACT. Image: Elton Consulting

Model / approaches

District centre

District Community Hub

- » Multipurpose Community Centre including hall/meeting space for (200+ people), multi-service centre and district library. Includes space for playgroup, youth activities (dedicated space), seniors' activities, community arts (approximately 3,750 sqm GFA. Includes 1,250 sqm for a library)
- » Co-located with 60 place long day care centre (approximately 2,000 sqm site)

Adjacent to district centre

- » B-12 government school with shared 3 court indoor recreation centre. Schools to also provide OSH and occasional care
- » Co-located with integrated early childhood and health centre and 120 place long day care

Neighbourhood centres

- » Neighbourhood Multipurpose Community Centre each with flexible space for community hall/meeting space (20-200 people), playgroup, youth activities, seniors' activities, community arts – (x 3 – 1 in each centre)

B-7 school 1

- » B-7 government school, 60 place kindergarten, local community centre/hall (shared between school and community), includes space for occasional care, OSH, playgroup
- » Co-located with 120 place long day care centre

B-7 school 2

- » B-7 government school, 60 place kindergarten, local community centre/hall (shared between school and community), includes space for occasional care, OSH, playgroup

B-7 school 3

- » B-7 government school, 60 place kindergarten, includes space for occasional care, OSH and playgroup

Clubrooms

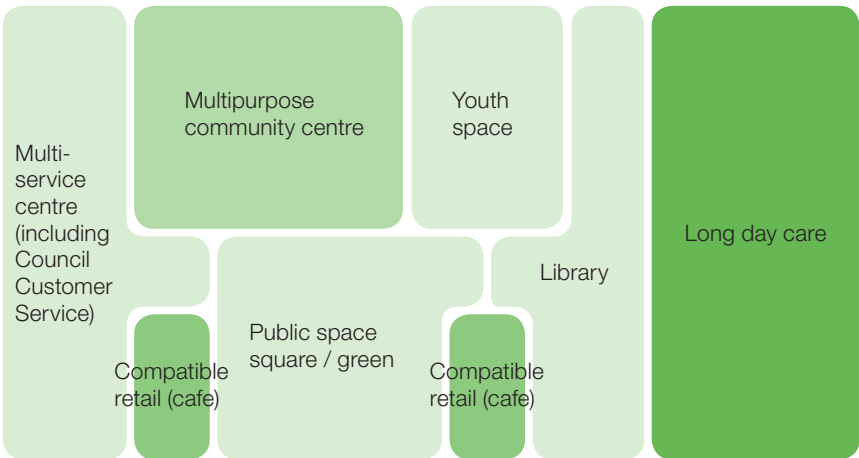
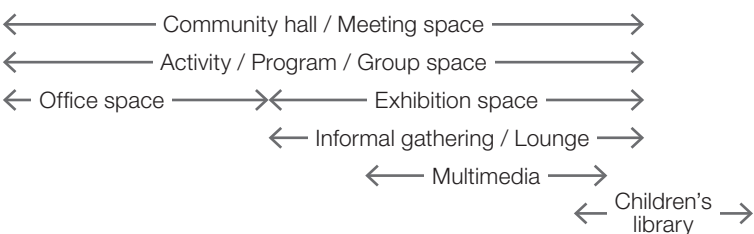
- » Three multipurpose district level clubrooms to be provided within each of the 3 district parks. It is also likely that there will be a need for additional small clubrooms at these locations to cater for other sports such as tennis and netball.

Key thresholds / trigger points

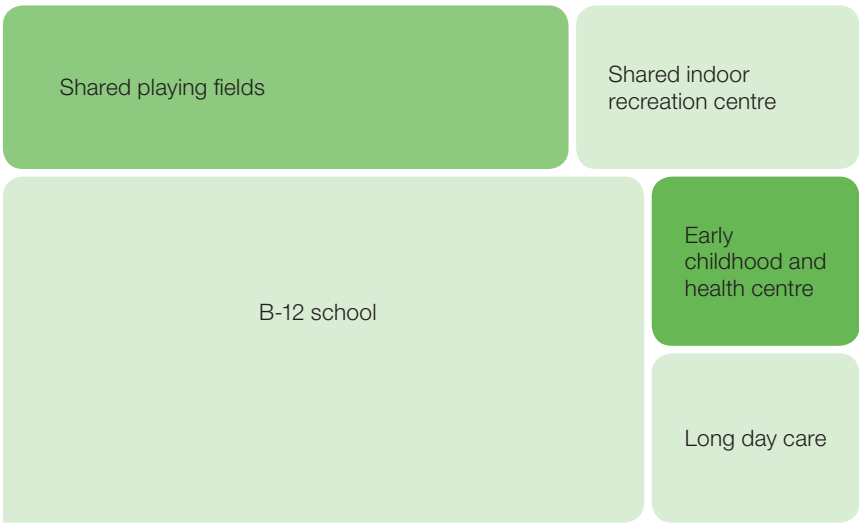
Population	Provision
At 2,000 people	<ul style="list-style-type: none">» Interim community facility established – space for service delivery and activities – early childhood health, playgroup, leisure and recreation activities» First phase of B-12 school established with kindergarten, long day care and shared community meeting/activity space
At 10,000 people	<ul style="list-style-type: none">» First stage of district multipurpose community centre established with library service, long day care and early childhood health» Neighbourhood multipurpose community centre established» B-12 school expanded» B-7 school 1 established» Non-government primary school established with kindergarten and shared community meeting/activity space
At 20,000 people	<ul style="list-style-type: none">» District multipurpose community centre expanded» 2nd neighbourhood multipurpose community centre established» B-7 school 2 established with kindergarten and shared community meeting/activity space» Secondary school component of B-12 established
At 30,000 people	<ul style="list-style-type: none">» District multipurpose community centre and library expanded (includes youth, seniors' and community arts space)» 3rd neighbourhood multipurpose community centre established» Government B-12 school expands» B-7 school 3 established» Non-government secondary school established
30,000+ people	<ul style="list-style-type: none">» District community centre expands

District centre concept diagrams

District community hub



Adjacent to district centre



Planning issues / considerations

- » Key issues for Buckland Park are access and mobility to jobs, services and amenities, placemaking and the creation of a sense of community and the timely provision of services and infrastructure
- » The location of Buckland Park requires the development of a self sustaining community and infrastructure provision will need to reflect this – opportunities to utilise existing facilities in surrounding areas are limited
- » The desired model/approach for social infrastructure relies on an integrated master planning process to realise goals for co-location, shared use, etc. A coordinated response from government is required to achieve more efficient facility and service models.

A2 Virginia

Existing (2011)

Dwellings
2,000



Population
2,284

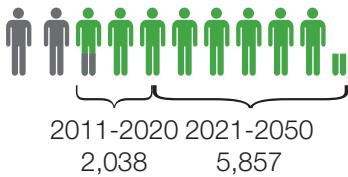


Future (2050)

Dwellings
4,924



Population
10,179



Note: More recent population projections prepared by the Department of Planning, Transport and Infrastructure (DPTI) suggest a projected population of 11,290 for Virginia. If this were to be the case, the greater population would have some impact on demand for community facilities and services.

Existing facilities

Community centres and libraries

- » Virginia Community Centre (1,079 sqm GFA)
- » Virginia Institute (270 sqm GFA)

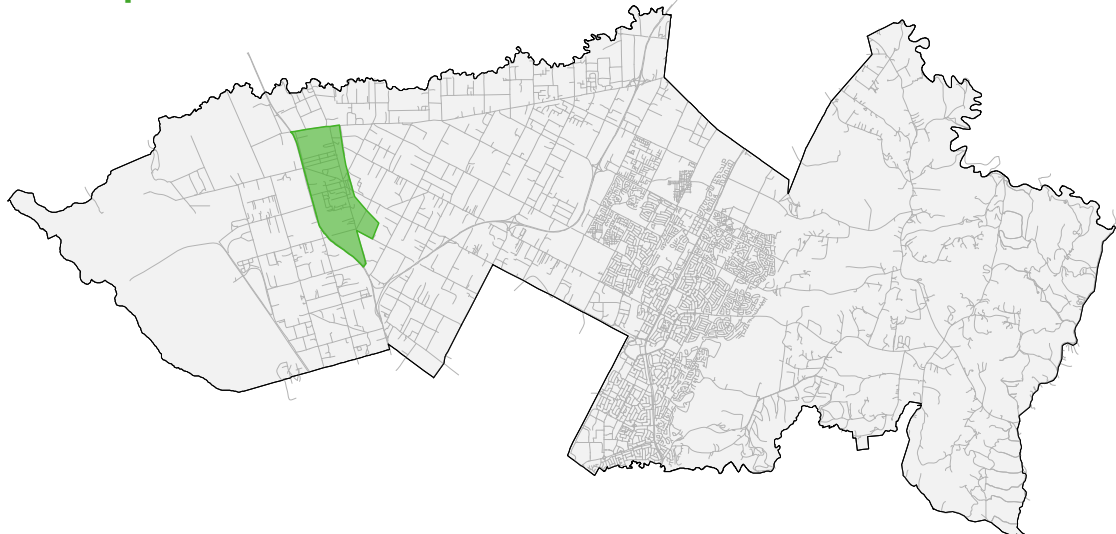
Schools

- » Virginia Primary School (R-7) – 2011 enrolment of 266. Index of educational disadvantage of 5

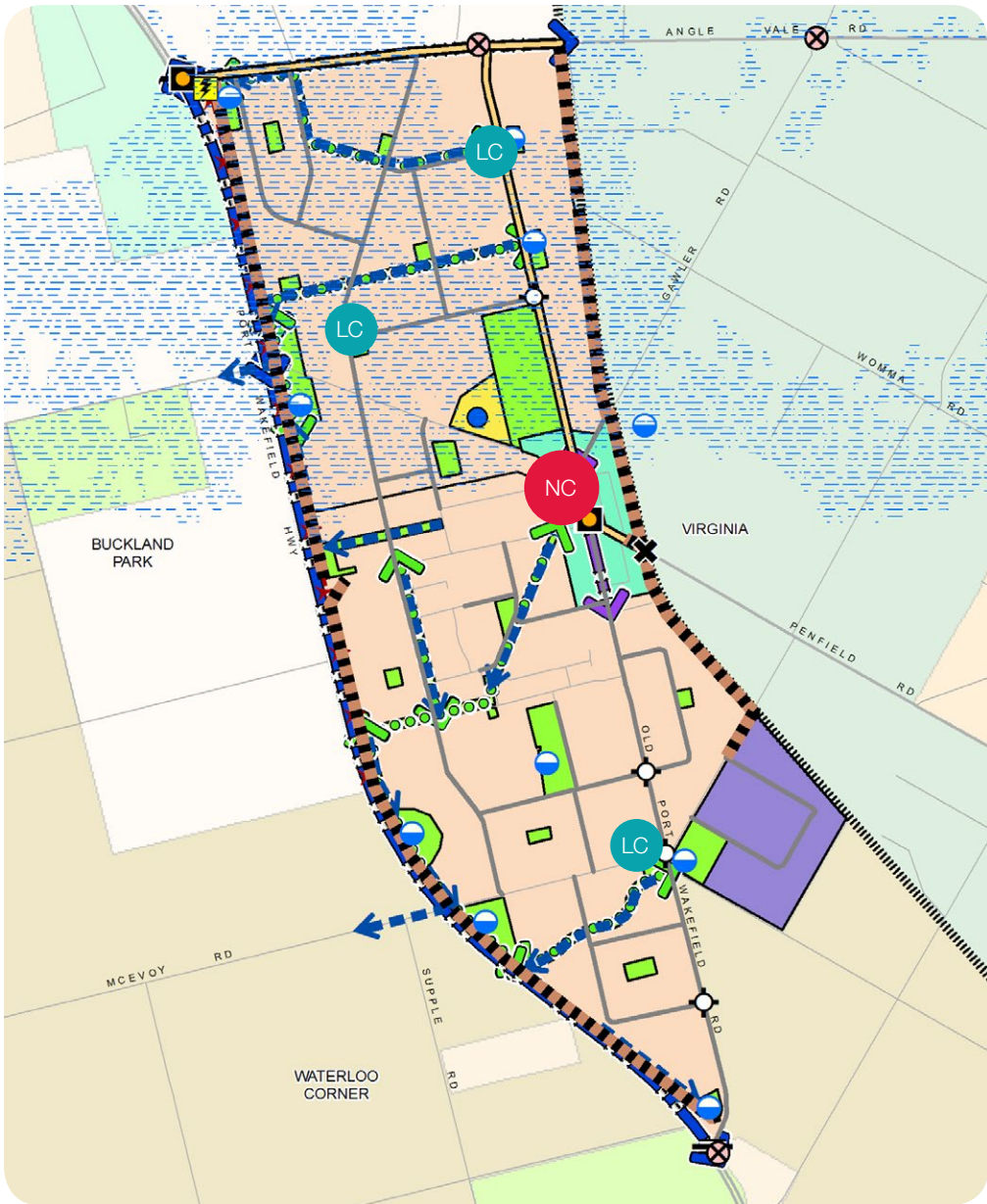
Children’s services

- » Pre-school and child care places are provided at Virginia Primary School, Virginia Grove Early Learning Centre

Location map



Master plan



Social infrastructure hierarchy



Note: The full master plan with legend (Virginia Structure Plan) is included as an Appendix on page 58

Virginia – Social infrastructure requirements

Application of standards

A 2050 population of 10,179 will require:

31 public hospital beds	1 - 2 government B-7 schools
11 General Practioners	1 x 120 place long day care centre
1 neighbourhood multipurpose community centre (800 sqm)	1 x 60 place long day centre
1 youth activity space	1 OSH service
1 seniors' activity space	1 local community centre (500sqm)
1 community arts space	2 playgroups
1 community hall/meeting space (up to 200 people - 250 sqm)	2 clubrooms



Gaps

A key future social infrastructure gap is the potential need for an additional government B-7 school.

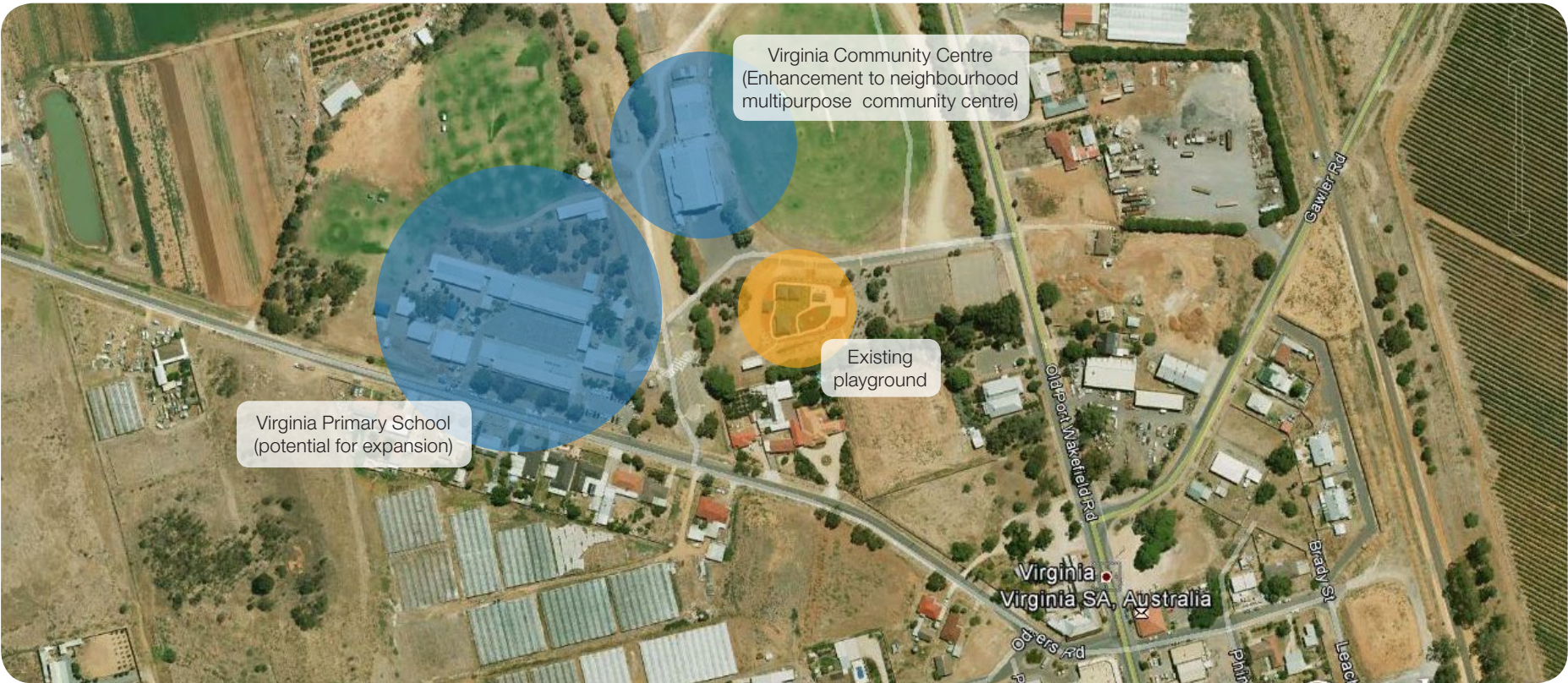
A key issue in addressing social infrastructure gaps in Virginia will be the optimum utilisation and enhancement of existing facilities and how the Virginia Community Centre and Virginia Institute can cater for increased future demand for youth activity space, seniors' activities, community arts, meeting space, playgroup, etc.



Example multipurpose facility
Avalon Recreation Centre and Library, NSW. Images: Elton Consulting



Virginia Community Centre precinct



Model / approaches

Although the population increase projected for Virginia is significant, it currently experiences a reasonably high level of provision. The requirements for a primary school and child care are reasonably catered for in the short to medium term. DECD have reported that Virginia Primary School could expand from its current enrolment of 266 to around 650-700 students to cater for demand up to 2027. Beyond that it is likely a new school will be required. Public high school facilities in the area are considered sufficient to accommodate future growth.

The existing Virginia Community Centre is a substantial facility (1,079 square metres GFA) that is well located and has the potential for greater utilisation (need use figures to confirm). This facility could act in the future as a neighbourhood level multipurpose community centre. The design of the building is both an obstacle and an opportunity. The Virginia Community Centre should be reviewed to understand more about current use patterns and demand and to also investigate how it could function more effectively in the future as a multipurpose community centre that could accommodate youth, seniors' and community arts activities.

Enhancements to the Virginia Community Centre could include:

- » The use of divisible walls so that the large indoor court space could be effectively used by multiple groups simultaneously
- » Enhancing and/or creating more space for activities and groups
- » Creating a better relationship between the facility and the surrounding outdoor space.

To function as a local multipurpose community centre, the Virginia Institute could be expanded, and a review of programs and activities undertaken, to ensure the Institute continues to evolve as a local community centre that addresses the growing and changing needs of the Virginia population.

Clubrooms

- » One additional clubroom may be required if a new sporting field or courts are established

Key thresholds / trigger points

Population	Provision
At 5,000 people	Virginia Institute expansion
At 7,500 people	Virginia Community Centre redesigned/enhanced to function as neighbourhood multipurpose community centre
At 10,000 people	New B-7 school established

Planning issues / considerations

- » Demand for facilities in Virginia will be affected by the timing of provision in Buckland Park. It is likely that some initial demand for indoor recreation and other community uses from Buckland Park will be directed to Virginia
- » Future use, utilisation and potential enhancement of existing the existing community facilities – Virginia Institute and Virginia Community Centre
- » A coordinated approach to planning future social infrastructure and services in Virginia is required including the school, child care providers, Virginia Institute management committee, Virginia Residents' Action Group, facility users, and other key stakeholders
- » A Development Plan Amendment is being prepared by DPTI. This will include a Structure Plan that will include a larger neighbourhood centre (building on the existing centre) and a new local centre in the southern portion and up to two local centres in the northern portion.

A3 Angle Vale

Existing (2011)

Dwellings
763



Population
2,363



Future (2050)

Dwellings
4,059



Population
10,943



2011-2020 2021-2050
1,029 7,551

Note: More recent population projections prepared by DPTI suggest a projected population of 13,240 for Angle Vale. If this were to be the case, demand for community facilities and services would increase.

Existing facilities

Community centres and libraries

- » Angle Vale Community Sports Facility (650 sqm GFA)

Schools

- » Angle Vale Primary School – 2011 enrolment of 368. Index of educational disadvantage of 5
- » Trinity College (R-10)

Before and after school care/vacation care

- » Angle Vale Primary School
- » Trinity College

Children's services

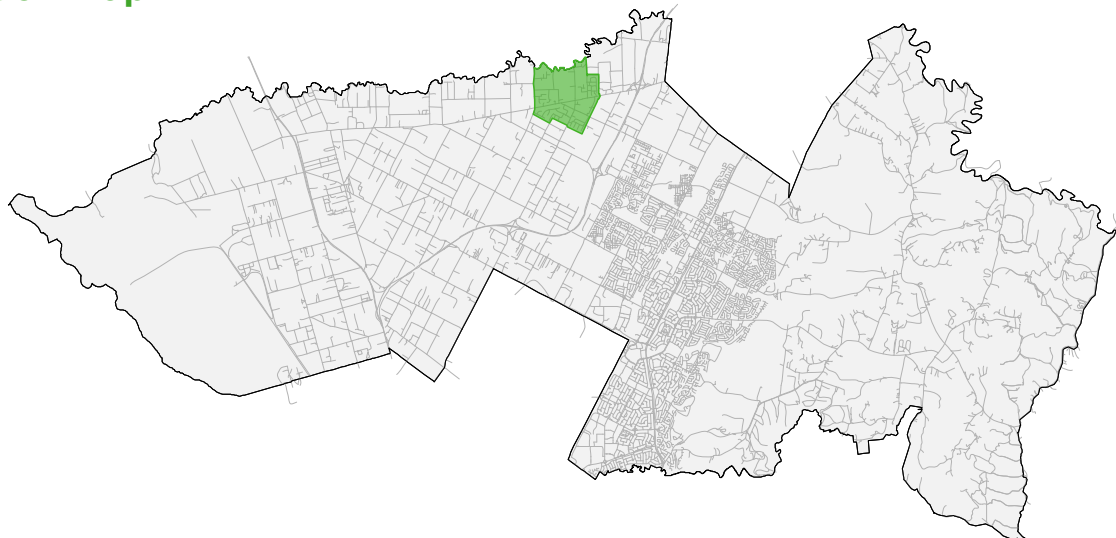
Long day care

- » Angle Vale KindyCare
- » Stepping Stone Angle Vale Childcare & Early Development Centre

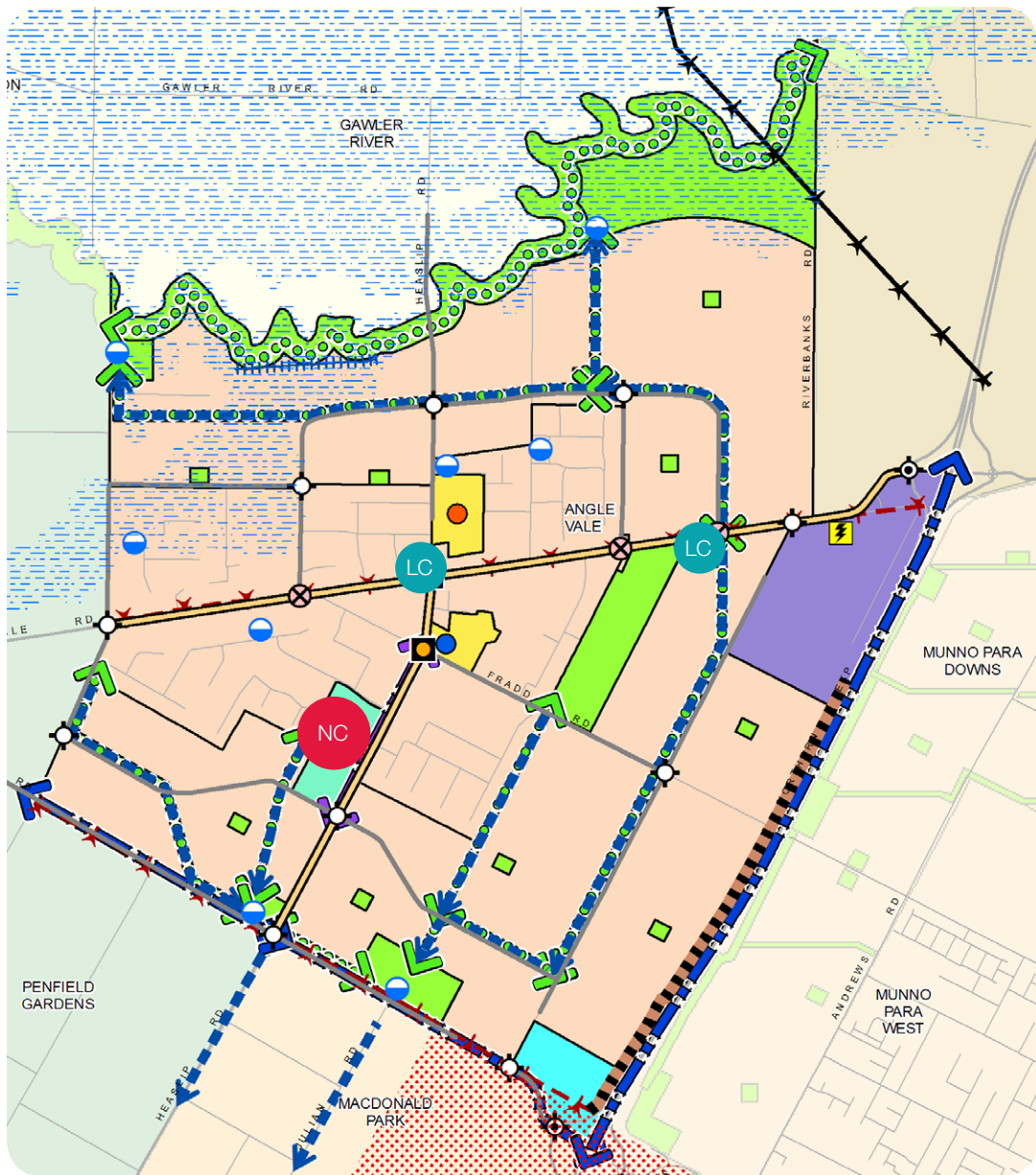
Family Day Care

- » Northside Family Day Care Scheme

Location map



Master plan



Social infrastructure hierarchy



Note: The full master plan with legend (Angle Vale Structure Plan) is included as an Appendix on page 58

Angle Vale – Social infrastructure requirements

Application of standards

A 2050 population of 10,943 will require:

33 public hospital beds	1 government B-7 school
12 General Practitioners	1 x 120 place long day care centre
1 neighbourhood multipurpose community centre (800 sqm)	1 x 60 place long day care centre
1 youth activity space	1 OSH service
1 seniors' activity space	1 local community centre (500sqm)
1 community arts space	2 playgroups
1 community hall/meeting space (up to 200 people - 250 sqm)	2 clubrooms



Angle Vale Neighbourhood Centre



Example multipurpose facility
West Vancouver Community Centre, Canada. Images: Elton Consulting

Gaps

While the recently constructed Angle Vale Community Sports Facility serves as a local community centre, the key social infrastructure gap in Angle Vale is a neighbourhood multipurpose community centre that incorporates youth activity space, seniors' activities, community arts space, hall/meeting space and has the capacity to act as an access and service delivery location for a range of community services including health care.

Model / approaches

Current provision adequately addresses requirements for a B-7 school, long day care, a local community centre and clubrooms (Angle Vale Community Sports Facility). Shared/ community use arrangements with the primary school and Trinity College should be undertaken to identify the potential of one or both of the schools being able to offer community hall/meeting space to meet both current and projected community demands.

The approach to future provision includes the creation of a neighbourhood multipurpose community centre with flexible meeting/activity space (for youth, seniors', community arts), space for playgroup and as a location for the delivery of key community and health services (including on a sessional or outreach basis).

Given the location of the existing facilities (Trinity College, Angle Vale Primary School and the Community Sports Facility) a new facility may be best located in a more central town centre location on Heaslip Road in or close to the neighbourhood centre. This will also help with the creation and reinforcement of the town centre.

Key thresholds / trigger points

Population	Provision
At 5,000 people	Neighbourhood multipurpose community centre (stage 1)
At 10,000 people	Neighbourhood multipurpose community centre (stage 2)
600-700 enrolments	Expansion of Angle Vale Primary School (DECD)

Planning issues / considerations

- » The importance of exploring the potential for shared community spaces with Angle Vale Primary School and Trinity College
- » A Development Plan Amendment is being prepared by DPTI. This will include a Structure Plan which will recommend the expansion of the existing neighbourhood centre. There will be an additional local centre proposed.

A4 Playford North Extension

Existing (2011)

Dwellings
275



Population
676

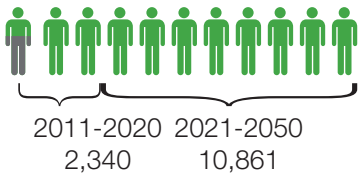


Future (2050)

Dwellings
5,292



Population
13,877



Note: More recent population projections prepared by DPTI suggest a projected population of 16,013 for Playford North Extension. If this were to be the case, demand for community facilities and services would increase.

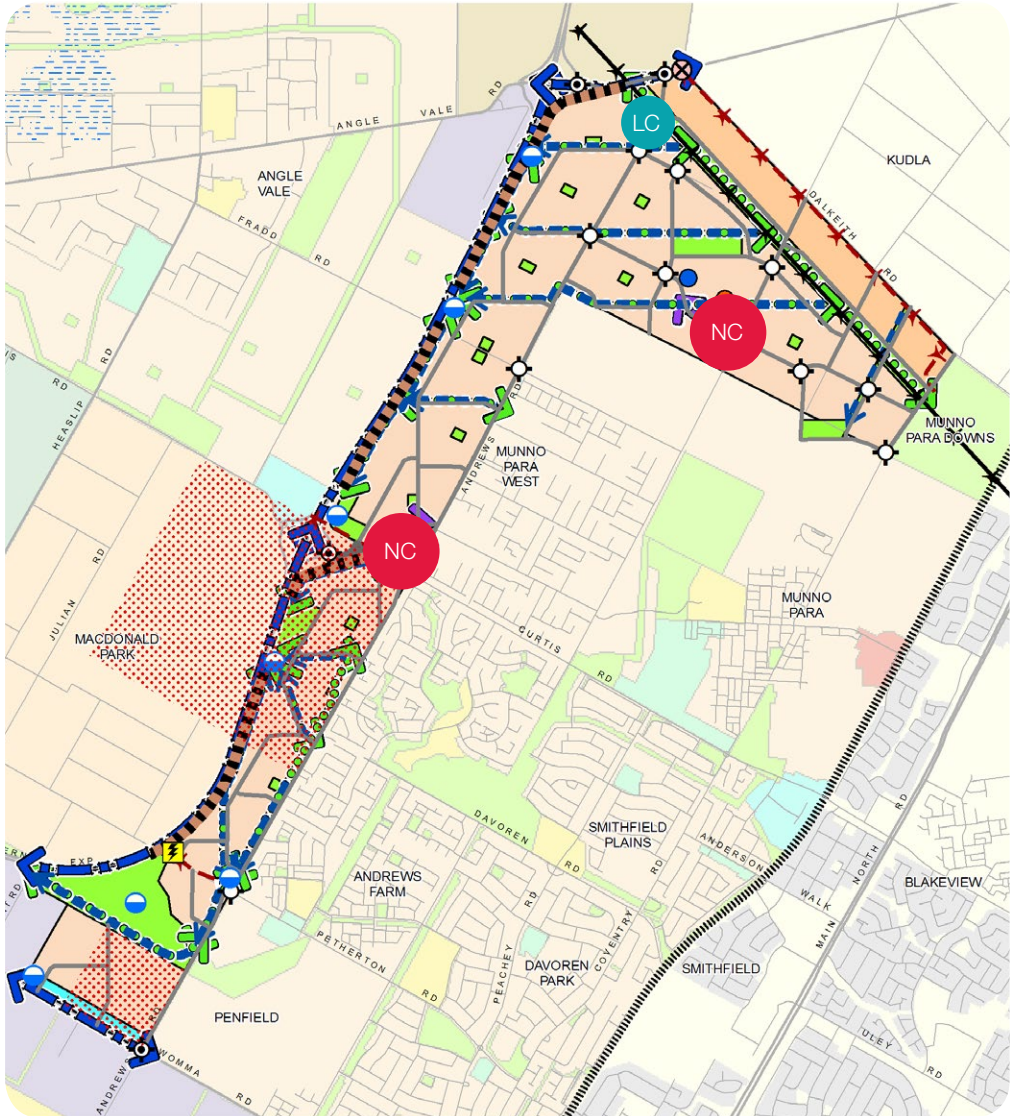
Existing facilities

No existing facilities

- » Mark Oliphant College (B-12) in Munno Para West is the closest school and it is reported to be at capacity (2011 enrolment of 1058)
- » The Department of Education and Childhood Development (DECD) has identified the need for a new B-12 school in the Playford North Extension area.

Note: the Development Plan Amendment (DPA) is still pending at the time of writing.

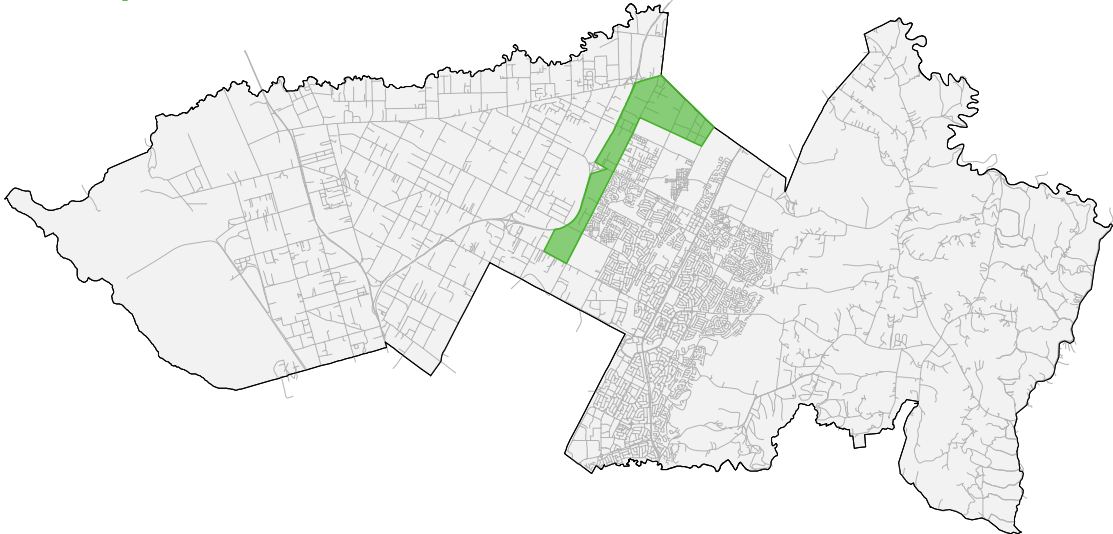
Master plan



Social infrastructure hierarchy



Location map



Note: The full master plan with legend (Playford North Extension Structure Plan) is included as an Appendix on page 59

Playford North Extension – Social infrastructure requirements

Application of standards

A 2050 population of 13,877 will require:

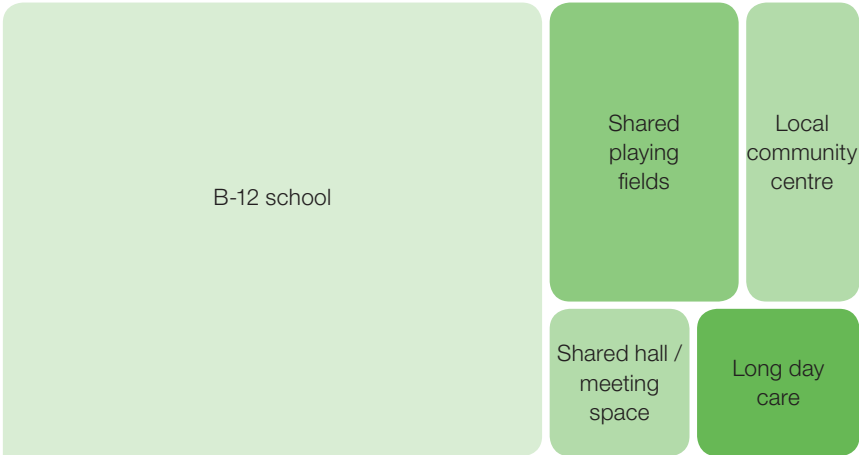
43 public hospital beds	2 government B-7 schools
15 General Practioners	1 non-government primary school
1 neighbourhood multipurpose community centre (1,000 sqm)	1 x 120 place long day care centre
1 youth activity space	2 x 60 place long day centre
1 seniors' activity space	2 OSH services
1 community arts space	2 playgroups
1 community hall/meeting space (up to 200 people - 250 sqm)	2-3 clubrooms
1 local community centre (500 sqm)	

Gaps

The lack of existing services in this area means that all identified forms of social infrastructure are required, although consideration must be given to the existence of district serving facilities in nearby areas.

Concept diagrams

School with shared community space



Key thresholds / trigger points

Population	Provision
At 2,000 people	Stage 1 of new school established
At 5,000 people	Stage 2 of new school established – includes community meeting space
At 10,000 people	Stage 3 of new school - final

Model / approaches

The need for a neighbourhood multipurpose community centre in this area is lessened because of the proximity to the planned Stretton Centre (a proposed 2,800 square metre employment skills hub co-located with a library and community centre) and the John McVeity Community Centre (planned to be expanded to 4,000 square metres).

Future facility recommendations include a new government B-12 school with shared community space including a hall and meeting space. The school should include long day care and an OSH service and should incorporate a local (shared use) community centre space. This community centre should include flexible meeting/ activity space and space for groups such as playgroup. The preferred location for this cluster of facilities is co-located with, or adjacent to, the Munno Para Downs neighbourhood centre.

A second B-7 school may be required depending on the capacity of surrounding schools to meet increased demand from Playford North Extension.

Future clubroom provision will depend on future provision of sporting fields and courts in the area.

Planning issues / considerations

- » Importance of relationship (including accessibility) to surrounding areas and ensuring that the larger neighbourhood and district level facilities in Munno Para and at John McVeity have capacity to adequately address the needs of the Playford North Extension residents
- » A Development Plan Amendment is currently being prepared by DPTI. This includes two new neighbourhood centres and up to two new local centres.



Example community/school shared use facility
The Denison Centre, Mawson Lakes, SA. Images: Steve Rendoulis and Russell and Yelland Architects

A5 Munno Para Suburbs

Existing (2011)

Dwellings
2,509



Population
6,212



Future (2050)

Dwellings
10,095



Population
23,602



2011-2020
8,692

2021-2050
8,698

Existing facilities

Community centres and libraries

- » Planned – Stretton Centre (2,800 sqm employment skills hub, library and community centre)

Schools

- » Mark Oliphant College (B-12) – reported to be at or close to capacity
- » Munno Para Primary School – 2011 enrolment of 263. Index of educational disadvantage of 2

Before and after school care/vacation care

- » Munno Para Primary School

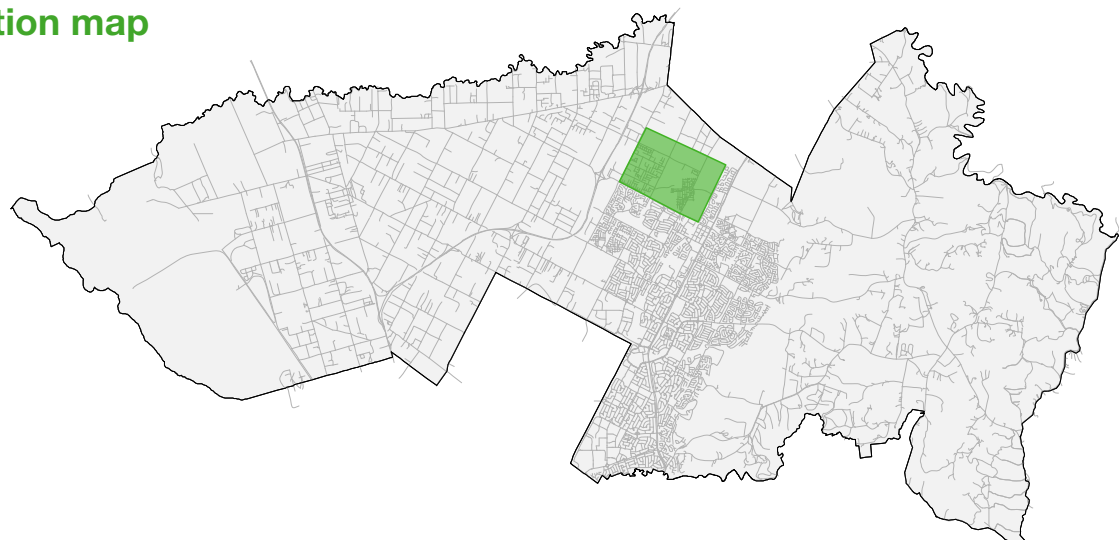
Children's services

- » Northside Family Day Care Scheme

Health services

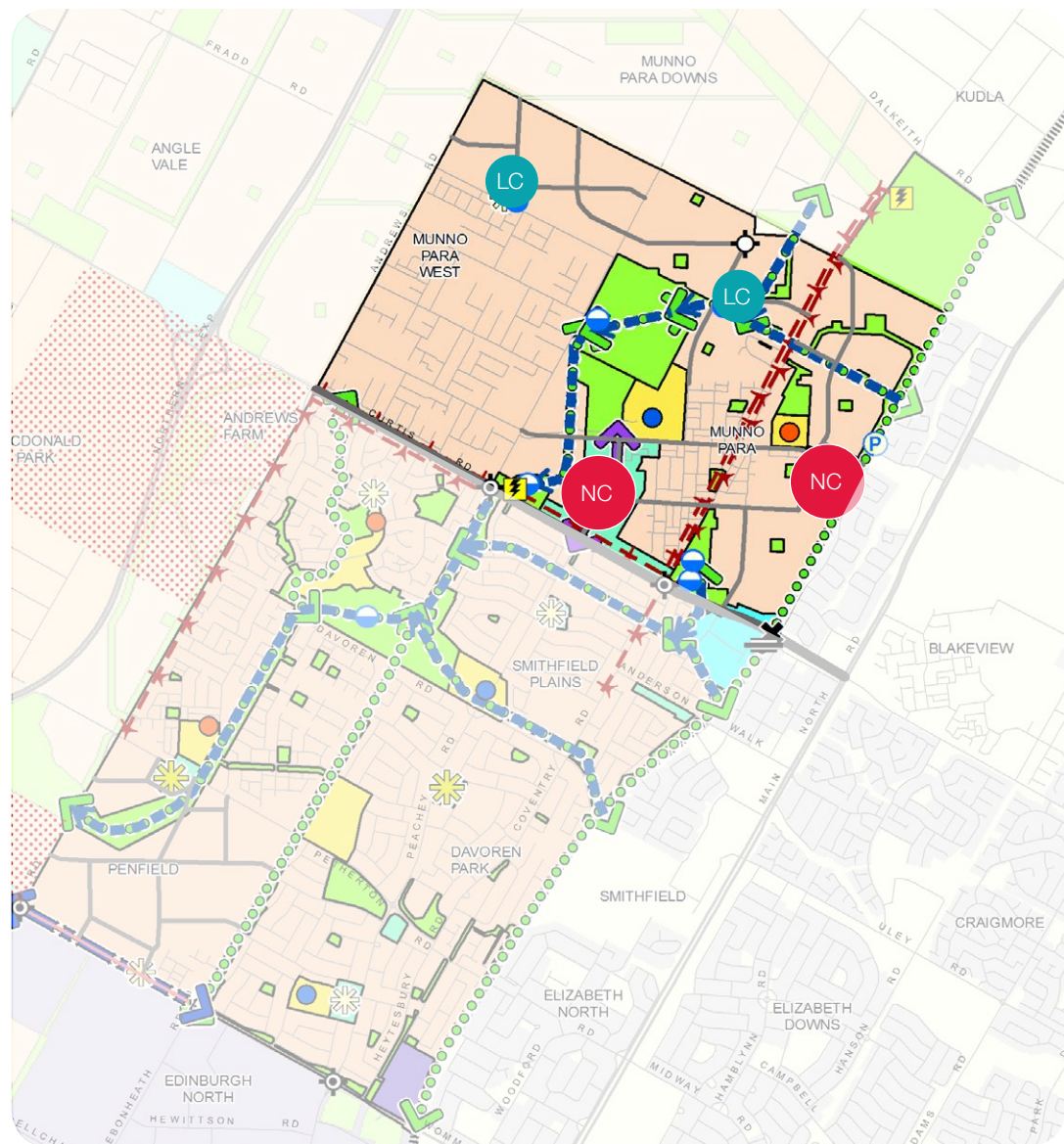
- » UniHealth Playford GP Super Clinic

Location map



Note: Munno Para Suburbs includes Munno Para (across train line) and part of Munno Para Downs and Munno Para West

Master plan



Social infrastructure hierarchy

Neighbourhood Centre (NC)

Neighbourhood Centre (NC)

Local Centre (LC)

Local Centre (LC)

Note: The full master plan with legend (Playford North Structure Plan) is included as an Appendix on page 57

Munno Para Suburbs – Social infrastructure requirements

Application of standards

A 2050 population of 23,602 will require:

73 public hospital beds	2 x 120 place long day care centres
26 General Practitioners	
2 neighbourhood multipurpose community centres (1 x 1,800 sqm and 1 x 1,000 sqm)	1 x 60 place long day care centre
2 youth activity spaces	2 kindergartens
2 seniors' activity spaces	4 OSH services
2 community arts spaces	1-2 occasional care services
2 community halls/meeting spaces (up to 200 people – 250 sqm each)	2 local community centres
3-4 government B-7 schools	4 playgroups
1 non-government primary school	5 clubrooms

Gaps

While the proposed Stretton Centre would substantially address the needs for neighbourhood multipurpose community centre space, a population of 23,000 will still drive the need for additional local community centre space.

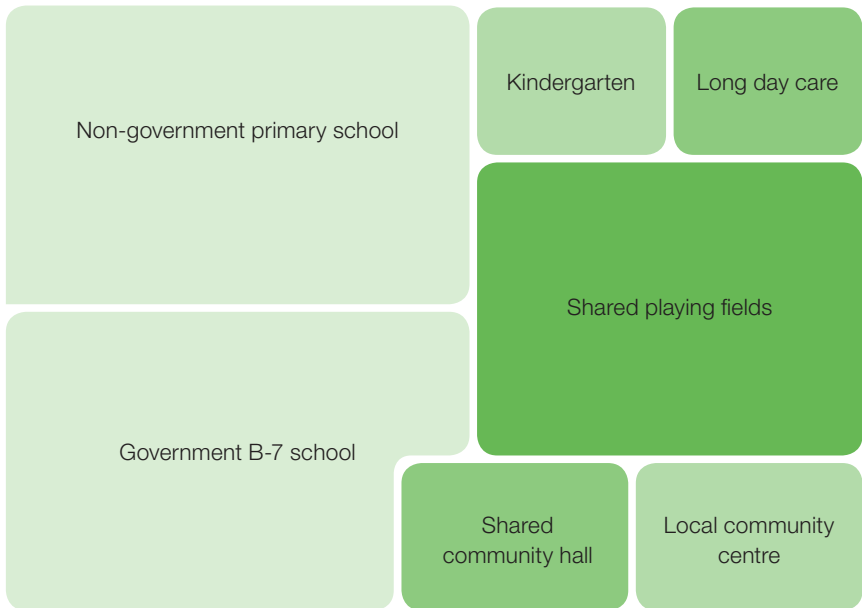
Primary schooling is an additional gap including both government and non-government schools. Although there is an existing secondary school in the area (Mark Oliphant College) it is reported to be at or near capacity as it has had to cater for students from Smithfield with the closure of the high school there. DECD has confirmed plans for the expansion of Mark Oliphant College. Future planning will need to consider the need for an additional B-12 school in Munno Para. Buckland Park will rely on neighbouring high schools during the first stage of development.

Child care services will also require enhancement including long day care, kindergarten and out of school hours care.

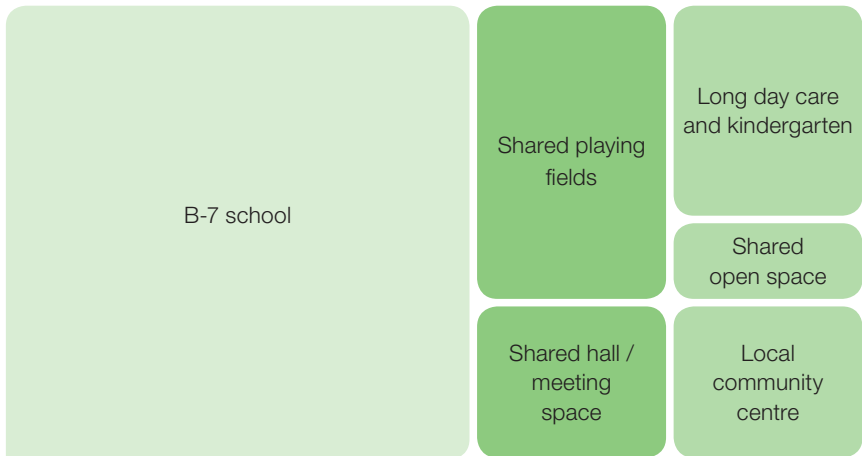
Consideration will also need to be given to the future provision of clubrooms.

Concept diagrams

School 1



School 2



Key thresholds / trigger points

Population	Provision
At 6,500 people	First stage of B-7 School 1 established
At 8,000 people	Second stage of B-7 School 1 completed. First stage of B-7 School 2 established
At 10,000 people	Second stage of B-7 School 2 completed. Local community centre established
At 15,000 people	Secondary school component of School 2 established (if required)
At 20,000 people	Secondary school component of School 2 completed (if required)

Model / approaches

The proposed Stretton Centre addresses future requirements for neighbourhood multipurpose community centres including some of the requirements for youth, seniors', community arts activities and community hall/meeting space.

Future provision should focus on:

School 1 – Joint Government B-7 and non-government school

- » Government B-7 school and non-government primary school with shared schools/ community playing fields. Includes OSH and an early learning centre (long day care, kindergarten and playgroup), a shared community hall and a local community centre space that could also be used for playgroup and occasional care.

School 2 – B-7 school or B-12 school

- » Government B-7 school with shared community hall/meeting space, OSH and kindergarten, with long day care and a local community centre with space for youth, seniors, community arts, playgroup and occasional care

One local community centre

- » Located in either Munno Para West local centre or Munno Para Downs neighbourhood centre that would include flexible community meeting and activity space for a variety of community activities and events.

As the Mark Oliphant College is reported to be at or close to capacity, there may also be a need for an additional secondary school facility in Munno Para.

At least one district clubroom will be required to be located with the district park/ sporting field. Remaining clubroom provision will depend on future provision of sporting fields and courts.

Planning issues / considerations

Working closely with the DECD regarding the planning of schools including the incorporation of shared community space.

The Stretton Centre will be a key community facility in this area.



Example community hub
Vinegar Hill Library and Community Centre, NSW. Image: Elton Consulting

A6 Andrews Farm/Penfield

Existing (2011)

Dwellings
2,868



Population
7,565

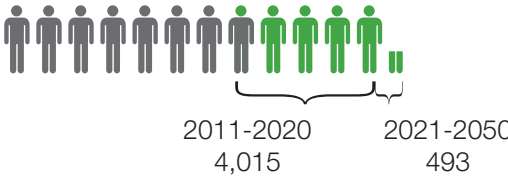


Future (2050)

Dwellings
5,643



Population
12,073



Master plan



Social infrastructure hierarchy



Note: The full master plan with legend (Playford North Structure Plan) is included as an Appendix on page 57

Existing facilities

Schools

- » None (closest public schools are Swallowcliffe Primary and Para West Adult Campus)

Children's services

Long Day Care

- » Goodstart Early Learning (Penfield)

Family Day Care

- » Northside Family Day Care Scheme

Gaps

The relative proximity to the (planned to be) expanded John McVeity Community Centre addresses the needs for Andrews Farm/Penfield for a neighbourhood multipurpose community centre including space for youth activities, seniors, community arts and hall/meeting space. Remaining gaps for Andrews Farm/Penfield include government B-7 schools (with capacity for out of school hours care), long day care, kindergarten and a local community centre where activities like playgroups can take place.

Application of standards

A 2050 population of 12,703 will require:

39 public hospital beds	2 government B-7 schools
14 General Practitioners	1 x 120 place long day care centre or 2 x 60 place long day care centres
A neighbourhood multipurpose community centre (900 square metres)	1 x 60 place kindergarten
1 youth activity space	2 OSH services
1 seniors' activity space	1 local community centre
1 community arts space	2 playgroups
1 community hall/meeting space (for up to 200 people – 250 sqm)	2 clubrooms

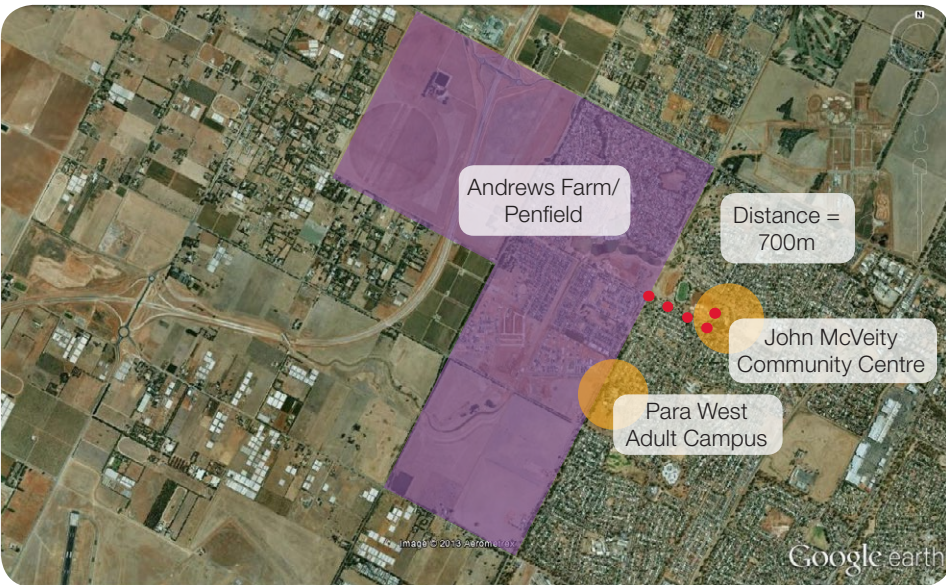
Model / approaches

Proximity to expanded John McVeity Community Centre addresses the need for a neighbourhood level multipurpose community centre. Potential for local community meeting/activity space may also be possible through shared use arrangements with Para West Adult Campus.

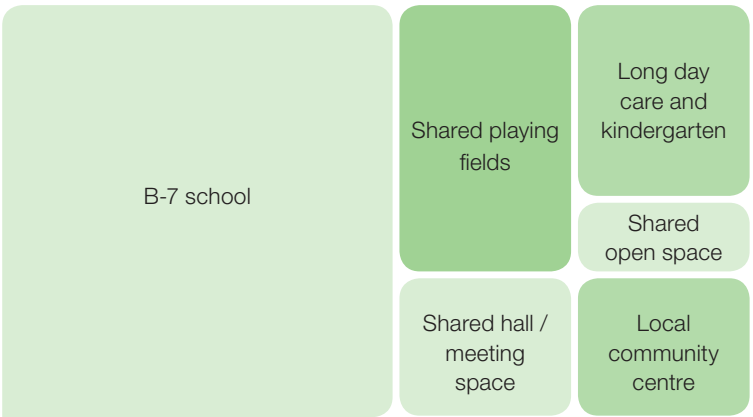
Facilities recommended to be located in or adjacent to the Andrews Farm neighbourhood centre are a Government B-7 school with OSH co-located with long day care and a kindergarten and with a local community centre with flexible activity space including space for playgroup.

Investigation of the potential for expansion of Swallowcliffe Primary School and its capacity to meet demand from Andrews Farm/ Penfield should also be considered.

Context Map



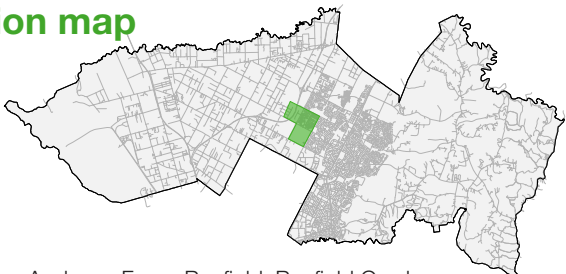
Concept Diagram



Planning issues / considerations

Ensuring there is access and capacity at the enhanced John McVeity Community Centre to help to meet the needs of the Andrews Farm/Penfield population.

Location map



Note: Includes Andrews Farm, Penfield, Penfield Gardens and MacDonald Park

Key thresholds / trigger points

Population	Provision
At 8,000 people	Stage 1 of Government B-7 School established. Shared use arrangements with Para West Adult Campus for local community meeting/activity space completed.
At 10,000 people	Stage 2 of Government B-7 School completed (includes local community centre space)

A7 Blakeview

Existing (2011)

Dwellings
2,089



Population
5,093



Future (2050)

Dwellings
7,984



Population
20,169



2011-2020
4,594

2021-2050
10,482

Existing facilities

Schools

» None

Children's services

Long day care

» Goodstart Early Learning Blakeview

Family day care

» Northside Family Day Care Scheme

Master plan

Note that Blakeview contains 3 developments with separate developers – Blakes Crossing, Blakeview East and Blakeview West (yet to be released).

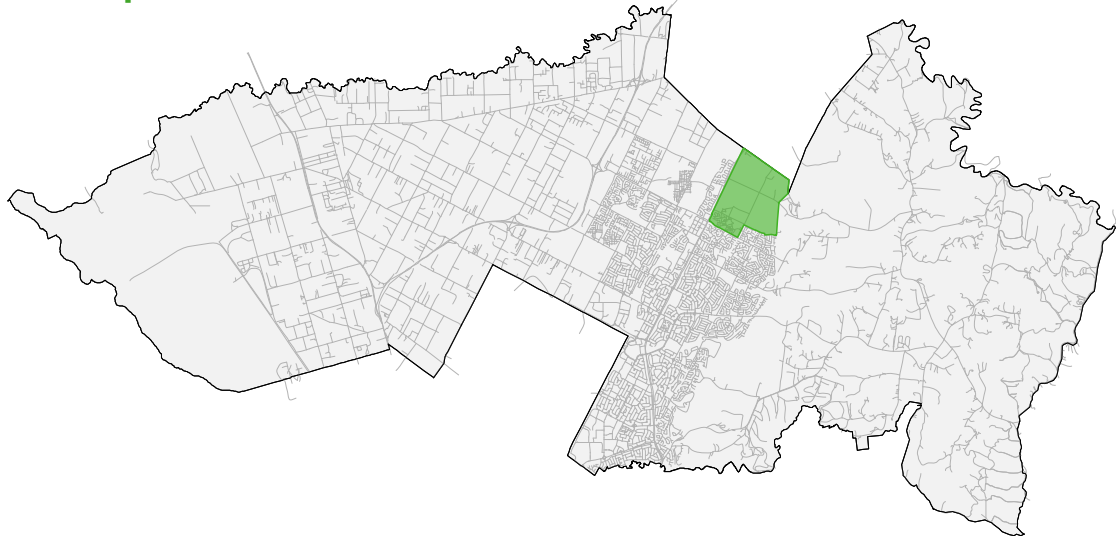


Social infrastructure hierarchy

Neighbourhood Centre (NC)

Neighbourhood Centre (NC)

Location map



Note: The full master plan with legend (Blakeview Structure Plan) is included as an Appendix on page 59

Blakeview – Social infrastructure requirements

Application of standards

A 2050 population of 20,169 will require:

62 public hospital beds	2 government B-7 schools
22 General Practioners	1 non-government primary school
2 neighbourhood multipurpose community centres (1,600 square metres in total)	2 x 120 place long day care centres or 4 x 60 place long day care centres
2 youth activity spaces	2 x 60 place kindergartens
2 seniors' activity spaces	4 x OSH services
2 community arts spaces	1 occasional care service
2 community hall/meeting spaces (for up to 200 people – 250 square metres_	1-2 local community centres
1 government B-12 school	4 playgroups
4-5 clubrooms	

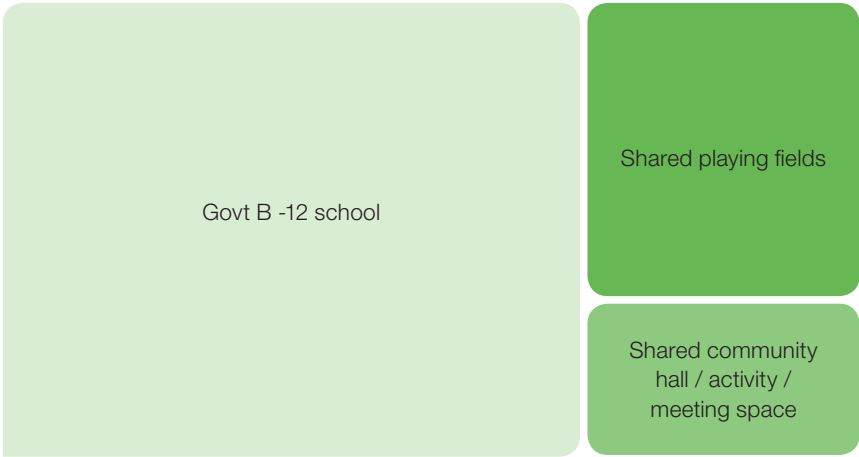
Gaps

Key gaps include for Blakeview include:

- » A neighbourhood multipurpose community centre space that includes space for youth activities, seniors, community arts and hall/meeting space
- » Local community centre space
- » Schooling, with the need for an additional government secondary school and two government B-7 schools
- » A range of child care services including kindergarten, occasional care and out of school hours care
- » Clubroom facilities for sporting fields and courts.

Concept diagrams

Government B-12 School



Model / approaches

Recommended facilities include:

- » A Government B-12 school (school 1) with shared community hall/meeting/activity space and playing fields
- » A neighbourhood multipurpose community centre of around 1,600 square metres in the main Blakeview neighbourhood centre with flexible activity space
- » A B-7 school (school 2) with OSH and shared community meeting space, co-located with a local community centre with kindergarten and occasional care and space for playgroup
- » A B-7 school (school 3) with OSH and shared indoor recreation facility, co-located with kindergarten and occasional care and space for playgroup (Blakeview East)
- » A district level clubroom will be required with the district park/sporting field. Additional provision of clubrooms will depend on future provision of additional sporting fields or courts.

Key thresholds / trigger points

Population	Provision
At 6,000 people	First stage of B-12 school (school 1) established including community meeting/activity space.
At 8,000 people	First stage of neighbourhood multipurpose community centre established. Second stage of B-12 school established.
At 10,000 people	Second stage of neighbourhood multipurpose community centre completed. B-7 school (school 2) established.
At 15,000 people	Neighbourhood multipurpose community centre completed. B-12 school expands - introducing secondary component
At 20,000 people	B-7 school (school 3) established. B-12 school completed.



Example shared use facilities
Left: The Mawson Centre, Mawson Lakes, SA (shared community/school/university facility). Right: The Denison Centre, Mawson Lakes, SA (shared community/school facility)
Images: Steve Rendoulis and Russell and Yelland Architects

Planning issues / considerations

It is important to note that Blakeview is essentially three separate developments:

- » Blakes Crossing (Lend Lease)
- » Blakeview East (Fairmont)
- » Blakeview West (yet to be released).

Integration with surrounding, established communities such as Craigmore, Elizabeth Downs and Smithfield will be critical including the role of social infrastructure in encouraging integration.

The neighbourhood multipurpose community centre should also provide space and services to established suburbs to the south.

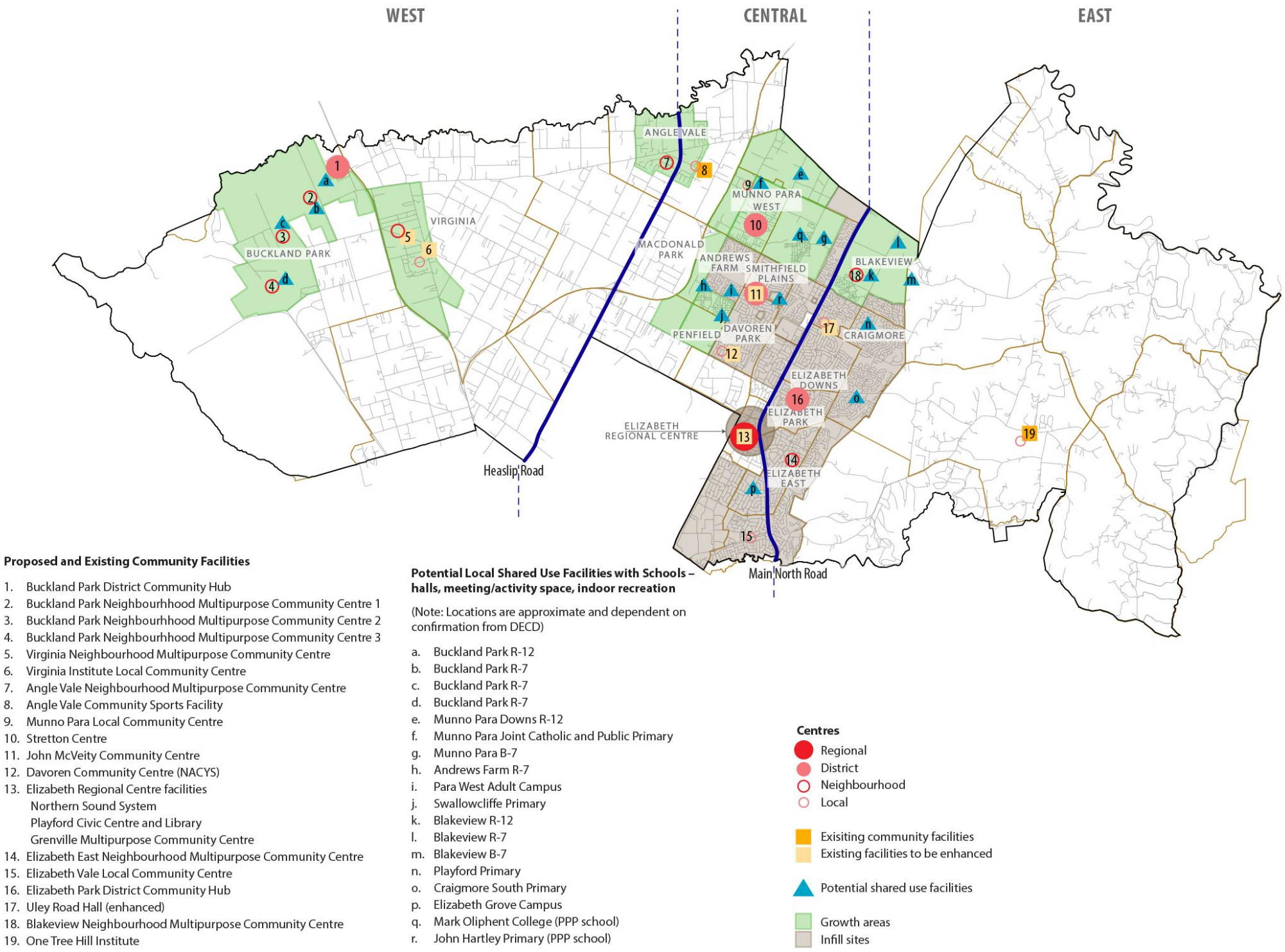
8.6 Social Infrastructure Plan Summary Map

The summary map on this page shows an overall view of the recommended social infrastructure for the City of Playford. It is a synthesis of the development area profiles presented in the previous section.

The summary map shows:

- The concentration of regional level facilities in the Elizabeth Regional Centre with all existing facilities in this area planned to be expanded to meet growing regional demand (13)
- Four district level multipurpose community hubs located at Buckland Park (to serve the western district of the City of Playford) (1), Munno Para (10) and Smithfield Plains (John McVeity Community Centre) (11) to serve the central district and Elizabeth Park (to serve the established Elizabeth suburbs in the eastern district)
- Seven neighbourhood level multipurpose community centres located in Buckland Park (2, 3, 4), Virginia (5), Angle Vale (7), Elizabeth East (14) and Blakeview (18)
- Seven local community centres that are a combination of existing, enhancements to existing and proposed facilities located at Virginia (enhancement to existing) (6), Angle Vale (existing) (8), Munno Para (new) (9), Davoren Park (existing) (12), Elizabeth Vale (new) (15) and Uley Road Hall (enhanced) (17) and One Tree Hill (existing) (19).

The map also shows (with the blue triangles) the potential local community meeting and activity space that could be provided through shared use arrangements with schools. At the moment the map shows potential shared use arrangements with both existing and future schools. It is mainly limited to public schools, however, shared school and community arrangements are also possible with independent schools.



8.7 Indicative costings

The following table identifies the social infrastructure (facility) recommended in each development area, notes whether it is a new build, enhancement of an existing facility or an existing (unchanged) facility, and then estimates the cost of its capital construction based on two estimates of possible floor area costs.

District	Development Area	Facility	Type of work	Recommended total GFA (sqm)	Additional GFA (sqm) required	Cost at \$2,500 sqm	Cost at \$3,500 sqm	Comments	
Western	Buckland Park	Buckland Park District Community Hub	New build	3750	3750	\$9,375,000	\$13,125,000	Includes 1,250 sqm for a district library	
		Buckland Park Neighbourhood Multipurpose Community Centre 1	New build	800	800	\$2,000,000	\$2,800,000	Includes community hall/meeting space	
		Buckland Park Neighbourhood Multipurpose Community Centre 2	New build	800	800	\$2,000,000	\$2,800,000	Includes community hall/meeting space	
		Buckland Park Neighbourhood Multipurpose Community Centre 3	New build	800	800	\$2,000,000	\$2,800,000	Includes community hall/meeting space	
	Virginia	Virginia Neighbourhood Multipurpose Community Centre	Enhance existing	1079	Enhancement cost*	\$1,000,000	\$1,500,000	Existing facility is 1,079 sqm	
		Virginia Institute Local Community Centre	Enhance existing	500	230	\$575,000	\$805,000	Existing facility is 270 sqm	
	Angle Vale	Angle Vale Neighbourhood Multipurpose Community Centre	New build	1000	1000	\$2,500,000	\$3,500,000	Includes flexible meeting space and space for outreach	
		Angle Vale Community Sports Facility	Existing	650	0			Recently constructed facility	
Central	Munno Para	Munno Para Local Community Centre	New build	800	800	\$2,000,000	\$2,800,000	Includes community hall/meeting space	
		Stretton Centre	New build	2800	2800	\$7,000,000	\$9,800,000	Includes a district library facility	
	Peachey Belt	John McVeity Community Centre	Enhance existing	4000	2110	\$5,275,000	\$7,385,000	Expands from 1890 sqm to 4000 sqm	
		Davoren Community Centre	Enhance Existing	350	0			Not Council owned – enhancements to be discussed with DECD and NACYS	
	Elizabeth Regional Centre	Northern Sound System	Enhance existing	2415	Enhancement cost*	\$1,000,000	\$1,500,000	Existing facility is 2415 sqm	
		Playford Civic Centre and Library	Enhance existing	2500	1400	\$3,500,000	\$4,900,000	Expands from 1100 sqm to 2500 sqm	
		Grenville Multipurpose Community Centre	Enhance existing	2000	1056	\$2,640,000	\$3,696,000	Expands from 944 sqm to 2000 sqm to become a more multipurpose facility	
	Eastern	Elizabeth suburbs	Elizabeth Park District Community Hub	New build	3000	3000	\$7,500,000	\$10,500,000	Includes 1,500 sqm for a district library
Elizabeth East Neighbourhood Multipurpose Community Centre			New build	800	800	\$2,000,000	\$2,800,000	Includes community hall/meeting space and office space for community organisations	
Elizabeth Vale Local Community Centre			New build	500	500	\$1,250,000	\$1,750,000	Includes community hall/meeting space	
Uley Road Hall			Enhance existing	716	Enhancement cost	\$1,000,000	\$1,500,000	Existing facility is 716 sqm	
Blakeview		Blakeview Neighbourhood Multipurpose Community Centre	New build	1000	1000	\$2,500,000	\$3,500,000	Includes flexible meeting and activity space	
One Tree Hill		One Tree Hill Institute	Existing	466	0			Existing facility in area with little growth projected	
TOTALS					30726	20846	\$55,115,000	\$77,461,000	
		All cost figures will require confirmation through more detailed quantity surveying							
		*Enhancement costs are estimates for fit out that will need confirmation through more detailed design and analysis							

Some key things to consider in relation to the costing table above are:

- Required estimated capital costs for City of Playford community infrastructure of between \$55,115,000 and \$77,461,000
- Costs are based on demand from projected population growth to 2050 with costs also spread over that timeframe
- As highlighted throughout the plan, social infrastructure provision is not the sole responsibility of local government but relies on a partnership between local government, state government, community organisations and the private sector. Funds for social infrastructure may also be available through the Federal Government
- Costs are initial estimates based on broad assumptions about floor area costs. They are intended to give an initial indication but do require considerable more testing and refinement
- Costs do not include operational costs which is a critical issue for the City of Playford.

8.8 Priorities

Each of the social infrastructure recommendations from the previous section have been categorised as low, medium or high priorities in the following table. Prioritisation has considered equity, community needs and demand and timing of proposed development.

Priority	Facility	Development Area	Type of work
High	Elizabeth Park District Community Hub	Elizabeth suburbs	New build
	Elizabeth Vale Local Community Centre	Elizabeth suburbs	New build
	John McVeity Community Centre (upgrade)	Peachey Belt	Enhance existing
	Davoren Community Centre (not City of Playford owned)	Peachey Belt	Enhance existing
	Stretton Centre	Munno Para	New build
Medium	Elizabeth East Neighbourhood Multipurpose Community Centre	Elizabeth suburbs	New build
	Uley Road Hall	Elizabeth suburbs	Enhance existing
	Buckland Park District Community Hub	Buckland Park	New build
	Buckland Park Neighbourhood Multipurpose Community Centre 1	Buckland Park	New build
	Virginia Neighbourhood Multipurpose Community Centre	Virginia	Enhance existing
	Virginia Institute Local Community Centre	Virginia	Enhance existing
	Northern Sound System	Elizabeth Regional Centre	Enhance existing
	Grenville Multipurpose Community Centre	Elizabeth Regional Centre	Enhance existing
	Blakeview Neighbourhood Multipurpose Community Centre	Blakeview	New build
Low	Buckland Park Neighbourhood Multipurpose Community Centre 2	Buckland Park	New build
	Buckland Park Neighbourhood Multipurpose Community Centre 3	Buckland Park	New build
	Angle Vale Neighbourhood Multipurpose Community Centre	Angle Vale	New build
	Munno Para Local Community Centre	Munno Para	New build
	Playford Civic Centre and Library	Elizabeth Regional Centre	Enhance existing

The table shows that the highest priority items include both new build and enhancement projects primarily focused on the central and established areas of the City of Playford. High priority items have considered the equity implications of the existing shortfall of facilities in areas like the Elizabeth suburbs as well as the timing of major development projects such as Playford Alive and development north of Curtis Road.

Medium priorities focus on additional builds and enhancements in the Elizabeth suburbs as well as responding to the development timelines of projects like Buckland Park and Blakeview. Lower priorities address future population growth including addressing the later stages of Buckland Park and Munno Para and enhancing the civic centre and library to respond to increased regional demand.

9. Key planning issues

The range of issues to be considered in the planning of social infrastructure is complex. Planning for social infrastructure in the past has suffered from inadequate consideration and analysis of these complex and interrelated issues. One aspect of the complexity of planning for social infrastructure is the range of agencies and stakeholders involved and the lack of a coordinated approach or a clear process. This *Social Plan for Services and Infrastructure* is intended to provide the City of Playford, and the other agencies and stakeholders involved in planning social infrastructure, some clear direction as to what is required to support future population growth across the City of Playford.

Importantly the *Social Plan for Services and Infrastructure* establishes an evidence base for future social infrastructure requirements. This evidence base includes:

- An analysis of existing facilities including mapping and auditing
- A detailed analysis of growth and change including the location, quantum and timing of future population growth
- Input from community members and other stakeholders regarding both current and future provision
- Consideration of leading practice in facility provision based on research of planning and provision from across Australia
- The development of standards of provision for social infrastructure utilising standards from a range of sources from South Australia and other states with application and adaptation to the City of Playford context
- Identification of future models of provision.

The *Social Plan for Services and Infrastructure*'s development area profiles provide clear guidance on the social infrastructure required to support the future populations of the main development areas of the City of Playford. The profiles are intended to set a clear direction for social infrastructure provision and act as a basis for discussion with developers, state agencies and community organisations.

Community hubs and partnerships

An important component of the *Social Plan for Services and Infrastructure* is the identification of a preferred model of provision for social infrastructure in the City of Playford. That model of provision is based around the community hub concept. A community hub, in essence, is a multipurpose public gathering and activity place where a variety of activities occur and where a wide range of community needs can be met in both formal and informal ways. The key to the community hubs concept is integration. This can mean both integration of

services, programs and activities or the integration of a range of activity generating uses including community and cultural facilities, shops, transport, parks and plazas.

Community hubs are an appropriate model for both the City of Playford's greenfield and infill development areas given their emphasis on co-location, clustering, shared use, and integration with activity centres. Master planning, a common feature of many greenfield development areas, provides a great opportunity for the creation of community hubs as it enables greater integration of social infrastructure with the land use planning and design process.

Importantly, community hubs also reinforce that the future provision of social infrastructure relies on a partnership approach between local government, state government, particularly with the Department of Education and Childhood Development but also with SA Health, the private sector (including land developers) and the community sector (including the wide range of service providers and community organisations that operate in Playford).

While future directions, a possible model and the identification of a partnerships approach have been identified, a number of key issues remain to be clarified and considered as part of future planning processes. These key issues include:

The requirement for different approaches in existing or infill areas compared to growth areas

Growth areas in the City of Playford are often subject to master planning process and/or involve one or few landowners or developers. These conditions provide an opportunity for the City of Playford to work with the developer and state agencies to plan strategically for social infrastructure. The development of the land, and the accompanying master planning process, has the potential to act as a catalyst for the provision of social infrastructure.

The growth in infill or established areas is smaller in scale, much more incremental in nature and involves multiple land ownership. As a result the same opportunities to leverage the growth to negotiate with developers and agencies for social infrastructure provision do not exist.

In these established areas, working with the existing social infrastructure and exploring options such as the shared use of schools will be important. Alternative approaches to the construction of new facilities will need to be examined. Efficiency and cost will be key features. Equity will also need to be considered so that residents in established areas have equitable and reasonable access to social infrastructure, compared to new residents in growth areas.

One aspect of provision in existing areas is neighbourhood houses. Local level neighbourhood houses are recognised as important in Playford but are limited in the services and programs that they provide. This *Social Plan for Services and Infrastructure* does not generally recommend the provision of small scale local neighbourhood houses – these can become significant management and maintenance burdens for councils. However, it is also recognised that some degree of flexibility is required when considering established areas, where vacant land may not be as readily available, and the provision of smaller scale facilities may be appropriate in some circumstances.

Early delivery

Earliest possible delivery is a general principle for social infrastructure provision, particularly in greenfield areas. Spaces for community activities and gathering are seen as essential to the formation of a sense of connection and belonging and in creating the bonds upon which community is built.

Early provision can take a number of forms. Staging of provision is one option with a facility that can be expanded as the population grows. The provision of interim or temporary facilities may be another option. Shared facility models are seen as important with opportunities to work more closely with schools seen as important for the future.

Early delivery will also depend on the approach to partnerships, identified earlier as a critical element of the implementation of this plan. Examples like the Caroline Springs Partnership have shown how partnerships and agreements on the design, development and funding of social infrastructure can result in significant improvements in the timing of delivery where early provision has been identified as a shared priority.

An integrated collaborative planning process

The *30 Year Plan for Greater Adelaide* envisages a different future for the Adelaide region. It positions Northern Adelaide, and the City of Playford in particular, as key to the fulfilment of the *30 Year Plan*'s objectives. For the *30 Year Plan* to be realised a different approach to planning is required. It is an approach that involves greater coordination, communication and collaboration between key stakeholders, particularly local and state government. It is also an approach that recognises, and includes, social infrastructure planning as a fundamental component of infrastructure planning in order to create liveable urban growth areas. This *Social Plan for Services and Infrastructure* provides direction for what social infrastructure is required to support future growth in the City of Playford and to, therefore, assist with the fulfilment of the *30 Year Plan* goals.

However, as mentioned, to be successful a plan needs to be integrated with the broader planning framework and requires a strong process to support its implementation. It is likely that process will need to be characterised by:

- Holistic and strategic planning that includes social infrastructure
- Strong leadership
- Collaboration between key stakeholders
- Clear communication and agreement on roles and responsibilities
- Comprehensive community and stakeholder engagement
- Strong partnerships including between different levels of government, community organisations and the private sector
- A focus on leverage of government owned assets
- Consideration of a range of funding approaches
- Innovative models of facility provision including consideration of more integrated service delivery and early provision of social infrastructure
- An agreed and comprehensive evidence base to support social infrastructure planning
- Resource allocation for social planning staff to support and drive the process.

This *Social Plan for Services and Infrastructure* provides clear direction and a foundation for the future provision of social infrastructure in the City of Playford. The City of Playford looks forward to working collaboratively with a range of partners on its delivery and on addressing the key process characteristics described above.

The planning, development and funding of social infrastructure through partnerships is a key component of the City of Playford's vision for social infrastructure as described in the *Social Plan for Services and Infrastructure*. While this plan describes some of the key requirements for future provision, equally important is an ongoing collaborative process among key stakeholders and the development of partnerships to ensure the most effective and efficient ways to plan, develop and fund the social infrastructure identified in this plan.

Appendices

Policy and document review

Policies and documents reviewed for this project included:

City of Playford

- Playford Community Plan
- Community Wellbeing Plan
- State of the City Report 2011
- Council Plan 2011/12 – 2014/15
- Long Term Financial Plan 2011/12 – 2020/21
- Council: City of Playford Owned Buildings 2011 / 2012 Asset Management Plan
- Future Directions of Community Centres and Community Centres for Older People (2010).

External documents

- Parks and Leisure Australia (2012), Benchmarks for Community Infrastructure: A PLA WA Working Document
- Victorian Growth Areas Authority (2011), Greater Beveridge Community Infrastructure Scoping Assessment and Review of Lockerbie North Precinct Structure Plan Requirements
- Community Infrastructure Plan 2011/12 – 2020/21 (March 2011), City of Rockingham, Western Australia
- Guide to Social Infrastructure Planning (2009), Victorian Department of Planning and Community Development, Growth Areas Authority, and Wyndham City Council
- Armstrong Creek Social Interagency Infrastructure Delivery Plan (February 2009), City of Greater Geelong
- Planning for Community Infrastructure in Growth Areas (2008) Growth Areas Authority and Department of Planning and Community Development (Victoria) with City of Casey, Hume City Council, Shire of Melton, City of Whittlesea and Wyndham City Council
- Victorian Government Growth Areas Authority (2008), Planning for Community Infrastructure in Growth Areas
- Queensland Government, Office of Urban Management (2007), SEQ Regional Plan 2005-2026, Implementation Guideline no. 5 – Social Infrastructure Planning
- Growth Centres Commission (2006), Growth Centres Development Code, New South Wales

Consultation – who was consulted?

Organisations involved in land development consulted (phone interviews)

- Housing SA
- Delfin Lendlease
- Walker Corporation
- Urban Renewal Authority
- Devine

Community organisations consulted (phone interviews)

- Lutheran Community Care (Peachey Place)
- The Smith Family
- Centacare
- Uniting Care Wesley
- Anglicare
- Service to Youth Council
- Mission Australia.

Government agencies consulted (interagency workshop)

- Department of Environment and Natural Resources (DENR)
- Department of Planning, Transport and Infrastructure (DPTI)
- Department of Planning, Transport and Infrastructure, Office for Recreation and Sport (DPTI ORS)
- SA Health
- Department for Communities and Social Inclusion, Housing (Housing SA)
- Department for Communities and Social Inclusion, Northern Connections (Northern Connections)
- Urban Renewal Authority (URA)
- Department for Education and Child Development (DECD)
- Department of Further Education, Employment, Science and Technology, TAFE SA (DFEEST TAFE SA).

Facility Audit

The *Social Plan for Infrastructure and Services* required a facilities audit to be undertaken in order to determine the quality of each individual facility within the City of Playford. The audit was undertaken by Elton Consulting staff during February 2012.

The audit of social infrastructure facilities is a useful input to gaining an objective comparison of facilities within the City of Playford. The audit was based on 11 key performance criteria as outlined within the table below (and elaborated on below the facility audit table). Each facility was ranked on each criteria on scale of 1 to 5 by a single auditor. The range of the scale was a simple with 1 meaning the facility it did not address the criteria at all and 5 meaning that it addressed the criteria very well.

Facility audit scores should be considered with some caution. They are intended to act as a guide and indicative comparison only. A relatively standardised set of criteria however, has been applied to these existing facilities so the scores do provide some indication of relative quality. With those cautionary notes in mind, one way to consider these audit results is to look at the bands of scores indicated by the colours in the table below. These bands are based on:

- Scores of 41 and over are viewed as facilities that are relatively well designed and well located. These facilities have generally rated either 4 or 5 out of 5 for most of the criteria. None of the facilities in the area received a score of 41 or over. The majority of facilities were either poorly located, in need of renovation or single purpose facilities and, therefore, none of the facilities received high scores across all categories

- Scores of 31-40 indicate reasonable performance and location. The higher scores in this band have rated 3 or 4 out of 5 for the majority of criteria. Some of the facilities in this band may require enhancement or improvement
- Scores of 21-30 indicate that some consideration of the future of these assets may be required. This may include consideration of enhancement or improvement or possibly rationalisation
- Scores of 20 or less indicate facilities that have scored mostly 1 or 2 out of 5 for most criteria. These facilities are considered to be potential liabilities. These facilities cannot be considered as suitable for general community use

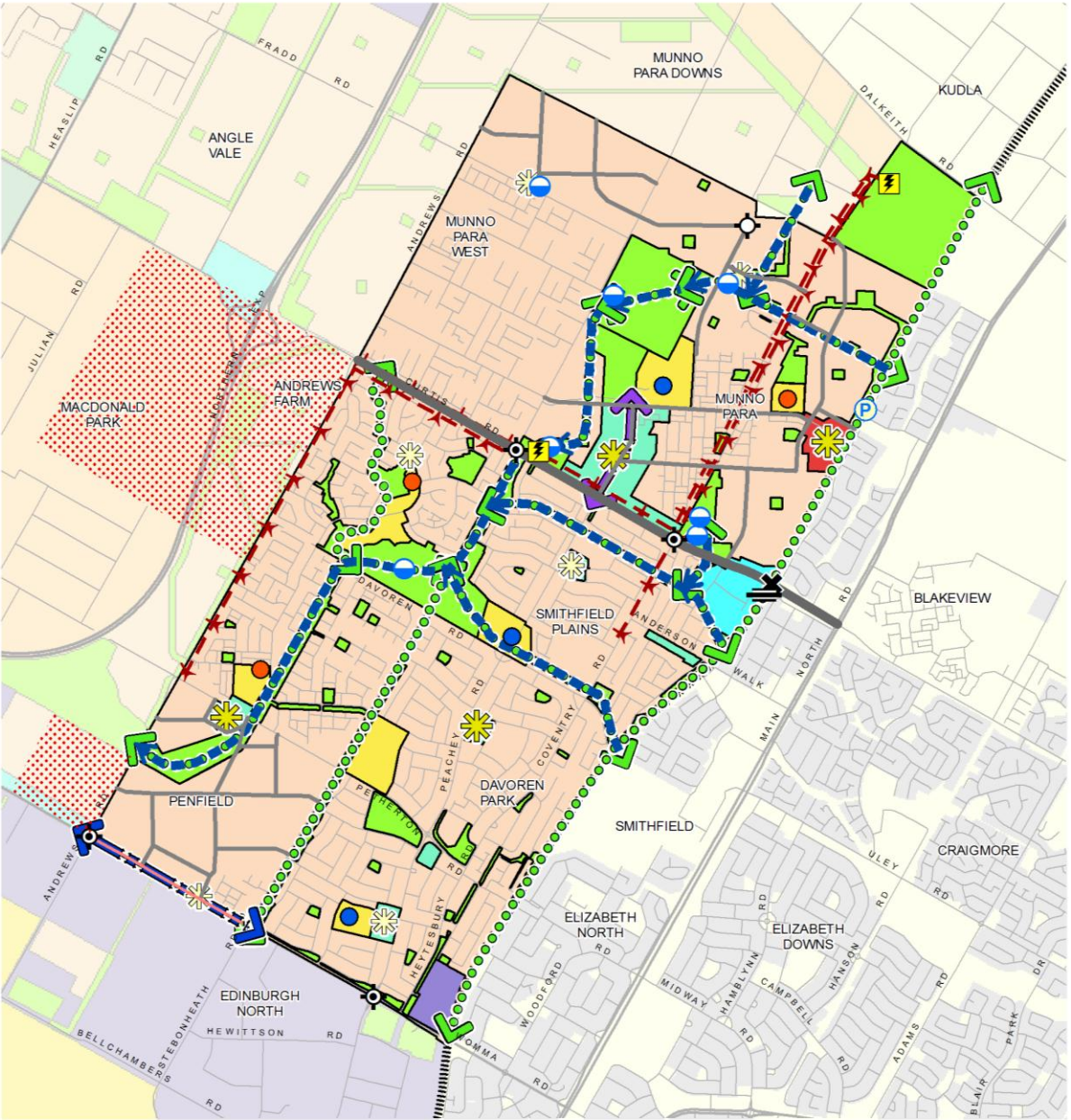
Key results from the audit are shown below

Facility	Visual prominence	Integrated	Public transport	Pedestrian/bicycle	Adequate parking	Universal access	Multipurpose	Outdoor space	Building quality	Safety	ESD	Total	% achieved
Playford Civic Centre/Library	3	5	4	4	5	5	5	1	5	4	5	46	84%
Northern Sound System	3	4	4	4	5	4	3	5	4	3	3	42	76%
Virginia Institute	4	4	4	3	4	4	4	4	4	4	3	42	76%
Angle Vale Community Sports Facility	2	3	3	3	4	4	4	5	5	3	5	41	75%
Grenville Hub	4	5	4	4	5	4	3	3	3	3	2	40	73%
One Tree Hill Institute	4	4	3	2	5	4	4	4	4	4	2	40	73%
Virginia Community Centre	1	3	4	3	5	5	4	5	4	3	0	37	67%
John McVeity Centre	4	3	4	3	5	2	5	2	3	2	2	35	64%
Munno Para Library	2	4	4	1	3	5	1	1	5	4	4	34	62%
Midway Road Community House	3	3	4	3	3	3	3	2	3	3	2	32	58%
Playford Children's Centre	2	4	3	2	3	3	1	5	3	2	3	31	56%
Judd House/Studio Art Gallery	2	2	4	3	2	2	2	2	3	3	2	27	49%
Davoren Community Centre	1	4	2	3	3	3	3	2	2	2	1	26	47%
Total	35	48	47	38	52	48	42	41	48	40	34	473	
Average	2.69	3.69	3.62	2.92	4.00	3.69	3.23	3.15	3.69	3.08	2.62	36.38	
Percentage Score (% of total possible points)	50.00%	68.57%	67.14%	54.29%	74.29%	68.57%	60.00%	58.57%	68.57%	57.14%	48.57%	675.71%	

Criteria

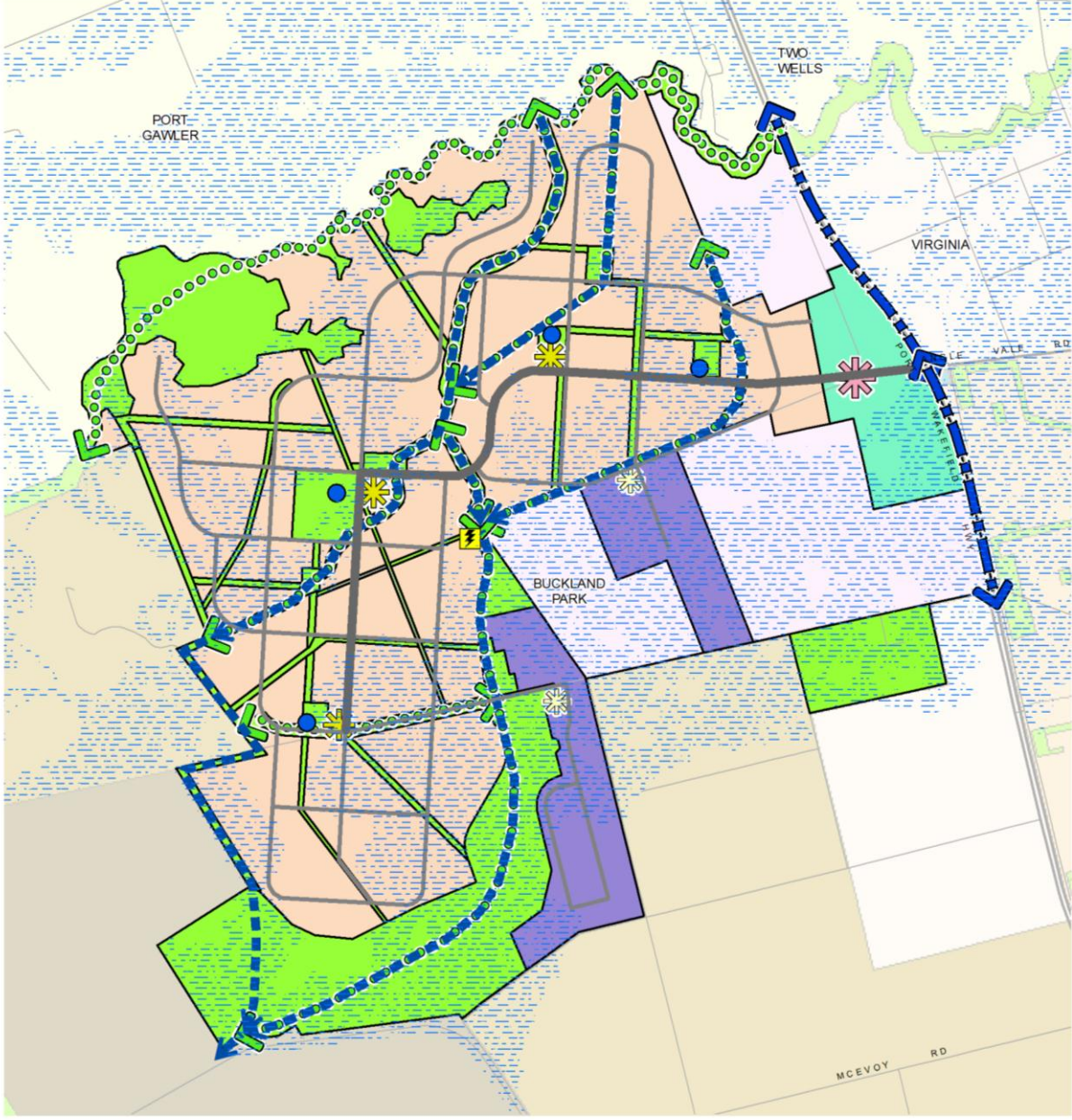
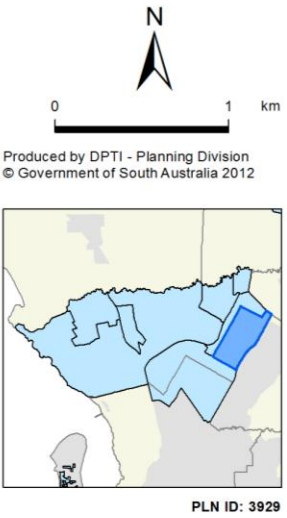
- **Visually prominent** – located and designed such that the facility is easily identified and known by the community as a public facility available for community use. A main street location or location with strong presentation to the street is recommended
- **Integrated with other services** – located near/in shopping centres and/or co-located with other community facilities such as schools, child care services, seniors services, cultural/arts activities etc
- **Accessible by public transport** – within 500 metres relatively flat walking distance to a regular bus stop or train station. This is particularly important for people who do not have access to a car such as older people, one-car households, people with a disability, children and young people
- **Access by pedestrian/bicycle facilities** – with infrastructure such as footpaths, bicycle paths/routes and bicycle parking available. As with public transport this requirement provides improved access for a range of users while also reducing car dependency
- **Adequate parking** – with provision of well-lit, on-site or shared car parking within walking distance of the centre
- **Universal access** – with all facilities reasonably compliant with Australian Standard 1428
- **Multipurpose design** – with community centres designed to accommodate a range of different activities at the same time and should include several activity/meeting rooms, equipped kitchen and centre/group storage
- **Quality outdoor access** – particularly for children, youth and adult day care activities with direct access required from an activity room to enable supervision and quality play
- **Quality building condition** - facility has a good internal and external appearance with users considering the facility good quality
- **Safety and security** – extent to which the design of the building and its surrounds complies with Crime Prevention Through Environmental Design (CPTED) principles
- **ESD initiatives** – incorporation of ecological sustainable development initiatives such as solar orientation of building, rainwater tanks, use of recycled water; use of energy efficient heating, cooling and lighting systems; and use of renewable energy such as solar panels.

Development area plans



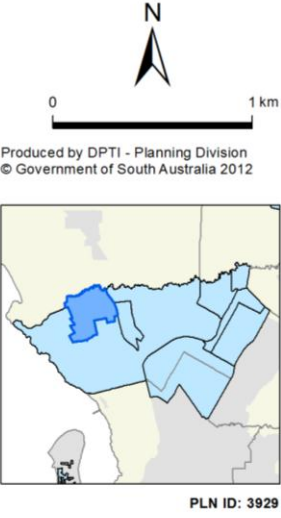
Playford Growth Area Structure Plan
 Playford North Structure Plan

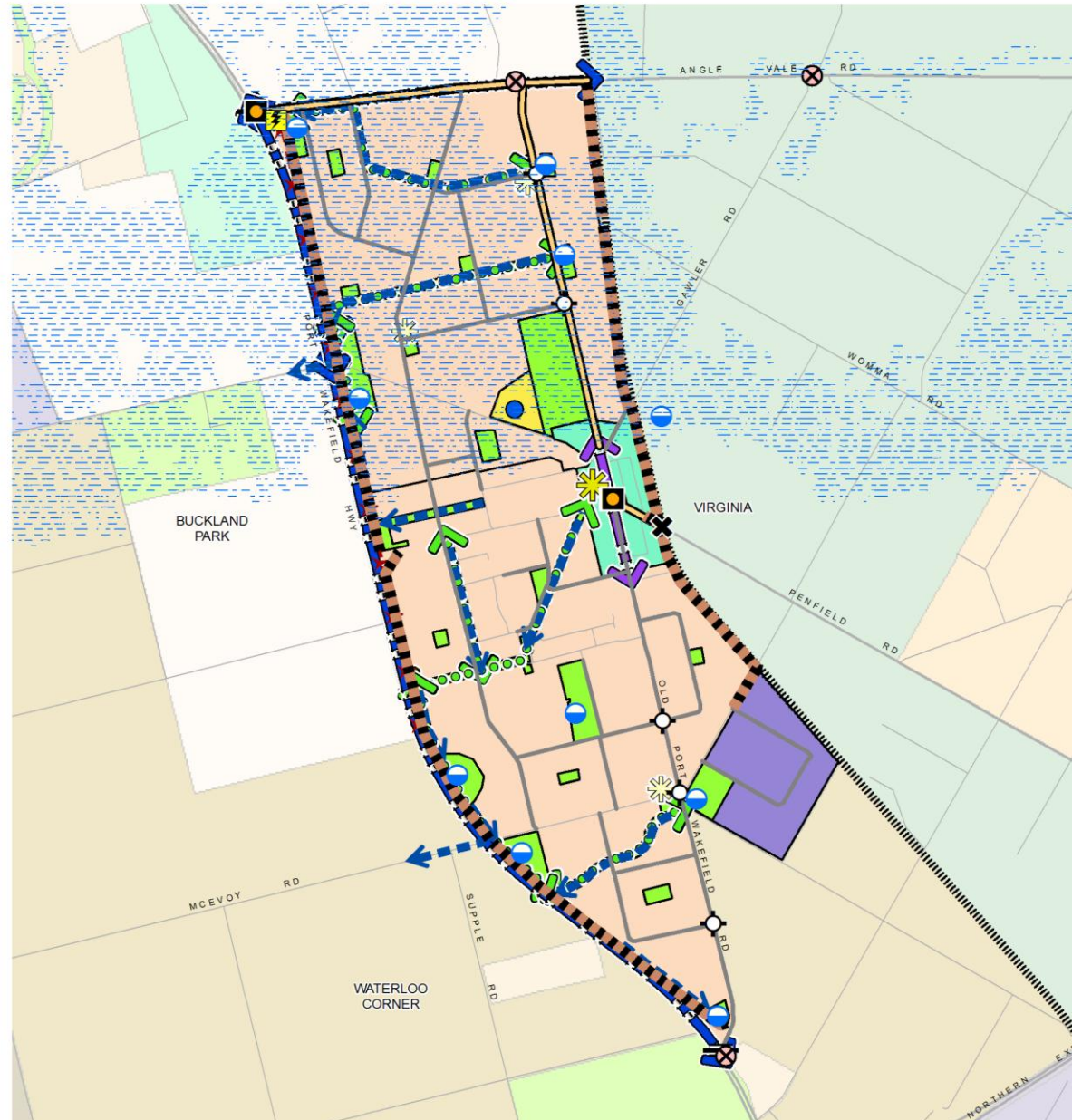
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| <ul style="list-style-type: none"> Built-up Area Main road Other road Railway / tramway Flood affected areas Areas of potential site contamination | <ul style="list-style-type: none"> Electricity substation Government school Level crossing Non-government school Potential overpass / grade separation intersection Park and ride Dual lane roundabout Single lane roundabout Storm detention basin/wetland Electricity distribution line Local road Local road - 2 lanes Local road - 4 lanes Stormwater flows | <ul style="list-style-type: none"> Local Centre Neighbourhood Centre Major traffic and/or freight route Greenway High street Open Space/Recreation Urban node Commercial/Office Centre Institutional Residential Industry/Employment |
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Playford Growth Area Structure Plan
 Buckland Park Structure Plan

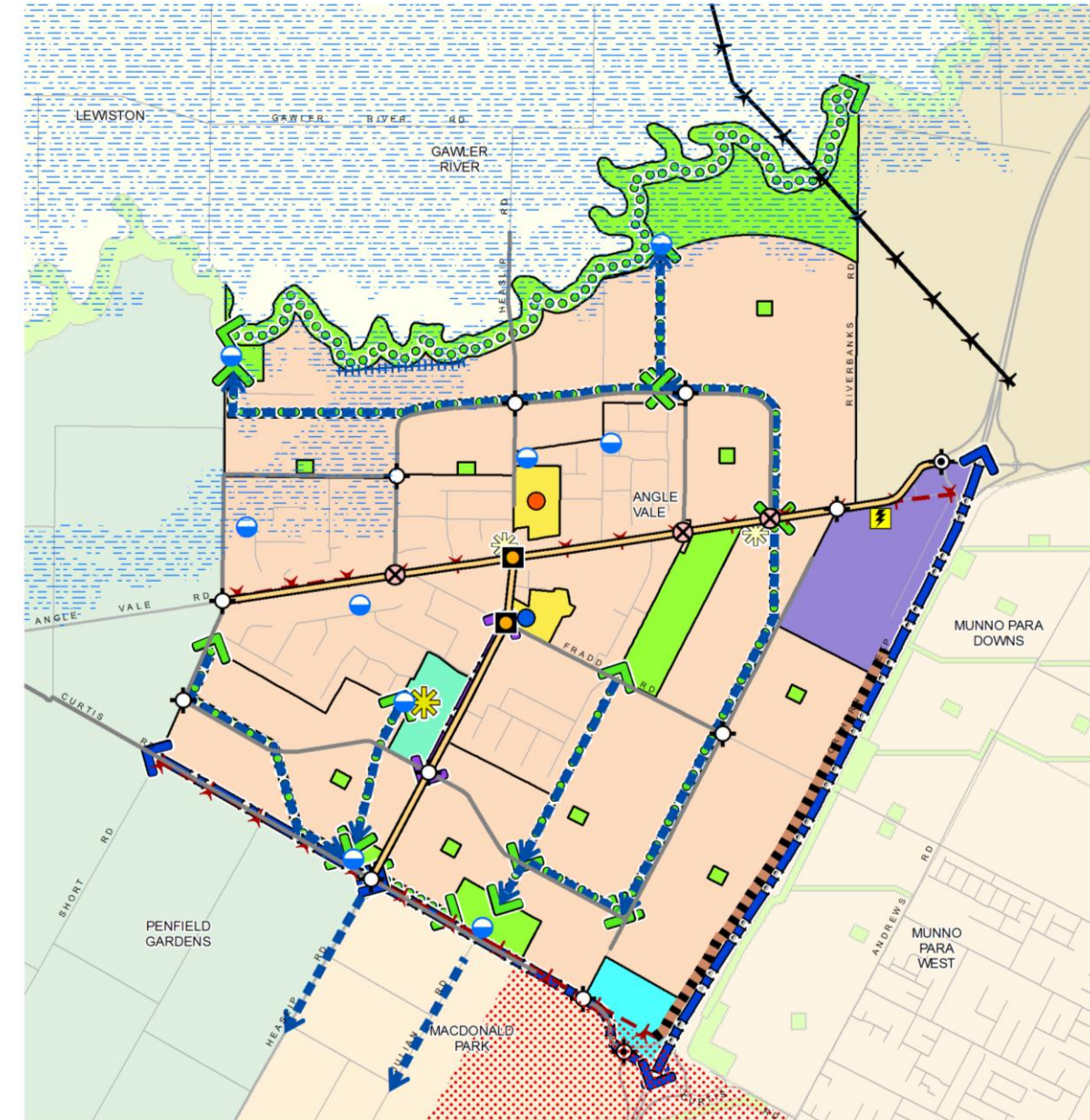
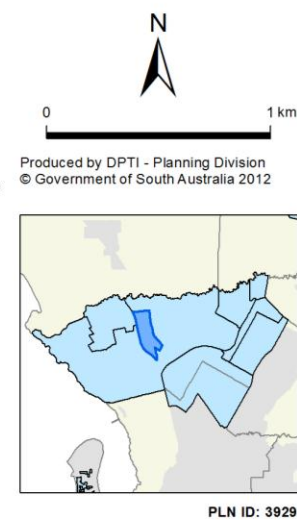
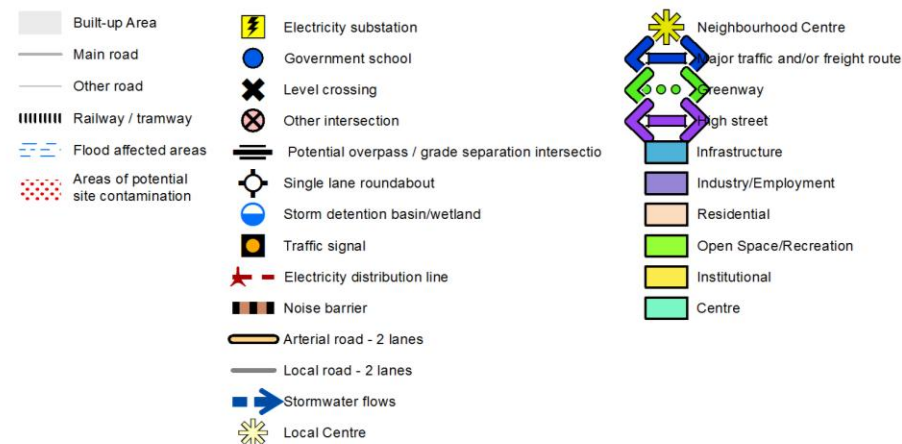
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| <ul style="list-style-type: none"> Built-up Area Main road Other road Railway / tramway Flood affected areas Areas of potential site contamination | <ul style="list-style-type: none"> Electricity substation Government school Local road - 2 lanes Local road - 4 lanes Stormwater flows District Centre Local Centre Neighbourhood Centre Major traffic and/or freight route Greenway Industry/Employment Residential Open Space/Recreation Centre | <ul style="list-style-type: none"> Future urban |
|--|---|--|





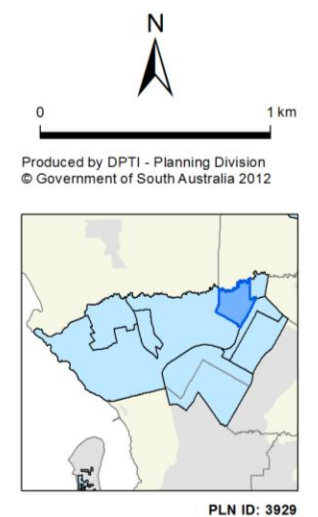
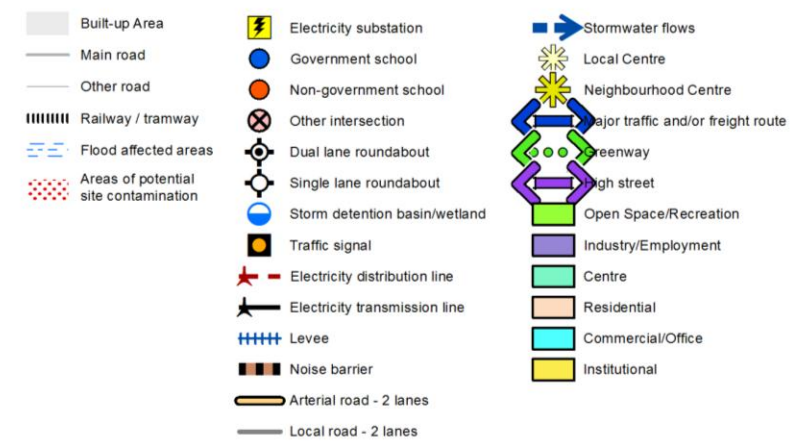
Playford Growth Area Structure Plan

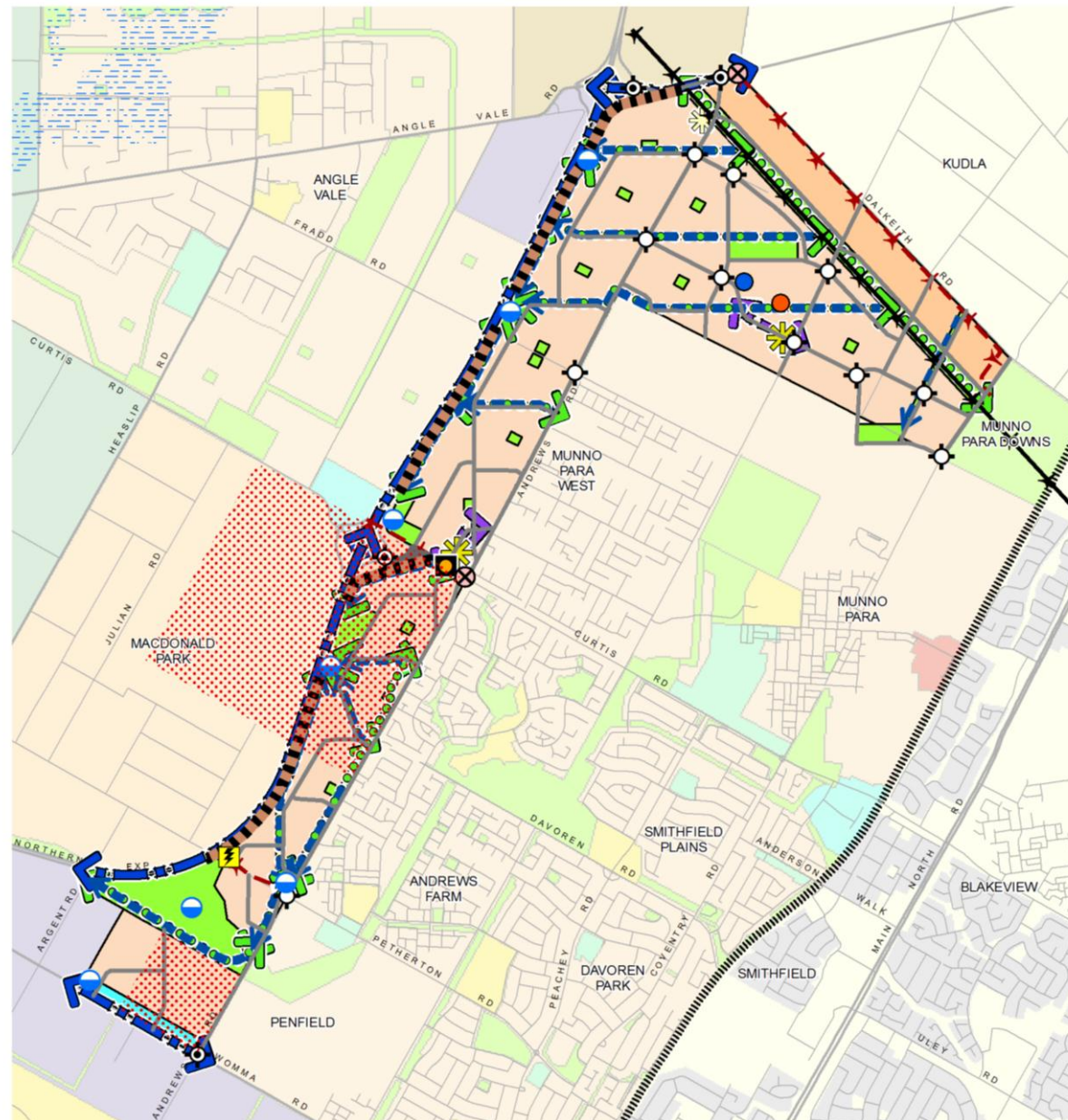
Virginia Structure Plan



Playford Growth Area Structure Plan

Angle Vale Structure Plan





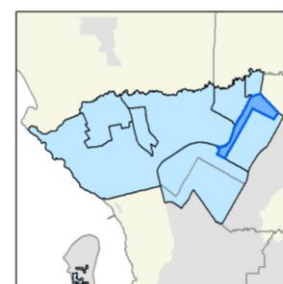
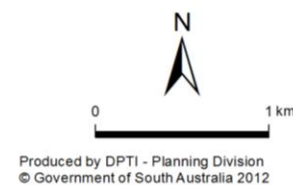
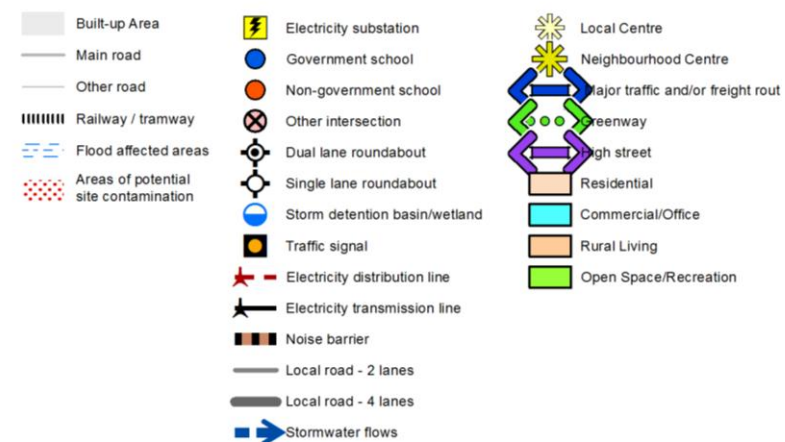
BLAKEVIEW Structure Plan 2010

Figure 16 2010 Structure Plan



Playford Growth Area Structure Plan

Playford North Extension Structure Plan



PLN ID: 3929