

**Starting with needs to  
inform contributions,  
plans and strategies**

# What is social infrastructure?

## ‘Hard’ social infrastructure:



**Early Years  
& education**



**Libraries**



**Community  
facilities**



**Cultural  
facilities**



**Public open  
space**



**Recreation  
facilities**

## ‘Soft’ social infrastructure:

**Health  
services**

**Social  
services**

**Education  
programs**

**Events &  
activation**

**Social  
networks  
and groups**

**Voice and  
influence**

# A range of responsible agencies

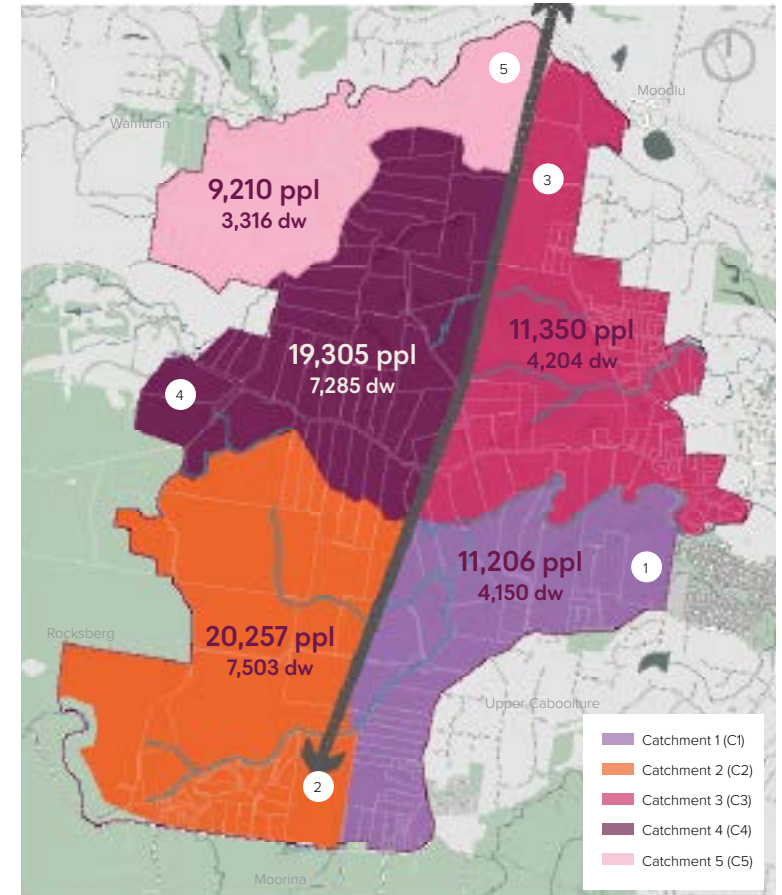
	State gov	Local gov	Developers
Early education and care centres		✓	✓
Public preschools & kindergartens	✓		
Public schools	✓		
Local/district parks and sports facilities		✓	✓
Regional parks and sports facilities	✓	✓	✓
Indoor recreation centres		✓	
Local/district community, cultural centres and libraries		✓	✓
Regional/state community, cultural centres and libraries	✓		
Blue and green grids	✓	✓	✓
Co-working and maker spaces		✓	
Hospitals	✓		
Social housing	✓		
Affordable housing	✓	✓	✓
Public transport	✓		
Active transport	✓	✓	✓

# Works within a network

Community infrastructure hierarchy



Community infrastructure catchments



# Makes us healthy and enables our disaster resilience

## Bonding us with each other



Cafes and clubs



Comfortable streets and places to sit



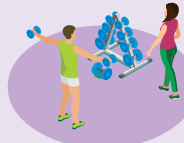
Places of worship



Volunteering



Community groups and associations



Communal spaces in multi-unit housing



Community sheds



Neighbourhood parks close to home

## Bridging relationships between different groups



Play spaces, dog parks and community gardens



Comfortable walkable streets for incidental meetings



Community and cultural centres and libraries



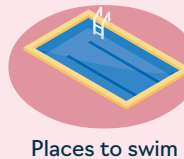
Community events and celebrations



Schools and child care



Sports spaces and sports clubs



Places to swim



Shared active transport links

## Linking to the services and opportunities we need



Information and media



Telecommunications



NGOs and Institutions



TAFE and university



Connected town centres



Health services and centres



Council Customer Service Centres



Funded social and government services



Libraries

# Is essential and delivers long term benefits

- Few policy levers to require it
- First things to drop off the plan
- Often what holds approvals up

Mental health issues, including depression, cost the economy

**\$60 billion**

**90.5%**

of disadvantaged people reported they face mobility, cost, and proximity barriers to leaving home to a cooler place in a heatwave

Physical inactivity costs the economy

**\$15.6 billion**

Heatwaves cost Western Sydney businesses and communities

**\$1.4 billion**

In walkable neighbourhoods, transport costs are

**halved**

compared to car dependent areas

**\$1=\$4.24**

for every dollar spent on NSW public libraries the value back to the community is, on average, between \$2.82 and \$4.24

Public pools reduce Australia's health costs by

**\$2.5 billion**

through reduced disease

Loneliness costs the economy

**\$2.7 billion**

(that's \$1,565 per person)

# What is a Needs Study?

**Population growth and change**  
(and a Council who want to plan for it)

## Needs indicators are:

needs indicators

- Population growth and demographic characteristics
- Strategic context
- Participation trends
- Community & stakeholder engagement
- Best practice trends and case studies
- Capacity and utilisation
- Inventory and access
- Benchmarking

conservative ← { determine how aspirational Council is in addressing the needs } → aspirational

Articulate the needs and identify opportunities to address them

**Development contributions plan**

**Council operational and delivery plans**

**Council strategies**  
(e.g. Open Space Strategy, Library Strategy, Town Centre Master Plan)

**Informing Planning Proposals & Masterplans**

What are the existing and future aspirations and needs of our community?

A need is more than a benchmark, but a benchmark is important for negotiating contributions.

Needs studies inform planning proposals and community benefits offered.

Needs studies can relate to a site, a precinct, or an LGA.

# We need to understand needs to:



Be ready when  
funding becomes  
available



Plan strategically  
across districts and  
regions and avoid site  
based planning and  
duplication



Inform  
contributions  
plans



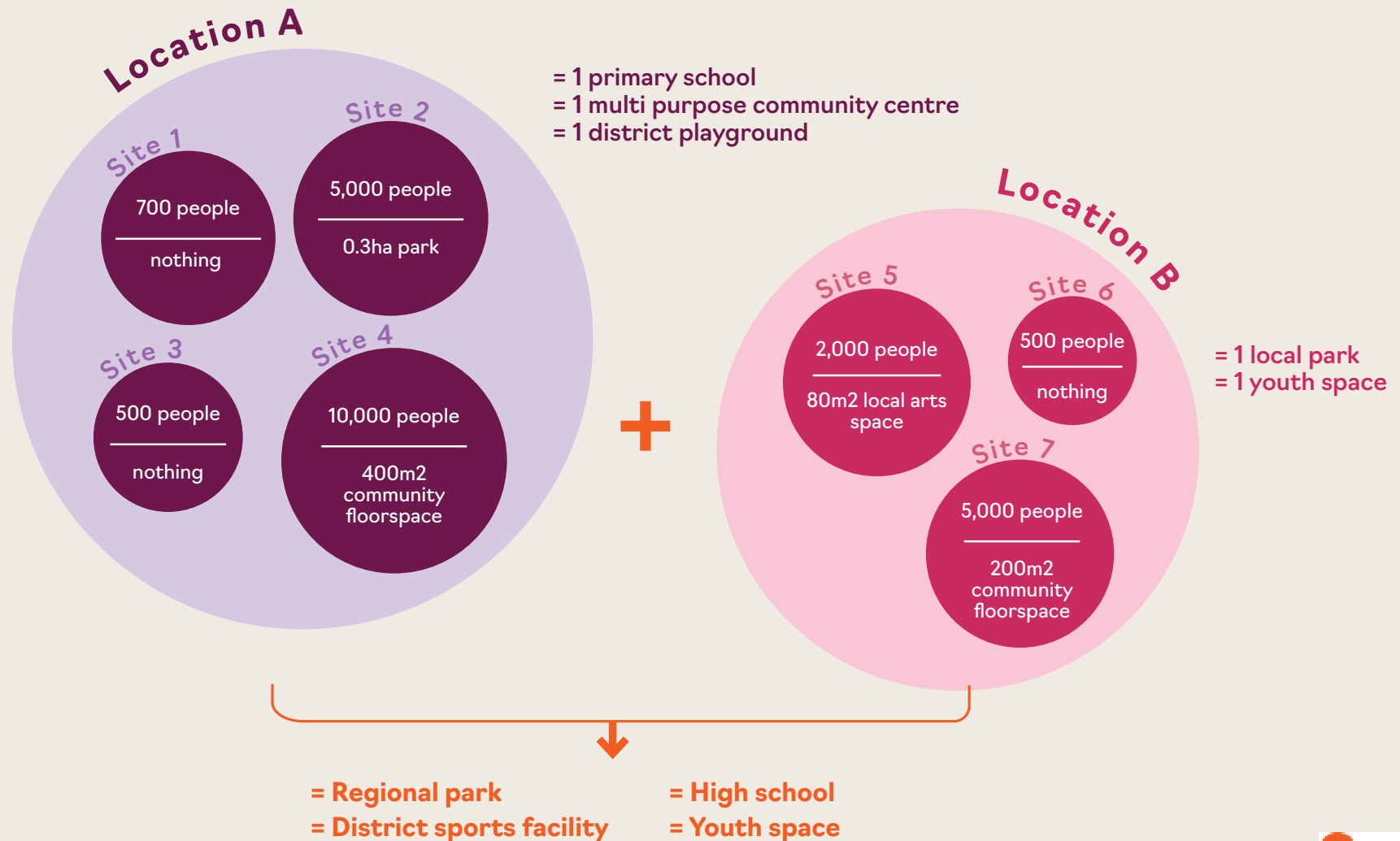
Inform planning  
proposals/  
masterplans and  
community benefits  
offered by  
developers



Respond to  
changing community  
needs, interests and  
industry trends



# Needs can be cumulative



# Facility based needs analysis



## 8. Needs analysis

The St Marys Structure Plan highlights the necessity of a centrally located integrated library and community hub within St Marys Town Centre. The evidence presented in sections 1 to 7 strongly supports the need for such a community hub. Drawing upon the findings of the demographic analysis, strategic analysis, audit and inventory of existing facilities, benchmarking, stakeholder consultations, market and community research, as well as best practice analysis, the following needs have been identified for the future Community Hub in St Marys Town Centre.

It's important to consider that the construction of this Community Hub is likely to take place within the next fifteen to twenty years. While facilities like the St Marys Community Centre have recently undergone upgrades, they will likely reach the end of their lifespan or require further upgrades within the next twenty years. Given this timeline, consolidating these facilities into an integrated hub becomes a more efficient approach for the Council, both financially and in terms of service delivery for the community.

### 8.1 Key community needs

Table 9 - Community facilities needs analysis

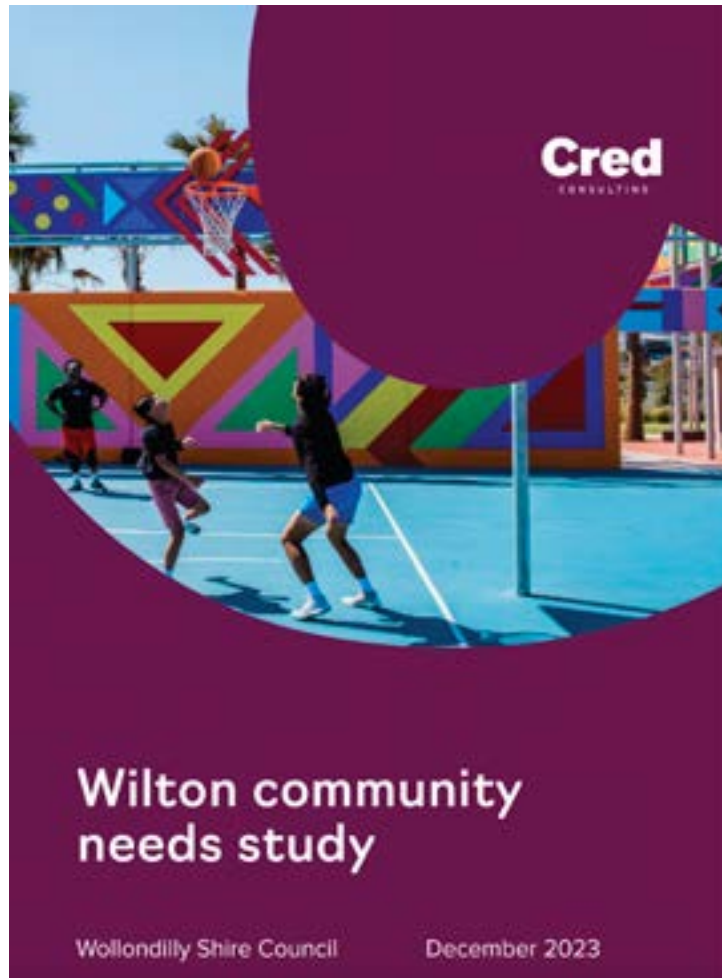
Key needs	Total floorspace to be provided in the future Community Hub	Evidence
Need for consolidated and additional library space.	Consolidate 900 sqm of existing library space and provide an additional ~1,080 sqm library floorspace resulting in a total minimum library floorspace of 2,000 sqm in the future Community Hub.	<ul style="list-style-type: none"> <li>Current library is small, ageing with limited capacity to be expanded.</li> <li>There is a benchmark demand for 2,016 sqm of library floorspace for the wider catchment in 2041.</li> <li>Stakeholder interviews help that optimum library size for St Marys is 2,000 sqm.</li> <li>Site analysis from best practice precedents indicate 2,000 sqm of library floorspace can offer versatile spaces for the community.</li> </ul>
Need for consolidated community floorspace.	Consolidate existing community spaces in St Marys and provide additional community floorspace resulting in a minimum of 2,000 sqm of community spaces in the future Community Hub.	<ul style="list-style-type: none"> <li>There is a benchmark demand for 3,433 sqm of community floorspace in 2041.</li> <li>The current floorspace provided, while adequate in terms of total floorspace, is distributed across many single-purpose buildings. Furthermore, these buildings are situated 15 km away from St Marys train station. To ensure accessibility for everyone, a district community hub should ideally be located within 400m of a train station.</li> <li>Relax the Memorial Hall in its current location due to its high usage and unique offer in the Penrith LGA.</li> </ul>

Key needs	Total floorspace to be provided in the future Community Hub	Evidence
Need for additional creative spaces	Consolidate existing facilities such as the Arts and Crafts Studio and The Chambers and provide additional floorspace resulting in a minimum of 300 sqm of creative spaces.	<ul style="list-style-type: none"> <li>Current cultural floorspace provided is limited in size. There is a very low provision of cultural facilities in Western Sydney.</li> <li>Site analysis from best practice precedents indicate 300 sqm of creative spaces offer versatility.</li> <li>Community during engagement for the Structure Plan expressed a desire for spaces to make art.</li> </ul>
Need for additional and consolidated office spaces for community service organisations	Provide a minimum of 300 sqm of office spaces for community service organisations.	<ul style="list-style-type: none"> <li>The growing population indicates an increasing need for more community service organisations.</li> <li>Stakeholder interviews indicate a future demand for additional office space for community service organisations.</li> <li>Site analysis from best practice precedents indicate 300 sqm office spaces can accommodate 10 to 15 hot desks, rooms for consultation and amenities for office spaces.</li> <li>Best practice demonstrates that when community service organisations operate collaboratively under one roof, they can provide holistic care to the community.</li> </ul>

The St Marys Structure Plan initially approximated a requirement of 2,500 to 4,000 sqm of floorspace for the future Community Hub. However, calculations presented in this table, which are based on a comprehensive analysis presented in this report, indicate a total need for 4,600 sqm of floorspace for the future Community Hub.

It's important to note that designing spaces as an integrated hub will enable approximately 60% to 75% optimisation of spaces and amenities, resulting in a reduction of the required floorspace area. This will be further explored in the Functional Brief.

# Site based needs analysis (greenfield)



## Wilton Growth Area

Figure 2 - Social infrastructure needs for Wilton Growth Area

### West Wilton

Projected Population: 2,050 people

Type	Number	Size
<b>Public facilities</b>		
Local multipurpose community centre with cultural spaces	1	500 sq.m.
<b>Public open space and recreation facilities</b>		
District park	2	2-5 ha
District playground	1	1,000 sq.m. within a park
Local park	3	0.3 - 0.5 ha
Local multi-purpose courts	2	500 sq.m. per court + runoff
Local playgrounds	3	300 sq.m. within parks
Local outdoor fitness stations	1	250 sq.m.
Local youth precinct (skateboard)	1	Within a park
Local dog off-leash area	1	Within a park

### Wilton Town Centre

Projected Population: 4,800 people

Type	Number	Size
<b>Public facilities</b>		
District multipurpose library, community and cultural hub	1	4,000 sq.m. within reserved GFA of 1,000 sq.m.
<b>Public open space and recreation facilities</b>		
Shire-wide - indoor recreation centre (sports courts + aquatic centre)	1	20,000 sq.m. with minimum GFA of 10,000 sq.m.
Shire-wide park	1	Minimum 60 ha
Shire-wide playground	1	1,000 sq.m.
Shire-wide youth precinct	1	3 ha
District park	1	2-5 ha
District playground	1	1,000 sq.m. within a park
District double basketball	1	40 ha
Local park	3	0.3 - 0.5 ha
Local multi-purpose courts	1	500 sq.m. per court + runoff
Local playground	4	300 sq.m. within parks
Local outdoor fitness stations	1	250 sq.m.
Local youth precinct (skateboard)	1	Within a park
Local dog off-leash area	1	Within a park



### Wilton North

Projected Population: 1,500 people

Type	Number	Size
<b>Public facilities</b>		
Local multipurpose community and cultural centres	1	500 sq.m. - 600 sq.m.
<b>Public open space and recreation facilities</b>		
Shire-wide park	1	Minimum 60 ha
District park	1	2 - 5 ha
District playground	1	1,000 sq.m. within a park
District double basketball	1	40 ha
District fenced dog area	1	Within a park
Local park	3	0.3 - 0.5 ha
Local multi-purpose courts	2	500 sq.m. per court + runoff
Local playgrounds	1	300 sq.m. within parks
Local outdoor fitness stations	1	250 sq.m.
Local youth precinct (skateboard)	1	Within a park
Local dog off-leash area	1	Within a park

### Bingera Gorge

Projected Population: 1,400 people

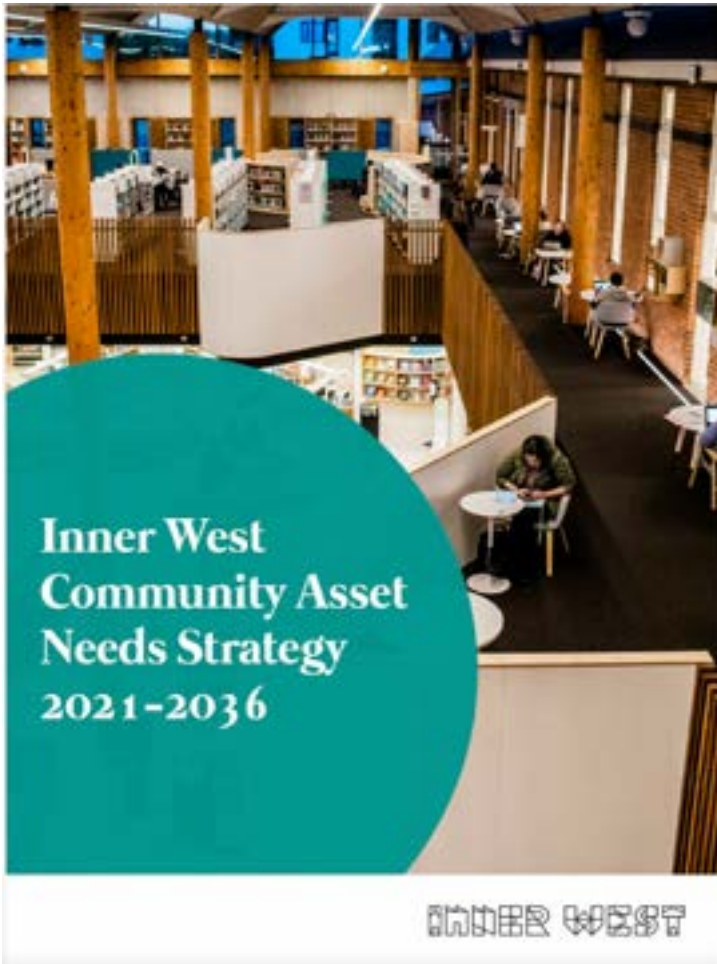
Type	Number	Size
<b>Public facilities</b>		
Local multipurpose community and cultural centres	1	500 sq.m. - 600 sq.m.
<b>Public open space and recreation facilities</b>		
District park	1	2-5 ha
District double basketball	1	40 ha
Local park	3	0.3 - 0.5 ha
Local multi-purpose courts	2	500 sq.m. per court + runoff
Local playgrounds	3	300 sq.m. within parks
Local youth precinct (skateboard)	1	Within a park
Local dog off-leash area	1	Within a park

### South East Wilton

Projected Population: 10,800

Type	Number	Size
<b>Public facilities</b>		
Local multipurpose community and cultural centres	1	500 sq.m. - 600 sq.m.
<b>Public open space and recreation facilities</b>		
District park	1	2 - 5 ha
District playground	1	1,000 sq.m. within a park
District fenced dog area	1	Within a park
District double basketball	2	40 ha
Local park	5	0.3 - 0.5 ha
Local multi-purpose courts	3	500 sq.m. per court + runoff
Local playgrounds	6	300 sq.m. within parks
Local outdoor fitness stations	1	250 sq.m.
Local youth precinct (skateboard)	1	Within a park
Local dog off-leash area	1	Within a park

# LGA wide needs analysis (greenfield)



## Table of contents

Part 1.0 Introduction	6	Part 7.0 Summary of catchment provision and assets	109
1.1 Background and purpose	7	7.1 Introduction	126
1.2 Methodology and scope	8	7.2 Catchment 1 North	129
1.3 What are community assets?	8	7.3 Catchment 2 West	159
1.4 Community asset hierarchy	10	7.4 Catchment 3 East	185
1.5 The study area	14	7.5 Catchment 4 South	215
Part 2.0 Community asset benefits and trends	18	Part 8.0 Recommendations: A road map for the community asset network	246
2.1 Community asset benefits	19	8.1 Introduction	246
2.2 Community assets mega trends	19	8.2 Infrastructure funding and delivery mechanisms	249
2.3 Leading practice	22	8.3 Proposed works schedule	249
2.4 Participation trends	27	8.4 Infrastructure Costs Considerations	252
Part 3.0 Strategic context	29	8.5 Smart contributions plan (main priority)	255
3.1 Policy context	30	8.6 Conclusion and next steps	256
3.2 Major projects and development	41		
3.3 Financial engagement	47		
Part 4.0 Current and forecast community profile	49	APPENDICES:	
4.1 Current population	50	Appendix are contained within an separate document	
4.2 Profile Inner West's creative workers	58		
4.3 Future population	59		
4.4 Forecast growth in neighbouring areas	62		
A5. What does our community profile mean for future community asset needs?	65		
Part 5.0 Planning framework	68		
5.1 Inner West Council's role	69		
5.2 Community asset guiding principles	72		
5.3 Planning catchment	74		
5.4 Benchmarking approach	76		
Part 6.0 LGA wide provision and needs	80		
6.1 Role of all community assets	81		
6.2 Library assets	84		
6.3 Social assets	89		
6.4 Cultural assets	100		
6.5 Summary of LGA wide needs	126		

Table 25 - Summary of community assets by type

	Total Floor space in 2020			Total number (excluding bowls clubs)		Population			
	Library	Social	Cultural*	Library	Social	Cultural	2016	2026	2036
C1 (North)	5,736sqm	2,050sqm	1,381sqm	1	6	6	34,050	34,864	36,959
C2 (West)	2,807sqm	1,950sqm	839sqm	1	5	3	49,412	49,254	52,947
C3 (East)	1,500sqm	4,078sqm	3,934sqm**	2	8	8	61,937	67,368	73,140
C4 (South)	1,705sqm	4,575sqm	2,752sqm**	2	8	3	50,629	58,862	61,797
<b>LGA total</b>	<b>8,231sqm</b>	<b>13,557sqm</b>	<b>8,796sqm</b>	<b>6</b>	<b>27</b>	<b>18</b>	<b>193,022</b>	<b>210,148</b>	<b>226,837</b>

\* Cultural floor space does not include bowling clubs, gym. \*\* Gym floor limited cultural accessibility other than for bar/club for sport. \*\* Cultural floor space is 2.80 times 2.0 high because this includes two (one public and other catchment) bowls clubs only. \*\* Floor area

Table 26 - Comparison of m<sup>2</sup> per 1,000 residents by catchment and across the LGA

		Catchment 1 (sqm per 1,000)	Catchment 2 (sqm per 1,000)	Catchment 3 (sqm per 1,000)	Catchment 4 (sqm per 1,000)	LGA (sqm per 1,000)
Library assets	2016	37	53	25	33	43
	2026	17	46	23	63	39
	2036	15	45	27	60	36
Social assets	2016	62	43	36	39	71
	2026	60	40	34	36	65
	2036	54	37	38	34	60
Cultural assets	2016	38	38	84	54	46
	2026	37	17	58	47	42
	2036	33	16	54	44	39



# Some take-aways

1. Prepare a social infrastructure needs study that considers needs from sites, to catchment to LGA. 2. Know your community and understand their diverse needs depending on their age, ability, background or gender. Involve your community in the process from understanding values, priorities and participation trends.
3. Make sure the needs study is evidence based against a range of indicators and includes clear definition and maps and findings. Assess needs based on more than just benchmarks. But apply benchmarks for contributions.
4. Work collaboratively across council teams who have a responsibility for social infrastructure planning, delivery or management.
5. Be prepared to give it time. A needs study for a site can take 6 weeks, but an LGA wide one can take 12 months.
6. Don't be afraid of needs - be aspirational. You may not be able to fund them all at once, but you need to have a plan to make sure you can respond to grants, planning proposals and other funding opportunities as they arise. They also are used by developers to inform their offer.
7. Ensure the needs study is supported by a data source with demographics and benchmarks that can be updated over time (e.g. with every new census or the setting of new dwelling targets).