

Draft Droughty Peninsula Structure Plan: Social infrastructure Needs Assessment

Clarence City Council

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Independent
insight.



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SGS Economics and Planning Pty Ltd
ACN 007 437 729
www.sgsep.com.au

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Glossary of terms

Abbreviation / term	Description
ABS	Australian Bureau of Statistics
Community Hub	Community facilities that integrate the elements of place, function, social networks, and relationships that are activated in community spaces, and bring together a range of services and activities, scaled to the size of the community, that support the health and wellbeing of the community
CPTED	Crime Prevention Through Environmental Design
CCC	Clarence City Council
CFLC	Child and Family Learning Centres
DPSP	Droughty Peninsula Structure Plan
JUA	Joint Use Agreement
LGA	Local Government Area
MCH	Maternal and Child Health
Neighbourhood House	A community based organisation open to everyone that provide opportunities for connection, learning, recreational and support activities
NFP	Not For Profit
PCYC	Police and Citizens Youth Hub
SA1	Statistical Area Level 1. This is an ABS geographic boundary built from whole Mesh Blocks (the smallest geographic area usually containing 30-60 dwellings) and have a population between 200 and 800 people
Structure Plan	The area considered for development within the DPSP, including the Skylands and Howie Masterplans
STRLUS	Southern Tasmania Regional Land Use Strategy

1. Introduction

1.1 Project background

Clarence City Council (Council or CCC) is undertaking the development of the Droughty Peninsula Structure Plan (Structure Plan).

The Structure Plan is a long-term plan for growth and urban development within the Droughty Peninsula area. It aims to guide how the land is expected to be developed over a 20-year timeframe, and the sequencing and locations of services and infrastructure (including roads, dwellings, drainage, open space and social infrastructure) that will be needed to support development. A key aim of the Structure Plan is to “deliver liveable and sustainable neighbourhoods, including the creation of significant public open space via the proposed hilltop park and coastal pathway”.¹

The purpose of this report is to understand the social infrastructure that will be required within the Structure Plan. Social infrastructure refers to the places and programs through which people socialise, learn, recreate, create, and celebrate culture. It is the sum of ‘hard’ infrastructure (buildings) and ‘soft’ infrastructure (support services and programs).

This report identifies the social infrastructure through undertaking:

- A review of relevant policy;
- A review and analysis of projected population;
- A social infrastructure needs assessment; and
- Recommendations for consideration.

1.2 Site description

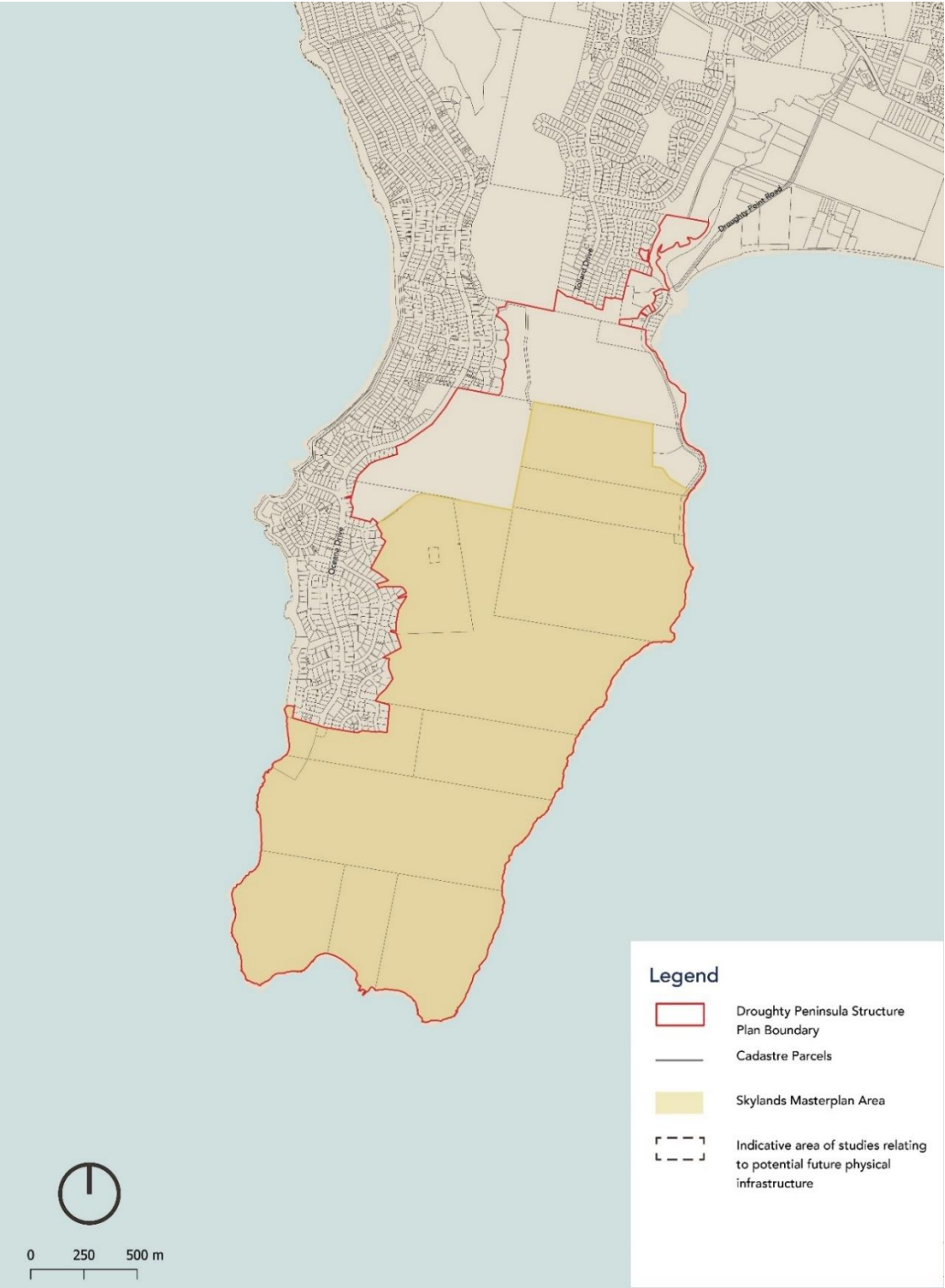
The Structure Plan project is one of the key greenfield development sites in the Greater Hobart Plan. This Structure Plan applies to the majority of the Droughty Peninsula, comprising approximately 394 ha of land in the ownership of multiple different landowners (including private landowners, local government and utilities providers) and across multiple parcels. A list of landholdings within the Structure Plan area is provided in Appendix B. The Structure Plan includes the Skylands Master Plan area (approved by Council in December 2023) which was a Masterplan undertaken by the largest landowner in the area, A J Carr Development Pty Ltd. In response to the Skylands Masterplan, the Structure Plan is proposed to provide unified guidance across all properties in the Droughty Peninsula area and ensure that the different development approaches between the various landholders can be integrated and work together to create a liveable and functional community.

Population and dwelling projections for the Structure Plan area will be used to guide the assessment of potential future infrastructure capacity requirements. The Greater Hobart Plan sets out a target for

¹ Clarence City Council (April 2024), RFQ for Droughty Peninsula Structure Plan Consultancy, p. 26.

expected urban growth by 2050 for the Tranmere Rokeby Peninsula including Droughty Peninsula of 3000 dwellings / 6100 population. The Tranmere Droughty Point Peninsula Residential and Commercial Market Assessment (2020) Prepared by Macroplan for Carr Family Trust indicates a supply of 2,530 dwellings within the Skylands Masterplan Area. It is also noted that where social infrastructure may be accessed by population outside the Structure Plan area, a suitable local catchment has been applied.

Figure 1. Droughty Peninsula Structure Plan Site



Source: REALM (2024)

1.3 Methodology

SGS has employed a three-stage methodology for this social infrastructure needs assessment, as illustrated in Figure 2 below.

Figure 2: Methodology



- Establish catchment
- Forecast population
- Establish benchmarks

- Quantitative assessment
- Qualitative assessment

- Recommendations of provision, staging

Source: SGS Economics & Planning (2024)

The following categories of social infrastructure facilities have been included as part of this assessment are:

- General community spaces / centres
- Specific community spaces (youth centres, seniors centres)
- Cultural facilities
- Early years
- Education
- Residential aged care
- Sports facilities and active recreation

Given that social infrastructure is generally infrastructure that supports the quality of life and wellbeing of communities, social infrastructure can also be broadly inclusive to include social housing, justice and emergency services, and blue and green infrastructure to the above,² and can even go as far as to include access to commercial and retail services such as shops, cafes, and markets, places of worship and other ‘cohesive’ spaces³ (often described as ‘third places’ that aren’t home or workplaces⁴). While all of these things are vital and this analysis does not discount the importance of these services, the categories outlined above include facilities and services that are typically included in formal structure planning.

² Infrastructure Australia (2019), Social Infrastructure, Australian Infrastructure Audit 2019, <https://www.infrastructureaustralia.gov.au/australian-infrastructure-audit-2019-social>

³ Zahnow, R (2024), Social infrastructure, social cohesion and subjective wellbeing, Wellbeing, Space and Society, vol. 7, <https://doi.org/10.1016/j.wss.2024.100210>

⁴ Butler, S, Diaz, C (2016), “Third places” as community builders”, Brookings, <https://www.brookings.edu/articles/third-places-as-community-builders/>

2. Policy context

The following provides an overview of state, regional and local policy that should be considered when planning and delivering social infrastructure.

2.1 State and regional policy

Southern Tasmania Regional Land Use Strategy and the State of Play Report

This Regional Land Use Strategy (STRLUS) is a broad policy document that will facilitate and manage change, growth, and development within Southern Tasmania over the next 25 years. It provides comprehensive land use policies and strategies for the region.

STRLUS recommends that open space should be planned for at a regional level to ensure consistency across communities and to avoid shortfalls. Similarly, access to larger scale infrastructure for major sporting events need only be provided at a regional level but should consider accessibility, so while a regional level facility may not be warranted in Droughty Peninsula the ability of residents to access what is available needs to be considered. A regional approach ensures that at a more local level any unnecessary duplication of recreational facilities is avoided.

Social infrastructure should be efficiently co-located with complimentary services, with a focus on the health and education sector. The delivery of facilities and services should be matched with the needs of the community, helping to maximise their utilisation, including for schools - planning for schools in a way that is informed by strategic land use planning. Services and infrastructure should be able to respond to the community as their needs change over time.

These are supported by approaches to development that promote a built form and transport network that promotes accessibility and active transport options, including subdivision design and development that is consistent with principles outlined in 'Healthy by Design: A guide to Planning and Designing Environments for Active Living in Tasmania'⁵.

The plan is being updated, with a current State of Play report as of September 2024. This update notes that population growth is forecast to slow compared to the previous 12 years, and that this population will get significantly older with nearly 1 in 6 people in Southern Tasmania aged 65 and older. Demand for social services will need to account for this.

Greater Hobart Plan (2022)

The 30-year Greater Hobart Plan (2022)⁶ is produced by the Greater Hobart Committee under the Greater Hobart Act 2019. Bringing housing, transport and precinct planning together, the Greater

⁵ https://www.getmoving.tas.gov.au/__data/assets/pdf_file/0010/362449/Tasmania-healthy-by-design1.pdf

⁶ https://www.greaterhobart.tas.gov.au/__data/assets/pdf_file/0009/345717/30-Year_Greater_Hobart_Plan.PDF

Hobart Plan aims for distinct but well-connected communities with better active transport, strong local businesses, housing diversity, and people centred, resilient, and activated places.

Supporting the Greater Hobart Plan will be an implementation plan that will guide the right type of development in the right places in a more compact city form. Clarence is identified as supporting primarily infill development with Droughty Peninsula contributing the greenfield development.

Growth areas are guided by precinct structure planning and the development of urban design guidelines to balance growth and amenity. Jobs will be located close to where people live, along with other daily needs such as local parks, schools, and services. The DPSP does not include much detail about the nature or number of jobs supported within the structure plan area (it proposes 11,580sqm of retail, office and grocer floor area), but does indicate that the bulk of retail, offices and civic buildings will be located towards the south of the peninsula and primarily within Activity Centres 2 and 3 and within land designated as Urban Mixed-Use.

Policy directions from the Greater Hobart Plan include:

- Ensuring new subdivision designs create future neighbourhoods that are liveable and walkable.
- Coordinating and integrating future planning for land use, public infrastructure and services provision.
- Focusing new public infrastructure and service provision in areas identified for growth.
- A whole-of-Greater Hobart approach is to be adopted when considering future infrastructure needs. For example, what impact does the future population have on secondary school demand across the wider region.
- Built infrastructure should be capable of adapting to new or multiple uses and different community needs.
- Encouraging activity hubs to be walkable to enable greater personal convenience and to benefit local businesses.
- New infrastructure costs should be appropriately and proportionally attributed across the beneficiaries of that infrastructure to assist in more efficient, cost-effective and equitable development.
- Promote a coordinated approach to the provision and management of recreation and sporting facilities across Greater Hobart. For example, whether the Bayview Secondary College Sports Precinct redevelopment can service the need for higher order sports facilities in Droughty Point.
- Ensure local neighbourhoods have adequate public open space.
- Develop activity hubs more intensively in order to optimise their social and economic functions.
- Productive partnerships between government and industry will be necessary to meet the most pressing needs of Greater Hobart.
- Ensure future public infrastructure investments anticipate changing social and economic pressures and the need for 'future proofing'.

The policy directions in the Greater Hobart Plan should be considered against the DPSP master plan principles, which are built around the '8 Cs' of Compact (walkable), Complex (variety in built form, amenity and services), Complete (balance of uses), Connected (accessible and sustainable movement

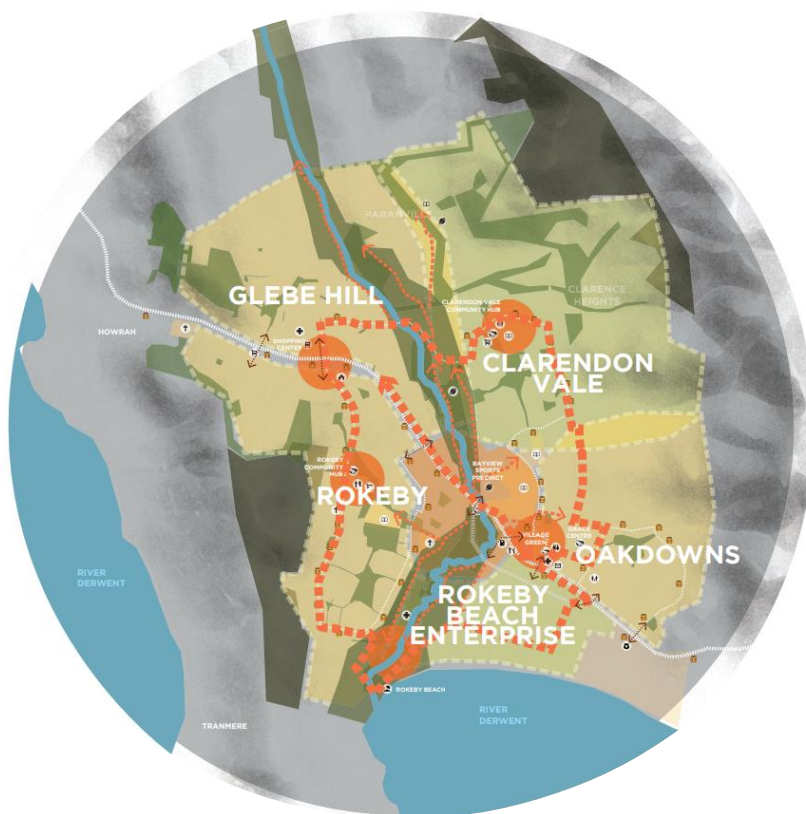
network), Convivial (a unified public and open space network), Conserving (resource-efficient, healthy, durable, and flexible), Cost-effective (cost efficiencies from Smart Growth), Co-designed (community input). Within each neighbourhood, staging is based on 'pie sections' so that in each stage the central and urban facilities are provided to support complete neighbourhoods.

2.2 Local policy

Clarence Plains Masterplan

The Clarence Plains Master Plan⁷, also known as the Draft Masterplan, takes in the area directly north of the Droughty Peninsula development site, and includes the suburbs of Rokeby, Clarendon Vale, Glebe Hill and Oakdowns. This will provide additional access to community services within community hubs and open space to residents towards the north of Droughty Peninsula. Community hubs will be the focus of community services alongside retail and commercial uses. The Rokeby Community Hub will be the closest to Droughty Peninsula and is envisioned to potentially include health services and a potential youth space, and Oakdowns will provide a second commercial area with open space and recreational facilities, and community facilities at the Grace Centre.

Figure 3: Clarence Plains Draft Masterplan



Source: Clarence Plains Draft Masterplan (September 2022)

⁷ <https://www.yoursay.ccc.tas.gov.au/clarence-plains-master-plan>

Clarence City Council Strategic Plan 2021-2031

The Clarence City Council Strategic Plan is framed on the four goals of being people-friendly through high-quality public places, being well-planned liveable by providing services and infrastructure to meet growing needs, providing opportunities for economic and creativity for all, and being environmentally responsible. Contributing to these are a focus on activity centres, community hubs, and open spaces.

Clarence City Council Active Living Strategy 2022-2032

The Clarence Council Active Living Strategy⁸, written in 2022, focusses on the overall goals and strategies of the Clarence Strategic Plan and articulates several priority areas to focus on for active living in Clarence. These are: good planning and governance, great spaces, and activated places. It documents specific strategies such as new and refurbished facilities for sport and where relevant, integrate schools and community facilities, implementing an open space framework, and continue the development of formal walking and jogging circuits.

Clarence City Council Community Wellbeing Strategy 2022-2032

The Clarence City Community Wellbeing Strategy⁹, written in 2022, has a similar format to the Active Living Strategy written at the same time. It focusses on the wellbeing aspects related to what is set out in the strategic plan. There are three priority areas, which are planning and partnerships, spaces and places, and opportunities for community wellbeing. Strategies articulate improving delivery of council services, increasing and enhancing access to natural and open spaces, and increasing opportunities for affordable active leisure and sport.

⁸ <https://www.ccc.tas.gov.au/wp-content/uploads/2023/05/CCC8862-Active-Living-Strategy-P4.pdf>

⁹ <https://www.ccc.tas.gov.au/wp-content/uploads/2022/12/Clarence-City-Council-Community-Wellbeing-Strategy-2022-2032.pdf>

3. Principles of social infrastructure

Social infrastructure is undergoing changes alongside the populations that it serves. Contemporary needs and models differ significantly to those that were standard even 10 to 20 years ago. This section contains a summary of trends in social infrastructure planning and delivery that serve as principles for the purposes of this assessment.

Integration and co-location: traditional standalone models for the exclusive use of specific community or socio-demographic groups do not offer the same cost-effectiveness or benefits as an integrated community hub or co-location of infrastructure. Standalone infrastructure often leads to limited use and or exclusive use to one community group, increased maintenance costs due to the increase in number of assets, an ability to change with community needs, and limited opportunities for sharing ideas, resources, and social interactions between community groups.

Hubs are the sum of elements like place, function, social networks, and relationships that are activated in community spaces.¹⁰ Community members benefit from having access to multiple services without the need to make their way to multiple services in different locations and being able to connect with a wide range of other people and activities. Hubs can benefit services providers through shared resources that result in cost efficiencies, easy access to the knowledge, support, and referrals of other professionals,¹¹ and even increased opportunity for innovation and flexibility.¹²

- *Integrated facilities* are generally in the form of a community hub which include a range of services within the same building such as community centre or neighbourhood house, library, arts, youth, seniors, early years, and meeting room spaces. Integration can also occur in recreation pavilions and school infrastructure such as integrated kindergartens. This infrastructure can include only Council services, a combination of Council and external services, or all external service providers.
- *Co-location* involves a number of facilities located within an area small enough to make use of the services needed within one trip. These generally include complimentary services such as community centres/hubs, schools, kindergartens, recreation facilities, and open spaces that are located within the same walkable cluster. While the services are not located under the same roofline, they may still share resources. They also provide an opportunity for users to access services within the same location. In Victoria, for example, the Government has a policy that all new primary schools should have a kindergarten on-site or next-door.
 - An example of integration and co-location is a good example of a well-integrated and co-located facility is the Botanic Ridge Family and Community Centre in the City of Casey, Victoria, offering kindergarten, maternal and child health services, community meeting spaces, and

¹⁰ City of Greater Dandenong (2021), Community Hubs Framework, <https://www.greaterdandenong.vic.gov.au/community-hubs-framework>

¹¹ City of Yarra (2016), Strategic Social infrastructure Framework Context Paper, <https://www.yarracity.vic.gov.au/-/media/files/ycc/the-area/yarras-future/strategic-community-infrastructure-framework.pdf>

¹² McShane I (2022), Rethinking community hubs: community facilities as critical infrastructure, Current Opinion in Environmental Sustainability, vol 54, pp. 1-6, <https://doi.org/10.1016/j.cosust.2022.101149>

study/business pods, and co-located with two active recreation ovals, outdoor courts, medical services, and groceries and retail (see case study below).

Accessibility

Access to infrastructure is a critical principle in planning and delivery, and a key focus under the 20 minute neighbourhood model. Whether the exact typology is a 20, 15, or 10 minute neighbourhood, the vision is for communities that support walkability to all, or at least most, daily needs (with a *return* trip taking no more than e.g., 20 minutes, which is on average an 800m journey each way). This requires a certain degree of population density to support this level of accessibility and ensure there is enough population to make services viable.

Where residential density is too low there will not be enough people within a walkable distance to sufficiently activate/support the services provided therefore they may not be financial viable or sustainable. Minimum estimates vary, but recent Australian research¹³ indicates that at:

- Providing access to services within a 1.2km catchment requires residential densities of at least 25 dwellings per hectare
- Providing access to services within a 1km catchment requires residential densities of at least 35 dwellings per hectare.

Flexibility and adaptability

There is growing recognition of the need for flexible facilities that can respond to changes in community needs. Social infrastructure must be designed and managed to be flexible and adaptable over the long-term to ensure it can change with community needs and be used by a variety of groups. Key ways in which this can be achieved are through having a range of shared spaces, developing rooms with moveable wall dividers, designing with universal design and disability access considerations, and having unprogrammed spaces (also referred to as ‘bumping spaces’ – for informal activities and socialising, both indoors and outdoors) to activate a space, encourage casual interactions, and the forming of social connections across different user groups.

Partnerships and shared use

Council is often not the only provider of social infrastructure and with increasing cost escalations, partnerships and shared use of infrastructure is important.

Some facilities that are highly fit-for-purpose for specific groups may not be appropriate to be shared, however for multipurpose spaces, if they are not shared, it typically means the facility is at risk of underutilisation. As a result, many providers are now reviewing their agreements with services, committees of management, and tenants (including within sporting pavilions) to increase shared access with more user groups.

¹³ Jafari, A, Singh, D, Giles-Corti, B (2023), Residential density and 20-minute neighbourhoods: A multi-neighbourhood destination location optimisation approach, *Health & Place*, vol. 83, <https://doi.org/10.1016/j.healthplace.2023.103070>

Councils can also seek partnerships with schools. Schools can act as community hubs when they engage with their social networks, outside partners, and make available their facilities to meet both community needs and improve student outcomes.^{14,15}

A good example of a facility that provides shared use is the Ellenbrook Secondary College in WA, which directly offers its facilities for hire to the community which include the performing arts centre, indoor gym, and outdoor basketball courts, and access to the ovals can be arranged through the Council.¹⁶

Early delivery and interim facilities

Some infrastructure is crucial to be delivered early in the development process. Infrastructure Victoria suggests that “community meeting spaces, early years facilities and playgrounds” should be early investments in new communities.¹⁷ Recent research from the UK has looked at the essential services and facilities that new communities will need as a priority, which include:

- Food shop, general store, and restaurant-canteen
- A multi-purpose meeting place with several rooms, ‘capable of being used for a variety of purposes’
- Other social infrastructure should be incorporated into the plans for the build-out that support the delivery of education, health and parks.¹⁸

The establishment of a best practice active transportation network that reaches all services and facilities is also important to establish at the outset to avoid baking-in a car dependant culture. This should include the routes themselves, but also the supporting elements that communicate the legitimacy and importance of active transport such as convenient and safe bike parking at destinations and adequate storage in dwellings. This goes hand in hand with the provision of essential services such as those listed above – while better quality routes support further distances walked or cycled, even with world class active transport design, if people have to travel too far to access services most will choose to drive.¹⁹

Interim infrastructure enables councils to respond to changing community needs as well as provide early infrastructure and services. The infrastructure is often smaller and adaptable. It can be in place for 5-10 years, or longer, before it is replaced by the ultimate infrastructure.

These facilities can be council led (provides land and facility), developer led (developer or council land, developer constructs facility), or a privately leased space.

Examples of interim social infrastructure are provided in the following case studies.

¹⁴ Colless, R; Cleveland, B; Backhouse, S; McShane, I; Clinton, J; Chandler, P; et al. (2022), Sharing Schools, Building Communities: An e-book of the exhibition. The University of Melbourne. Presentation. <https://doi.org/10.26188/20762230.v4>

¹⁵ Cleveland, B, Backhouse, S, Chandler, P, McShane, I, Clinton, JM, Newton, C (eds) (2023), Schools as Community Hubs - Building ‘More than a School’ for Community Benefit, <https://doi.org/10.1007/978-981-19-9972-7>

¹⁶ Ellenbrook Secondary College (2024), Facility Hire, <https://ellenbrooksc.wa.edu.au/our-college/facility-hire/>

¹⁷ Infrastructure Victoria (2021), Social infrastructure in Melbourne’s growth areas, <https://assets.infrastructurevictoria.com.au/assets/Resources/Background-paper-Social-infrastructure-in-Melbournes-new-growth-areas-1-2.pdf>

¹⁸ Marks, R (2024), Townscapes - Social infrastructure and the development of new towns: learning from history, Bennet Institute for Public Policy, <https://www.bennettinstitute.cam.ac.uk/wp-content/uploads/2024/10/Townscapes-New-Towns.pdf>

¹⁹ Infrastructure and Transport Ministers (2023), Australian Transport Assessment and Planning guidelines, Commonwealth of Australia, https://www.atap.gov.au/sites/default/files/m4_active_travel.pdf

Olivine Place

Olivine Place provides an interesting example. It was delivered by the developer (Mirvac) and primarily funded by them with a cost to Mirvac of approximately \$1.7 million. In consultation with Council, the facility is a temporary building on Council-owned land with Council also owning the building.

Mirvac recognised the importance of community development in supporting newly established communities and initiated a conversation with Council about the project. This led to an MOU with Council to deliver a facility at the earliest stage of development at Olivine.

While Mirvac is the lead under an 8-year lease arrangement, it is operated in partnership between the City of Whittlesea, Mirvac, Preston Reservoir Adult Community Education (PRACE) and the on-site café. Council collects a fee of \$25,000/year for Mirvac to have their sales office within the facility under the lease, which allows it to fund a part-time resource.

Once the 8-year lease expires, the agreement states that the facility will be retained in ownership by Council who will take over management or demolish the facility (at Mirvac's expense) if it is surplus to need and returned to open space.

The facility supports a:

- Social enterprise café
- PRACE Adult education
- Multipurpose community space
- Sales office
- MCH
- Parents groups
- Informal community groups and activities



Source: Olivine - By Mirvac

Baywater Library

Baywater Library was opened in 2013 in the Mountain View Shopping Centre, in the retail centre of Bayswater, which is an outer suburb in the east of Melbourne.

The benefits of this location include extremely easy access to a range of other services all within one easy to navigate and safe facility, complete with on-site parking. This could be particularly beneficial as the majority of users of this library were over 60 years old and female.*

Services offered at this library include a full collection of books, CDs, DVDs, and audio books, 10 public access PC with free internet and WiFi, free fax services and photocopier, and an after-hours book return chute. There is also programming for children (story time). Public facilities such as accessible toilets and baby change facilities are provided and managed by the shopping centre.

The 2024 Bayswater Renewal Strategy includes an action to transform the library to enable it to service the needs of the community with flexible multi use spaces integrated with other community uses.

* <https://culturecounts.cc/r/cityofbayswater/libraries-2022/#3>



Source: Mountain High Shopping Centre, <https://mountainhighshoppingcentre.com.au/bayswater-library/>

Botanic Ridge Family and Community Centre

Transitioning from an interim facility into a permanent one, this facility is owned by the Department of Education (DoE). In the 2018-19 State Budget \$3 million was allocated for the early learning facility at Botanic Ridge Primary School. This facility replaced the interim Botanic Ridge Kindergarten.

The DoE were heavily involved in the planning and design of the kindergarten, and as it is a modular facility, construction of the facility was quick.

The Family and Community Centre is operated by the City of Casey, who lease the facility back from DoE. Adding to the facilities offered within the community centre, it is co-located with two active recreation ovals, outdoor courts, medical services, and groceries and retail.

The facility supports:

- The Botanic Ridge Kindergarten
- Maternal and Child Health services
- A large community room for hire (accommodating 70 people)
- Study/business pod

The community centre offers activities such as dance, group fitness, yoga, chess lessons for kids, and art classes for kids.



Source: City of Casey

4. Population demographics of Droughty Peninsula

This section contains a summary of the approach to understanding the future population and demographic mix of Droughty Peninsula. This is important for ensuring the right mix and staging of social infrastructure provision in the future.

The approach to population demographics and catchment determination used the following steps:

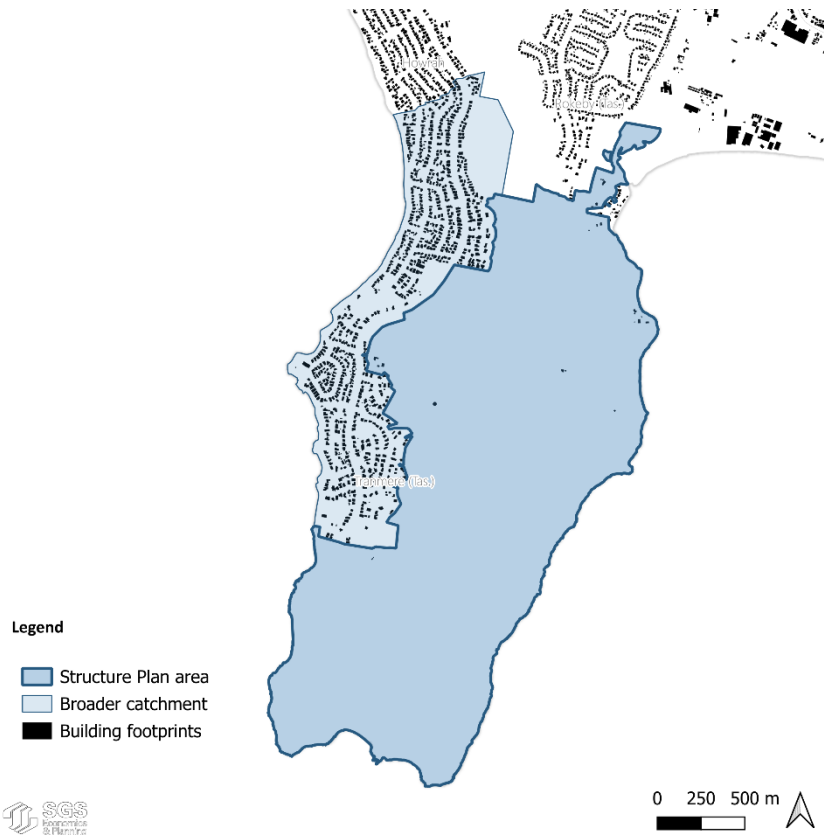
1. Understand the local social infrastructure catchment including those areas outside of the Structure Plan;
2. Confirm the projected population expected in the Droughty Peninsula Structure Plan by 2050; and
3. Apply a projected demographic projection to create a breakdown of population by age.

4.1 Step 1: Consider local social infrastructure catchment

The Droughty Peninsula Structure Plan takes in the majority of the peninsula apart from the north-west area already developed. From the perspective of access to facilities and services, the already developed residential area to the west of the DPSP does not currently have local access to facilities and services and will be proximate to those provided in the DPSP when delivered. Given this, as per Figure 4, SGS has adopted the peninsula as a whole as the local social infrastructure catchment.

It is noted that residents will continue to access services and infrastructure in Rokeby, Clarence Plains, and Howrah, however due to distance this is likely to be district and or regional level social infrastructure. Existing residents to the north of the Structure Plan site on the eastern side of the Rokeby Hill Reserve may very well make use of future facilities in the south of Doughty Peninsula, but will not be dependent on them like residents to the west, as they have good access to existing (and future) facilities to their immediate north in and around Rokeby.

Figure 4: Social infrastructure catchment



Source: SGS Economics and Planning 2024

4.2 Step 2: Estimate the projected population of the catchment area

Population and projections for the above social infrastructure catchment have been drawn from:

- Tasmanian Treasury;
- Estimates from the approved Skylands development; and
- Estimates of the development potential of the undeveloped land outside of the Skylands development.

The Skylands masterplan sets out the proposed dwelling projection and configuration for the development, resulting in just over 2,500 dwellings. As this is not the complete Structure Plan area SGS has adopted a working assumption of 3,000 dwellings to be developed across the currently undeveloped land in the Peninsula, which includes the Skylands development and vacant land to the north (the Luckman and Howie developments). This results in a total projected population of 6,100 residents within the Structure Plan (Table 1) which is consistent with the Greater Hobart Plan projection for the peninsula.

Table 1: Droughty Peninsula population projected to 2050

Geography	Population 2021	Dwellings by 2050	Population 2050	Assumed household size
Droughty Peninsula Structure Plan	0	3,000	6,100	2.03

Source: SGS Economics and Planning based on dwelling estimates and household size from ABS Census

This analysis includes a broader population catchment than the DPSP site and has used Census boundaries called Statistical Area Level 1 (SA1s) to obtain information on the existing population (Figure 5). The 2021 ABS Census population was used as a base population for these SA1s.²⁰ To be conservative, as these SA1s are already largely developed, the growth of these SA1s to 2050 is assumed to be consistent with the “low growth” scenario provided by the Tasmanian Treasury for the Clarence Council to the same year (0.13% per annum). Across the three SA1s, this results in 87 additional residents, shown in Table 2, for a total of 2,302 residents. We note that the “high growth” Tasmanian Treasury scenario does not significantly change the recommendations of this work.²¹

Adding this future population to the projected population of the Droughty Peninsula Structure Plan (6,100), a total of approximately 8,400 residents are projected for the local social infrastructure catchment.

Some district level facilities are proposed for Droughty Peninsula within the DPSP, such as the ‘Whaling Station Museum’. While these are likely to attract users from outside of the local catchment, these are not likely to be major employers or attract users for more than a day trip. While they are likely to have positive impacts on local retail services, they are not in and of themselves likely to increase demand at facilities such as local schools, childcare, MCH, youth facilities, and residential aged care.

Table 2: Population growth of total service catchment

Catchment	Population 2021	Population 2050
Broader catchment	2,215	2,302
Droughty Peninsula Structure Plan	NA	6,100
Total	2,215	8,402

Source: SGS Analysis of the Greater Hobart Plan, ABS Census 2021, Tasmanian Treasury Projections

²⁰ REMPLAN data is not available at geographies small enough to account for SA1 populations, which is why ABS data is used here.

²¹ At 0.98% per annum this forecasts another ~660 total people to these SA1s by 2050.

Figure 5: Surrounding SA1s, Droughty Peninsula catchment



Source: ABS (2021)

4.3 Step 3: Apply age profile projections

Projected demographics

Like most locations in Australia, Tasmania has an ageing population. The existing population in the DPSP service catchment as shown in Figure 5 reflects the ABS Census (2021) population and age breakdown. As there is not currently a population *projection* by age group in Tasmania at an area smaller than LGA (all of Clarence), SGS has adopted the projected demographic split for Clarence Council provided by Treasury (high scenario) as a reasonable approximation.

Based on this projection, as show in Table 3, the fastest growing *proportion* of the catchment population is projected to be those over the age of 75, and the single largest age group *outright* by 2050 is projected to be those 85 years old and older. The proportion of those in middle-ages is projected remain steady. As per the Treasury projections, by 2050 there are expected to be more older people in the 35-65 age cohort than any other age cohort apart from 85yo+, though the overall profile is relatively even.

The total population and the proportion of various age group will result in specific requirements for various social infrastructure facilities. This is discussed in the next section.

Table 3: Droughty Peninsula catchment population projected by age (Tasmanian Treasury percentages)

Age	2021 (ABS Census 2021)	% (ABS Census 2021)	2050	% (Tas Treasury)	Change %
0–4	106	4.8%	435	5.2%	0.39%
5–9	129	5.8%	448	5.3%	-0.49%
10–14	142	6.4%	444	5.3%	-1.13%
15–19	134	6.0%	429	5.1%	-0.95%
20–24	114	5.1%	371	4.4%	-0.74%
25–29	90	4.1%	382	4.5%	0.48%
30–34	120	5.4%	449	5.3%	-0.08%
35–39	134	6.0%	509	6.1%	0.00%
40–44	152	6.9%	529	6.3%	-0.56%
45–49	170	7.7%	510	6.1%	-1.60%
50–54	182	8.2%	513	6.1%	-2.11%
55–59	175	7.9%	552	6.6%	-1.33%
60–64	143	6.5%	527	6.3%	-0.18%
65–69	111	5.0%	478	5.7%	0.68%
70–74	142	6.4%	419	5.0%	-1.43%
75–79	85	3.8%	431	5.1%	1.30%
80–84	53	2.4%	382	4.5%	2.16%
85+	31	1.4%	596	7.1%	5.69%
Totals	2,215	100.0%	8,402	100.0%	0.0%

Source: SGS Analysis of the Greater Hobart Plan, ABS Census, Tasmanian Treasury Projections

5. Community needs assessment

This section provides an assessment of the demand for social infrastructure based on population benchmarks. It also considers the availability and accessibility of relevant local and district level facilities beyond the catchment area that future residents of Droughty Peninsula may make use of, and that should be considered when planning for local need.

The needs assessment has been undertaken across each of the services and infrastructure types using both a quantitative (benchmarks) and qualitative approach.

Population based benchmarks can provide a useful starting point for social infrastructure planning. While at a high level, there is often some consistency between the benchmarks used by various jurisdictions, there are no Tasmanian State Government or national standards for social infrastructure planning. As a result, local governments often use their own version of benchmarks, or those adopted elsewhere.

The benchmarks used in this report are compiled from a range of the most applicable, recent, and/or appropriate sources available. This includes other Australian geographies that share a similar development context to Droughty Peninsula. Some benchmarks are referenced from the Planning for Community Infrastructure in Growth Areas Guideline, prepared in 2008, as this is still the state government-endorsed set of benchmarks in Victoria for growth areas, which have been updated where newer benchmarks are more relevant. The full list of benchmarks applied, along with their source can be found in Appendix A.

As benchmarks are only a starting point, the findings from the quantitative assessment have then considered qualitative inputs such as policy, accessibility, and community demographics.

The following tables indicate the number of facilities that are required (given the established benchmarks) for a given population. Demand is shown to the nearest tenth to indicate where on the spectrum the demand is for a full facility, as facilities should not normally be provided where there is not sufficient population to make efficient use of it. Cells coloured amber show only low/partial demand, and red cells where demand indicates a reasonable need for a facility.

5.1 General community spaces / centres

Community centres/spaces are multi-functional buildings that provide flexible meeting spaces, event spaces, and activity spaces that can be used by local organisations and the community to deliver programs and services. In an event of a disaster these facilities can also provide a range of support services at time of activation, during, or post event.

Community centres generally denote council owned and operated venues. Community spaces denote council owned and community run or leased venues.

A Neighbourhood House is a community based organisation open to everyone that provide opportunities for connection, learning, recreational and support activities.

By 2050, there will be a projected need for one community centre and one neighbourhood house service. In addition, there is a need for a range of flexible meeting spaces including:

- one large meeting space (100-200 pax) that can be reconfigured (through operable walls) into smaller spaces including 2 x 50-100 pax rooms.
- two smaller spaces (20 pax) that can be used for a range of uses including meetings, programmed activities, working spaces, and or hireable spaces.

This need should be addressed through the development of one community centre that is operated by a neighbourhood house organisation and or other similar not-for-profits that includes the above-mentioned rooms. Where possible this community centre should be co-located with other social infrastructure and or located within the retail precinct in the south of the DPSP (Activity Centre 2 or 3).

Guiding issues relevant to community engagement:

- Consult the community about the kinds of activities that they would like to see facilitated in a community centre. This will support the potential provider and the design of the space. Be sure to engage all expected users in the design stage.

Table 4: Demand assessment – General community spaces / centres

Facility type	Population benchmark	Facilities required		
		2030	2040	2050
Multipurpose community centre	1 facility per 9,000 residents	0.3	0.6	0.9
Neighbourhood House service	1 facility per 10,000 residents	0.3	0.6	0.8
Meeting rooms (1-20 pax)	1 room per 4,000 residents	0.7	1.4	2.1
Meeting rooms (21-50 pax)	1 room per 8,000 residents	0.3	0.7	1.1
Meeting rooms (51-100 pax)	1 room per 8,000 residents	0.3	0.7	1.1
Meeting rooms (101-200 pax)	1 room per 8,000 residents	0.3	0.7	1.1
Meeting rooms (can accommodate 200+ pax)	1 room per 20,000 residents	0.1	0.3	0.4

Source: SGS Economics & Planning (2024)

5.2 Specific community spaces

Youth centres and senior citizen centres are flexible spaces that are integrated into other community facilities such as community centres, libraries, and or arts facilities. At a local level they are not delivered as standalone facilities, whereas in larger district/regional settings they often are.

There is demand for one youth space by 2050. This should be integrated into the above-mentioned community centre and developed in consultation with young people. Though it is not a dedicated, exclusive youth space, it should be a space where young people feel included, and youth programs can be delivered as required.

Some young people will also require access to a dedicated youth centre. The Council-owned and operated Rokeby Youth Centre is the only dedicated youth services facility in Clarence, however this has been temporarily relocated to the former Rokeby Neighbourhood Centre while Council is investigating the location for a replacement facility. There is currently a Police and Citizens Youth Hub (PCYC) located in Scott Street, Bellerive, approximately 9km north of the catchment area, which is a 15 minute drive or a 25 minute bus ride. This facility has a focus on recreational programs for all ages, however PCYC is also investigating a relocation elsewhere in Clarence.

The distance to a larger, dedicated youth centre could be a barrier for some young people if located in the Bellerive/City Heart area, and Council should ensure that the youth space in the Droughty Peninsula Community Centre is able to respond to specific needs of the local young people through programs, activities, and mobile service delivery.

In relation to senior citizens centres, there is limited demand for a seniors space however given the projected ageing population it is likely that a space for older people to socialise and attend specific programs and services will be required. Given this, the above-mentioned community centre should be inclusive of all ages and abilities with the meeting rooms able to provide a range of programs, including for older people.

Guiding issues relevant to community engagement:

- Engage with young people about the kinds of activities that the youth space should accommodate, informing its design and fit out.

Table 5: Demand assessment – Specific community spaces

Facility type	Population benchmark	Facilities required		
		2030	2040	2050
Youth Space	1 facility per 8,000 residents	0.3	0.7	1.1
Youth centre	1 facility per 25,000 residents	0.1	0.2	0.3
Senior citizens centre	1 room per 25,000 residents	0.1	0.2	0.3

Source: SGS Economics & Planning (2024)

5.3 Cultural facilities

Local level community arts spaces facilities are flexible spaces that support arts programming. This includes meeting spaces that have appropriate flooring, sinks, and access to storage. By 2050 one local level flexible arts space will be required. This should be delivered within the previously mentioned community centre.

Basic arts and cultural facilities could be provided in temporary spaces or structures in public spaces, for removal or adaptation once more permanent facilities are provided. These could service a range of activities such as pop-up galleries, small maker's spaces, business incubators, etc.

Some community members will also require access to district level arts infrastructure. The nearest district level arts centre is located in Rosney Park at Rosney Farm, 10km to the north. This is approximately a 15 minute drive, 30 minute bus ride, or 35 minute cycle along local roads and bike paths. As this is outside of the 20 minute neighbourhoods standard, this is considered to be inaccessible to some community members in the Droughty Peninsula. Given this, the arts space within the community centre maybe required to have a more permanent role.

Libraries are the responsibility of Libraries Tasmania, which is part of the Department of Education, Children and Young People. The nearest public library is in Rosny Park which is approximately a 15 minute drive, 30 minute bus ride, or 35 minute cycle away along local roads and bike paths. This is not accessible for many people.

Given this, the previously mentioned community centre could accommodate a library kiosk where local community members can access and drop off library resources. This could be scaled to local demand. For example, an earlier version could be a collection/drop-off point at a local community meeting space and as demand increases this could include a small kiosk/popup space with (limited) physical materials to browse. This could be delivered in temporary community meeting spaces, or even co-located with retail services such as cafes. An example of this type of service is the Greenvale West Community Centre Library Kiosk in outer Melbourne.²² Consultation with Libraries Tasmania, commercial interests, and the general public should be conducted.

If the activity centres most likely to accommodate a community centre (activity centres 2 or 3) are not scheduled until later in the build-out timeline, then temporary facilities should be considered in earlier stages to accommodate the growing population. These could be modular temporary spaces or retail spaces that have yet to be leased.

Guiding issues relevant to community engagement:

- Consult the community to understand what type of arts and cultural activities are required to inform how the community arts space should be designed. It should be clear to community that this is a room, not a full scale arts facility.

²² Hume Libraries (2024), Greenvale West Community Centre Library Kiosk, <https://www.humelibraries.vic.gov.au/About-Us/Locations-and-Opening-Hours/Greenvale-West-Community-Centre-Library-Kiosk>

Table 6: Demand assessment – Cultural facilities

Facility type	Population benchmark	Facilities required		
		2030	2040	2050
Community arts space	1 facility per 9,000 residents	0.3	0.6	0.9
Community arts centre/theatre	1 facility per 50,000 residents	0.1	0.1	0.2
Library	1 facility per 45,000 residents	0.1	0.1	0.2

Source: SGS Economics & Planning (2024)

5.4 Early years

Across Clarence, there are several private providers for day care, along with Rosny Early Learning, which is a not for profit, community based service owned and operated by Clarence City Council. The City of Clarence sponsors the Family Day Care scheme *Our service*, which has educators located throughout southern Tasmania, including Clarence. *Our service* offers day care in small groups for children from birth to 13 years of age within the private homes of registered educators.²³

Child and Family Learning Centres (CFLCs)²⁴ are delivered by government, but CFLCs work with a number of service partners to support children and families in their local communities. These offer programs to support the health, wellbeing and learning of children up to five years old. The nearest CFLC is in Clarendon Vale, and Council should engage with the department to understand future capacity and planning for CFLCs in Clarence.

This demand assessment considers childcare facilities, which would include children up to five years of age. There is projected demand for two childcare centres in the catchment area. Council should work with the private and not-for-profit sector to encourage development. These childcare centres should be co-located with other social infrastructure such as primary schools or retail precincts.

Council can support the provision of early years services by expanding their Children's Services program, by making available any Council-owned facilities through a lease or licencing arrangement, or by acting as an intermediary or facilitator between service providers and landowners or state government.

Guiding issues relevant to community engagement:

- Engagement with private providers to understand opportunities to locate within the catchment.

²³ Clarence City Council (ND), Family Day Care, <https://www.ccc.tas.gov.au/living/child-care-services/family-day-care/>

²⁴ <https://www.decyp.tas.gov.au/learning/early-years/child-and-family-learning-centres-cflcs/>

Table 7: Demand assessment – Early years

Facility type	Population benchmark	Facilities required		
		2030	2040	2050
Childcare centres: government, private and not for profit	1 facility per 4,000 residents	0.7	1.4	2.1

Source: SGS Economics & Planning (2024)

5.5 Education

By 2050, there is a projected demand for one preschool and primary school in the catchment. This can be delivered by either government or non-government providers however given the participation rate for state schools in Tasmania is 67%²⁵ it is likely that the demand will be for a government preschool/primary school.

Council should work with the state government to understanding utilisation of existing primary schools and advocate for an additional preschool/primary school with the Droughty Peninsula catchment, and initiate a conversation with existing private schools to explore any interest or potential for future expansion or provision to accommodate the future population of Droughty Peninsula.

Development of any school in DPSP should consider co-location with childcare (onsite), open space (with public shared-use arrangements), and other complimentary services such as MCH, health facilities, and community centre.

By 2050 there will be demand for half a secondary school (7-10yrs). There are four secondary schools in Clarence, the nearest one to the catchment is Bayview Secondary College between Oakdowns and Clarendon Vale, which is a 10 minute drive or a 17 minute cycle away. Enrolments at the school have been growing with 350 students in 2021,²⁶ increasing from 288 in 2019²⁷.

Council should work with Bayview Secondary College to understand the potential capacity for additional students over the next 20 years. While the catchment of Droughty Peninsula is unable to support a secondary school (due to the lack of population and viability) it may contribute to an additional high school being required outside the catchment.

Guiding issues relevant to community engagement:

- Engage with Department of Education and Private schools to establish future plans.

²⁵ Australian Bureau of Statistics (2023), Schools, <https://www.abs.gov.au/statistics/people/education/schools/latest-release#students>

²⁶ Department of Education (2021), Year 11/12 Subject Information Handbook, <https://bayviewsc.education.tas.edu.au/wp-content/uploads/2020/07/BSC-VET2020.pdf>

²⁷ Department of Education (2020), Key Data, <https://publicdocumentcentre.education.tas.gov.au/library/Shared%20Documents/Key%20Data%202019-20.pdf>

Table 8: Demand assessment - Education

Facility type	Population benchmark	Facilities required		
		2030	2040	2050
Preschools/primary school (government and non-government)	1 facility per 500 aged 5-11	0.4	0.9	1.3
High schools and secondary colleges (government and non-government) years 7-10	1 facility per 750 aged 12-15	0.2	0.3	0.5
High schools and secondary colleges (government and non-government) years 11-12 (college)	1 facility per 750 aged 16-17	0.1	0.2	0.2

Source: SGS Economics & Planning (2024)

5.6 Residential aged care

Residential aged care provides services for older Australians who can no longer live on their own. This can include accommodation, personal care, access to nursing and health care services. Providers are subsidised by the Commonwealth Government and must meet the recently reformed Aged Care Act (taking effect in July 2025). While Councils can provide these services, in Tasmania 83.1% of providers are NFP organisations, 11.3% are private providers, and just 5.6% are government providers.²⁸

Residential aged care demand is measured in terms of the number of beds. The Commonwealth Government sets the benchmark for provision of aged care beds.²⁹ Given the trend of an ageing population, this demand will increase notably by 2050. There is demand for 142 beds in the catchment, which will require perhaps two large facilities or multiple smaller age care facilities.

The nearest aged care provider is Wintringham Residential Aged Care in Bellerive. Further consultation is required to understand how the aged care services across Clarence could accommodate an increase in demand. In addition, Council should support the facilitation of residential aged care services within the catchment by engaging with private providers about future supply opportunities and opportunities for Council to support them.

Guiding issues relevant to community engagement:

- Engage with aged care providers to understand opportunities to location in the catchment.

²⁸ Australian Government (2024), Providers, services and places in aged care, <https://www.gen-agedcaredata.gov.au/topics/providers,-services-and-places-in-aged-care>

²⁹ There has been a temporary reduction in the benchmark to 60.1 places per 1,000 people aged 70+, however as this is temporary and the full build-out of the structure plan will take many years, the standard benchmark is applied. https://www.aph.gov.au/About_Parliament/Parliamentary_departments/Parliamentary_Library/Budget/reviews/2023-24/AgedCare

Table 9: Demand assessment - Residential aged care

Facility type	Population benchmark	Number of beds required		
		2030	2040	2050
Residential aged care	78 places per 1,000 residents aged 70+	39.8	90.4	142.6

Source: SGS Economics & Planning (2024)

5.7 Sports facilities and active recreation

By 2050, the catchment will require two active recreation ovals which should be operated based on specific recreation needs of the community e.g. AFL ovals, cricket, soccer, rugby etc. The ovals can be delivered either together or separately and should be supported by a pavilion that is accessible for all ages, abilities, and genders.

Given the topography of the DPSP, it may pose a challenge to accommodate two large ovals within the site. Consideration should be given to higher-level active recreation facilities that are (or are planned to be) available nearby the DPSP to service the DPSP population, such as the proposed Bayview College Sports Precincts and ovals to the north. This also reflects the lack of large-scale active open space identified in the Skylands Masterplan, with the largest cluster of larger open space sites on the southern foreshore in Activity Centre 3, though the masterplan does not clearly identify what use these will provide.

In addition, the catchment will require five tennis courts (5.6), two basketball courts (2.4), and one netball court (1.3). These can be provided across the catchment and where possible should be multipurpose, however it is recommended that the basketball and netball courts be delivered alongside the active recreation ovals to optimise opportunities for sharing of infrastructure (e.g. carparks and pavilions), or failing that, alongside the community centre.

The Sunshine Tennis Club in Howrah (6km away, 8 minute drive, 11 minute bus, and 20 minute cycle) has six outdoor tennis courts and a small clubhouse. This facility may provide some access opportunities for the Droughty Peninsula residents and therefore a low level of provision could be acceptable.

The Rokeby Primary School had one netball and one basketball court, and the neighbouring Emanuel Christian School has a basketball court with four smaller practice nets, however a joint use agreement (JUA) would need to be arranged for public access to these, which is likely to be restricted use and hours.

There will also be a need for one local skatepark within the catchment. This should be developed in consultation with the community and located alongside other social infrastructure e.g. active or passive open space, retail, community centre.

While there is limited demand for other sport-specific facilities and active recreation there will be residents that will require use of an aquatics facility and indoor recreation centre. In order to do so residents will need to travel to the Clarence Aquatics Centre and neighbouring Clarence Sports Centre which is approximately 11km and 15-20 minutes' drive away. This is not considered to be accessible to

the catchment area but as these are regional facilities they would not be viable to develop this infrastructure within the catchment area.

Guiding issues relevant to community engagement:

- Consult the community about what infrastructure they would like to see on the open space provided in the catchment. To inform this, Council should be clear on the potential scope of this open space that might be provided.

Table 10: Demand assessment – Sports facilities and active recreation

Facility type	Population benchmark	Facilities required		
		2030	2040	2050
Active recreation oval	1 oval per 4,500 residents	0.6	1.2	1.9
Aquatic centres and public pools (25m)	1 facility per 30,000 residents	0.1	0.2	0.3
Aquatic centres and public pools (50m)	1 facility per 75,000 residents	0.0	0.1	0.1
Indoor recreation centres including multi use sports club	1 x 3 court facility per 40,000 residents	0.1	0.1	0.2
Outdoor courts: tennis	1 court per 1,500 residents	1.9	3.7	5.6
Outdoor courts: basketball	1 court per 3,500 residents	0.8	1.6	2.4
Outdoor courts: netball	1 court per 6,500 residents	0.4	0.9	1.3
Skatepark/ BMX facilities (small)	1 facility per 7,500 residents	0.4	0.7	1.1
Skatepark/ BMX facilities (large)	1 facility per 17,500 residents	0.2	0.3	0.5

Source: SGS Economics & Planning (2024)

Open space network

Open space should be provided at a local level within walkable catchment of 400m from all dwellings, while larger open spaces, both passive and active, should be available at a neighbourhood to district level. There is an enormous literature demonstrating how green open space provides clear environmental benefits, and more generally for residents the benefits of good quality open space

include improvements to mental, physical and social health and wellbeing,³⁰ as well as positive impacts on economic wellbeing.³¹

The Skylands masterplan proposes to offer “assemblages of open space in the form of nature preserves, parks, greens, squares, playgrounds, greenways, promenades, trails, and gardens at a variety of sizes and types”, including large, medium, and smaller sized open spaces, the latter of which will be accessible to all residents “within a 3 minute walk”.³² These are proposed to be linked together for easy access across all transport modes within and beyond the development area. This aligns with best practice.

Council should continue to assess the open space proposed in the Structure Plan to ensure all residential dwellings are within a 400m walk of open space and the open space across the Structure Plan provides a diversity of open space infrastructure.

Delivery of quality open space should occur early in the development phase and should at minimum provide key elements such as greenery, shade, seating, and space for informal activity. It should be designed with the principles of crime prevention through environmental design (CPTED),³³ ensuring the principles of passive surveillance, connections to surrounding uses, and consistent maintenance/management to ensure it does not appear neglected or uncared for.

Guiding issues relevant to community engagement:

- Consult the community about what infrastructure they would like to see on the open space provided in the catchment (e.g. community gardens, playgrounds, dog parks). To inform this, Council should be clear on the potential scope of this open space that might be provided e.g. local parks

5.8 Emergency services

Benchmarks for emergency service facilities are specific to the type of service and local context. Based on engagement that Council has undertaken with service providers, Tasmania Fire Services indicates that there are no minimum service thresholds per population that are required in Tasmania as in other jurisdictions, and a need for local services in the DPSP has not been raised.

Population thresholds need to be balanced with acceptable access to these services. For example, in rural and regional populations, especially those prone to bushfire, population benchmarks are less

³⁰ Examples include: Davern, M, Farrar, A, Kendal, D, Giles-Corti, B (2017), Quality Green Space Supporting Health, Wellbeing and Biodiversity: A Literature Review, https://irp.cdn-website.com/541aa469/files/uploaded/Green_Spaces_Evidence_Review_-_FINAL_website.pdf; NSW Department of Planning and Environment (2023), Framework for Valuing Green Infrastructure and Public Spaces, <https://www.planning.nsw.gov.au/sites/default/files/2023-10/framework-valuing-green-infrastructure-public-spaces.pdf>

³¹ Examples include: Parks & Leisure Australia (ND), The Economic Value of Our Green Spaces, <https://parksleisure.com.au/parc-library/918-the-economic-value-of-our-green-spaces/>; Alluvium (2022), The economic value of open space and urban waterways, <https://alluvium.com.au/insights/urban-open-spaces-add-amenity-and-value-to-life-in-suburbia/>

³² DPZ CoDesign (2023) Skylands Summary Master Plan Report, p.8

³³ Department of Sustainability and Environment (2005), Safer Design Guidelines for Victoria, https://www.planning.vic.gov.au/__data/assets/pdf_file/0014/4631/Safer_Design_Guidelines.pdf

adhered to as access becomes the more important metric. Access to existing services from the DPSP is as follows:

- The nearest police station to the centre of the DPSP is the Clarence Plains Police Station, approximately 5-6km away in Oakdowns (approximately a 10-minute drive in clear roads).
- The nearest fire stations to the centre of the DPSP are in Rokeby approximately 6km to the north, and the Lauderdale Fire Station approximately 9km to the east (approximately a 12-minute drive in clear roads).
- There is ambulance station in Hobart approximately 16km away (approximately a 20-minute drive in clear roads).

Council should continue to engage with service providers to determine the wider need for facilities as the surrounding region develops. Recent discussion with emergency services providers has revealed that Tasmania Fire Services would be open to relocating existing facilities to better service the broader community, and that any new facilities would benefit from being multi-service. Discussion with Ambulance Tasmania about appropriate service standards to the DPSP should be a priority for Council.

Through consultation with Tasmania Fire Services it was suggested that there is a need for a facility that can accommodate volunteers. Council should continue to talk to Tasmania Fire Services about the need for this, its required size and amenity, and opportunities to integrate this into an appropriate public or private facility.

6. Recommendations

The construction of approximately 3,000 additional dwellings, combined with growth in the broader catchment area, provide an opportunity for additional social infrastructure to meet a growing community. This should be done in alignment with broader regional and local strategies. Most importantly, this should consider a robust evidence base.

Based on the assessment undertaken, the following includes a summary of recommendations and potential staging of delivery.

6.1 Summary of recommendations

Community centre

Development of a community centre that is operated by a neighbourhood house organisation and or other similar not-for-profits to ensure it is actively staffed and programmed. This community centre should include a range of flexible meeting spaces including:

- one large meeting space (100-200 pax) that can be reconfigured (through operable walls) into smaller spaces including 2 x 50-100 pax rooms, and
- two smaller spaces (20 pax) that can be used for a range of uses including meetings, programmed activities, working spaces, and or hireable spaces.

The centre should be accessible and inclusive for all ages and abilities. Specifically, it should include a flexible space for young people, a flexible space for older people, and flexible spaces to be able to deliver arts programs.

Where possible this community centre should be co-located with other social infrastructure and or located within the retail precinct.

Childcare

Council should work with the private and not-for-profit sector to encourage the development of two childcare centres in the catchment area. These childcare centres should be co-located with other social infrastructure such as primary schools or retail precincts.

Preschool/Primary school

Council should work with the Department of Education to establish a preschool/primary school in the catchment area. This school should consider co-location opportunities with a childcare facility (noted above) and active recreation oval (noted below).

A joint-use-agreement should be considered for any active recreation facilities provided within the school such as outdoor/indoor courts for public use outside of school hours.

Secondary school (years 7-10)

Council should work with Bayview Secondary College to understand the potential capacity for additional students over the next 20 years. While the catchment of Droughty Peninsula is unable to support a secondary school (due to the lack of population and viability, and further complicated if ovals are not able to be provided within Droughty Peninsula) it may contribute to an additional high school being required outside the catchment.

Residential aged care

Council should continue to engage with the residential aged care sector to understand needs across the municipality. In addition, Council should work with the developers and residential aged care sector to encourage the development of at least one residential aged care facility within the catchment.

Active recreation ovals

Development of two active recreation ovals that respond to the specific recreation needs of the community e.g. AFL ovals, cricket, soccer, rugby etc.

The ovals should be either delivered together or separately and should be supported by a pavilion that is accessible for all ages, abilities, and genders.

If active recreation ovals are not feasible within the DPSP, Council should ensure that convenient and efficient access to facilities outside of the DPSP are provided for, including high quality active transport routes.

Outdoor Courts

Development of five tennis courts (5.6), two basketball courts (2.4), and one netball court (1.3). These can be provided across the catchment and where possible should be multipurpose, however it is recommended that the basketball and netball courts be delivered alongside the active recreation ovals (or the community centre) to optimise opportunities for sharing of infrastructure (e.g. carparks and pavilions).

Skateparks

Development of one local skatepark within the catchment. This should be developed in consultation with the community and located alongside other social infrastructure e.g. active or passive open space, retail, community centre.

6.2 Staging of delivery

The Structure Plan will be delivered over the next 30 years. It will be important during this timeframe that residents have access to the required social infrastructure at the right time. This requires a balance of both community need as well as viability of the infrastructure (e.g. enough people to support utilisation and operation).

Table 11 below provides an indicative timeframe for delivery. Where possible master planning should be undertaken to ensure ability for co-location and integration of future infrastructure of the same site.

Table 11: Indicative delivery of social infrastructure by 2030, 2040 and 2050

By 2030 (2,800 residents)	By 2040 (5,600 residents)	By 2050 (8,400 residents)
- Community centre – interim facility depending on access to land 1 x Childcare facility 2 x Recreation ovals and pavilions (within the wider district catchment) – local open space should be provided early.	Facilities already provided plus: 1 x Childcare 1 x Preschool/Primary school 1+ x Residential aged care (depending on size) 1 x Skatepark 5 x Tennis courts 2 x Basketball court 1 x Netball court	Facilities already provided plus: 1+ x Residential aged care (depending on size)

Source: SGS Economics and Planning (2024)

6.3 Development considerations

While this assessment has primarily focussed on the overall demand for different types of facilities, the location of these facilities need to be further considered to ensure that they are accessible. For instance, there should be a clustering of several forms of services (such as the community centre) close to commercial areas, schools, open space and public transport. In the catchment area, the only likely forms of public transport are a bus service and ferry. The quality and connectivity of the active transport network will also aid residents in connecting with local services, as endorsed by STRLUS. For cycling, trip lengths of up to 3km (i.e., nearly the full distance north-south of the DPSP) are acceptable for half of the population (50%), while for a further third (31%) up to 7km is acceptable.³⁴ Supporting the use of e-bikes will make this more attractive for more people given the topography of Droughty Peninsula.

³⁴ Infrastructure and Transport Ministers (2023), Australian Transport Assessment and Planning guidelines, Commonwealth of Australia, https://www.atap.gov.au/sites/default/files/m4_active_travel.pdf

Depending on the staging of development and access to land, interim facilities, such as an interim community centre, should be considered to be able to provide services and spaces for community until the ultimate development can be built.

Furthermore, the recommendations of this report should be tested through community consultation. In addition, the development, design and delivery of social infrastructure and services should be informed by community needs once settlement starts to occur within the Peninsula.

Appendix A: Benchmarks

Category	Benchmark	Source
General community spaces / centres		
Multipurpose community centre - Level 1	1 facility per 9,000 residents	ASR Research, Planning for Social infrastructure in Growth Areas 2008
Multipurpose community centre - Level 3	1 facility per 45,000 residents	
Neighbourhood House Service	1 facility per 10,000 residents	ASR Research, Planning for Social infrastructure in Growth Areas 2008 and similar councils
Meeting rooms (1-20 people) - Level 1	1 room per 4,000 residents	ASR Research, Planning for Social infrastructure in Growth Areas 2008.
Meeting rooms (21-50 people) - Level 2	1 room per 8,000 residents	
Meeting rooms (51-100 people) - Level 3	1 room per 8,000 residents	
Meeting rooms (101-200 people) - Level 4	1 room per 8,000 residents	
Meeting rooms ((can accommodate 200+ people) - Level 5	1 room per 20,000 residents	
Specific community spaces		
Youth Space	1 facility per 8,000 residents	ASR Research, Planning for Social infrastructure in Growth Areas 2008
Youth centre	1 facility per 25,000 residents	
Senior citizens centre	1 room per 25,000 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020.
Cultural facilities		
Community arts space	1 facility per 9,000 residents	ASR Research, Planning for Social infrastructure in Growth Areas 2008
Community arts centre/theatre	1 facility per 50,000 residents	
Library	1 facility per 45,000 residents	ASR Research, Planning for Social infrastructure in Growth Areas 2008.
Education		
Childcare centres: government, private and not for profit	1 facility per 4,000 residents	SGS benchmark based on TAS education system.
Preschools/primary school (government and non-government)	1 facility per 500 aged 5-11	
High schools and secondary colleges (government and non-government) years 7-10	1 facility per 750 aged 12-15	

High schools and secondary colleges (government and non-government) years 11-12 (college)	1 facility per 750 aged 16-17	
Services for older people		
Residential aged care	78 places per 1,000 aged 70+	Commonwealth Government Department of Health and Aged Care
Sports facilities and active recreation		
Active recreation oval	1 oval per 4,500 residents	
Aquatic centres and public pools (smaller, sub-district)	1 facility per 30,000 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020
Aquatic centres and public pools (larger, district)	1 facility per 75,000 residents	
Indoor recreation centres including multi use sports club	1 x 3 court facility per 40,000 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020.
Outdoor courts: tennis	1 court per 1,500 residents	Tennis Australia, 2020
Outdoor courts: basketball	1 court per 3,500 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020.
Outdoor courts: netball	1 court per 6,500 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020.
Skatepark/ BMX facilities (small)	1 facility per 7,500 residents	Parks and Leisure Australia, Guidelines for Western Australian Social infrastructure, 2020
Skatepark/ BMX facilities (large)	1 facility per 17,500 residents	

Appendix B: DPSP landholdings

Address	Title Reference (Volume/Folio)	Landowners
220 Droughty Point Road, Rokeby	51950/1	Dr R. S Howie
182 Droughty Point Road, Rokeby	183235/202	Dr R. S Howie
252 Droughty Point Road, Rokeby	183635/1	Dr R. S Howie
312A Tranmere Road, Tranmere	183275/201	Luckman Family
296 Droughty Point Road, Rokeby	7974/1	Jilliam M Luckman
310 Droughty Point Road, Rokeby	109520/1	A J Carr Development Pty Ltd
908 Oceana Drive, Tranmere	146546/1	Geoffrey A Murray & Mrs Rosalie R Murray
1300 Oceana Drive, Tranmere	154826/1	A J Carr Development Pty Ltd
	181630/1	A J Carr Development Pty Ltd
	136675/2	A J Carr Development Pty Ltd
	136675/3	A J Carr Development Pty Ltd
	136675/4	A J Carr Development Pty Ltd
	136675/5	A J Carr Development Pty Ltd
	136675/6	A J Carr Development Pty Ltd
	181629/101	A J Carr Development Pty Ltd
	164947/200	A J Carr Development Pty Ltd

Acquired Road (x2)	No Title Details	Administered by CCC as Road Authority
Reserved Road	No Title Details	Administered by CCC as Road Authority
No address (LGA Subdivision Road)	154825/100	Clarence City Council
	173546/1	Clarence City Council
	7974/3	N. M. M. Luckman
No address (NRE TAS -Property Services)	46/6868	Crown Land Administered by NRE Property Services
189B Droughty Point Road, Rokeby	39/6022	A.G.C. General Finance Limited
328 Droughty Point Road, Rokeby	228842/1	Greenprint Development
1047 Oceana Drive, Tranmere	147152/1	Clarence City Council
	147152/3	Clarence City Council
	86783/2	Clarence City Council
89 Norla Street, Tranmere	143455/400	TasWater
99 Norla Street, Tranmere	139698/1	Hobart City Council
298 Droughty Point Road, Rokeby	7974/2	Paul H Southcott & Margaret A Southcott
16 Vitesse Court, Tranmere	154714/100	Clarence City Council
	179560/500	Clarence City Council
186 Droughty Point Road, Rokeby	182186/2	Brett F & Mandy Tollard
202A Droughty Point Road, Rokeby	182186/3	David G & Gaynor L Tollard
206A Droughty Point Rd, Rokeby	182186/1	Leissa M Tollard-Darby & John R. Darby

CANBERRA / NGAMBRI /
NGUNNAWAL / NGARIGO

Level 2, 28-36 Ainslie Avenue
Canberra ACT 2601
+61 2 6257 4525
sgsact@sgsep.com.au

HOBART / NIPALUNA

PO Box 123
Franklin TAS 7113
+61 421 372 940
sgstas@sgsep.com.au

MELBOURNE / NAARM

Level 14, 222 Exhibition Street
Melbourne VIC 3000
+61 3 8616 0331
sgsvic@sgsep.com.au

SYDNEY / WARRANG

Suite 2.01/50 Holt Street
Surry Hills NSW 2010
+61 2 8307 0121
sgsnsw@sgsep.com.au

