



# Memorandum

27 August 2018

To	NSW Department of Planning and Environment via Commission by Macarthur Developments		
From	Michala Lander	Tel	02 9239 7070
Subject	Wilton Town Centre development – social infrastructure assessment	Job no.	2127541

## 1 Introduction

This document provides a social infrastructure assessment for the proposed Wilton Town Centre development by Governors Hill. The assessment evaluates the social infrastructure needs generated by the Wilton Town Centre development, while considering the role of the development in meeting the needs of the broader Wilton Priority Growth Area.

This social infrastructure assessment builds on the work that GHD undertook for the NSW Department of Planning and Environment (DPE), as follows:

- **Greater Macarthur and Wilton Priority Growth Areas Social Infrastructure Assessment (GHD, 2017)** – this report provided an assessment for both the Greater Macarthur and Wilton Priority Growth Areas for regional and district social infrastructure.
- **Greater Macarthur Social Infrastructure Study – Wilton (GHD, 2016)** – this document was prepared as an addendum to the above report, focusing on the Wilton Priority Growth Area. It provided updated recommendations for social infrastructure requirements based on revised dwelling yields for the Wilton Priority Growth Area. It also provided an update to the existing social environment and recommendations for the local social infrastructure requirements.

Therefore, this assessment should be read in conjunction with these two documents.

## 2 Wilton Town Centre development

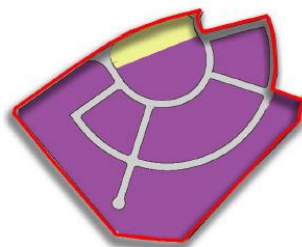
Figure 1 shows the draft Indicative Layout Plan for the Wilton Town Centre development dated 2 August 2018 that was provided to GHD by Macarthur Developments. As per the Indicative Layout Plan, the development will accommodate a mix of low, medium and high density residential dwellings totalling 2,000 dwellings and approximately 4,880 persons.

The main town centre will be located in the east of the development and include a community and civic facility hub and public transport interchange. The northern part of the development will include two playing fields and a K - 12 school. Three open spaces are located within the proposed residential areas of the development. This assessment has been prepared based on the scenario that medium density dwellings would be provided within the southern part of the development.

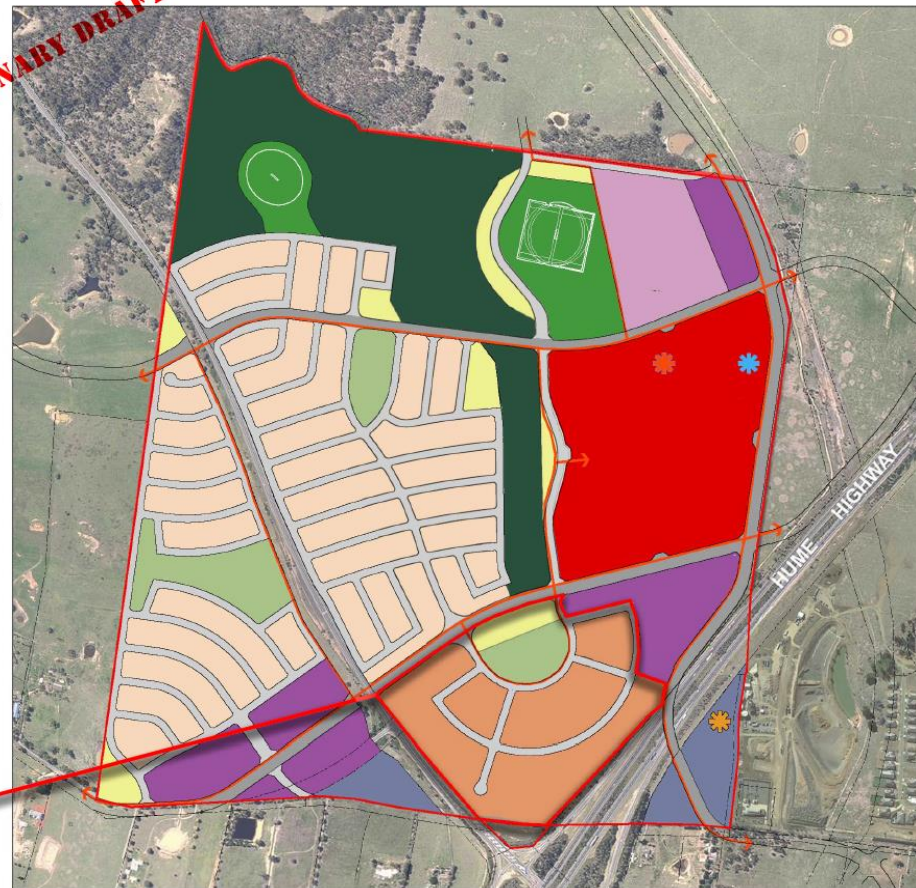
**WILTON TOWN CENTRE  
PRECINCT**  
DRAFT INDICATIVE LAYOUT PLAN  
V3. 02 AUGUST 2018

**PRELIMINARY DRAFT**

- Precinct Boundary & Land to which the Precinct Plan Applies
- Medium Density Residential (Small Lots, Manor Homes)
- Low Density Residential (Houses)
- Indicative Stage 1 Public K-12 School Location
- Town Centre
- Mixed Use (Commercial & Residential)
- Highway Services & Enterprise
- Local Open Space
- Playing Fields
- Environmental Conservation
- Drainage
- Major Road
- Local Road
- Dual Use (Ped & Cycle) Path
- ✱ Community & Civic Facility Hub
- ✱ Public Transport Interchange
- ✱ Wastewater Treatment Plant (Investigation Site)



Alternative Land Use Scenario Under Consideration (Consistent with Draft LUIP)



0 100m 250m 500m  
Scale 1:4,000@A3

**Figure 1 Wilton Town Centre Indicative Layout Plan**

Source: Macarthur Developments, 2018

### 3 Methodology

In line with the approach used in the previous GHD studies, this social infrastructure assessment has been prepared based on the following indicators of need:

- **Normative need** – based on socio-demographic analysis of the current and potential future community.
- **Comparative need** – based on comparing service provision currently available to the community.
- **Benchmark based need** – using population/dwelling based rates of provision or benchmarks for specific types of social infrastructure.
- **Identified need** – review of engagement outcomes in the previous GHD studies.

The framework presented in the previous GHD studies provides the basis for determining the social infrastructure requirements for the Wilton Town Centre development. It should be noted that the previous studies were prepared based on the 2011 Census, social infrastructure audit, policy documents and engagement with various NSW agencies at the time of their development. The studies also focused on the broader Wilton Priority Growth Area.

Therefore, this document has been prepared through the following tasks:

#### ***Updated existing social environment***

- **Review of demographic data** – This has been updated using 2016 Census data, including a comparison with the Wollondilly local government area.
- **Audit of existing social infrastructure** – This has been updated with current social infrastructure that services the Wilton Priority Growth Area. This includes infrastructure within neighbouring villages that are likely accessed by Wilton residents.
- **Social policy context** – This has been updated with current social policies relevant to the Wilton Town Centre, including the *Wilton Interim Land Use and Infrastructure Implementation Plan* and *Wollondilly Social Planning Strategy*.

#### ***Updated potential future population***

This has been updated based on dwelling yields and population figures within the Indicative Layout Plan (dated 2 August 2018) provided by Macarthur Developments.

#### ***Social infrastructure assessment***

Using the findings of the above tasks, we have prepared a social infrastructure assessment that evaluates the needs generated by future Wilton Town Centre residents. This has considered the planned social infrastructure provision within the Town Centre as per the Indicative Layout Plan, and planned infrastructure for the broader Wilton Priority Growth Area. We have provided social infrastructure requirements and recommendations for the Wilton Town Centre.

### 3.1 Limitations

This social infrastructure assessment has been prepared based on the outcomes of engagement with various NSW agencies at the time of the development of the previous GHD studies. It is anticipated that since then there may have been changes or additional information from relevant agencies that may relate to social infrastructure provision for the Wilton Town Centre development.

## 4 Updated existing social environment

This section provides an update to the existing social environment that was prepared for the previous GHD studies. This section provides a review of updated social policies, demographic analysis (based on the 2016 Census) and current social infrastructure that may service the Wilton Town Centre.

### 4.1 Social policy context

#### ***Wilton Interim Land Use and Infrastructure Implementation Plan Background Analysis (DPE, 2017)***

This interim Plan provides a framework for the development of Wilton as a new town. It develops a long-term vision for Wilton New Town to become a place for families to thrive, the environment to be protected and businesses to flourish. The vision will be achieved over a 20 to 30 year timeframe. Key features of Wilton New Town identified in the Plan include:

- Approximately 15,000 dwellings in a variety of forms to meet the needs of people of different ages and income.
- Approximately 60,000 m<sup>2</sup> of retail and business space to provide new jobs, shops, restaurants and services near homes.
- Approximately 15,000 local jobs.
- Infrastructure to support new and changing communities at no additional cost for government.
- New walking and cycling routes.
- Open space and recreation facilities.

The Plan provides an infrastructure schedule, which includes planned provision of social infrastructure relevant to Wilton Town Centre (discussed in Section 6).

The Plan notes that NSW Health is investigating a site for an integrated health facility within the Wilton Priority Growth Area. It is anticipated that the area will require one ambulance hub and up to three ambulance standby points.

#### ***Western City District Plan (Greater Sydney Commission, 2016)***

The vision established by the Greater Sydney Commission is to create a metropolis of three cities – the Western Parkland City, the Central River City and the Eastern Harbour City and a 30-minute city. Wilton is located in the Western City District, where the focus is on providing quicker and easier access to a wider range of jobs, housing types and activities. Wilton is identified within the District Plan as a growth area.

In regards to social infrastructure, the Western City District Plan acknowledges the importance that recreation and community facilities contribute to creating a liveable city. Local open space is acknowledged as important for providing places for workers to relax and for people to meet and socialise. Wilton is identified within the Plan as providing new open space that will meet the needs of the surrounding growing community (Planning Priority W18).

### ***Wollondilly Social Planning Strategy (Wollondilly Shire Council, 2016)***

The Wollondilly Social Planning Strategy was developed to provide a framework that identifies and assesses social issues and opportunities. The framework has been developed to inform decision making that will address community needs and build a socially sustainable community.

The Strategy was framed around the overarching themes of:

1. Fostering social inclusion and cohesion.
2. Facilitating accessibility and connectivity.
3. Providing diverse and affordable living.
4. Supporting education, lifelong learning and economic wellbeing.
5. Creating healthy, safe and secure communities

In relation to Wilton Town Centre, the strategy identifies that there are opportunities to provide new health and social infrastructure as well as incorporate the principles of healthy planning, such as *Healthy Urban Development Checklist* by NSW Department of Health (2009) and the Urban Land Institute's *Healthy Places Toolkit* (2015).

The strategy also identifies target population groups that may have specific needs in terms of social infrastructure, including:

- Families with children
- Young people
- Older people
- Culturally and Linguistically Diverse people
- Aboriginal and Torres Strait Islander people
- People with a disability.

## **4.2 Demographic analysis**

This community profile is based on the 2016 Census data for the suburb of Wilton. This has been compared to the averages for Wollondilly LGA and the Greater Sydney Region (refer to Appendix A for key demographic indicators). The following provides a summary of the Wilton demographic characteristics:

- In 2016, the population of Wilton was 3,080 persons. Wilton's age profile was largely similar to Greater Sydney and Wollondilly LGA. Since 2011, there has been an increase in people aged under 18 years from 26% to 30%. Children aged 4 years and under has also increased by nearly 3% to

11.3%. This is considerably higher than the Greater Sydney Region at 6.4% and Wollondilly at 6.8%. People aged 60 years or over has decreased since 2011 from 18% to 12%, which is considerably lower than both Greater Sydney and Wollondilly LGA (both 19%).

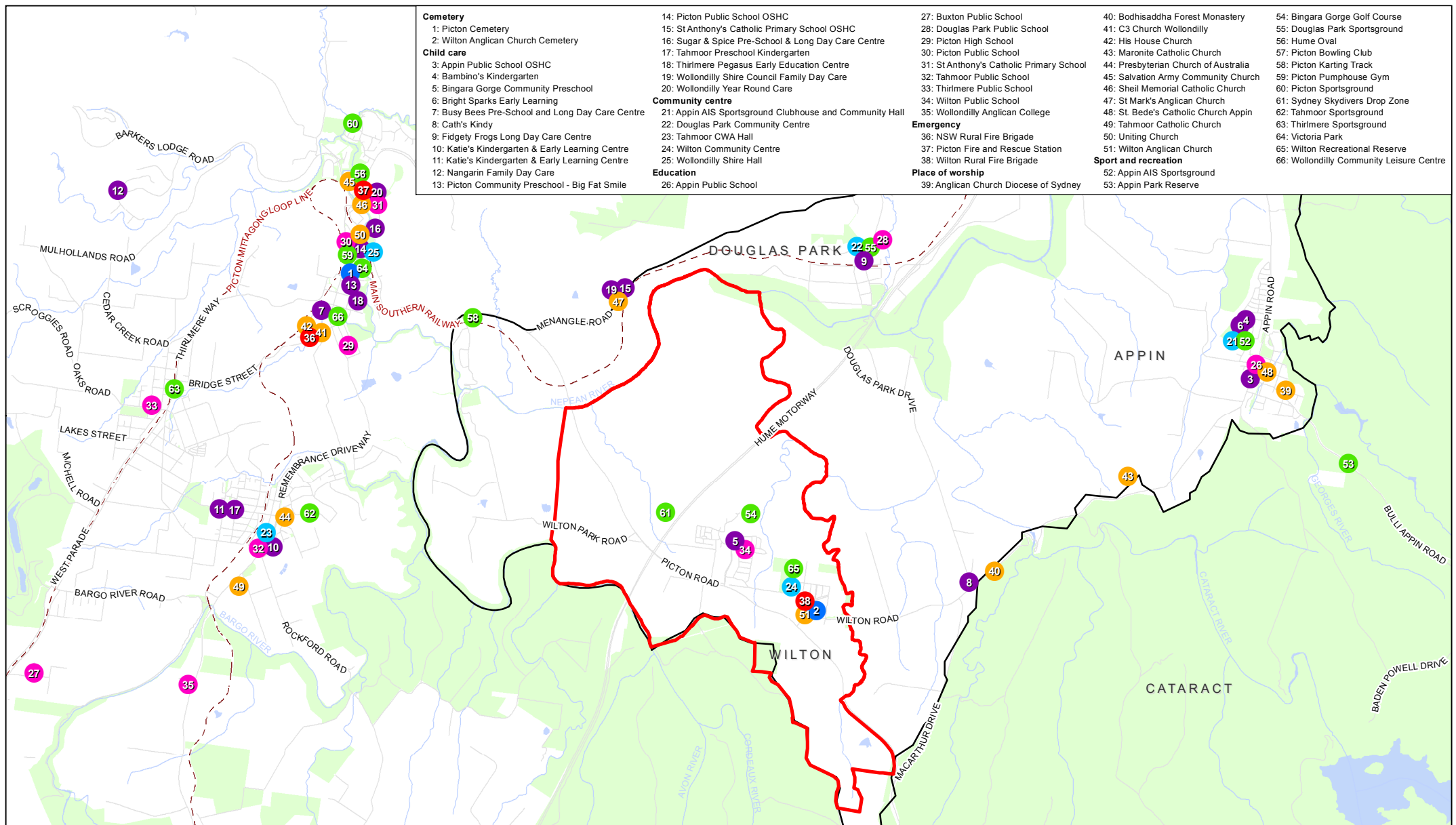
- In 2016, the average household size in Wilton was 3.3 persons per dwelling, which is similar to the average for the Wollondilly LGA (3 persons). This is higher than the Greater Sydney area with a rate of 2.8 persons per household. Wilton had a higher proportion of couples with children (61%) compared to Wollondilly (53%) and Greater Sydney (46%).
- Separate dwellings were the dominant housing type (95%) in Wilton in 2016, and residents in Wilton were more likely to be paying a mortgage (67%) and less likely to be renting than residents of both Wollondilly LGA and Greater Sydney.
- Income and employment in Wilton was relatively strong in 2016, with median weekly household income of \$2,449, up from \$1,807 in 2011 and labour force participation (77%) higher than both Wollondilly and Greater Sydney. In 2016, the rate of unemployment was lower at 2.1%, compared to 4.1% in Wollondilly and 6.0% in Greater Sydney.

#### **4.3 Social infrastructure audit**

Existing social infrastructure both within and surrounding the Town Centre is shown in Figure 2. Social infrastructure is limited within the Town Centre, with most located in the existing Wilton Village and the newer Bingara Gorge development. Within the existing Wilton Village, social infrastructure includes a church, cemetery, community centre adjacent to a sporting oval, and the Rural Fire Service. New social infrastructure located in Bingara Gorge includes a new primary school, preschool, out of school hours child care service, a golf course, swimming pools, tennis and basketball courts and a gym, however currently access is limited to residents and their guests.

Residents may also access social infrastructure in neighbouring villages of Picton and Appin. Picton (approximately 15 km by road) has a greater supply of childcare, a government high school and primary school. Based on the previous GHD studies, Picton High School is the only government high school within the LGA. The school is at capacity meaning that children travel far distances, both within and outside Wollondilly LGA, to access secondary education.





#### Cemetery

- 1: Picton Cemetery
- 2: Wilton Anglican Church Cemetery

#### Child care

- 3: Appin Public School OSHC
- 4: Bambino's Kindergarten
- 5: Bingara Gorge Community Preschool
- 6: Bright Sparks Early Learning
- 7: Busy Bees Pre-School and Long Day Care Centre
- 8: Cath's Kindy
- 9: Fidgety Frogs Long Day Care Centre
- 10: Katie's Kindergarten & Early Learning Centre
- 11: Katie's Kindergarten & Early Learning Centre
- 12: Nangarin Family Day Care
- 13: Picton Community Preschool - Big Fat Smile

#### Community centre

- 21: Appin AIS Sportsground Clubhouse and Community Hall
- 22: Douglas Park Community Centre
- 23: Tahmoor CWA Hall
- 24: Wilton Community Centre
- 25: Wollondilly Shire Hall

#### Education

- 26: Appin Public School

- 14: Picton Public School OSHC

- 15: St Anthony's Catholic Primary School OSHC
- 16: Sugar & Spice Pre-School & Long Day Care Centre
- 17: Tahmoor Preschool Kindergarten
- 18: Thirlmere Pegasus Early Education Centre
- 19: Wollondilly Shire Council Family Day Care
- 20: Wollondilly Year Round Care

- 27: Buxton Public School
- 28: Douglas Park Public School
- 29: Picton High School
- 30: Picton Public School
- 31: St Anthony's Catholic Primary School
- 32: Tahmoor Public School
- 33: Thirlmere Public School
- 34: Wilton Public School
- 35: Wollondilly Anglican College

#### Emergency

- 36: NSW Rural Fire Brigade
- 37: Picton Fire and Rescue Station
- 38: Wilton Rural Fire Brigade

#### Place of worship

- 39: Anglican Church Diocese of Sydney

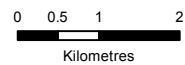
- 40: Bodhisaddha Forest Monastery
- 41: C3 Church Wollondilly
- 42: His House Church
- 43: Maronite Catholic Church
- 44: Presbyterian Church of Australia
- 45: Salvation Army Community Church
- 46: Sheil Memorial Catholic Church
- 47: St Mark's Anglican Church
- 48: St Bede's Catholic Church Appin
- 49: Tahmoor Catholic Church
- 50: Uniting Church
- 51: Wilton Anglican Church

#### Sport and recreation

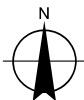
- 52: Appin AIS Sportsground
- 53: Appin Park Reserve

- 54: Bingara Gorge Golf Course
- 55: Douglas Park Sportsground
- 56: Hume Oval
- 57: Picton Bowling Club
- 58: Picton Karting Track
- 59: Picton Pumphouse Gym
- 60: Picton Sportsground
- 61: Sydney Skydivers Drop Zone
- 62: Tahmoor Sportsground
- 63: Thirlmere Sportsground
- 64: Victoria Park
- 65: Wilton Recreational Reserve
- 66: Wollondilly Community Leisure Centre

Paper Size A4



Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 56



#### LEGEND

  Wilton Priority Growth Area

  Greater Macarthur

● Cemetery

● Child care

● Community centre

● Education

● Emergency

● Place of worship

● Sport and recreation



Department of Planning and Environment  
DPE Social Infrastructure Assessment

Job Number 21-24396  
Revision A  
Date 23 Aug 2018

## Wilton Social Infrastructure

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Data source: General Topo - NSW LPI DTDB 2012 & 2015, ESRI 2018. Created by:jprice

## 5 Updated potential future population

The Wilton Town Centre development will accommodate a mix of low, medium and high density residential dwellings totalling 2,000 dwellings and approximately 4,880 persons. Table 1 shows the proposed dwelling and population for the Wilton Priority Growth Area and Wilton Town Centre development.

**Table 1 Proposed dwelling and population for Wilton Town Centre development**

	Wilton Priority Growth Area	Wilton Town Centre development, as per Indicative Layout Plan
Dwellings	15,000	2,000
Population	40,000	4,880

Source: DPE, 2017; Macarthur Developments, 2018

### 5.1 Implications for social infrastructure planning for Wilton

The existing social environment has some implications for social infrastructure planning in Wilton, particularly as the area undergoes significant change from a semi-rural environment to a more urbanised environment. Implications for social infrastructure planning include:

- New open space in Wilton should service the needs of the surrounding growing community.
- Wilton Town Centre provides opportunities for new health and social infrastructure, given its strategic location. NSW Health is investigating a site for an integrated health facility within the Wilton Priority Growth Area. It is anticipated that the area will require one ambulance hub and up to three ambulance standby points.
- Social infrastructure will be required for the existing ageing population as well as an incoming community with likely a younger age profile.
- The needs of the currently predominant families with children will be further extended with the incoming population.
- Wilton currently has lower proportions for unemployed, renters and single parent families. Future population growth in Wilton may require specific consideration for delivering necessary services and facilities for these residents.
- Consideration should also be given to social infrastructure provision for target population groups identified by Wollondilly Shire Council, including families with children, culturally and linguistically diverse people, young people, older people, and those in need of assistance.
- Children travel far distances, both within and outside Wollondilly LGA, to access secondary education. It is noted that Picton High School is at capacity.



## **6 Social infrastructure requirements**

The table below identifies the proposed social infrastructure provision for Wilton Town Centre, as per the Indicative Layout Plan (in the blue column). This has been compared with the planned social infrastructure provision for broader Wilton Priority Growth Area (in the grey columns), as per the Wilton Interim Land Use and Infrastructure Implementation Plan (DPE, 2017). It is noted that the location of several infrastructure within Wilton Priority Growth Area has not yet been determined by DPE.

**Table 2 Planned social infrastructure provision for Wilton by Priority Growth Area and Town Centre development**

Planned social infrastructure provision for Wilton Priority Growth Area, as per the Wilton Interim Land Use and Infrastructure Implementation Plan Background Analysis				Proposed provision for Wilton Town Centre, as per Indicative Layout Plan and information provided by Macarthur Developments
Facility type	Delivery	Timing	Assumption	
Three new primary schools	Developers, Department of Education	New primary school in Wilton South East to be provided to open before Wilton Primary School exceeds student capacity of 1000 students.  New primary school for subsequent precincts to be opened in stages.	Land provided through SIC and capital cost and recurrent funding by NSW Government	One public K-12 school. Site to be delivered in Stage 1.  Discussion with DET and Wollondilly Shire Council on shared use facilities underway. This could encourage community use and activation of the Town Centre.
One public high school	Developers, Department of Education	Timing of new High School in Wilton town centre will be planned for before new Picton High School exceeds capacity, and when road and other infrastructure is in place to provide access to students.	Land provided through SIC and capital cost and recurrent funding by NSW Government	
One Police station (2,000m <sup>2</sup> ) and access to regional emergency hub	Developer, NSW Government	Preferably after development of around 4,000 lots	Land provided through SIC and capital cost and recurrent funding by NSW Government	0.9ha allocated for emergency services
Upgrade Rural Fire Service facility into a staffed facility and	Developer, NSW Government	To maintain maximum of 10 minute call out response time	Land provided through SIC and capital cost and	

Planned social infrastructure provision for Wilton Priority Growth Area, as per the Wilton Interim Land Use and Infrastructure Implementation Plan Background Analysis				Proposed provision for Wilton Town Centre, as per Indicative Layout Plan and information provided by Macarthur Developments
Facility type	Delivery	Timing	Assumption	
provide one staffed Fire and Rescue NSW station			recurrent funding by NSW Government	
Health facilities	Developer, NSW Health	Requirement and timing to be determined.	Land provided through SIC and capital cost and recurrent funding by NSW Government	Allowance has been made for the creation of a site or floor space for a NSW Health facility
One multipurpose community centre (1,000m <sup>2</sup> ) or two district centres (600m <sup>2</sup> )	Developer, Wollondilly Shire Council	To align with growth	Funded by Section 94 contributions and delivered by developers as works in kind.	One community and civic facility hub
One central library (2,207m <sup>2</sup> ) plus 100m <sup>2</sup> cultural space	Developer, Wollondilly Shire Council	To be determined in Council's Community Strategic Plan	Funded by Section 94 contributions, delivered by Wollondilly Shire Council.	
Cultural facility (500m <sup>2</sup> )	Developer, Wollondilly Shire Council	To be determined in Council's Community Strategic Plan	Funded by Section 94 contributions, delivered by Wollondilly Shire Council	
Child care and out of school hours (OOSH) care	Developer, Wollondilly Shire Council	One place: two resident children aged 0 – 5 years One place : five children aged 5 – 11 years for OOSH care	Partly funded by Section 94 contributions.	Sites will be made available in the Town Centre for private child care operators

Planned social infrastructure provision for Wilton Priority Growth Area, as per the Wilton Interim Land Use and Infrastructure Implementation Plan Background Analysis				Proposed provision for Wilton Town Centre, as per Indicative Layout Plan and information provided by Macarthur Developments
Facility type	Delivery	Timing	Assumption	
One indoor sports facility	Developer, Wollondilly Shire Council	Required when population reaches 20,000	Funded by Section 94 contributions, delivered by Wollondilly Shire Council	Sites can be made available within the open space precinct adjoining the school site
One indoor aquatic/swimming facility	Developer, Wollondilly Shire Council	Required when population reaches 20,000	Funded by Section 94 contributions, delivered by Wollondilly Shire Council	
One youth recreation facility	Developer, Wollondilly Shire Council	Required when population reaches 20,000	Funded by Section 94 contributions, delivered by Wollondilly Shire Council	Site can be made available within the community and civic facility hub
10 local parks (at least 3,000m <sup>2</sup> )	Developer, Wollondilly Shire Council	A minimum of one local or multipurpose park: 3,000 to 5,000 people or 400m radius of 90% of residents	Funded by Section 94 contributions, delivered by Wollondilly Shire Council	Four local open spaces totalling 8.29ha and within 400 metres of 90% of proposed dwellings
One district park (between two and five hectares)	Developer, Wollondilly Shire Council	One district park: 20,001 – 50,000 people	Funded by Section 94 contributions, delivered by Wollondilly Shire Council	N/A
10 sports grounds, with two playing fields each (40 hectares in total)	Developer, Wollondilly Shire Council	One sports ground (of two playing fields) per 5,000 people	Funded by Section 94 contributions, delivered by Wollondilly Shire Council	Two sports grounds (one with two playing fields) totalling 7.58ha

Planned social infrastructure provision for Wilton Priority Growth Area, as per the Wilton Interim Land Use and Infrastructure Implementation Plan Background Analysis				Proposed provision for Wilton Town Centre, as per Indicative Layout Plan and information provided by Macarthur Developments
Facility type	Delivery	Timing	Assumption	
Two double sports grounds, with four playing fields each (10 hectares in total)	Developer, Wollondilly Shire Council	Two double sports grounds (four playing fields) per 20,000 – 50,000 people.	Funded by Section 94 contributions, delivered by Wollondilly Shire Council	N/A
Outdoor sports courts, including five multipurpose courts, 18 tennis courts, two basketball courts and four netball courts	Developer, Wollondilly Shire Council	Multipurpose court: 10,000 people Tennis courts: 10,000 people Two basketball courts: 40,000 Four netball courts: 40,000 Eight tennis courts: 20,000 – 50,000 people	Funded by Section 94 contributions, delivered by Wollondilly Shire Council	Tennis courts could be provided in the open space precinct adjoining the school site

## 6.1 Requirements and recommendations for Wilton Town Centre

The table below provides the requirements and recommendations for social infrastructure provision in Wilton Town Centre.

**Table 3 Requirements and recommendations for Wilton Town Centre**

Facility type	Proposed provision for Wilton Town Centre, as per Indicative Layout Plan	Requirements and recommendations for Wilton Town Centre
Primary school	One public K-12 school. Site to be delivered in Stage 1.	The provision of a public K-12 school would help meet the needs of the future incoming population (likely younger age profile and more families with children).
High school	Discussion with DET and Wollondilly Shire Council on shared use facilities underway.	Early delivery would help meet current and future needs in the area particularly public secondary education.  Joint use facilities could include use of buildings for lifelong learning programs/activities, and/or open space for informal community use. This could encourage community use and activation of the Town Centre, which can increase community participation and social interactions that can build cohesion among new residents.
Police station	0.9ha allocated for emergency services	Emergency services should be located within the Town Centre so that they are accessible.
Fire station		
Ambulance station		
Health facilities	Allowance has been made for the creation of a site or floor space for a NSW Health facility	Ensure that a future NSW Health facility is located close to the public transport interchange. Investigate co-location with other social infrastructure, such as the community and civic facility hub. This can help create a focal point for the community.  Provide floor space within the development to be leased by GPs to provide local access and meet the needs of the community. Size will vary depending on the type of services provided. This should be located close to the public transport interchange so that it is accessible particularly to those with mobility issues.
Community centre	One community and civic facility hub	Locate the hub at ground level to maximise visibility. It should be located close to the public transport interchange and delivered early in the development to support activity in the



Facility type	Proposed provision for Wilton Town Centre, as per Indicative Layout Plan	Requirements and recommendations for Wilton Town Centre
		<p>Town Centre. Investigate co-location with other social infrastructure, such as government services, child care, library or cultural space. This can encourage community use and create a focal point for the community.</p> <p>The hub should be at least 1,000m<sup>2</sup> to meet multipurpose use. This should include at least 100m<sup>2</sup> of program space for youth or seniors activities. There is potential for efficiencies should the hub be co-located with other uses e.g. meeting rooms, amenities, car parking.</p>
Library		Investigate co-location with the community and civic hub.
Cultural facility		Investigate co-location with the community and civic hub.
Child care and out of school hours (OOSH) care	Sites will be made available in the Town Centre for private child care operators	<p>Child care should be located close to public transport so that it is accessible. This could serve both future residents and workers of the Town Centre.</p> <p>As a guide, based on the <i>Draft Child Care Planning Guideline: Planning and designing quality child care facilities in NSW</i> (DPE, 2017), a 100 place child care centre should be around 700m<sup>2</sup> (excluding external spaces).</p>
Indoor sports facility	Sites can be made available within the open space precinct adjoining the school site	Future facilities would service the needs of the future Town Centre residents and the broader Wilton Priority Growth Area and LGA. Further consultation with Wollondilly Shire Council is required.
Indoor aquatic/swimming facility		
Youth recreation facility	Site can be made available within the community and civic facility hub	A future facility would service the youth needs of the future Town Centre residents and the broader Wilton Priority Growth Area. Further consultation with Wollondilly Shire Council is required.
Local park	Four local open spaces totalling 8.29ha and within 400 metres of 90% of proposed dwellings	Local parks should provide seating and shade areas. Parks could be embellished with additional facilities and features that would provide high quality open space. This could include a varied range of play equipment and play themes. This would enable the parks to be more multifunctional.

Facility type	Proposed provision for Wilton Town Centre, as per Indicative Layout Plan	Requirements and recommendations for Wilton Town Centre
		<p>Active open space opportunities should also be explored. Features that could support active recreation include outdoor exercise equipment.</p> <p>Parks should be delivered early in the development to create a focal point for the community, enhance amenity, and encourage social interaction and recreation among new residents.</p>
District park	N/A	This could be provided within or outside the development. Further consultation with Wollondilly Shire Council is required.
Sports ground (with two playing fields)	Two sports grounds (one with two playing fields) totalling 7.58ha	The sports ground located in the north-west should accommodate two playing fields.
Double sports grounds	N/A	This could be provided within or outside the development. Further consultation with Wollondilly Shire Council is required.
Outdoor sports courts	Tennis courts could be provided in the open space precinct adjoining the school site	Further consultation with Wollondilly Shire Council is required.

## **7 Reference list**

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Greater Sydney Commission, 2018. Greater Sydney Regional Plan, A Metropolis of Three Cities – connecting people.

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NSW Department of Planning and Environment, 2018. Wilton Key actions and documents. Accessed on 9th August 2018, <<http://planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/Wilton/Key-actions-and-documents>>.

Wollondilly Health Alliance, 2016. *Wollondilly Social Planning Strategy – Volume 1 and 2*.

## Appendix A – Key demographic indicators

Key Demographic Indicators	Wilton 2011	Wilton 2016	Wollondilly LGA 2016	Greater Sydney Area 2016
Number of persons	1,890	3080	48519	4823991
Density (persons per km <sup>2</sup> )	29	28	19	390
Median age	37	32	37	36
People aged under 18 years	26%	29.7%	26.4%	22.2%
0 to 4 years	7.4%	11.3%	6.8%	6.4%
5 to 11	10.7%	11.8	10.7%	8.8%
12 to 17	7.8%	6.7%	8.8%	6.9%
People aged 60 years or over	18%	11.8%	19.1%	19%
Need of assistance	2.3%	2.0%	4.6%	4.9%
Speak English only	92.0%	92.0%	89.1%	58.4%
Average household (HH) size	3	3.3	3	2.8
Lone person HH	12%	8%	15.3%	21.6%
Couples with children	56%	60.8%	53%	49.5%
Couples without children	33%	31.5%	33.7%	33.4%
One parent families	10%	7.6%	12.6%	15.2%
Separate dwellings	91%	95%	88%	53%
Fully owned	31%	23%	32%	30%
Owned with a mortgage	55%	67%	53%	35%
Renting	14%	11%	16%	35%
Median weekly HH income	\$1,807	\$2,449	\$1,871	\$1,750
Labour force participation	70%	77%	66%	62%
Unemployed persons	3.60%	2.1%	4.0%	6.0%

Source: ABS Basic Community Profile 2016