



COMMUNITY INFRASTRUCTURE, PARKS & SCHOOLS PROVISION TECHNICAL NOTE

Western Growth Corridor Structure
Plan

Prepared for
IPSWICH CITY COUNCIL
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The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

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INTRODUCTION

Urbis Pty Ltd (Urbis) was engaged by Ipswich City Council (ICC) in late 2024 to undertake an analysis of community facilities, parks and schools within the Western Growth Corridor. This document forms the technical notes for the benchmarking review. It is an important component of the full analysis of the site conditions and development opportunities and will inform the subsequent structure planning process. The analysis identifies existing community facilities, open space and school needs within the study area. In addition, the technical note also identifies the applicable Desired Standards of Service (DSS) and rates of provision intended to service the current and projected population. An overall qualitative assessment of all community infrastructure will be provided as part of the development of the future Structure Plan, noting that wider state level social infrastructure (for example health care facilities) are not included as part of the scope.

Social infrastructure plays a pivotal role in creating vibrant, liveable communities. It provides essential spaces for social interaction, recreation, and cultural activities, fostering a sense of belonging and enhancing the quality of life for residents. Well-planned community facilities and parks contribute to the health and wellbeing of the population, support social cohesion, and promote active lifestyles. By ensuring that these facilities are accessible and meet the needs of the community, we can create resilient, inclusive, and thriving neighbourhoods that are well-equipped to accommodate future growth.

PURPOSE

The purpose of this technical note is to provide a high-level benchmarking analysis of the existing and planned community facilities, parks and school infrastructure within the **study area**. It aims to identify the community infrastructure needs of the future community based on an assessment of currently planned infrastructure and potential shortfalls based on the population projections. This is critical to inform the number of facilities and extent of land required as part of the structure planning phase and ensure that the necessary community infrastructure is provided in line with needs of the community.

COMMUNITY FACILITIES

DEFINITION AND LGIP CONTEXT

Community facilities, as defined by ICC, encompass a range of public amenities designed to support the social, cultural, and recreational needs of the community. The Local Government Infrastructure Plan (LGIP) identifies the type, scale, location, and timing of infrastructure within the local government area for the period of 2021 to 2046. The LGIP includes a specific focus on the land for community facilities network, which is essential for planning and delivering community infrastructure in a coordinated and efficient manner.

The LGIP is contained in Part 6 and Schedule 3 of the Ipswich Plan 2025 (IPS 2025). It outlines the planning assumptions, population projections (utilised for this technical note), and desired standards of service that guide the provision of community facilities.

INCLUSIONS AND EXCLUSIONS

The LGIP earmarks land for future community. Future facilities include multi-purpose meeting spaces, indoor recreation spaces, libraries, local art galleries, creative spaces, and multipurpose performance/function spaces. For clarity, the LGIP only includes costs for land acquisition. The emphasis is on large community hubs at city-wide and district levels, which enable the delivery of a range of community activities and services. The LGIP excludes local-level single-use facilities, focusing instead on multi-functional or co-located spaces that maximise the use of limited resources and increase community access to facilities.

The LGIP also highlights the importance of efficient land use, co-location opportunities with other social infrastructure and activity centres, and the removal of local level provision to avoid the development of single-use facilities. This approach ensures that community facilities are flexible, integrated, and capable of accommodating a wide range of community activities and services. For the purpose of this Technical Note, the analysis has only included Community Facilities within the LGIP.

THE PURPOSE AND FUNCTION OF COMMUNITY FACILITIES

The community facilities within the study area serve multiple functions, including providing spaces for social interaction, cultural activities, educational resources, and recreational activities. They are designed to foster social connections, support community wellbeing, and deliver essential services to residents. The facilities offer a range of programs and services, such as:

- **Emergency Relief:** Providing support to individuals and families in crisis, including food parcels, vouchers, and referrals to other services.
- **Community Groups:** Hosting various community groups and activities, such as women's groups, men's workshops, history groups, seniors' groups, and art groups.
- **Health and Wellbeing:** Offering programs and activities that promote physical and mental health, such as fitness classes, wellness workshops, and social events.
- **Educational Resources:** Providing access to books, digital resources, study spaces, and technology to support lifelong learning and literacy.
- **Cultural Activities:** Hosting events, exhibitions, and performances that celebrate local culture and creativity.

EXISTING AND FUTURE COMMUNITY FACILITIES IN THE STUDY AREA

The Western Growth Corridor study area includes several key community facilities both planned, and future as shown in Figure 1 below:

- **Rosewood Community Hub:** This district-level facility serves the Rosewood area and includes the Rosewood Showgrounds.
- **Rosewood Library:** A dedicated two-storey library featuring a selection of books, virtual reality games, public PCs, meeting rooms, and various community services. The library serves as an important educational and recreational resource for the community, providing access to information, technology, and cultural activities.
- **Future Walloon Community Hub:** Earmarked as a future multi-purpose facility, this hub is planned for the corner of Karrabin Rosewood Road and Haigslea Amberley Road, opposite the Walloon District Centre. The planned hub will enhance the provision of community facilities in the area, ensuring that the growing population's needs are met in line with the DSS.

Figure 1 LGIP Community Facilities in Study Area



DESIRED STANDARDS OF SERVICE (DSS)

The Desired Standards of Service (DSS) are critical benchmarks that guide the planning and provision of community facilities. The DSS for community facilities in Ipswich are as follows:

District level Facilities: One facility per 50,000 persons, with a minimum land area of 1.5 hectares. These facilities should be located in district or major activity centres, accessible by a 10–20 minute car trip or within an 800 metre walking catchment and served by regular public transport.

The DSS ensures that community facilities are provided at a level consistent with the need and level of service required, are centrally located and accessible, and can accommodate changes in program and service delivery. The DSS also emphasises the importance of co-locating community facilities with other social infrastructure and activity centres to maximise land use efficiency and community access.

DSS BENCHMARKING

The benchmarking assessment calculates the current and future expected ratio of community facility provision within the study area. This is based on the population forecasts for the area (based on the LGIP population projections) and the level of known social infrastructure supply outlined above. Population forecasts predict robust growth will continue long term, reaching 58,893 residents by 2046. The most significant growth is anticipated between 2041 and 2046, with annual rates reaching up to 43%. Importantly, these high growth rates stem from a relatively low population base. Noting that this will be impacted on by the projection analysis conducted as part of this study.

Table 1 Assumed population projections

	2024	2026	2031	2036	2041	2046
Western Growth Area						
Catchment population	7,174	10,358	15,629	28,865	43,990	63,119

The following table outlines the expected shortfall or surplus of community facilities based on the applied rates of provision and the existing and planned supply outlined above.

Table 2 Outcomes of benchmarking assessment

Facility type		Service level	Service population	Existing and planned provision (2024)		Shortfall or surplus per year				
					2024	2026	2031	2036	2041	2046
General community	Community centre	District	50,000 people	2	1.86	1.79	1.68	1.43	1.12	0.74
	Library	District	50,000 people	1	0.86	0.79	0.68	0.43	0.12	-0.26

KEY OBSERVATIONS

The existing community facilities within the Western Growth Corridor project area are assessed against the DSS to determine their adequacy in serving the current and projected population.

The benchmarking assessment has found the following:

- The Study Area has an **existing surplus of community facilities**, with the exception of the library facility in 2046.
- As Walloon-Thagoona is part of the growth corridor, **a second District level community hub is planned to meet population demand** in this area, with a site identified in Walloon. This site is already provided (in part) utilising existing Council land, with additional land required to complete this District level component.
- The existing Rosewood Community Hub serves a **District level** population. The hub provides a range of services and activities that cater to the diverse needs of the local community.
- The existing Rosewood Library has been counted as part of an existing district-level facility and has been clustered along with additional existing Council owned land in the Rosewood showgrounds, to form a **single existing District level facility**.
- Both district hub facilities will also service the rest of the rural population in surrounding areas.

The planned Walloon Community Hub will further enhance the provision of community facilities in the area, ensuring that the growing population's needs are met in line with the DSS.

PARKS

INCLUSIONS AND EXCLUSIONS

The LGIP defines public parks using the definition provided in the Planning Regulation 2017: “Park means the use of premises, accessible to the public free of charge, for sport, recreation and leisure activities and facilities.” The public parks network includes various types of parks, such as recreation parks, sports parks, natural area recreation parks, and linear parks. These parks are designed to provide a range of recreational experiences and facilities to meet the needs of the community.

The LGIP excludes land with a primary purpose of landscape amenity, specialised sport, conservation, urban bushland, and stormwater/water cycle management. Non-trunk park classifications are those parks which do not meet the MGR’s definition of trunk public parks. These non-trunk open space typologies generally have a function which services an immediate development, is primarily for conservation purposes, or is unable to provide a free and publicly accessible park or recreational outcome to the community. Non-trunk parks have not been included as part of the benchmarking analysis.

DSS BENCHMARKING

The benchmarking assessment calculates the current and future expected ratio of parks provision within the study area. This is based on the population forecasts for the area (based on LGIP population projections) and the level of known social infrastructure supply outlined above. Population forecasts predict robust growth will continue long term, reaching 80,188 residents by 2046. The most significant growth is anticipated between 2026 and 2036, with annual rates reaching up to 11%. Importantly, these high growth rates stem from a relatively low population base. Noting that this will be impacted on by the projection analysis conducted as part of this study.

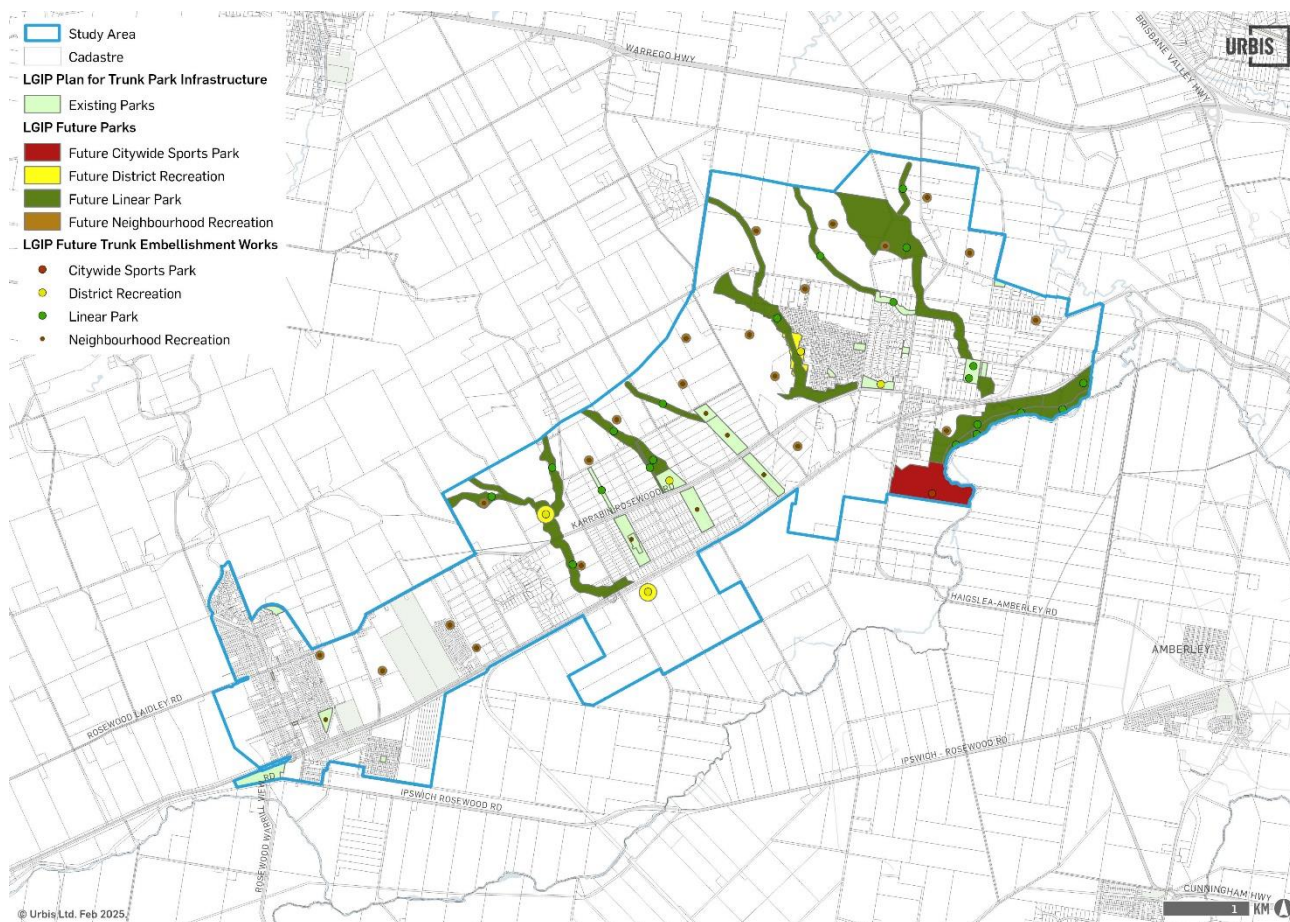
Table 3 Assumed population projections

	2024	2026	2031	2036	2041	2046
Western Growth Area						
Catchment population	7,174	10,358	15,629	28,865	43,990	63,119

EXISTING AND FUTURE PARKS IN THE STUDY AREA

The Western Growth Corridor project area includes several key parks that serve the local community, shown in Figure 2 below and described in Table 4. Note that Local Parks and Local Sportsgrounds are non-trunk facilities where there is no DSS provided for the purpose of providing a benchmark analysis.

Figure 2. Existing and Future Parks in Study Area - LGIP



Source: Draft Ipswich Plan 2024 - Public Consultation Version (15 May to 16 July 2023)

Table 4. Existing Parks within Study Area

Name	Area (Hectares)	Category	Type
DISTRICT RECREATION PARKS			
Henry Lawson Park	3.54	Existing Park	District Recreation
Karrabin-Rosewood Road Reserve	5.26	Existing Park	District Recreation
Total Area District Rec. (hectares)	8.8		
LINEAR PARKS			
Guilfoyles Gully - Walloon	3.30	Existing Park	Linear Park
Pindari Drive Connection	2.38	Existing Park	Linear Park
Poplar Street Reserve	5.55	Existing Park	Linear Park
Total Area Linear Parks (hectares)	11.23		
LOCAL PARKS (NON-TRUNK)			
Cobb & Co Heritage Park	0.16	Existing Park	Local Park
Guilfoyles Park	0.59	Existing Park	Local Park
Papillon Park	0.45	Existing Park	Local Park
Peace Park	1.27	Existing Park	Local Park
Suncrest Park	0.66	Existing Park	Local Park
Tallwood Park	0.82	Existing Park	Local Park
Ted Evans Walk	0.20	Existing Park	Local Park

Name	Area (Hectares)	Category	Type
Total Local Park Non-Trunk (hectares)	4.15		
LOCAL SPORTS PARK (NON-TRUNK)			
Anzac Park	7.13	Existing Park	Local Sports Park
Caledonian Park	1.69	Existing Park	Local Sports Park
Total Local Sports Park Non-Trunk (hectares)	8.82		
NEIGHBOURHOOD RECREATION PARKS			
Banyula Road Reserve	8.52	Existing Park	Neighbourhood Recreation
Caledonian Park	7.06	Existing Park	Neighbourhood Recreation
Captain John Rea Park	1.00	Existing Park	Neighbourhood Recreation
Evans Road Reserve	6.63	Existing Park	Neighbourhood Recreation
Pindari Drive Reserve	7.65	Existing Park	Neighbourhood Recreation
Pindari Drive Reserve	2.87	Existing Park	Neighbourhood Recreation
Tom Lenihan Park	2.53	Existing Park	Neighbourhood Recreation
Total Neighbourhood Recreation (hectares)	36.26		

Many parks mapped within the area are mapped as LGIP Future Parks, particularly linear parks. There is a total of **43 Future Parks** mapped within the study area, shown in **Table 4**.

Table 5. Future Parks within Study Area

Name	Area (Ha)	Delivery Cohort	Type
FUTURE CITYWIDE SPORTS PARK			
Future Walloon Citywide Sports Park - Land	31.05	2031-2036	Future Citywide Sports Park
FUTURE DISTRICT RECREATION			
Walloon Future District Recreation Park - Land	3.59	2026	Future District Recreation
Thagoona North Future District Recreation Park - Land	3.13	2036-2041	Future District Recreation
Thagoona South Future District Recreation Park - Land	3.13	2041-2046	Future District Recreation
FUTURE LINEAR PARK			
Bremer River Corridor - Walloon - Land	1.06	2031-2036	Future Linear Park
Thagoona Linear Corridor - Land	12.57	2031-2036	Future Linear Park
Bremer River Corridor - Walloon - Land	2.80	2031-2036	Future Linear Park
Bremer River Corridor - Walloon - Land	21.93	2031-2036	Future Linear Park
Walloon Linear Corridor - Land	60.60	2031-2036	Future Linear Park
Guilfoyles Gully - Walloon - Land	10.55	2036-2041	Future Linear Park
Thagoona Linear Corridor - Land	15.99	2036-2041	Future Linear Park
Walloon Linear Corridor - Land	3.95	2036-2041	Future Linear Park
Future Linear Park	1.34	2041-2046	Future Linear Park
Waterlea Linear Corridor - Land	39.52	2041-2046	Future Linear Park
Thagoona Linear Corridor - Land	6.06	2041-2046	Future Linear Park
Thagoona Linear Corridor - Land	7.56	2041-2046	Future Linear Park
Thagoona Linear Corridor - Land	5.22	2041-2046	Future Linear Park
Thagoona Linear Corridor - Land	8.70	2041-2046	Future Linear Park
Bremer River Corridor - Walloon - Land	2.24	2041-2046	Future Linear Park
Bremer River Corridor - Walloon - Land	11.36	2041-2046	Future Linear Park
Bremer River Corridor - Walloon - Land	8.67	2041-2046	Future Linear Park

Name	Area (Ha)	Delivery Cohort	Type
FUTURE NEIGHBOURHOOD RECREATION			
Hospital Road Park - Land	0.78	2023	Future Neighbourhood Recreation
Walloon Future Neighbourhood Recreation Park - Land	0.78	2024	Future Neighbourhood Recreation
Walloon Future Neighbourhood Recreation Park - Land	0.78	2025	Future Neighbourhood Recreation
Rosewood Future Neighbourhood Recreation Park - Land	0.78	2026-2031	Future Neighbourhood Recreation
Walloon Future Neighbourhood Recreation Park - Land	0.78	2026-2031	Future Neighbourhood Recreation
Thagoona Future Neighbourhood Recreation Park - Land	0.78	2026-2031	Future Neighbourhood Recreation
Walloon Future Neighbourhood Recreation Park - Land	0.78	2026-2031	Future Neighbourhood Recreation
Rosewood Future Neighbourhood Recreation Park - Land	0.65	2031-2036	Future Neighbourhood Recreation
Walloon Future Neighbourhood Recreation Park - Land	0.78	2031-2036	Future Neighbourhood Recreation
Thagoona Future Neighbourhood Recreation Park - Land	0.78	2031-2036	Future Neighbourhood Recreation
Walloon Future Neighbourhood Recreation Park - Land	0.78	2031-2036	Future Neighbourhood Recreation
Walloon Future Neighbourhood Recreation Park - Land	0.78	2036-2041	Future Neighbourhood Recreation
Walloon Future Neighbourhood Recreation Park - Land	0.78	2036-2041	Future Neighbourhood Recreation
Thagoona Future Neighbourhood Recreation Park - Land	0.78	2036-2041	Future Neighbourhood Recreation
Walloon Future Neighbourhood Recreation Park - Land	0.78	2036-2041	Future Neighbourhood Recreation
Walloon Future Neighbourhood Recreation Park - Land	0.86	2036-2041	Future Neighbourhood Recreation
Thagoona Future Neighbourhood Recreation Park - Land	0.78	2036-2041	Future Neighbourhood Recreation
Walloon Future Neighbourhood Recreation Park - Land	0.78	2036-2041	Future Neighbourhood Recreation
Rosewood Future Neighbourhood Recreation Park - Land	0.78	2041-2046	Future Neighbourhood Recreation
Bremer River Corridor - Walloon - Land	0.75	2041-2046	Future Neighbourhood Recreation
Thagoona Future Neighbourhood Recreation Park - Land	0.78	2041-2046	Future Neighbourhood Recreation
Thagoona Future Neighbourhood Recreation Park - Land	0.78	2041-2046	Future Neighbourhood Recreation

Functions of Parks

The parks within the study area serve multiple functions, including providing spaces for physical activity, social interaction, and environmental conservation. They are designed to support the health and wellbeing of the community, facilitate social cohesion, and promote community pride. The parks offer a range of recreational experiences, such as:

- **Active Recreation:** Providing facilities for sports and physical activities, such as sports fields, courts, and playgrounds.
- **Passive Recreation:** Offering spaces for relaxation and leisure activities, such as walking paths, picnic areas, and seating.
- **Nature-Based Recreation:** Supporting outdoor activities in natural settings, such as bushwalking, birdwatching, and nature trails. Noting there are no nature-based recreation areas in the study area.

- **Social Interaction:** Creating spaces for community gatherings, events, and social activities, such as BBQ areas, shelters, and open lawns.

Desired Standards of Service (DSS)

The Desired Standards of Service (DSS) are critical benchmarks that guide the planning and provision of parks. The DSS for parks in Ipswich are as follows:

Table 6. Desired Standards of Service (LGIP)

Park setting	Level	Rate of provision (ha / 1,000 population)	Accessibility	Minimum area
Sports Park	Regional	0.4	- Centrally located where possible 20 km (30-minute travel time) for most residents	40 hectares
	Citywide	1.2	- Centrally located where possible 10 km (15-minute travel time)	20 hectares
Recreation	Citywide	0.15	- Centrally located where possible 20 km (30-minute travel time)	10 hectares
	District	0.4	- Within 3 km of most residents in urban areas - Generally, a 30-minute walk, 20 minute cycle, or a 10 minute drive	4 hectares
	Neighbourhood	0.5	Within 500 m of most residents in urban areas	1 hectare
	Natural area	0.03	Specific to locations in close vicinity to broader conservation areas which have been identified with compatible ecological values and capacity of the site or adjacent landscapes	1 hectare
Linear	Citywide	N/A	- Linear parks provide an inter-suburban pathway link however these park types do not have an accessibility standard - Linear parks are site specific and are typically located adjacent waterways, drainage corridors or environmental management corridors - Linear parks may also support active transport corridors (including bikeway infrastructure) - These corridors are typically located along the Brisbane and Bremer Rivers, Woogaroo, Opossum, Mountain, Goodna, Six Mile, Bundamba and Deebling Creeks	30 metres wide

The DSS ensures that parks are provided at a level consistent with the need and level of service required, are centrally located and accessible, and can accommodate changes in recreational preferences and community needs. The DSS also emphasizes the importance of co-locating parks with other social infrastructure and activity centres to maximize land use efficiency and community access.

Existing Parks and DSS Compliance

The future and existing parks within the study area have been assessed against the DSS, using the population projections in **Table 2** to determine their adequacy in serving the current and projected population. The existing and future provision and their shortfall/surplus is shown in **Table 5** and **Table 6**.

Table 7 Existing and Future Provision

Facility type	Service level	Rate of provision	Provision per year					
			2024	2026	2031	2036	2041	2046
Sports Park	Citywide	1.2	0.00	0.00	0.00	1.08	0.71	0.49
Sports Park	Regional	0.4	0.00	0.00	0.00	0.00	0.00	0.00
Recreational Park	District	0.4	1.23	0.85	0.79	0.43	0.35	0.30

Recreational Park	Neighbourhood	0.5	5.05	3.50	2.67	1.55	1.14	0.85
Linear Park	Citywide	N/A	1.57	1.08	0.72	3.82	3.20	3.67

Table 8 Benchmarking Review Outcomes

Facility type	Service level	Rate of provision	Shortfall / Surplus					
			2024	2026	2031	2036	2041	2046
Sports Park	Citywide	1.2	-1.20	-1.20	-1.20	-0.12	-0.49	-0.71
Sports Park	Regional	0.4	-0.40	-0.40	-0.40	-0.40	-0.40	-0.40
Recreational Park	District	0.4	0.83	0.45	0.39	0.03	-0.05	-0.10
Recreational Park	Neighbourhood	0.5	4.55	3.00	2.17	1.05	0.64	0.35
Linear Park	Citywide	N/A		N/A	N/A	N/A	N/A	N/A

KEY OBSERVATIONS

The outcomes of the benchmarking assessment provide an insight into possible open space needs and demands of the study area. Key findings of relevance to this assessment are summarised below.

The assessment indicates that the Western Growth Corridor Residential Catchment has an existing **deficit** of the following facilities:

- Citywide Sports Park
- Regional Sports Park

The assessment indicates that the study area has a future deficit of the following facilities:

- Citywide Sports Park will have a future deficit with the exception of 2031-2036, due to the planned delivery of the Future Walloon Citywide Sports Park.
- Regional Sports Park will have an ongoing future deficit, as no future regional sports park is planned for the study area.
- District Recreational Parks will have a deficit from 2036 – 2041
- Neighbourhood Recreational Parks will have a surplus until 2041.

We note there is non-trunk local parks (**totalling 12.97ha**) within the study area which may contribute to the overall supply of open space. However, these figures have not been included as part of the benchmarking assessment as a result of no DSS rate provision within the LGIP.

This technical note provides an overview of the existing parks within the study area, their functions, and their compliance with the DSS. This analysis is essential for informing the future Structure Plan and ensuring that the open space infrastructure needs of the growing population are adequately met.

In many cases individual developments will not exceed the threshold for a new facility type in and of itself. However, it will contribute to some cumulative demand which is more pronounced in the local service catchments.

SCHOOL FACILITIES

EXISTING AND FUTURE SCHOOL FACILITIES IN THE STUDY AREA

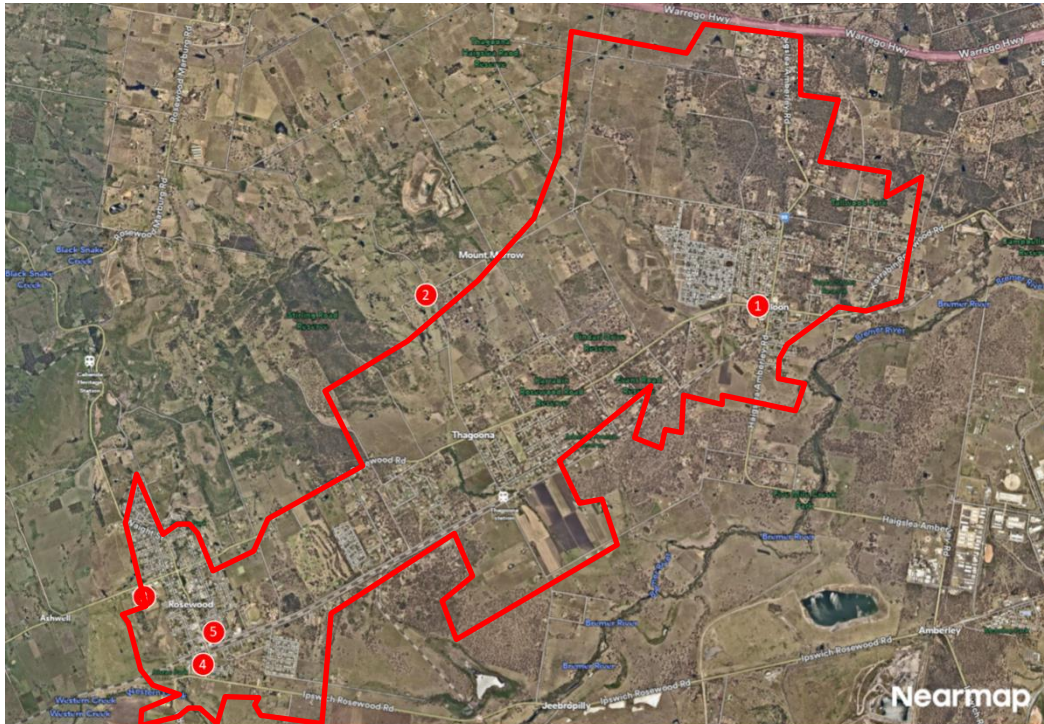
The Western Growth Corridor study area includes five schools as shown in Figure 3 below:

These schools include:

- Walloon State School, a public primary school for prep to year 6.
- Mount Marrow State School, a public primary school for prep to year 6.
- Rosewood State High School, a public high school for year 7 to year 12.

- Rosewood State School, a public primary school for prep to year 6.
- St Brigid's School, a Private Catholic primary school for prep to year 6.

Figure 3 Educational Facilities within Study Area



Source: Urbis, Nearmap, Google Maps

The Western Growth Corridor study area spans across the three Department of Education School catchments of Rosewood, Walloon and Mount Marrow noting that not the entire school catchment area falls into the study area.

Map Number	Facilities Name
1	Walloon State School
2	Mount Marrow State School
3	Rosewood State High School
4	Rosewood State School
5	St Brigid's School

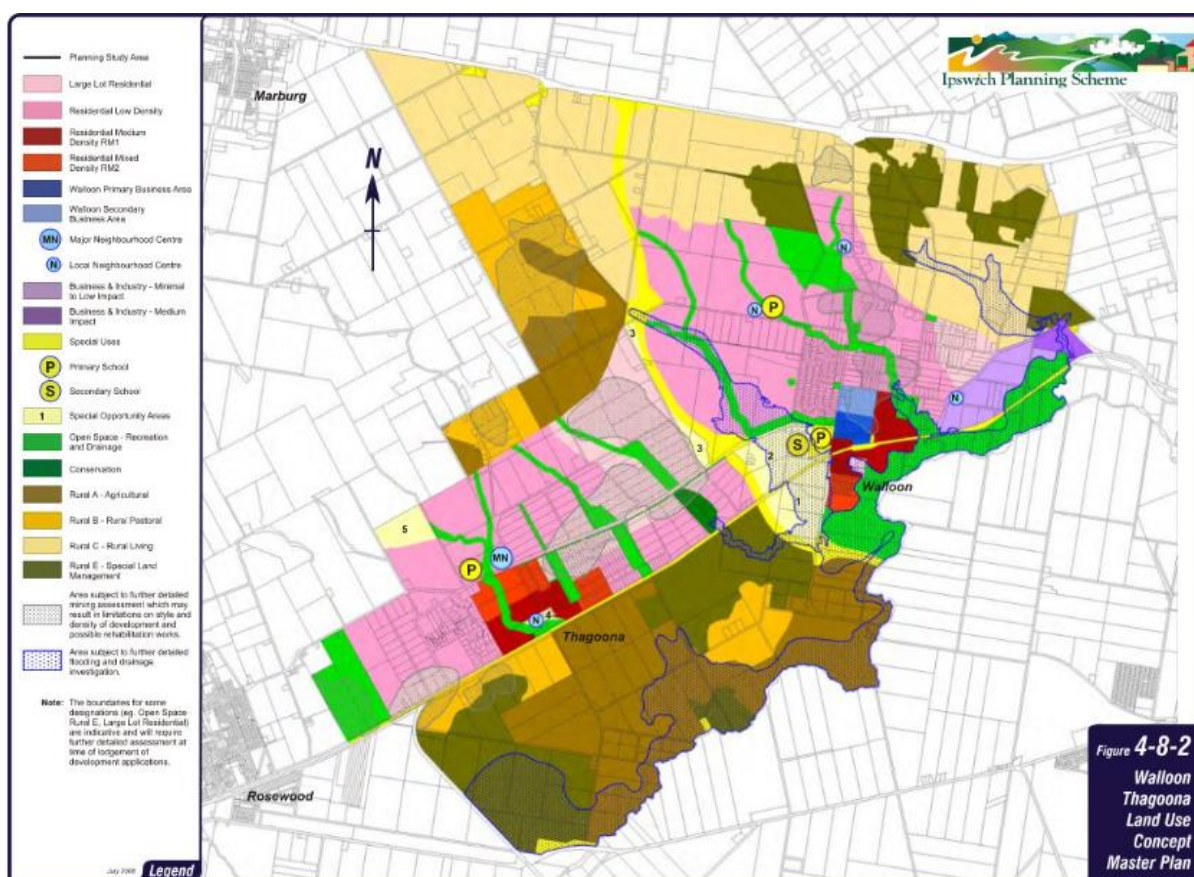


Figure 4 Previous Concept Masterplan

The concept masterplan above includes the provision of three primary schools and one secondary school. It is noted that this concept masterplan does not include Rosewood as part of the study area and as a result there are 3 schools not identified on the above masterplan. The implications of the above concept masterplan may reduce the overall shortfall of the study area particularly in regard to secondary schools.

The benchmarking assessment calculates the current and future expected ratio of primary and secondary school provision within the study area. This is based on the dwelling projections for the area and the level of known existing school supply outlined above.

Table 9 Assumed dwelling projections

Year	2024	2026	2031	2036	2041	2046
Western Growth Area						
Dwelling projection (accumulated total) LAF 24 and 26	2,722	3,389	5,121	9,425	14,389	20,812

Standards of Service

These standards are indicative only and are generally from the PDA Guideline 11 – Community Facilities 2015, Southeast Queensland Regional Plan (SEQRP) Implementation Guideline No.5 Social Infrastructure Planning. Despite the study area not being in a PDA, these standards have also been incorporated into the New School Site Selection Guidelines (September 2023) for State schools and are an example of best practices. Furthermore, a review of the Planning Scheme includes a DSS for State Schools as reflected below.

Table 10. Standards of Service (PDA Guideline 11 and IPS)

Facility	Level	Number of facilities (population triggers)	Indicative site/facility area
Primary Schools	State	1:3,000 dwellings	• 7.0 ha • GFA: 5,500m² for 625 • P-6
	Non-State	1:11,000 dwellings	• 3-4ha • 3.5 for 650 students
Secondary Schools	State	1:8,000 dwellings	• 12 ha • GFA: 16,870m² for 1,500 students
	Non-State	1:17,000 dwellings	• 6-9ha for 900 students

Table 11 Future Provision Requirements

Facility	Rate of provision	Provision Requirement				
		2026	2031	2036	2041	2046
Primary School State	1:3,000 dwellings	0.91	1.13	1.71	3.14	4.80
Primary School non-State	1:11,000 dwellings	0.25	0.31	0.47	0.86	1.31
Secondary School State	1:8,000 dwellings	0.34	0.42	0.64	1.18	1.80
Secondary School non-State	1:17,000 dwellings	0.16	0.20	0.30	0.55	0.85

Table 12 Benchmarking Review Outcomes

Facility	Rate of provision	Shortfall/Surplus				
		2026	2031	2036	2041	2046
Primary School State	1:3,000 dwellings	2.09	1.87	1.29	-0.14	-1.80
Primary School non-State	1:11,000 dwellings	0.75	0.69	0.53	0.14	-0.31
Secondary School State	1:8,000 dwellings	0.66	0.58	0.36	-0.18	-0.80
Secondary School non-State	1:17,000 dwellings	-0.16	-0.20	-0.30	-0.55	-0.85

KEY OBSERVATIONS

The outcomes of the benchmarking assessment provide an insight into possible School needs and demands of the study area based on accumulated dwelling projections sourced from the LGIP. Key findings of relevance to this assessment are summarised below.

The assessment indicates that the Western Growth Corridor has an existing **surplus** of the following facilities:

- State Primary School
- Non-State Primary School
- State Secondary School

Noting that there are currently no non-state secondary schools in the study area.

The assessment indicates that there will be adequate supply of primary schools until 2036. Following this there will be a significant shortfall in state primary schools within the study area. We note that development

within the area have considered the inclusion of additional State schools and we understand that at least two State Schools are currently included as part of future developments.

There is currently a **deficit** of a non-state secondary schools from 2026-2046. The Kings School currently has a DA under assessment with Council which will provide sufficient non-state school facilities (from Prep to 12) within the study area. Noting that this is subject to approval from Council.

The assessment indicates that the study area has a future **deficit** from 2036 onwards for all facilities due to the dwelling projection increase and if the current master planned schools are going to be provided.

CONCLUSION

The outcomes of the benchmarking assessment for community facilities, parks and schools include:

- The Study Area has an existing surplus of community facilities, with the exception of the library facility in 2041 and 2046. The planned future District level community hub in Walloon is important in meeting the needs of the growing population
- The Study Area has an existing deficit of Citywide and Regional Sports Parks.
- The Study Area has a future deficit of Citywide and Regional Sports Parks and District Recreational Parks.
- There will be a surplus of Neighbourhood Recreational Parks.
- The assessment indicates that there will be adequate supply of primary schools until 2036. Following this there will be a significant shortfall in state primary schools within the study area.
- We note that development within the area have considered the inclusion of additional State schools and we understand that at least two State Schools are currently included as part of future developments.
- There is currently a deficit of a non-state secondary schools from 2026-2046. The Kings School currently has a DA under assessment with Council which will provide sufficient non-state school facilities (from Prep to 12) within the study area. Noting that this is subject to approval from Council.

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