

Concordia Social Infrastructure Strategy

2024 Update

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Concordia Social Infrastructure Strategy

2024 Update

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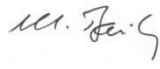
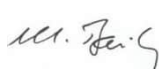
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1.0 Executive Summary

The Department for Housing and Urban Development's (DHUD) Housing, Infrastructure, Planning and Development Unit (HIPDU) has engaged AECOM to update the 2016 Social Infrastructure Strategy for the Concordia Growth Area.

Social infrastructure in this report is defined as the facilities and spaces to enable services and networks that support the social capacity, connection, wellbeing and quality of life of our communities. Social infrastructure can be provided by and/or in partnership with public, private and non-government organisations.

Concordia is a greenfield site roughly 40km north-east of Greater Adelaide, with the Barossa Local Government Area. It comprises approximately 950 ha of land, with a future population (anticipated by a high growth scenario) to be 30,190 people by 2062.

This social infrastructure strategy has four main components:

- Recommended social infrastructure provisions
- Recommended open space provisions
- Recommended sport and recreation provisions
- Indicative high-level costing of select social infrastructure buildings

The development of a new community at Concordia provides an opportunity to plan social infrastructure in a way that optimises the accessibility and efficient delivery of services to the community. The location of social infrastructure at Concordia will be coordinated by the urban design and integrated structure plan which will guide the overall layout of the development.

Concordia township will function as a district centre which is relatively self-sufficient in terms of social infrastructure provision, and supported by higher order facilities in the wider region. District, local and neighbourhood level facilities will be provided within Concordia and therefore it is anticipated future residents of Concordia will use their immediate, most convenient facilities within Concordia to meet most of their needs, most of the time. On occasion they may travel more broadly to access other social infrastructure facilities or services.

The social infrastructure provisions at Concordia include district level facilities such as a library, aged care facility, health centre (incorporating GP and allied health services) and at least one public high school.

There are many opportunities to make Concordia an exemplar urban development and this report touches on future population and social trends that can be incorporated into the integrated structure plan. Social trend considerations include how future residents will get around, earn and spend money, connect, and play.

The recommended provision of social infrastructure, open space, sport and recreation facilities at Concordia take into account the existing and planned facilities in proximity to Concordia within the Barossa and Gawler Local Government Areas. Indicative provisions and guiding principles have been provided, to inform the iterative urban design and structure planning process managed by others, with a degree of flexibility and expectance of future refinement.

The social infrastructure assessment sought to balance the need for quality social infrastructure facilities at Concordia, with the availability of existing nearby facilities, infrastructure costs, and the need for equitable provision of social infrastructure facilities and services across communities.

1.1 Summary of recommendations

The following recommendations for social infrastructure, open space, sport and recreation facilities seek to assist the urban design and structure planning process for Concordia Growth Area.

The recommended provision of community facilities is outlined in Table 1.

Table 1: recommended community facilities

District Facility	Social Infrastructure Recommendations for Concordia (30,190 people)
Library	1
Community centres	1
Community halls/spaces meeting rooms	1 (>200-person venue)
Arts and cultural centre	1
Youth activity centre / space	1
Aged care services	1
Residential aged care	80-100 aged care units*
Secondary school**	1-2
Community health centre	1
Ambulance	1
Fire Service	1
Local Facility	
Community halls/spaces / meeting rooms	4-5 (ranging in size from 1 x 1–20-person venue, to 1 x 101–200-person venue)
Primary school** + Out of School Hours Care (OSHC)	4-5
Preschools for 3–4-year-olds	4-5
Childcare	5 to 6 (800-1000 long day care places) *
Maternal and child health	1
Youth activity centre / space	2
Seniors activity centre / space	3
Arts and cultural centre	3

*As per Urbis Economic Strategy 2024

The co-location of facilities where possible is strongly encouraged, including some uses in the same building for cost and space efficiencies. For example, the proposed district level library, community centre and youth activity space could be in one multi-functional building and benefit from shared amenities (bathrooms, kitchens, car parking, etc), staffing and travel efficiencies, and foster community connections.

Equitable access to education needs to be prioritised. Both public and private schools are anticipated in Concordia. Some primary schools and secondary schools may be combined into Reception to Year 12 (R-12) or Birth to Year 12 schools (R-12 + early childhood education) for efficiencies.

The recommended open space provision is shown spatially in Figure 1.

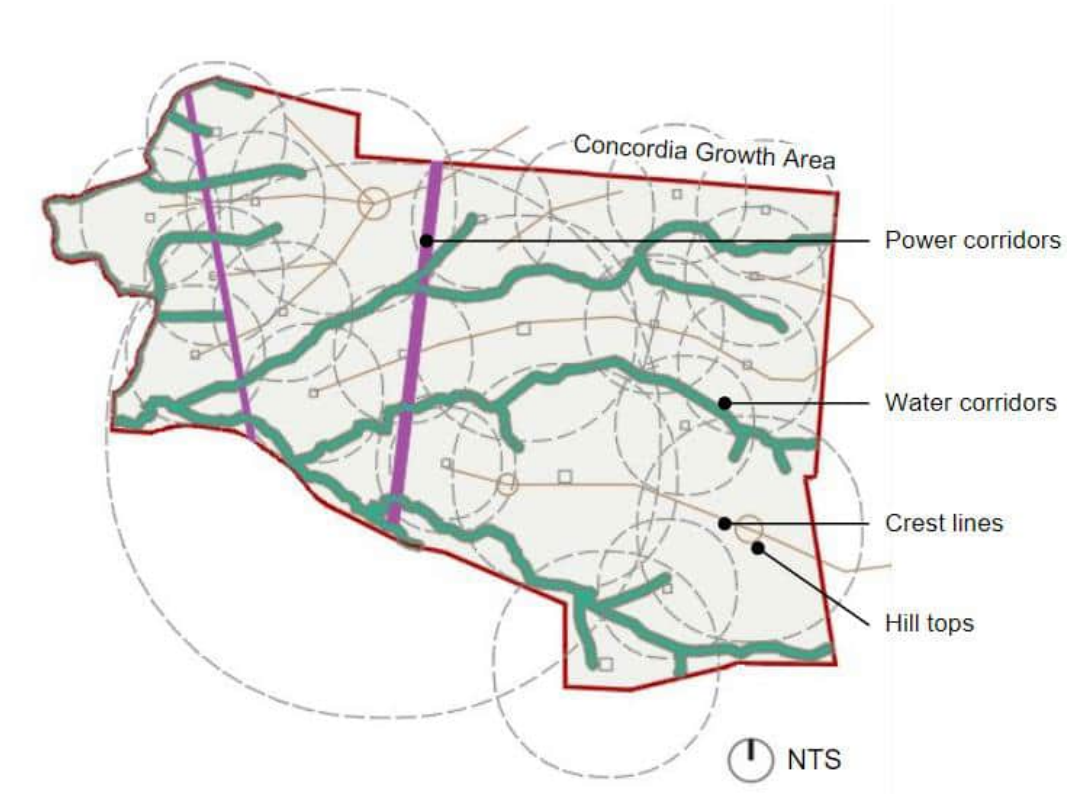


Figure 1 Indicative open space layout

The recommended open space area quantities are outlined in Table 2.

Table 2: Open space distribution

Open space	Area	Recommendations for Concordia (30,190 people)	Total Area
District	Min. 3 ha each	1	3 ha
Neighbourhood	Max. 1 ha each	5	5 ha
Local	Max. 0.5 ha each	18	9 ha
Indicative other areas of passive and active open spaces			
Creeks and Waterways (passive)			83 ha
Creeks and Waterways (active)			41.5 ha
Powerline easements (passive)			15.9 ha
Total (indicative)			157.4 ha

Note the minimum 12.5% open space requirement for 950ha is 118.75ha. We understand the total open space may be above the indicative 157.4ha to accommodate cultural heritage buffers that are presently under assessment by others.

The recommended provision of sport and recreation facilities is outlined in **Table 3**, and high-level costing of select social infrastructure buildings are outlined in

Table 4.

Table 3: sport and recreation facilities

Facility	Recommendations for Concordia (30,190 people)
Indoor sport stadium	1 indoor stadium, with 3-4 courts
AFL Ovals / Cricket Ovals	4 to 5
Athletics	1 to 2
Soccer pitches	4 to 5
Netball courts (outdoor)	4 to 6
Mixed use courts* (outdoor)	4 to 6
Tennis (outdoor)	12 courts (at least 2 for public use)
Skate Park & BMX	1 to 2 or upgrade Clonlea Park Skate & BMX Park
Aquatic facility	nil
Lawn bowls	nil
Hockey pitch	0-1

*Potential to be combined with other courts for space efficiencies, such as the proposed netball or tennis courts.

The high-level costings below provide a Rough Order of Magnitude (ROM) cost +/-50% for the building component only for select social infrastructure. The ROM costs seek to provide a starting point for considering the social infrastructure costs. The location of social infrastructure buildings, associated earthworks, ancillary structures and facilities, and co-location specifics, are yet to be determined. The ROM costs are expected to be further developed as the project progresses.

Table 4 high level costing of select social infrastructure buildings

Facility	Indicative building footprint (m2)	\$ rate per m2	Total \$**
District Level			
Library*	1,900	4,726	\$8,980,000
Community centre*	1,600	3,544	\$5,670,000
Community hall*	500	4,310	\$2,155,000
Arts & cultural* centre	1,350	3,930	\$5,305,000
Youth activity space*	600	4,100	\$2,460,000
Indoor sports & rec centre	4,681	4,684	\$21,925,000
AFL & cricket clubhouse building	940	3,755	\$3,530,000
Soccer clubhouse building	834	3,507	\$2,925,000
Netball clubhouse	628	3,511	\$2,205,000

Tennis clubhouse building	683	4,034	\$2,755,000
Athletics track & field clubhouse building	568	4,252	\$2,415,000
Local Level			
Community hall	1,160	3,875	\$4,495,000
AFL & cricket clubhouse building	702	3,504	\$2,460,000
Netball clubhouse building	341	3,710	\$1,265,000
Total indicative building cost**			\$68,545,000

*co-location of facilities where possible is encouraged, including some facilities being in the same building for cost and space efficiencies.

****DISCLAIMER:** the total indicative building cost reflects the building cost only and is to be reviewed alongside exclusions and disclaimers outlined in **Appendix A** that include (but are not limited to) all earthworks, external shelters, ovals, and courts, escalation, allowance for removal and/or treatment of contaminated soil, land purchase, GST, and other factors.

2.0 Introduction

2.1 Project overview

The Department for Housing and Urban Development's (DHUD) Housing, Infrastructure, Planning and Development Unit (HIPDU) has engaged AECOM to update the 2016 Social Infrastructure Strategy for the Concordia Growth Area, a greenfield site approximately 40km north-east of Greater Adelaide (see Figure 2).

This Social Infrastructure Strategy presents an overview of the social infrastructure, open space and recreation facilities that should be planned as part of the Concordia development.

This document is one of 12 supporting investigations that seek to inform the urban design and integrated structure plan that will guide future development within Concordia.

The aim of this document is to:

- Establish the objectives and principles on which the provision of social infrastructure should be provided; and
- Identify the recommended number and type of facilities that a population of the size of Concordia would require.

A detailed review of the condition and capacity of existing facilities in the surrounding area does not form part of this strategic assessment.

2.1.1 Definition of social infrastructure

For the purposes of this strategy, the following definition of social infrastructure has been adapted from the one used by Infrastructure Australia and developed in collaboration with the HIPDU:

Social infrastructure includes the facilities and spaces to enable services and networks that support the social capacity, connection, wellbeing and quality of life of our communities

Social infrastructure can be provided by and/or in partnership with public, private and non-government organisations.

The focus of this strategy is on the built facilities that support the delivery of services to the community and includes community centres, meeting rooms, libraries, health centres, public schools, childcare, aged care, and sport and recreation buildings. A broad view of social infrastructure is being considered for this strategy.

2.1.2 Benefits of social infrastructure

Social infrastructure, along with physical planning, design and policy approaches, can help to create links between new and existing communities and bring different cultural and socio-economic groups together.¹ Planning for social infrastructure provision early, enables communities to be supported by a network of facilities and services that are accessible, affordable and relevant to local community needs¹.

The location design and quality of social infrastructure is linked to the quality of services that can be delivered to a community². The early provision of social infrastructure is an important planning consideration for greenfield sites and growth development areas, and can attract new residents moving to the area and demonstrates a commitment to the community.

¹ NSW Healthy Urban Design Checklist, Page 111, <http://www.health.nsw.gov.au/urbanhealth/Publications/healthy-urban-dev-check.pdf> from London Thames Gateway Social Infrastructure Framework. The Case for Social Infrastructure Planning. London: NHS Healthy Urban Development Unit; 2006. http://www.healthyrurbandevelopment.nhs.uk/documents/int_social_infrastructure/The_Case_For_Social_Infrastructure_02_06_06.pdf

² Infrastructure Australia, 2021, Reforms to meet Australia's future infrastructure needs: 2021 Australian Infrastructure Plan.

2.1.3 Concordia Growth Area

The Concordia Growth Area comprises approximately 950 ha of land located to the east of Gawler (see Figure 2) and the western edge of the Barossa Valley. Concordia is located within the Barossa Council and the greenfield site intersects Kaurna, Ngadjuri and Peramangk Countries. We recognise the enduring connection Aboriginal people have to the land and waterways and acknowledge a separate Aboriginal Cultural Heritage Assessment for Concordia Growth Area is being undertaken by others.

The 30-Year Plan for Greater Adelaide (30-Year Plan), guided strategic planning for Greater Adelaide. Both the 2010 and 2017 iterations identified the Concordia Growth Area for future urban growth, as does the Greater Adelaide Regional Plan (GARP) Discussion Paper (2023) and the draft GARP (2024).

Concordia lies within the Barossa Council area but outside the Barossa Character Preservation District which safeguards the region's prime viticultural land and its wine and tourism culture³. Concordia can be considered a gateway to the internationally renowned Barossa region.

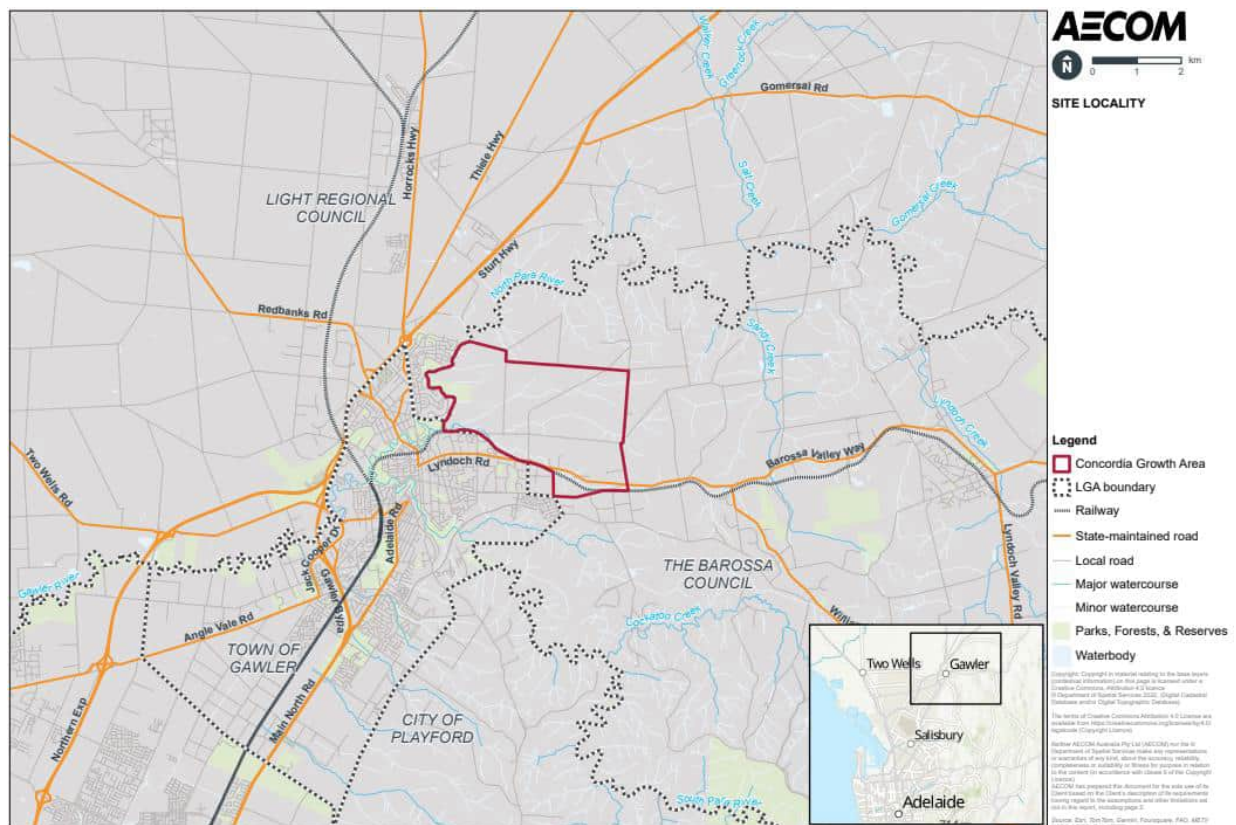


Figure 2 Concordia Growth Area location map

³ Source: Location SA Viewer, 2024

2.1.4 Concordia Vision

The Barossa Council vision for the Concordia Growth Area is as follows:

A vibrant, connected and contemporary Barossa Community created with liveability, sustainability and longevity at its core.

Figure 3 outlines the principles that support the vision and aim to guide the Concordia Growth Area development. The six principles are: community, connected, sustainable, inclusive, choice and environment.

Council notes the vision will be achieved through a commitment by the Council and relevant stakeholders to support best practices, quality design and protecting and enhancing the environmental, landscape, cultural, lifestyle and character values of the Barossa region.



Figure 3 Concordia Growth Area Vision

2.1.5 Code amendment

The following information has been extracted from the Concordia Code Amendment - Proposal to Initiate (2023⁴) and seeks to provide background information to the relationship between this report, the Code Amendment process, and context for the future development of the site.

[our emphasis has been added to social infrastructure related Code Amendment matters via underline]

In 2021, the Concordia Land Trust (CLT), who control almost 65% of land within the site, sought to initiate a proponent-led Code Amendment for portion of the Concordia Growth Area. In early 2022, the State Planning Commission (the Commission) recommended that the Chief Executive of the Department lead the Code Amendment, given the significance of the site, but that the amendment should not progress until a cross-government approach to infrastructure had been resolved. In early 2023, HIPDU was established to facilitate a cross-government approach to infrastructure planning.

The Code Amendment seeks to rezone land to facilitate the development of a new, master planned residential community with appropriate civil infrastructure as well as social, education, recreation, commercial and retail services to support the growing population.

Accordingly, the proposed Code Amendment⁵ seeks to introduce a suitable zone and policy framework that delivers a master planned community in Concordia including:

- *An accessible mixed use village centre located within close proximity to future public transport connections and services to provide a comprehensive range of business, shopping, entertainment, community, education, health and recreation, facilities to support the new community;*
- *Smaller local community hubs creating active commercial precincts that support neighbourhood-scale shopping, business, entertainment and recreation facilities to provide a focus for business and community life and most daily and weekly shopping needs of the community;*

⁴ https://plan.sa.gov.au/data/assets/pdf_file/0010/1216837/Concordia-Code-Amendment-Proposal-to-Initiate.pdf

⁵ https://plan.sa.gov.au/data/assets/pdf_file/0010/1216837/Concordia-Code-Amendment-Proposal-to-Initiate.pdf

- *A variety of housing densities and typologies including medium density residential development located to support and activate the future Village Centre, active commercial precincts and public open space;*
- *Areas of natural and landscaped open space to provide both passive and active recreation facilities whilst also providing for biodiversity, tree canopy cover, urban cooling and visual relief to the built environment for the health and enjoyment of the community;*
- *Provision of appropriate infrastructure and services to support the future master planned community;*
- *Provision of an appropriate buffer and interface treatments to the adjoining rural land.*

The objective of the Code Amendment is to introduce an appropriate zone and policy framework to facilitate a new master planned community in a staged approach, with a diverse range of housing that supports a range of needs and lifestyles located within easy reach of a diversity of services, facilities and open space.

Several zones and subzones will be explored for possible application ... including [but not limited to]:

...

- *Master Planned Neighbourhood Zone*
- *Local Activity Centre Zone*
- *Urban Activity Centre Zone*
- *Suburban Activity Centre Zone*
- *Recreation Zone*
- *Open Space Zone*
- *Deferred Urban Zone*
- *Emerging Activity Centre Subzone (in the Master Planned Neighbourhood Zone)*

2.2 Social infrastructure study area

The study area for this report is shown in Figure 4. The study area is focussed on a 10km radius from the Concordia Growth Area and includes the Local Government Area (LGA) of the Town of Gawler, in addition to partial inclusions of the Barossa Council and the Light Regional Council. The study considers existing and potential future social infrastructure generally within a 10km radius from Concordia.

The blue dashed line in Figure 4 shows the study area of the 2016 Concordia Social Infrastructure Strategy, and this remains the primary focus area. Additionally, the pink dashed line shows the expanded secondary study area for this 2024 Concordia Social Infrastructure Strategy. The 2024 study area is larger than the 2016 study area and seeks to consider Concordia's role in the wider, regional context.

The study area has expanded to the north-east to include a portion of the Light Regional Council and captures Roseworthy. The draft GARP notes that *“Roseworthy has been identified for significant urban growth building on extensive planned urban development and infrastructure and establishing it a significant satellite city in the future which may warrant future regional infrastructure investment including investigation of passenger rail”*⁶. Just under 4,000ha of land near Roseworthy has been identified for future growth in the GARP, and is the largest growth site identified for Greater Adelaide with an estimated yield of 33,300 dwellings⁷ or potentially approximately 83,250 people (2.5p/p household).

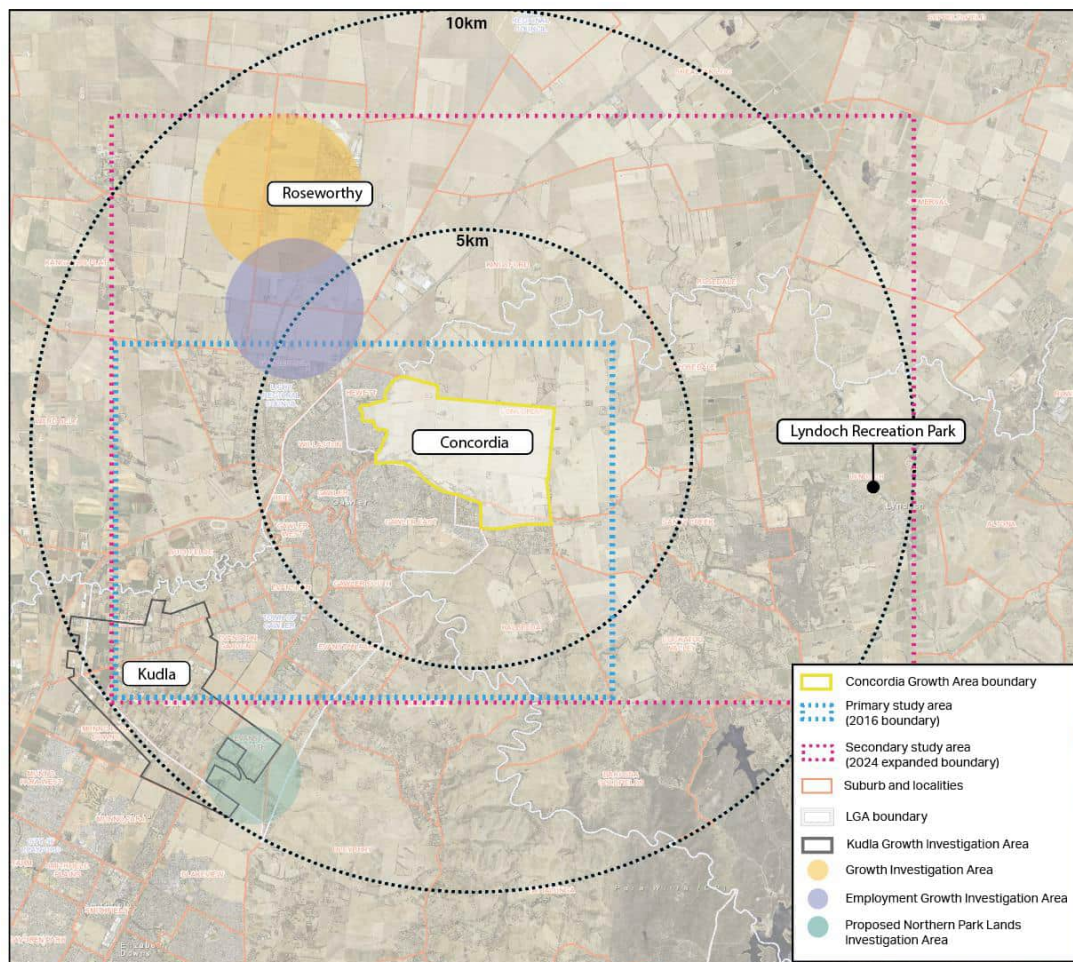


Figure 4 Study area. Source: AECOM

⁶ <https://regional.plan.sa.gov.au/regional-plans/greater-adelaide>, pg. 65

⁷ <https://regional.plan.sa.gov.au/regional-plans/greater-adelaide>, pg. 235

In the long term there may be stronger links between Roseworthy and Concordia residents, noting the increased focus on Roseworthy growth area outlined in the draft GARP (2024).

The Southern Rural Areas (SRA⁸) has also been included in the study area and is a large area of land within southern Gawler. The future SRA structure plan will confirm the final scale of growth.

Initially, it was suggested in strategic documents that regional sporting facilities may be provided in the SRA. However, we understand that regional level sporting facilities are not anticipated in the SRA, at this stage, based on feedback from the Office of Sport and Recreation (October 2024). Although there are still strategic unknowns including the new 'Northern Parklands' near Kudla and what facilities this may include⁹.

The strong 'Barossa brand' within the wider study area and beyond is acknowledged and the high-quality amenity in the region that some future residents of Concordia may feel particularly drawn to, and prefer to interact with notable social facilities in Barossa Council (some of which are currently under development) and include, but are not limited to:

- Barossa Creative Industries Centre
- Barossa Park Project (Lyndoch Recreation Park)

(See section 5.2.1 for an overview of the above projects)

- Barossa Arts Centre
- The Rex – Barossa Aquatic Centre

⁸ https://www.gawler.sa.gov.au/_data/assets/pdf_file/0033/1646493/Southern-Rural-Areas-Discussion-Paper-Updated-July-2024.PDF

⁹ https://regional.plan.sa.gov.au/greater_adelaide_regional_plan.pdf

3.0 Methodology

3.1 Approach

This report presents an overview of the social infrastructure, open space and recreation facilities that should be planned as part of the Concordia development and incorporated into the urban design and structure plan where appropriate.

The social infrastructure hierarchy for this strategy was established from the social infrastructure centres hierarchy (discussed in Section 5.1) which identifies Concordia as a district centre and Gawler as an emerging regional centre, based on future population. It is important to note that while the Concordia Growth Area Economic Strategy (Urbis 2024) uses different naming conventions and describes Concordia Growth Area as supporting a large neighbourhood, it ultimately identifies Gawler as the largest district centre within the catchment area, and Concordia as a secondary hub, aligning with the approach of this strategy.

The strategy's methodology has been informed by industry specific guidelines. The methodology has also been informed by the previous 2016 Social Infrastructure Strategy undertaken for Concordia Growth Area. An overview of each stage of the methodology is outlined below.

Stage 1 – needs analysis

- An inception meeting with the Department for Housing and Urban Development to confirm approach, timelines and project management requirements
- Collation and review of key data and guidelines, including previous 2016 Social Infrastructure Strategy documents
- Review and update the baseline assessment previously undertaken for the 2016 Social Infrastructure Strategy. This involves a revised population profile for the Concordia area and GIS mapping of social infrastructure and open space within the agreed catchment area
- Undertaking engagement with the Barossa Council, Town of Gawler and Light Regional Council.

Stage 2 – Social infrastructure delivery analysis

- Incorporate guidance on Concordia integrated structure plan, hierarchy of provisions, partnerships and co-locations opportunities
- Identification of delivery models or implementation options
- Participation in up to three integrated structure planning workshops with the project team.

Stage 3 – Social Infrastructure delivery model recommendations

- Undertake research and data gathering to determine partnership and co-location opportunities and requirements.
- Determine reference cost estimates for select social infrastructure buildings identified.

3.2 Limitations

- Population projections adopted in this study utilise the relevant information available at the time of writing.
- A detailed condition and capacity assessment of existing infrastructure in the study area was beyond the scope of this project.
- A range of Local Government social infrastructure benchmark documents were utilised, some of which are dated.
- The Rough Order of Magnitude (ROM) costs for select social infrastructure reflect a baseline starting point for cost considerations and will need to be refined overtime.

4.0 Population projections

Future demand for social infrastructure at Concordia is primarily driven by demand from Concordia's future population.

This section summarises the relevant population forecasts for Concordia Growth Area, and the surrounding region, to assist with determining the appropriate provision of social infrastructure for Concordia.

4.1 Concordia Growth Area

The preliminary dwelling and residents forecast that have informed this study are based on high growth population predictions prepared by Urbis (2024).

The population projections assume an average household size of 2.5 people. Low, medium and high projections are outlined in Table 5.

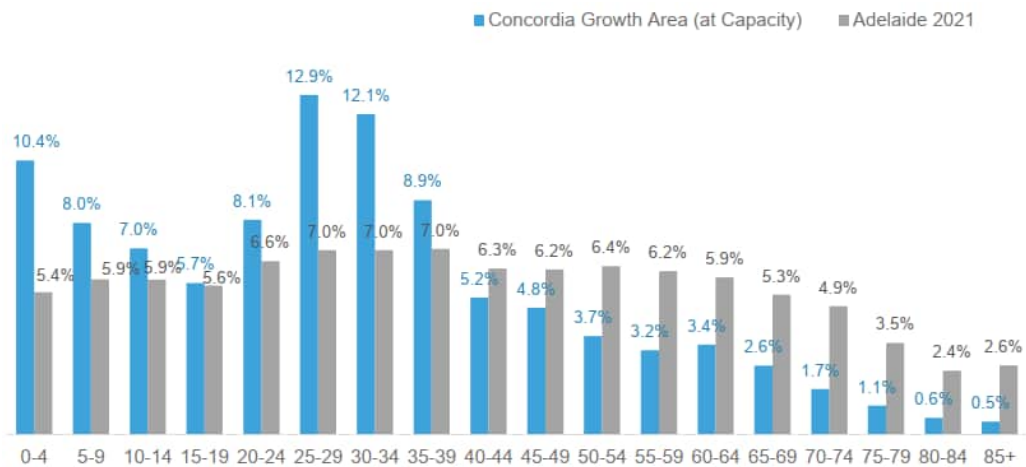
The high growth scenario forecasts 30,190 people will call Concordia home by 2062.

Table 5 Concordia population projections to 2062

Concordia Growth Area	Total Dwellings	Average household Size	Forecast Population 2042	Forecast Population 2062
Scenario 1 – Low	10,000	2.5	13,460	25,080
Scenario 2 – Medium	11,000	2.5	15,290	27,910
Scenario 3 – High	12,000	2.5	15,780	30,190

Figure 5 below provides a guide to the projected age profile of future residents at the completion of Concordia development in 2062. The projections show that Concordia is likely to predominately comprise families with young children.

Demand for social infrastructure may be influenced by the age profile of the Concordia community. However, community demographics change over time and there is a need to provide a 'cradle to grave' approach and consider the range of needs for community members of various ages, backgrounds and interests.



Source: ABS; Urbis

Figure 5 Indicative age profile of future Concordia residents at capacity¹⁰

¹⁰ Urbis (2024), Concordia Growth Area Economic Strategy

4.2 Surrounding area

Proposed urban developments in proximity to Concordia are anticipated to contribute to regional population growth. New, upcoming or underway urban developments include:

- Roseworthy
- Springwood (Gawler East)
- Barossa Estate, Nuriootpa
- Sovereign Estate, Tanunda
- Gawler South (Evanston Gardens and Evanston South)

The State Government Planning and Land Use Services (PLUS) high growth projections for ABS Statistical Areas 2 (SA2)s including Concordia and surrounds are provided in Figure 6, and a short summary overpage.

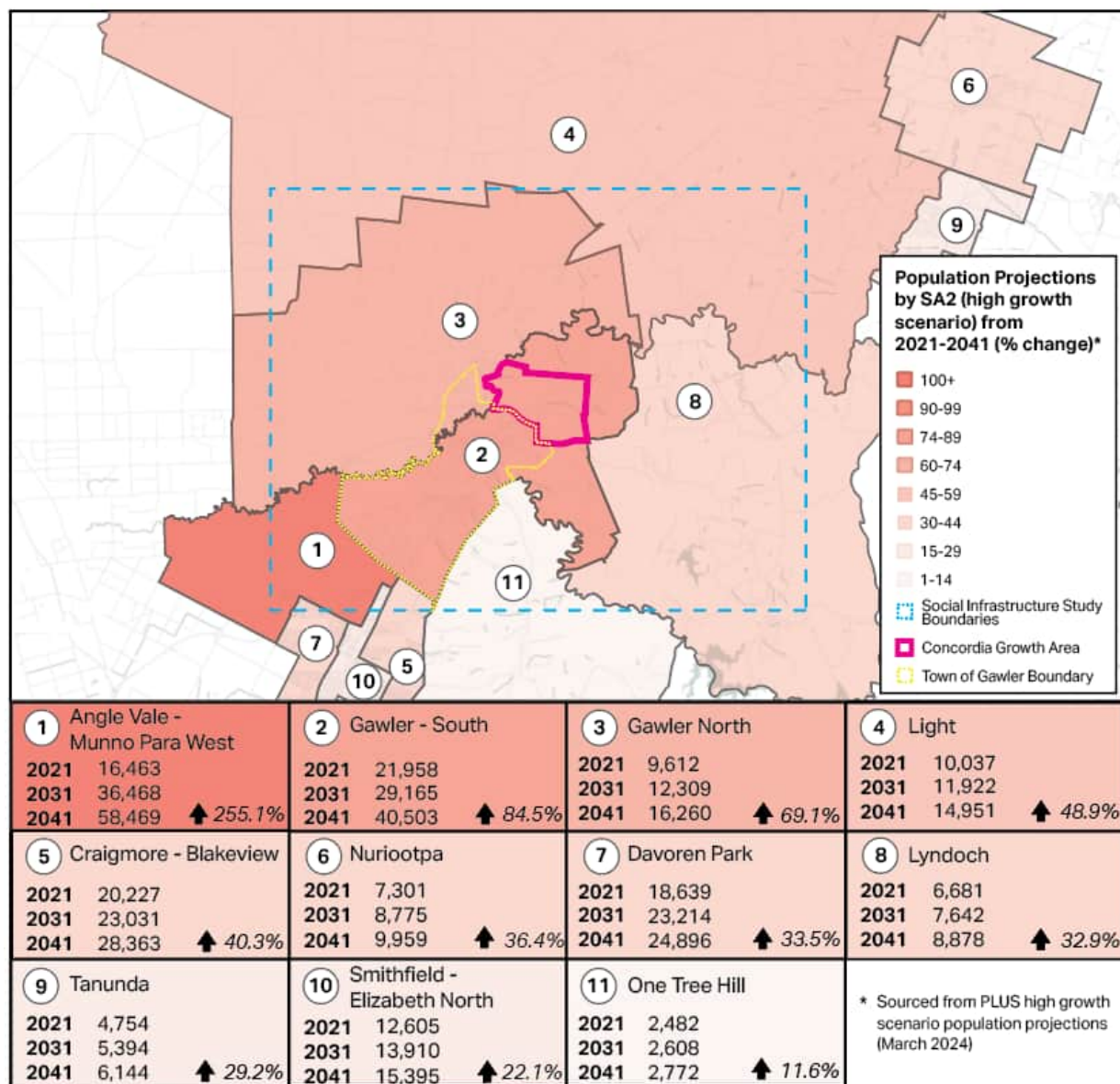


Figure 6 PLUS high growth population projections for SA2s including Concordia and surrounds

Figure 6 confirms that:

- Population growth is occurring across the region. All SA2s in the study area and surrounds are predicted to experience population growth ranging from 11% to 255% from 2021 to 2041.
- The Gawler North SA2 (which includes Roseworthy) is likely to be significantly higher, noting the draft GARP, released after the population projections, indicates 33,300 dwellings or over 83,000 people (assuming 2.5p/p conservatively) may live at Roseworthy in the future.
- Gawler South SA2 (which includes Concordia) is predicted to be home to 40,503 people by 2041, an 85% increase in population over 20 years. This confirms the need for additional social infrastructure to support the high growth occurring in the immediate area and surrounds.
 - the PLUS projections extend to 2041, or 17 years beyond the date of this report. In 2041, Concordia is forecast to still be under development. Urbis predict the Concordia population in 2042 will be 15,780 people, or just over half of the population when complete at 2062.
 - the PLUS projections to 2041 should be considered a point in time, and not the end state of population growth in Concordia and surrounds.
- Given the strong current and future population growth in the region, social infrastructure provisions need to be reviewed and reassessed overtime.

5.0 Social infrastructure provision for Concordia

5.1 Hierarchies of provision

Population thresholds are used to estimate the quantity and type of social infrastructure needed to support a community. Previous social infrastructure studies in South Australia have relied upon population thresholds used in other parts of Australia.

In 2011, the City of Charles Sturt in collaboration with Playford, Salisbury and Onkaparinga councils and the Local Government Association of South Australia identified key themes and priorities for social infrastructure provision in medium and higher density infill projects. HIPDU have adopted their hierarchy of provision (shown in Table 6 below) as appropriate for Concordia, while also incorporating other benchmarks to provide more detailed guidance where necessary and appropriate.

Population thresholds for different types of social infrastructure are often shown within a hierarchy of urban centres with different facilities servicing different sized population catchments. Table 6 below shows examples of the types of facilities associated with the service catchments for neighbourhood, local, district and regional centres.

Table 6: Hierarchy of provision – examples of local, district and regional infrastructure¹¹

Centre Hierarchy	Population	Facility Types
Neighbourhood catchments:	2,000– 3,000	<ul style="list-style-type: none"> Space for informal meeting and gathering Space for local programs and activities such as playgroup, dance classes, etc.
Local catchments:	5,000–10,000	<ul style="list-style-type: none"> Primary school Community hall or small community centre Child care centre or kindergarten Access point for family support, health care and other forms of support services
District catchments:	20,000-50,000	<ul style="list-style-type: none"> Civic and cultural facilities such as district library community arts facility Multipurpose community centre High schools and other learning facilities Community health and medical services Individual and family support services Facilities and services for particularly population groups including young people, older people, people from culturally and linguistically diverse backgrounds
LGA Wide/Regional	100,000+	<ul style="list-style-type: none"> Major cultural or civic facilities – civic centre, performing arts, central library Major recreational and sporting facilities including major stadia Tertiary education such as TAFE, University Health services Higher order entertainment or leisure facilities

We note that the above thresholds are also consistent with the 2016 Concordia Social Infrastructure Study.

The projected population for Concordia is approximately 30,000 people, which sits comfortably within a district level catchment. The intent is for Concordia social infrastructure to primarily serve the immediate Concordia community. **Based on the above, Concordia Growth Area should provide district level social infrastructure facilities.**

¹¹ [Planning-Social-Infrastructure-and-Community-Services-for-Urban-Growth-Areas-Service-November-2011.pdf](https://www.charlessturt.sa.gov.au/Planning-Social-Infrastructure-and-Community-Services-for-Urban-Growth-Areas-Service-November-2011.pdf)
(charlessturt.sa.gov.au)

It is important to note that the hierarchy of provision is not intended to be a rigid classification, and some local facilities may be provided on a larger scale to support a wider region, and not all district and regional catchments will support a full range of facilities.

Regional centre considerations

Gawler is trending towards a regional centre in the hierarchy, noting the future population growth discussed in Section 4.2. However, should the plans for Roseworthy identified in the Draft GARP develop to the full extent, Roseworthy is more likely to reach a Regional Centre classification based on population projections and availability of land.

Elizabeth Centre, within the City of Playford, is the northernmost regional centre identified in the 30 Year Plan for Greater Adelaide. It is anticipated that residents of Concordia may travel to Elizabeth, Gawler and Roseworthy (potentially) on occasion to access some regional level facilities including hospital care, and higher education. The draft GARP (2024) identified future growth investigation areas and employment investigation areas in Roseworthy, indicating that the level of facilities and services in Roseworthy are likely to increase in the long-term future.

It is also noted that there are a range of higher order social facilities in the Barossa, that residents of Concordia may utilise, such as the Barossa Park Project, the Barossa Creative Industries Centre (both currently under development see 5.2.1), TAFE SA, and the Rex Aquatic Facility.

District centre and below considerations

District, local and neighbourhood level facilities will be provided within Concordia and therefore it is anticipated future residents of Concordia will use their immediate, most convenient facilities within Concordia to meet most of their needs, most of the time. On occasion they may travel more broadly to access social infrastructure facilities or services near family or friends, to access regionally organised sports, or for other reasons such as personal preference.

Similarly, it is anticipated that residents of the Barossa Council who live outside Concordia, may also utilise the facilities or services within Concordia on occasion for reasons mentioned above, and also to enjoy new facilities or services within the Barossa region.

5.2 Spatial analysis of existing social infrastructure

Additional social infrastructure, and open space is being planned by the Barossa Council, Town of Gawler, and Light Regional Council to support the future population of the region. Population growth will increase demand for local, district and regional services and for this reason the provision of new social infrastructure at Concordia needs to be planned and coordinated within the context of other planned development within the region and existing infrastructure.

Table 7 provides a list of existing social infrastructure facilities within the study area (10km radius). Map 1 shows the location of existing library, high school and tertiary education, health and sport and recreation facilities within the study area.

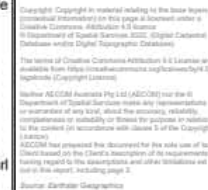
Table 7: Existing Social Infrastructure in the study area (2024)

Facility	Existing social infrastructure
Early childhood education (preschool, learning centre and kindergarten)	17
Education (primary, secondary and TAFE)	16
Library	3
Aged care (nursing home, retirement village)	10
Community health centre ¹² (hospital, clinic, surgery)	8
Sport centres, sport and recreation clubs (STARplex, football clubs, netball club, classic vehicle club, pony club)	26

¹² The closest public hospital is Gawler Health Service Hospital located in the Town of Gawler.

Emergency services (fire, ambulance, police)	9
Social and cultural facilities (community halls, gallery, men's shed, scouts and girl guides)	13
Place of worship (e.g. church)	20

Map 1: Spatial distribution of social infrastructure in the study area



5.2.1 Planned social infrastructure

A number of new community facilities are being planned or under construction within the study area that will be accessible to people living in Concordia, these are in addition to those shown in Map 1 and include:

- Barossa Creative Industries Centre¹³
 - Redevelopment of the existing Barossa Regional Gallery and Tanunda Soldiers Memorial Hall
 - Development of a cultural hub and creative industry precinct that includes broadcasting, production and workshop facilities, exhibition, function and event spaces, digital and contemporary heritage facility, arts and community spaces, outdoor performance area, writing and publishing space.
 - The estimated completion is late 2025 or early 2026
- Barossa Park Project (Lyndoch Recreation Park)¹⁴
 - two ovals (one to meet AFL standards) and another recreation green to support athletics, new netball courts, playground and family garden, shelters and landscaping.
 - a new multipurpose building (up to 300-seated even space) with a kitchen, club room, change facilities and gym. The facility will support major arts, festivals and community events.
 - The estimated completion is March 2025. The precinct will launch as a host venue for 2025 Gather Round in the Barossa.
- Upgrade of the Gawler Aquatic Centre
 - Specifics with respect to this future investment will not be understood until the Gawler Sport & Community Recreation Facility Plan is completed (18–24 month timeframe)
- New public high school for the Munno Para area (\$155 million investment¹⁵)
 - The Draft GARP and the Department for Education 20-year Infrastructure Plan recognises the current education facilities in northern Adelaide do not have capacity to service the anticipated population growth, and their location can result in longer travel times for some students in growth areas. Additional education capacity will be needed in the future to support the education needs of growing communities¹⁶.

The Gawler East Development Area (GEDA) Community Infrastructure Review (Jensen Plus, 2024) noted that social infrastructure within the GEDA to service a population of 6,838 residents when complete, may include 1 x AFL + cricket Oval, 2 Basketball courts + netball courts, 3 x tennis courts, and additional neighbourhood to local level facilities. It is anticipated such facilities will service the immediate GEDA population and it does not appear as though 'higher order' facilities are proposed that would be of interest to the Concordia social infrastructure assessment.

¹³ <https://www.barossa.sa.gov.au/council/key-projects/barossa-creative-industries-centre>

¹⁴ <https://www.barossa.sa.gov.au/council/key-projects/lyndoch-recreation-park-clubrooms-and-changerooms>

¹⁵ <https://www.education.sa.gov.au/docs/infrastructure/20-year-infrastructure-plan-public-education-every-school-a-great-school.pdf>

¹⁶ https://regional.plan.sa.gov.au/greater_adelaide_regional_plan.pdf

5.3 Recommended social infrastructure provision for Concordia

The following population threshold analysis for Concordia provides an indication of the number and type of community facilities that may be required in the future. The calculations are based on the estimated total projected population of Concordia in 2062 being 30,190 people.

Table 8 provides an indication of what social infrastructure facilities are recommended for Concordia. The social infrastructure required at Concordia will be mostly local and district level facilities.

Table 8 Recommended Social Infrastructure for Concordia

District Facility	Population Threshold (Benchmark)*	Social Infrastructure Recommendations for Concordia (30,190 people)
Library	1:20,000-50,000	1
Community centres	1:20,000-50,000	1
Community halls/spaces meeting rooms	1:20,000-50,000	1 (>200-person venue)
Arts and cultural centre	1:20,000-30,000	1
Youth activity centre / space	1:20,000+	1
Aged care services	1:20,000+	1
Residential aged care	44 beds per 1,000 people aged 70+ years	80-100 aged care units*
Secondary school	1:10,000-20,000	1-2
Community health centre	1:20,000-30,000	1
Ambulance	1:25,000	1
Fire Service	1:25,000	1
Local Facility		
Community halls/spaces / meeting rooms	Various	4-5 (ranging in size from 1 x 1–20-person venue, to 1 x 101–200-person venue)
Primary school + OSHC	1:6,000-6,500	4-5
Preschools for 3–4-year-olds	Assume the same as primary schools	4-5
Childcare	1:4,000-8,000	5 to 6 (800-1000 long day care places) *
Maternal and child health	1:16,000	1
Youth activity centre / space	1:10-20,000	2
Seniors activity centre / space	1:8,000-10,000	3
Arts and cultural centre	1:8,000-10,000	3

*As per *Urbis Economic Strategy 2024*

**The population threshold benchmarks are based on a number of social infrastructure guiding documents including *WA Guidelines for Community Infrastructure Parks & Leisure 2012 & 2020*, *City of Playford Social Plan for Services and Infrastructure 2013*, *City of Charles Sturt et al, Planning Social Infrastructure and Community Services for Urban Growth Areas 2011*, and the *Victorian Planning Authority Short Guide to Social Infrastructure Planning 2009*.

Equitable access to education needs to be prioritised. Both public and private schools are anticipated in Concordia. Some primary schools and secondary schools may be combined into Reception to Year 12 (R-12) or Birth to Year 12 schools (R-12 + early childhood education) for efficiencies.

5.3.1 Principles for social infrastructure provision in Concordia

The development of a new community at Concordia provides an opportunity to plan social infrastructure in a way that optimises the accessibility and efficient delivery of services to that community. The location of social infrastructure at Concordia will be coordinated by the urban design and integrated structure plan that will guide the overall layout of the development. The following principles are intended as a guide to support decision making around location and models of delivery.

An overriding consideration should be the need to provide a community facility in the early stages of the development to provide a focal point for activities and build a sense of community spirit and connection.

Flexible multi-purpose community facilities

There is a trend away from designing community facilities for single stand-alone purposes, such as halls or libraries, towards more integrated and flexible community spaces that can support a wide variety of neighbourhood uses that promote activities at different times of day and night. The design should create a sense of 'place' and include indoor as well as outdoor spaces to promote recreation as well as spaces that can be used for activities such as farmers markets.

In Concordia, there should be community spaces where residents can gather, gain access to information about local services, and be used to hold events to engage the wider Barossa, Gawler and Light communities. The building design should be flexible to respond to the evolving needs of the new community.

Co-locate compatible uses

Co-location of facilities and services can create a focal point of activity or 'hub' that becomes a destination within the community. The concept of a hub is particularly beneficial if it encourages people to use more than one service (and referrals between services) or participate in more than one activity to their proximity. Examples of compatible uses include community centres, multi-purpose halls, library branches, arts and cultural spaces as well as churches and other places of faith.

A library can be a great focal point of a community hub, with multipurpose spaces and places for people to come together, share, debate, and learn. Libraries are evolving spaces, expanding their community offering well beyond their traditional role as repositories of resources¹⁷.

Cafés can help to strengthen a community hub and provide welcoming and informal places for people to gather. Community hubs are increasingly seen as a way of increasing community participation as well as an efficient model for the delivery of services.

In Concordia, the concept of a community hub could involve shared facilities between a community centre and a school, particularly a library or multi-media space supported by high-speed internet. This approach draws upon current initiatives by federal and state governments to make school infrastructure available to a wider range of community uses and enhance the delivery of services to children.

Optimise the location to enhance accessibility

Community facilities should be visible and convenient to access using different modes of transport. They should be located in activity centres close to cafes and shops and medical facilities to encourage people to socialise and shop locally. Local centres are more likely to be serviced by public transport and active transport and make services more accessible to older people and young people. Consideration could be given to planning policies within activity centres to encourage a mix of services including GP and allied health clinics.

In Concordia, consideration should be given to locating social infrastructure close to open space, shops or schools that are accessible by safe transport routes and near a mix of land uses and

¹⁷https://www.researchgate.net/publication/372851935_Reimagining_the_Library_of_the_Future_From_Social_Condenser_and_Community_Hub_to_Regenerative_Design

activities that support 'eyes on the space' at various times of day and night for added feelings of safety and inclusion.

Deliver social infrastructure through funding partnerships

There is a growing trend to maximise the efficient use of resources in the provision of social infrastructure by sharing the costs through co-located facilities, funding partnerships and cost-sharing arrangements. In new growth areas the establishment of private schools presents an opportunity to share the cost of recreation and sporting facilities, performing arts spaces, libraries and digital hubs.

This model has the advantage of enabling interaction between people of different ages which can build community strength and cohesion. Furthermore, equal opportunities can be created through shared facilities with schools. While these models offer numerous advantages, it is important to acknowledge that school hours can limit the availability of shared facilities to the broader community and should be considered when planning and implementing such models.

In Concordia, the development of public schools and potentially a private school, will create an opportunity for shared community facilities that can be delivered through a combination of public and private funding arrangements.

6.0 Open space provision for Concordia

6.1 Benefits of open space

With an increasing number of new houses with smaller backyards, greater emphasis must be placed on access to safe, accessible, quality public open space that can support a diverse range of activities and meet the changing needs of our diverse community. – Draft GARP 2024

The benefits from open space in new urban areas can be enhanced through its design and distribution (see Table 9). The key opportunities for open space design at Concordia will be to create linkages to destinations within the development using safe internal connections for walking, cycling, wheelchairs, and other mobility equipment. The planning and design of public open space can also contribute to building a community identity through the creation of places with a unique character and a connection to biodiversity.

Table 9: Benefits of open space

Design Feature	Benefit
Places for physical activity	Physical and mental wellbeing ¹⁸
Natural landscape	Mental wellbeing Economic activity (the area appeals to new residents and tourists)
Connected areas of open space	Biodiversity and climate change resilience ¹⁹
Large areas of open space	Reduced heat island effect, improved air quality, stormwater permeation
Local character and history	Promotes a sense of identity and builds community strength and links to the history of the site
Places to gather	Provide meeting points where the community can assemble and enjoy outdoor activities

6.2 Hierarchy of open space provision

Table 10 shows a hierarchy for distributing open space for different purposes. The Concordia integrated structure plan will guide the distribution of open space and should provide for local, neighbourhood, ancillary and linear uses according to this hierarchy.

Table 10: Open space hierarchy²⁰

Open space type	Guidance ²¹	Intended uses
Local	Within 400m of residential areas, and close to schools and shops. Between 0.2 and 0.5ha in size.	Passive space Informal, low level activities Incidental (e.g. walking through a park to the shops) Deliberately (e.g. to relax)
Neighbourhood	Within 500-800m of households they serve 0.5 and 1ha in size.	Designed to meet the needs of the whole family Spaces for play and informal sport and recreation

¹⁸ South Australian Government, https://livingadelaide.sa.gov.au/__data/assets/pdf_file/0003/319809/The_30-Year_Plan_for_Greater_Adelaide.pdf, 2017

¹⁹ Daniels, CB, Taylor, SG & Roetman, Philip, EJ 2011, 'Urban biodiversity', *Creating sustainable communities in a changing world*, Crawford House Publishing, Belair, South Australia, pp. 179-187

²⁰ Source: Regional Open Space Strategy

²¹ Source: The Barossa Council Sport, Recreation and Open Space Draft Policy Position – Confidential

		Longer stays, so amenities such as toilets, play spaces and picnic areas are often included
District	Within 1.6 kms of all households they serve. At least 3 hectares in size (excluding sporting facilities).	Wider community Multi-use activities Often feature sports fields, courts, and other significant infrastructure
Linear	Off-road areas linking destinations	Shared use walking and cycling Horse-riding in undeveloped areas

The hierarchy above is consistent with the Barossa Council's Sport, Recreation and Open Space – Draft Policy Position. Indicative catchments are used to estimate access in terms of walking distance to an open space. These catchments are often shown within the hierarchy of open spaces servicing different-sized spatial catchments. The key sizes and catchment of local, neighbourhood and district parks are further illustrated in Figure 7.

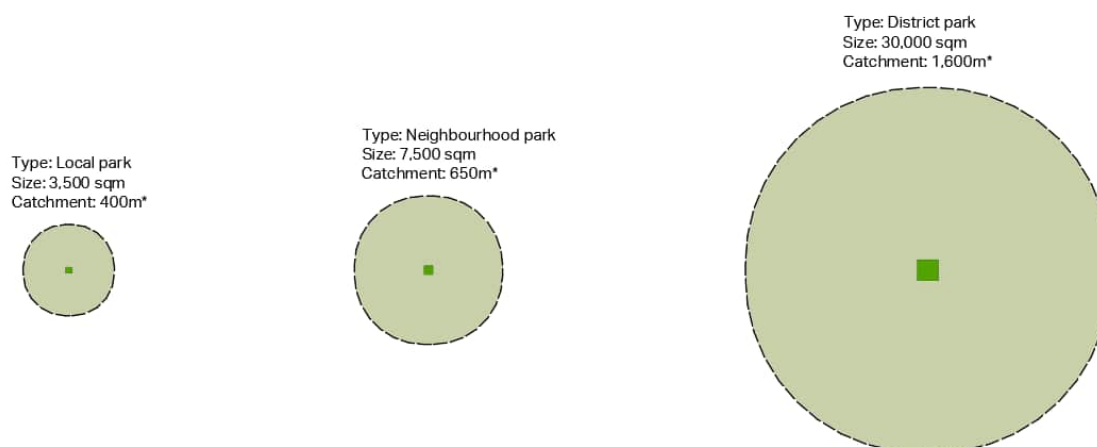


Figure 7 Comparative diagram of open space type, size and catchment

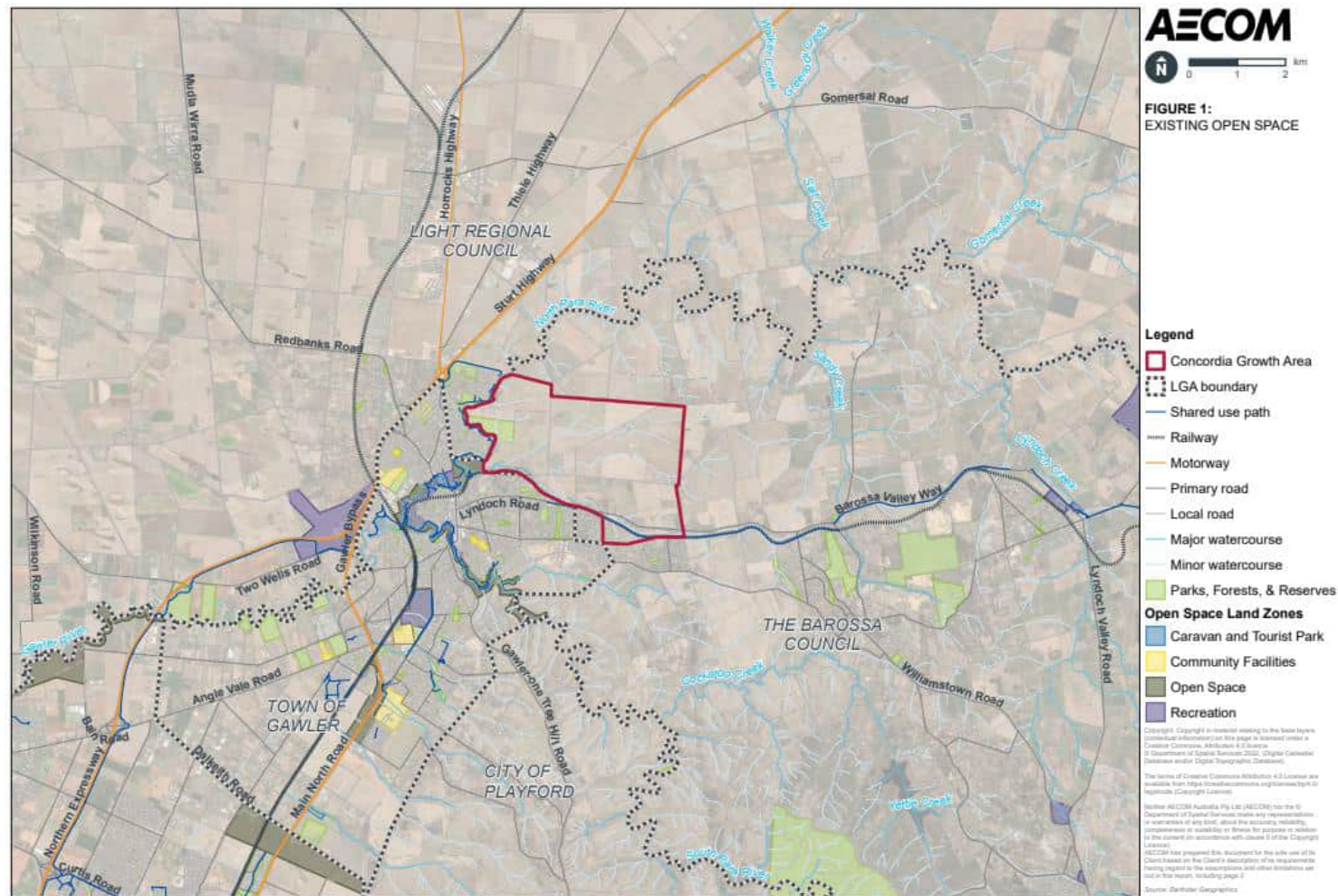
*Where there is a range provided for size and catchment, an average has been used for graphic representation.

Similar to the provision of social infrastructure, Concordia should seek to provide district level to local level open spaces to sustain the population growth. While Gawler is progressing to provide regional to local level open space for its population, the provision of open spaces within Concordia should be planned and coordinated within the open space context of Barossa.

6.3 Spatial analysis of existing open space

Map 2 shows the existing parks and reserves close to Concordia. Linkages to these, particularly the North Para River along the western boundary of Concordia should be considered when planning linear open space.

Map 2: Demonstrates the existing land use Open space and recreation reserves around Concordia



6.4 Open space planning guidance

Open space for Concordia has considered the strategic planning and policy documents outlined below.

6.4.1 Greater Adelaide Regional Plan (GARP) Discussion Paper, 2023 & draft GARP, 2024

The GARP aims to prompt debate and guide about planning for the future of the Greater Adelaide Region, tackle the complex issues of climate change, net zero aspirations, social equality, community resilience, housing choices, housing affordability and affordable living.

The discussion paper outlines the principles for the development of new regional Open Space Strategy which expands on the existing Metropolitan Open Space System (MOSS), first proposed in 1967, to support:

- An interconnected network of open spaces across the region.
- An equitable range of quality public open space and places.
- Provision of inter-urban breaks to separate and define distinct townships and urban areas.
- Integration of Water Sensitive Urban Design (WSUD) in association with recreation, aquifer recharge, and water quality management.
- Provision of open space and green corridors to support critical habitat, movement of wildlife, biodiversity and native vegetation.
- Identification of regional open space connections across new urban areas

Specifically, the GARP identifies the Hills Face Zone, Metropolitan Open Space System, and Greater Adelaide Open Space System features to the southeast and southwest of the town of Gawler, as well as through the waterway systems of North Para River and the creeks bordering Concordia.

6.4.2 Adelaide Urban Greening Strategy Draft, 2024

The Urban Greening Strategy for Adelaide drives the approach to greening of the Adelaide metropolitan area and establishes the vision of:

‘a resilient and liveable Adelaide for all: cooler, leafier and more biodiverse’

Further, the strategy identifies practical actions to turn this vision into reality:

- Cooler and greener infill development
- Government leading by example
- Building nature back in
- Future-proofing our urban forest
- Improving greening equity
- Scaling up impact by working together.

The Draft Strategy identifies the role of urban parks, streetscapes and transport corridors in establishing and improving urban greening across Adelaide.

6.4.3 The Barossa Council Sport, Recreation & Open Space Draft Policy Position Version 2.3 (2024) – Confidential

The Barossa Council has prepared a policy position for sports, recreation and open space consideration at Concordia. The following trends and drivers in sport, recreation and open space have been identified:

- Public-private partnerships
- Adapting to Climate Change
- Sustainable Design
- Co-location of Facilities
- Challenges Maintaining Open Spaces & Assets

It is important that a balance is achieved between the need to provide quality open spaces and facilities, but for these to be designed thoughtfully and restrained to ensure sustainable maintenance and management over the long term.

The useability of land for recreation purposes will factor into the Council's assessment of land to be counted towards the open space contribution (minimum 12.5% of the overall site). The following factors will be considered before accepting a parcel of land as open space:

- Quality and quantity: Open space that is high quality, useable and appealing will be prioritised over the quantity of open space.
- Land topography: Open space needs to be useable for its intended purpose and requirements. Steep gullies are not considered to be appropriate open space (greater than a slope ratio of 1:5).
- Water systems: Open space can be co-located with land used for stormwater management areas and natural waterways, providing it is useable and connected as part of the broader open space network and not affected by the 5% AEP flood event.
- Transmission corridors: Open space can be co-located with land used for the transmission of power providing the open space is high quality, well designed, functional and accessible.
- Land contamination: Where land is contaminated it will not be accepted as open space unless there is a commitment and a plan for remediation (i.e. by the developer).

Further, the Barossa Council Policy Position on Sport Recreation and Open Space identifies the needs and suggested requirements for recreational facilities and open spaces within the Concordia Growth Centre.

6.4.4 A Vision for Open Space and Public Realm: prepared for The Barossa, Light and Lower North Region Councils (background report, 2013)

This report was prepared in 2013, however consultation with the Barossa Council in July 2024, indicates the document is still considered relevant and therefore a short summary is provided below.

The regional open space strategy promotes the development of open space for a range of active, passive, structured and unstructured opportunities "that will showcase the region as a vibrant and liveable community and destination for leisure and recreation tourism". The principles that are most relevant to Concordia are:

- Planning open space that provides Regional, District, Neighbourhood and Local level parks, with additional open space in the form of land use buffers, greenways and ancillary land use.
- New allocations of open spaces should be at least 2000m² in size.
- Homes should be within 500m walking distance from open space.
- Access to open space should be equitable with consideration given to aged, infirmed, people without transport, parents with young children, and people with disabilities.
- Design of open space should protect and enhance the environmental, cultural and heritage values and promote public safety.

- Create and improve the linkages between the Barossa district and Gawler specifically via the Barossa Trail.
- Create links to key areas outside of towns by accessibility methods other than cars²².
- Enhancing views and vistas beyond the townscape towards the hills' escarpment and agricultural landscape.²³

6.4.5 Town of Gawler Open Space Guideline 2019

The guideline provides direction for the development of high-quality open spaces that balance the needs of the community and contribute to the Town's 'sense of place'.

In relation to open space provision, it highlights the following considerations:

- Open spaces to respond to the mixed level of densities with predominately low density and with some new medium density in new developments
- Plan for increasing population and ensure accessible open space around future growth areas.
- There is a large proportion of older people, with increasing proportions of young people.
- There is demand for all types of open space to cater for the needs of different age groups.

Specifically, it provides the open space hierarchy that occurs in the Town of Gawler. It also outlines the desired future character and requirements for each reserve category that aligns with the Council's standard service levels.

6.4.6 PDI Act 2016 and the Planning and Design Code

The *Planning, Development and Infrastructure Act 2016* is the legislative framework that facilitates the Planning and Design Code, which is the state-wide policy framework that provides direction for all developments. Section 198 within the Act requires a minimum fixed proportion (12.5%) of a new development site (with over 20 allotments being created) to be set aside to open space as part of the subdivision process.

The open space must have regard to any relevant provisions within the Planning and Design Code. Outcomes are provided both within the zoning and the general development provisions of the PDI Act to support best practise for the development.

Figure 8 provides a diagrammatic representation of the open space requirement overlayed with the Concordia site boundary. **For Concordia, assuming the development site size of 950 ha this equates to a minimum of 118.75 ha of publicly accessible open space.**

A Code Amendment is currently underway for Concordia, which will transfer the land from the Rural Zone to the Residential Zone (or similar). This will facilitate the growth of the Concordia.

As an example, the Master Planned Neighbourhood Zone outlines the following performance outcomes to guide open space within the region:

- *PO 4.1 - The size and distribution of open space encourages recreation and healthy lifestyles.*
- *PO 4.2 - The quality of open space encourages recreation and healthy lifestyles by including a variety of attractive features such as walking and cycling trails, play spaces, water features, irrigated recreation spaces, sporting infrastructure or public art.*

Further, the following General Development Policies for Open Space and Recreation within the Planning and Design Code are relevant:

- *PO 1.1 - Recreation facilities are compatible with surrounding land uses and activities.*
- *PO 2.3 - Open space and recreation facilities link habitats, wildlife corridors and existing open spaces and recreation facilities.*

²² reference: Barossa Open Space & Trails Strategy 2, Gawler Open Space Strategy 7, Gawler Public Realm Strategy 3

²³ reference: Gawler Public Realm Strategy 4

- *PO 4.1 - Land allocated for open space is suitable for its intended active and passive recreational use taking into consideration its gradient and potential for inundation.*

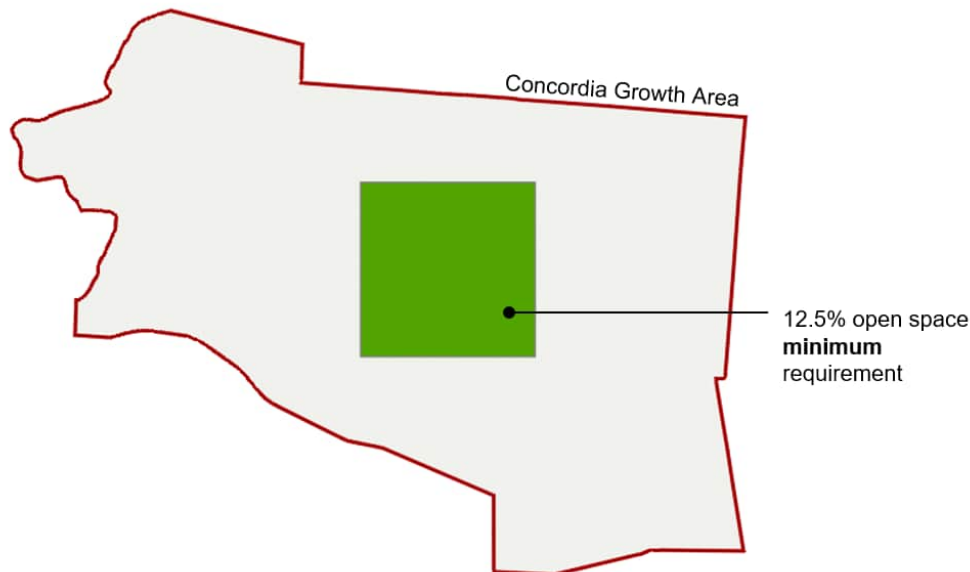


Figure 8 Diagrammatic representation of 12.5% of open space within the site

6.4.7 Town of Gawler Draft Growth Framework Land Use Plan

Town of Gawler is currently preparing the Growth Framework and Land Use Plan. It has identified the provision of a 20ha Sport and Recreation Precinct along Main North Road, which aligns with the Gawler Open Space, Sport and Recreation Plan 2025. It is indicated the Sporting Precinct can be in the centre of a new Northern Parklands and assist with the inter-urban break south of Adelaide.

The Sporting Precinct is proposed to be tested through the preparation of a structure plan with two possible locations along Main North Road. There is also the potential to co-locate the Sporting Precinct with a new public high school to maximise its usage and enable sharing of facilities.

6.5 Principles for planning open space in Concordia

Open space planning in Concordia may be guided by the following principles:

Linear open space

Linear open space provides the greatest opportunity within Concordia to maintain the important elements of its rural and natural amenity.

Linear trails also act as biodiversity movement corridors which will be an important aspect of the new development and its links with the existing environment. Linked linear corridors can be extended throughout Concordia from the primary open space corridor (south-west area of Concordia), following the contours of the land and the creeks and tributaries that feed the North Para River, through to eastern areas of the site.

Seating should be provided at regular intervals along walking and cycling routes for people to rest- 200–400 metres intervals are recommended.

Local Open Space

Local parks (up to 0.5ha) should be within 400m safe walking distance, centrally located within residential areas and close to shops. They should predominantly be designed to help maintain the character of the area. They should also take advantage of opportunities created by the landscape, such as providing seating in elevated areas to allow views across surrounding areas.

Neighbourhood Open Space

Neighbourhood parks (0.5 to 1ha) should be provided within 500 metres safe walking distance from all dwellings. These may be connected by or within linear open spaces to enhance accessibility and be designed for play and informal sports activities. Amenities such as picnic and barbeque areas, and toilets should be provided as neighbourhood open spaces are designed to meet the needs of the whole family.

District open space

Located within 1.6Km of households and at least 3ha in size. Access to existing district open space is available to the western side of Concordia, due to the proximity of Clonlea Park within the Town of Gawler. However, the eastern side of Concordia may need to plan areas that are flexible to be used or developed for multiple uses such as formal sports activities or youth parks, and cater for the wider community. The preference is to provide district open space centrally within Concordia, to accommodate convenient access to district open space.

Playspaces

Whilst not all parks and reserves should incorporate playspaces, they will enhance the quality of open space. Local playspaces within 500m walking distance of every household are recommended and neighbourhood playspaces within each suburb. Locating playspaces close to housing for older residents also allows for easier access and interaction for them to play with their visiting grandchildren and family.

The regional open space strategy recommends moving away from playspaces consisting of only play equipment, and encourages opportunities for imaginative and unstructured play through the provision of playspaces that incorporate the following five elements:

- Play equipment
- Imaginative and creative area
- Unstructured recreational area
- Special feature, and
- Adult / carer area.

Playspaces can be an attractor to new development.

Further, Barossa Council adopts a hierarchical approach to providing playspaces with:

- **Regional and District playspaces:** generally, include large spaces with diverse activity opportunities, catering for multiple age groups and ensuring inclusivity for people of all ages and abilities, connected to higher level recreation spaces and facilities (major projects of \$1M-\$5M).
- **Neighbourhood playspaces** will generally feature several play elements that cater for more than one age group (large projects of \$500k-\$1M).
- **Local playspaces** (Medium projects of \$100k – \$500k or small projects of >\$100k) will provide basic equipment that cater for one age group (generally young children aged 3-7 years).

Event spaces

Barossa Council's draft of the *Event Management Policy* categorises events as low-impact, medium-impact, high-impact, and significant, based on the number of people and use of the space. The open space developments can accommodate events through the provision of infrastructure such as:

- Conveniently located and distributed power supply.
- Natural amphitheatres that capitalise on topography and landform.
- Sporting facilities that support events by providing facilities for hospitality, access to public toilets, safe movement of pedestrians and access for service vehicles.

Further guidance for open space

The easements surrounding large electrical transmission lines have the potential to be used as open space and recreational areas. Existing easements run through Concordia in a north-south direction. The preference would be for passive open space to be provided along the transmission line corridor, and limiting activities (for example, ball games, kite flying) which would have risk of contact with the transmission lines. Electranet provides further landscaping and urban design guidelines for open space within easements²⁴.

The Health Foundation Healthy by Design SA Guidelines²⁵ provide the following recommendations for planning, designing, and developing healthy urban environments in South Australia:

- On recreational trails, provide signage leading to the start of the route and at regular intervals along the route.
- Include distances, trail grading, permitted uses and walking/cycling times to destinations.
- Use clear, concise, legible, and consistent signage with appropriate colour contrasts, letter font and size.
- Maximise the choice and availability of amenities and end-of-trip facilities at local destinations. These include seating, drinking fountains, toilets, bicycle lock-up points and dog-waste disposal bins.
- The provision of amenities and facilities has been shown to have a positive impact on the comfort of a destination and the level of active transport to and around a destination.
- Create an attractive microclimate, shade in summer, sun in winter and shelter from winds, through use of street trees and suitable shade shelters at public destinations such as open space reserves and public squares, and over play equipment, barbecues and picnic seats.
- Providing trees for shade and wind protection increase the level of enjoyment when using amenities and promotes the use of the destination.

6.5.1 Guidance for Distribution of Open Space in Concordia

The following principles have underpinned the provision of open space in Concordia:

- **Co-locate parks with adjacent open spaces like creeks or powerline corridors** will help leverage existing natural features and infrastructure.
- **Locate district parks on flatter topography** can help with easier accessibility and reduced construction costs.
- **Place one neighbourhood park on each hill.** This will provide 4 parks within the precinct and will help leverage views.
- **Position local parks along crest lines.** This will help leverage views.
- **Ensure district parks are standalone but can be co-located with sports and recreation facilities.** This will allow for large, dedicated spaces with a variety of amenity and act as community focal points.
- **Adapt open space catchment to the area's topography.** This will ensure parks and recreational areas are effectively integrated into the landscape.
- **Co-locate parks with other types of open spaces** such as creeks and powerline corridors which will enhance the ecological value and maximise environmental benefits.

²⁴ ElectraNet, <https://www.electranet.com.au/wp-content/uploads/resource/2016/06/2013-Resource-LandPlanningGuide.pdf>, 2013

²⁵ <https://www.healthybydesignsa.com.au/resources/>

6.6 Open spaces analysis for Concordia

An initial approach to the distribution of open spaces in Concordia involved a focus on existing topography, natural features and infrastructure within the precinct. Further analysis will overlay and integrate with surrounding place attributes.

6.6.1 Understanding creeks and waterways

Creeks within the precinct will integrate natural waterways with both passive and active open spaces, manage stormwater, enhance biodiversity, and offer recreational opportunities. Analysis of the potential quantity of open space indicates up to 124.5ha of riparian corridors or areas along the edges of the creeks may be created using a 30m buffer from the creek lines. Twenty metres of this buffer has been identified for passive or as 'unprogrammed' open space. The remaining 10m of the buffer has been identified for active or programmed open space which may include activities such as walking and biking, picnic areas and play areas for children. The buffer distances are adopted from the *NSW Land Management (Native Vegetation) Code 2018*. Further studies, including cultural heritage, biodiversity and flooding will be required to determine the validity of this assumption. Indicative creek and waterway open space corridors are shown in Figure 9.

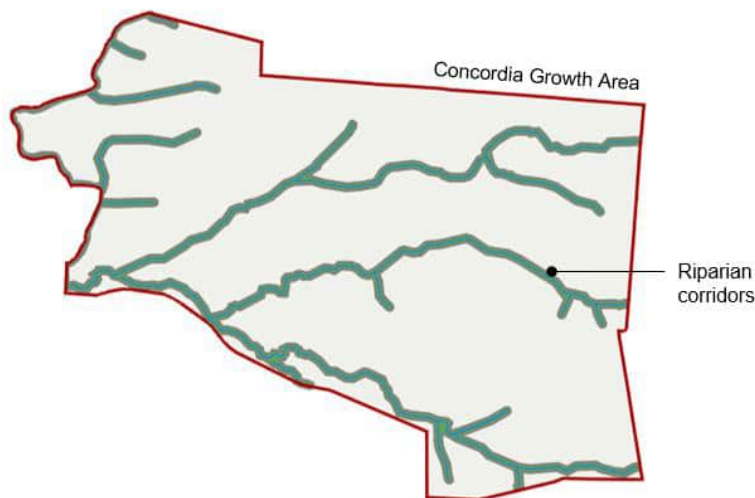


Figure 9 – Indicative creek and waterway open space corridors

6.6.2 Understanding topography and hills

The crest lines within the precinct run between the water corridors and there are three hills within the precinct. These lines are important to understand drainage patterns, manage views, and aid in determining the location of open spaces. Specifically, there can be issues of drainage within sporting fields, especially during rainy seasons. Indicative crest lines are shown in Figure 10.

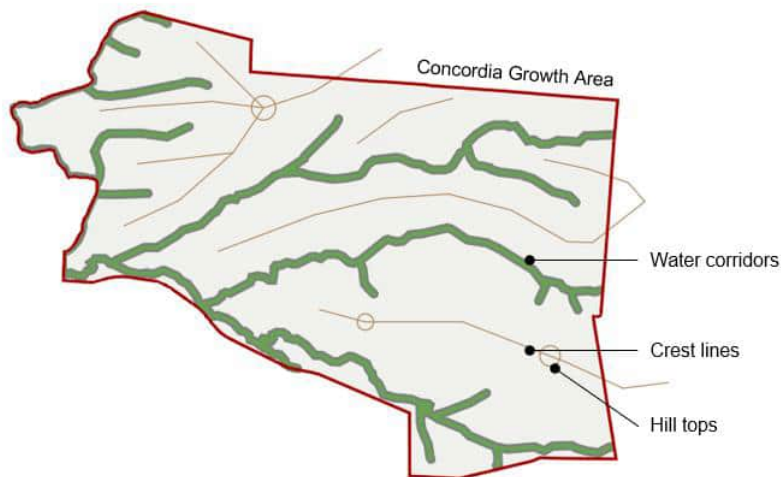


Figure 10 – Diagrammatic analysis of location of crest lines and hill tops in the Concordia Growth Centre

6.6.3 Power line corridors

There are approximately 15.9ha of powerline corridors within the precinct. This includes two corridors that run north-south in the west of the precinct. The easements surrounding large electrical transmission lines have the potential to be used as passive open space and recreational areas but will limit activities that would have risk of contact with the transmission lines. Indicative creek location of existing easements are shown in Figure 11.

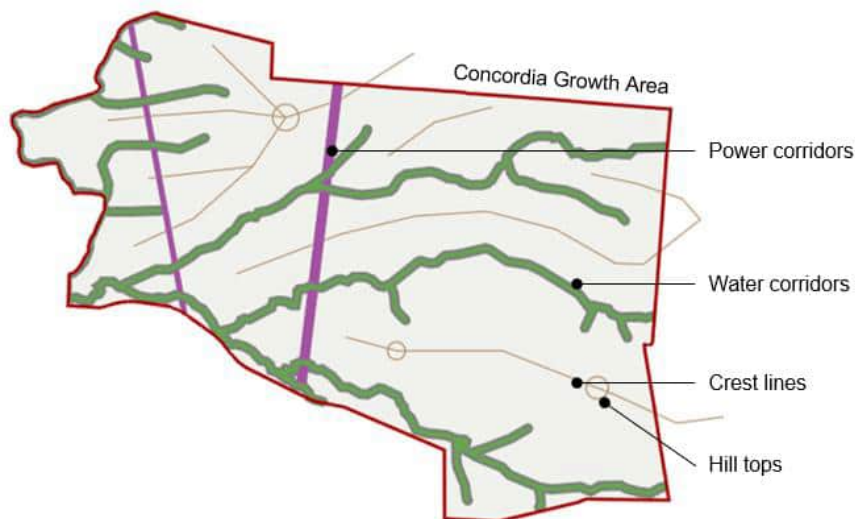


Figure 11 – Indicative location of existing powerline easements within the Concordia Growth Centre

6.7 Recommended open space provision

Recommendations for the amount and quantity of open space are provided below. The provision of open space provision should be considered alongside other matters such as Aboriginal cultural heritage, stormwater management, the transport network, housing typology, topography, as well as local government expectations and maintenance parameters. The open space provisions below reflect a point in time recommendation, and it is anticipated the outcomes will evolve alongside the iterative urban design and structure planning process managed by others.

The district parks are considered at a size of 30,000 sqm with a catchment of 1,600m. The neighbourhood park is considered at size of 7,500 sqm with a catchment of 650m, while the local parks are considered at a size 3,500m with a catchment of 400m. With these considerations, while meeting

the 12.5% open space requirement, **the recommended open space provision for the precinct includes 1 district park, 5 neighbourhood parks, and 18 local parks.**

Indicative distribution of open space for Concordia is shown in Figure 12 and summarised in Table 11.

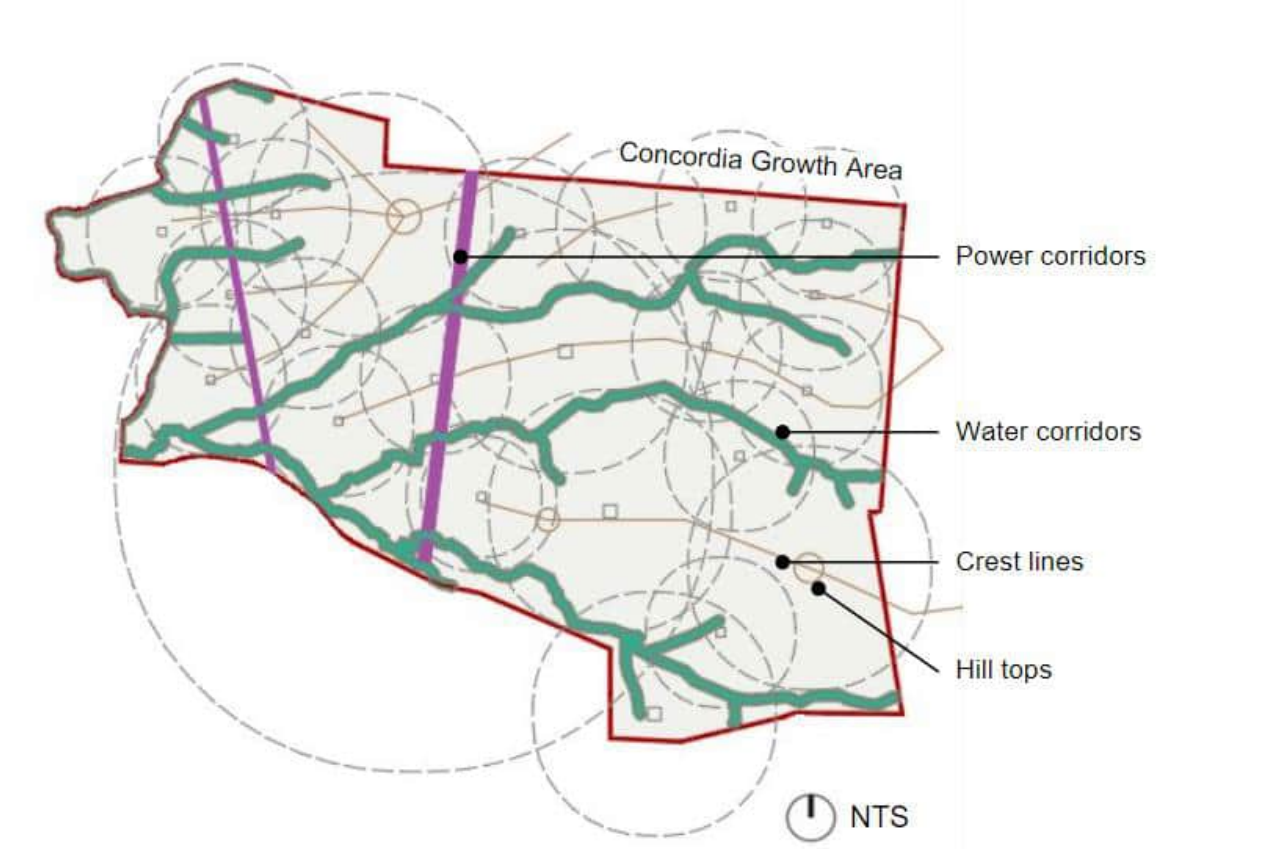


Figure 12 – Indicative distribution of open space

Table 11 Open space recommendations

Open space	Area	Recommendations for Concordia (30,190 people)	Total Area
District	Min. 3 ha each	1	3 ha
Neighbourhood	Max. 1 ha each	5	5 ha
Local	Max. 0.5 ha each	18	9 ha
Indicative other areas of passive and active open spaces			
Creeks and Waterways (passive)			83 ha
Creeks and Waterways (active)			41.5 ha
Powerline easements (passive)			15.9 ha
Total (indicative)			157.4 ha

Note the minimum 12.5% open space requirement for 950ha is 118.75ha. We understand the total open space may be above the indicative 157.4ha to accommodate cultural heritage buffers that are presently under assessment by others.

7.0 Sport and recreation provision for Concordia

Recreation facilities are defined as indoor and outdoor spaces allocated for organised public sporting and physical activities.

7.1 Strategic guidance

A number of local guidance documents inform the provision of recreation space, and these include:

7.1.1 Office for Recreation, Sport and Racing – Concordia Code Amendment Input

ORSR provided a desktop analysis of the likely future demand for sport and recreation in the Concordia growth area based on the future population of approximately 30,000 people at Concordia. The approach included identification of high participation sport and recreation activities in South Australia (top 15 sport and recreation activities by participation), a review of the surrounding areas to identify available facilities and opportunities, and identification of potential gaps in facility, infrastructure and/or club provisions based on benchmarking and professional experience.

The proximity and presence of existing facilities in Gawler formed part of the assessment.

The ORSR desktop assessment suggested that there may be a need for a 2-3 court indoor stadium, 4-5 local level active open space areas with sports fields (i.e. soccer, AFL/cricket etc.) to support a range of activities, with two accommodating local level (2 court+) netball facilities and one accommodating a local level (2 court) public use tennis facility. 6-10 tennis courts for club use.

The ORSR desktop assessment suggested that there was not a need for an aquatic centre or lawn bowls facility within Concordia.

The analysis noted the limitations of desktop assessments, and the need to engage with local Councils for further consideration.

7.1.2 The Barossa Council Sports, Recreation and Open Space – Draft Policy Position Version 2.3, 2024

The Barossa Council has prepared a (confidential) draft providing policy positions for sports, recreation and open space.

The document acknowledges the cultural importance of sport and recreation to the region and the often higher than average provisions of sporting facilities within the Council. Sport and recreation are core components of community life and wellbeing within the Barossa.

The following trends and drivers in sport, recreation and open space have been identified:

- Public-private partnerships
- Adapting to Climate Change
- Sustainable Design
- Co-location of Facilities
- Challenges Maintaining Open Spaces & Assets

The document identifies the provision of the following types of sporting facilities:

- **Sporting Precincts (A minimum of two precincts):** Comprising a combined club and shared facilities, including multi-use clubroom, unisex changerooms and facilities and listed. A well-designed sporting club/precinct could include several sporting codes, such as winter AFL, netball, hockey, soccer, etc.
- **Other (Distributed):** Facilities such as lawn bowls, hockey, multi-use clubrooms, tennis courts, and soccer and athletics areas (long jumps, shotput, and javelin) should be distributed across

the development site and accessible from / adjoining district and neighbourhood-level open space, where practical.

- **Indoor Recreation Precinct (One Precinct):** including indoor recreation (4-6 courts), gymnastics, aquatics (8 lane 25 to 50m) 24/7 gyms, skate or BMX park.

7.1.3 Office for Recreation, Sport and Racing – How to Plan for a Community Recreation and Sports Hub – Guide 2018

This framework demonstrates a growing need for key stakeholders, including local government, state government, schools (public and private) and state sporting organisations, to work more collaboratively to ensure that there is an integrated and strategic approach to the provision of regional level single activity and multi-purpose community sporting hub facilities, that meet the current and future sporting needs of communities across South Australia²⁶.

7.1.4 Office for Recreation, Sport and Racing - Recreation & Sport Facility Design Guide 2018 ²⁷

This guide identifies the steps involved in facility planning including defining the facility catchment, undertaking a strategic review of community facilities in the long term in the area, and identifying what role the facility can play in addressing the need.

7.1.5 Town of Gawler - Open Space, Sport and Recreation Plan 2025, 2016

The background report provides a detailed analysis of the demand for sport and recreation facilities taking into account population growth, a community survey and assessment of future participation in sport. The report specifically addresses the demand for sport and recreation facilities in Concordia and considers Concordia large enough to require its own local sport and recreation open space, including at least one sportsground. The report assumes that Concordia will have a final population of 18,000 people (noting the report was prepared in 2016). As it is now predicted that Concordia's final residential population will be approximately 30,192 people, these numbers have been adjusted to reflect these changes²⁸. We note a more recent Sport and Recreation Plan is currently under development by the Town of Gawler but is not yet available.

The July 2016 plan (adapted in this report to reflect increased projected population at Concordia) suggested the sport and recreation provisions within Concordia should include 4-5 ovals (football and cricket), 3 cricket pitches, 3-6 soccer pitches, 10 netball courts and 16 tennis courts.

The plan also recognises the contribution the Concordia community may make to sustaining regional level sport and recreation facilities, such as aquatic facilities in the Town of Gawler, noting the high operation cost of such facilities.

Map 1 shows the location of existing sport and recreational facilities within the study area.

7.1.6 PDI Act 2016 and the Planning and Design Code

The *Planning, Development and Infrastructure Act 2016* is the legislative framework that facilitates the Planning and Design Code which is the state-wide policy framework that provides direction for all developments. There are no specific quotas for recreation facilities outlined within the act or code; however, guiding Performance Outcomes (PO) are provided for the zones to support best practice for the development.

A Code Amendment is currently underway for Concordia, which will transfer the land from the Rural Zone to the Master Planned Neighbourhood Zone. This will facilitate growth of the Concordia development.

The Master Planned Neighbourhood Zone outlines the following performance outcomes to guide open space within the region:

²⁶ http://www.dpti.sa.gov.au/__data/assets/pdf_file/0004/163318/Bulletin_1.pdf

²⁷ https://www.orsr.sa.gov.au/places-and-spaces/documents/FACILITY_DESIGN_GUIDE.pdf

²⁸ [Microsoft Word - 160706 Gawler OS Strategy Directions Report.docx](#)

- PO 3.1 - Community facilities such as schools, community centres, recreation centres and public open space are co-located within activity centres or co-located with complementary uses to reinforce their role as a focal point for community.
- PO 3.2 - Community facilities are located and designed to maximise accessibility by public transport, walking and cycling.

7.2 Recommended sport and recreation facilities for Concordia

The recommended sport and recreation facilities for Concordia Growth Area are outlined in Table 12.

The assessment considered feedback from the Barossa Council, the Town of Gawler and Light Regional Council, the strategic documents outlined in Section 7.1 and benchmarks documents, including the WA Parks and Leisure Guide and the ORSR assessment for Concordia.

There is a need for sport and recreation provisions to be considered alongside other matters such as Aboriginal cultural heritage, stormwater management, the transport network, housing typology, topography, and the Barossa Council expectations and maintenance parameters. The recommended provision below is intended to provide strategic guidance. It is anticipated the outcomes will evolve over time alongside the iterative urban design and structure planning process undertaken by others.

Table 12 Recommended sport and recreation facilities for Concordia

Facility	Recommendations for Concordia (30,190 people)	Assessment notes (where relevant)
High priority facilities		
Indoor sport stadium	1 indoor stadium, with 3-4 courts + gymnasium	Slightly above ORSR recommendation, yet at the lower end of the Barossa Council policy position. Important facility noting the strong sporting culture in the region, climate change, and need for more weather protected venues. Population growth in Gawler and surrounds will draw more demand to existing indoor venues. Potential to be shared use facility with a school.
AFL Ovals/ Cricket Ovals	4 to 5	Consistent across multiple benchmarks/policy documents. Co-location of AFL and Cricket maximises the use of the ovals and minimise land requirements.
Athletics	1 to 2	Above ORSR and WA Parks and Leisure recommendation, but minimal land is required to support athletics when co-located with an AFL/Cricket Oval (see Banksia Park Sports Area as an example of co-location of athletics club with an AFL/Cricket Oval). Alignment with the Barossa Council Policy Position.
Soccer pitches	4 to 5	Consistent across multiple benchmarks/policy documents
Netball courts (outdoor)	4 to 6	Above the ORSR recommendation noting the cultural importance of netball in the Barossa. In line with WA Parks and Leisure benchmarks. Below the Barossa Council Policy Position. When considered alongside mixed-use outdoor courts recommendation (see below) aligned with Barossa Council Policy Position.
Mixed use courts* (outdoor)	4 to 6	Courts that support 2-3 sports (such as netball, tennis and basketball). Netball and tennis to be prioritised given high demand in the region as advised by the Barossa Council.

		Above benchmarks to accommodate high localised demand and sporting culture in the Barossa.
Tennis (outdoor)	12 courts (at least 2 for public use)	Upper end of ORSR recommendation, above other benchmarks, lower than Barossa Council Policy Position. When considered alongside mixed use outdoor courts recommendation (see above) aligned with the Barossa Council Policy Position.
Skate Park & BMX	1 to 2 or upgrade Clonlea Park Skate & BMX Park	At least 1 small facility in Concordia. Clonlea Park (Gawler Council) adjacent Concordia includes a Skate & BMX Park that could be reviewed for possible expansion, given proximity to Concordia.
Other		
Aquatic facility	nil	Several benchmarks indicate an aquatic facility (i.e. 25-50m pool) is not required for a community of 30,000 people (including ORSR assessment). Additionally, an aquatic facility is not recommended for Concordia given its proximity to the outdoor Gawler Aquatic Centre, and the indoor STARplex swim centre at Gawler. Consistent with ORSR assessment, not consistent with the Barossa Council Policy Position.
Lawn bowls	nil	Several benchmarks indicate a lawn bowls facility is not required for a community of 30,000 people and given proximity to the Lyndoch Bowling Club and Gawler Bowling Club (up to 6 rinks combined) a lawn bowls green is not recommended for Concordia. Consistent with ORSR assessment, not consistent with Barossa Council Policy Position.
Hockey pitch	0-1	Not recommended as part of the ORSR assessment (noting hockey is not in the top 15 sports by participation). However, some benchmarks suggest hockey pitches are required for a population of 30,000 people, and the Barossa Council Policy Position seeks hockey pitches. It is suggested that land is set aside for a hockey pitch at Concordia and demand for the facility is assessed over time through community consultation lead by Council. Future demand of the Gawler hockey pitch to be considered.

*Potential to be combined with other courts for space efficiencies, such as the proposed netball or tennis courts.

- It is anticipated that some facilities may be provided in conjunction with schools to provide maximum utilisation of resources. In these instances, it is critical that access is maintained to facilities during out of school hours, and shared use facilities are not fenced in a way that restricts access.

7.3 Principles for planning recreational facilities in Concordia

7.3.1 Co-location

There is value in providing shared recreational facilities that cater for different ages, abilities and sports. Co-locating facilities close to transport hubs, shopping, education and community services provides is a recommended approach. Shared community facilities provide opportunities for transport hubs due to being a likely varied and high use destination for multiple sections of the community.

An example of the benefit of co-locating sporting facilities for community and educational use is demonstrated in the research by Sport England²⁹ with key factors including: raising the school's profile and presence in the community, generating income streams, delivering health benefits and contributing to a vibrant community with effective local partnerships.

Active Living Research³⁰ by the University of California has also demonstrated the benefit of promoting physical activity through the shared use of school and community recreational resources. The research also showed that in two lower-income New Orleans communities found that the number of children who were physically active outdoors (i.e., those who were walking or very active in their neighbourhood and/or a schoolyard) was 84% higher in a community that opened a schoolyard for public play than in a community that had closed schoolyards.

7.3.2 Accessible

Locating shared community and recreational facilities within range of public transport also adds to accessibility for community members, as well as those needing to access the facilities from outside the area. Free and low-cost recreation spaces enable the whole community to participate for example subsidised entry to swimming centres and sporting facilities is recommended.

As described by the Clearing House of Sport (Commonwealth Government), facilities for those seeking sport activities (elite sportspeople and committed participants) must be no more than an hour away; for youth (particularly low socio-economic groups) using active transport or public transport, facilities should be about 15 minutes away; and for families and adult participants using motorised transport, about a 15-20 minute car ride away (assuming ideal traffic conditions)³¹.

7.3.3 Inclusive (female, disability, neurodiverse, and age friendly)

Traditionally sporting facilities have been designed predominantly to meet the needs of male participants and for this reason new facilities should be inclusive for all members of the community³². Provision of adequate changing facilities and amenities for men, women and/or unisex use should be incorporated³³. Facilities should also cater adequately for people with disabilities including Changing Places Facilities³⁴, step free access and aids to help people with mobility and visual impairments. Neurodiversity should also be included in the design and include consideration of 'communication boards' or 'low sensory room' and/or hours of operation.

7.3.4 Climate aware

Climate change is creating more extreme weather events. Hotter, drier weather contributes to greater heat stress, which can be life threatening for elderly community members and the very young. Social infrastructure needs to be more climate aware and prioritise areas of shelter, water sensitive urban design to reduce the 'heat island effect', and cooler microclimates where possible to increase community comfort and greater use of community facilities.

Other matters:

Additional sport and recreation considerations for Concordia include:

- Walking and cycling are important recreation and transport activities that highlight the need for trails, pathways and walkable neighbourhoods. Running or jogging are also high participation activities which reinforces the need for trails and paths linked to safe and appealing areas. Refer to the Concordia Transport Infrastructure Strategy for more information on active transport.

²⁹ <https://www.sportengland.org/facilities-planning/use-our-school/making-the-case/>

³⁰ http://activelivingresearch.org/files/ALR_Brief_SharedUse_April2012.pdf

³¹ https://www.clearinghouseforsport.gov.au/knowledge_base/organised_sport/sports_administration_and_management/sports_facility_planning_and_use

³² https://www.clearinghouseforsport.gov.au/knowledge_base/organised_sport/sports_administration_and_management/sports_facility_planning_and_use

³³ http://www.afcommunityclub.com.au/fileadmin/user_upload/Play_AFL/News/15154_AFL_PREFERRED_Facility_Design_150728.pdf

³⁴ <http://changingplaces.org.au/>

- Participation in non-organised / less traditional indoor sport and recreation activities such as martial arts, yoga, and dancing is increasing. This highlights the need for flexible indoor spaces aimed at community activity.
- Playgrounds are important facilities for community building. It is anticipated playgrounds will be distributed across the development with the location, size, and equipment to be considered further by a landscape architect.
- Water play areas (zero depth play) are integrated into high use public areas at Concordia to allow for heat relief, play and enjoyment, particularly for young children.

8.0 High level building footprint and cost estimates

Select social infrastructure building footprints and indicative cost are listed in Table 13 and seek to provide a Rough Order of Magnitude (ROM) +/-50%. More information regarding the cost estimate breakdown, including exclusions and disclaimers is provided in **Appendix A**.

The ROM costs seek to provide a starting point for considering the social infrastructure costs. The location of social infrastructure buildings, associated earthworks, ancillary structures and facilities, and co-location specifics, are yet to be determined. The ROM costs are expected to be further developed as the project progresses.

The indicative building footprint estimate considered recent examples of similar buildings that support district level communities, and the suggested standards listed in South Australian social infrastructure planning documents³⁵.

The size of the buildings listed below vary across South Australia, particularly the community facilities, and they can operate on a smaller scale where required. The size of social infrastructure buildings at Concordia will need to consider various site opportunities and constraints and the footprint may become more refined as the project progresses.

Table 13 high level costing of select social infrastructure buildings

Facility	Indicative building footprint (m2)	\$ rate per m2	Total \$**
District Level			
Library*	1,900	4,726	\$8,980,000
Community centre*	1,600	3,544	\$5,670,000
Community hall*	500	4,310	\$2,155,000
Arts & cultural* centre	1,350	3,930	\$5,305,000
Youth activity space*	600	4,100	\$2,460,000
Indoor sports & rec centre	4,681	4,684	\$21,925,000
AFL & cricket clubhouse building	940	3,755	\$3,530,000
Soccer clubhouse building	834	3,507	\$2,925,000
Netball clubhouse	628	3,511	\$2,205,000

³⁵ https://cdn.playford.sa.gov.au/general-downloads/Plans-and-Guidelines/SPA-AO_130220_SocialPlanForServicesAndInfrastructure.pdf and [Planning-Social-Infrastructure-and-Community-Services-for-Urban-Growth-Areas-Service-November-2011.pdf](https://cdn.playford.sa.gov.au/general-downloads/Plans-and-Guidelines/SPA-AO_130220_SocialPlanForServicesAndInfrastructure.pdf) (charlessturt.sa.gov.au)

Tennis clubhouse building	683	4,034	\$2,755,000
Athletics track & field clubhouse building	568	4,252	\$2,415,000
Local Level			
Community hall	1,160	3,875	\$4,495,000
AFL & cricket clubhouse building	702	3,504	\$2,460,000
Netball clubhouse building	341	3,710	\$1,265,000
Total indicative building cost**			\$68,545,000

*co-location of facilities where possible is encouraged, including some facilities being in the same building for cost and space efficiencies.

****DISCLAIMER:** the total indicative building cost reflects the building cost only and is to be reviewed alongside exclusions and disclaimers outlined in **Appendix A** that include (but are not limited to) all earthworks, external shelters, ovals, and courts, escalation, allowance for removal and/or treatment of contaminated soil, land purchase, GST, and other factors.

8.1 Schools site requirements (area)

Based on The Department for Education Planning Standards 2023, the following land area is recommended to accommodate schools of various sizes:

- Primary Schools (R-6): the approximate minimum land size required for a capacity of 450 students is 3.2 ha but ideally would be 5.1 ha to enable expansion to 600 students.
- Secondary Schools (7-12): the approximate minimum land size required for a capacity of 1300 students is 9.1 ha but ideally would be 12.6 ha to enable expansion to 1800 students.
- B-12 Schools: the approximate minimum land size required for a capacity of 2000 students is 14 ha.

The urban design and structure planning process should consider the indicative school site areas above and potential future proofing requirements should expansions be needed.

9.0 Looking ahead at population social trends

Concordia has a unique opportunity to shape its future and create a resilient community, establishing itself as a desirable place to live in South Australia. Population (Table 14) and social trends (Table 15) are described in two tables below in terms of what this might mean for Concordia. It is important to recognise that the following section is a visionary exercise and should be considered as such.

9.1 Population trends

Table 14 below presents key population trends that should be considered when planning for Concordia's future growth.

Table 14 Population trends

Population trends by age group	What this means for Concordia
<p>Generation Alpha (2010-2024) (0-14 years olds)</p> <p>Generation Alpha are the most materially endowed and technologically savvy generation yet. With children capable of using smartphones and tablets at a much earlier age, the opportunity for integrating technology with where children live and learn will be important.</p> <p>This needs to be balanced with concerns around mental health, the overuse of screens (particularly during the COVID-19 pandemic) and the need to connect children with nature and physical play.</p> <p>The level of obesity rates in Australian children is of considerable concern, with one in four being overweight or obese and one in 12 being obese³⁶.</p>	<p>Current baseline social infrastructure provisions for education and play spaces will provide a good indicator of what is likely to be required at Concordia.</p> <p>Opportunities to incorporate tactile and digital play spaces.</p> <p>Concordia has the potential to become a place where being active and healthy is the easiest choice for children. There is an opportunity to adapt guidelines such as the Heart Foundation Active By Design Guidelines³⁷, or the NSW Healthy Urban Development Checklist³⁸.</p> <p>Given the physical activity levels of Australian children, being able to walk or cycle to school will be important for children and parents living in Concordia, for their health and emerging independence.</p>
<p>Generation Z (1995- 2009) (15-29 years) and Generation Y (1980 – 1994) (30-44 years)</p> <p>Generation Z are the largest generation, comprising around 20% of Australia's population and almost 30% of the world's population³⁹.</p> <p>'Traditional milestones such as moving away from the family home, moving in with a partner or getting married have been delayed until later in life'⁴⁰.</p> <p>Living at home longer whilst completing tertiary studies and young families living with parents while saving for a house, which is taking longer, and becoming out of reach for some since the surge in house prices following the COVID-19 pandemic.</p> <p>One in two people are predicted to obtain a university degree⁴¹. 'Nearly double the</p>	<p>More families are living together for longer, increasing the need for nearby housing for elderly parents or young families. The resurgence of 'granny flats' presents an opportunity for Concordia to offer flexible homes and adaptable living, with working spaces separate from the main home.</p> <p>Homes will need high-speed internet access so business transactions, global connections and services such as health and education can run smoothly and be accessed from anywhere.</p> <p>Accessible district level mental health services in a central hub will be important.</p> <p>Proximity to educational facilities will be important as will easy access via mass transit or car share programs. Opportunities to be involved in local cultural activities and volunteering will be important for this age group especially for those who are migrating from overseas.</p> <p>Young people choosing to live or rent in Concordia will likely expect environmentally responsive homes. These homes should not only</p>

³⁶ <https://www.aihw.gov.au/reports/overweight-obesity/overweight-obesity-australian-children-adolescents/summary>

³⁷ https://www.heartfoundation.org.au/images/uploads/main/Programs/South_Australia/Creating_heart_healthy_communities.pdf

³⁸ <http://www.health.nsw.gov.au/urbanhealth/Publications/healthy-urban-dev-check.pdf>

³⁹ <http://mccrindle.com.au/the-mccrindle-blog/gen-z-and-gen-alpha-infographic-update>

⁴⁰ <http://www.abs.gov.au/AUSSTATS/abs@.nsf/Lookup/4102.0Main+Features40April+2013>

⁴¹ <http://mccrindle.com.au/the-mccrindle-blog/gen-z-and-gen-alpha-infographic-update>

<p>proportion of young adults were attending an educational institution in 2011 than in 1976⁴².</p> <p>Working from home and pursuing hobbies as business ventures.</p> <p>Working part time and expecting flexible work arrangements⁴³.</p> <p>Using technology to engage in health, education or ecommerce services.</p> <p>Increase in mental health issues and need for health services.</p> <p>'The proportion of young adults born overseas has grown from 23% in 1976 to 27% in 2011. The countries where they were born has also changed, reflecting changing migration patterns'⁴⁴.</p> <p>This generation is also calling for Government's to prioritise new environmental policies, such as sustainable energy, a circular economy and more sustainable public transport.⁴⁵ In addition, this generation has a strong awareness for social concerns, being identified as the generation most likely to volunteer and provide unpaid assistance for others⁴⁶.</p> <p>It is predicted that by 2039 the most common household type will be the couple, no children, for the first time ever eclipsing the nuclear family of today (couple with children)⁴⁷.</p>	<p>be "smart", connected to local renewable energy sources, but also be built on a foundation of environmental consciousness and sustainability.</p>
<p>Gen X (1965 - 1979) (45-59 years)</p> <p>This generation will be taking on the jobs left behind as Baby Boomers retire. It means that they will continue to have busy lifestyles caring for children while working full time⁴⁸.</p> <p>Many have had children later and so will rely on grandparents and family to assist with care or require accessible child care services.</p> <p>The busy weekday lifestyle means connections to leisure, shopping and education are important for this age group.</p> <p>Health will be a more prominent issue for this age group and as they become more conscious of their sedentary lifestyle.</p>	<p>The opportunity to be conveniently connected to work via public transport will be important. This includes park and ride amenities.</p> <p>Spaces for leisure on weekends and activities for the whole family to provide social connections within the local community.</p> <p>Internet connections to enable working from home.</p> <p>Access to good quality food and accessible and convenient shopping facilities to fit around busy work life. Coffee spots for catching up with friends and family on the weekends.</p> <p>Sporting facilities and open spaces for children and parents to pursue hobbies.</p>

⁴² <http://www.abs.gov.au/AUSSTATS/abs@.nsf/Lookup/4102.0Main+Features40April+2013>

⁴³ <http://www.abs.gov.au/AUSSTATS/abs@.nsf/Lookup/4102.0Main+Features40April+2013>

⁴⁴ <http://www.abs.gov.au/AUSSTATS/abs@.nsf/Lookup/4102.0Main+Features40April+2013>

⁴⁵ <https://www.sustainabilitymatters.net.au/content/sustainability/sponsored/meet-the-sustainability-generation-why-gen-z-is-demanding-a-better-world-140314312>

⁴⁶ <https://www.abs.gov.au/statistics/people/people-and-communities/snapshot-australia/latest-release>

⁴⁷ <http://mccrindle.com.au/the-mccrindle-blog/gen-z-and-gen-alpha-infographic-update>

⁴⁸ <http://www.trendsactive.com/#!/our-trends/generation-trends/>

<p>Car ownership will continue to be high in this age category but the provision of reliable and accessible public transport will change behaviours.</p>	<p>A good selection of education and child care at the district level. The ability for children to walk or ride to school safely will also be important for this age group.</p> <p>Community facilities such as libraries, community centre meeting spaces and health facilities within the local and district level.</p>
<p>Baby boomers (1946 - 1964) (60-78 years)</p> <p>Baby boomers are working later into life, often transitioning to part-time roles and working more frequently from home.</p> <p>Volunteering and increasingly looking to 'give back' to their community. Desire to connect with new neighbours and their community.</p> <p>Wanting to downsize and want to avoid isolation so more will live together as they get older. With more than one in four households now occupied by one person, a steady increase over the last few decades.⁴⁹</p> <p>Active aging means as children move out, this generation has more leisure time.</p> <p>"By the time we get to 2051 the over-65s population will have doubled from the figures recorded in 2004, and the number of those over 85 will have quadrupled."⁵⁰</p> <p>In research published by Swinburne University "Seniorpreneurs' are the fastest growing segment of entrepreneurship and considered by experts and researchers as the next boom.' Swinburn University describe senior entrepreneurship as the 'process whereby people aged 50+ participate in business start-ups'.⁵¹</p>	<p>Flexible interior spaces for hobbies.</p> <p>Homes designed in a smart way so they're more energy efficient.</p> <p>Houses that are linked to community owned renewable energy sources will be an opportunity for Concordia.</p> <p>Opportunities for local social enterprise programs and volunteering through a central community hub.</p> <p>Natural landscape and open space will be important for active agers.</p> <p>Need to provide social services for people requiring mental health care.</p> <p>The provision of homes suitable for pursuing hobbies or shared business hub spaces that provide access to video conference facilities, high speed internet, printing and stationary services and meeting rooms.</p> <p>An increase in lone person households, alongside the need for social connection, means there is an increased importance of social facilities and community hubs.</p>
<p>Builders Generation (1925 – 1945) (78-99 years) and Federation Generation (1924) (100+ years)</p> <p>The ageing population is an international trend.⁵² At a more granular level, the population of South Australia's aged 80 years and older is expected to increase to nearly 227,000 by 2051 (an increase of 146% from 2021⁵³.</p> <p>There is growing shift towards independent' living and the expansion of in-hour home care services.⁵⁴</p>	<p>Provide housing and social facilities that encourage and facilitate retirees to continue contributing to their community and connecting with younger generations will be important.</p> <p>Access to high-speed internet so they can connect with family and friends interstate or overseas and continue learning.</p> <p>The ability to stay at home longer and get support in the home rather than going to hospital/ care facility will continue to be the preferred method of care and it means homes should be</p>

⁴⁹ <https://aifs.gov.au/media/households-shrink-more-people-living-alone>

⁵⁰ <https://www.crikey.com.au/2013/04/16/bigger-is-still-better-but-boomer-downsizing-will-hit-property/>

⁵¹ <https://www.swinburne.edu.au/news/2014/05/boom-or-bust-but-seniorpreneurs-are-going-gangbusters/>

⁵² <http://profile.id.com.au/australia/five-year-age-groups>

⁵³ https://plan.sa.gov.au/__data/assets/pdf_file/0005/1236767/Population-Projections-for-South-Australia-and-Regions-2021-to-2051-Summary.pdf

⁵⁴ <https://www.downsizing.com.au/news/1076/the-five-big-trends-expected-to-hit-retirement-living>

As older people live longer, they are likely to experience a number of health conditions over time, which may impact their mobility, cognitive abilities or vision.

'More people are choosing to age in place and demonstrating a reluctance to move⁵⁵.

'Australia's Builder generation are spending more time on electronic media than the Baby Boomers and Gen Xs, almost as much as Gen Y'⁵⁶.

A 2018 Australian Housing Aspirations survey found that approximately one-third of older Australians preferred living in a home located in suburban areas of capital cities. With over two-thirds favouring a detached dwelling with 3 bedrooms the most common choice⁵⁷.

adaptable for this support (e.g. lifts, wider entrances, ramps).

Downsizing and a scene change is likely to be a key reason for this generation moving to Concordia.

For this reason, public spaces need to cater for people with mobility, visual or cognitive impairment. Places to sit, smooth surfaces for gophers and ramps to access services should be considered in the design of Concordia.

Communal garden spaces and specially considered open spaces designed for people with dementia will enable more people to remain independent before requiring full time care.

9.2 Social trends

As well as population trends, Concordia should also consider and plan for social trends, which are further described in Table 15 below. It is important to recognise that the following section is a visionary exercise and should be considered as such.

Table 15 Social trends

Social trends and what it might mean for Concordia	Opportunities for Concordia
<p>How we get around</p> <p>In 20 years, petrol powered car ownership will decline, increasing reliance on public transport and driverless vehicles. The sharing economy will expand especially with car-sharing schemes. As a result of increased public transport and electric vehicles, master planning will allocate charging stations and transit hubs, reducing the need for parking spaces and driveways in urban planning.</p> <p>People will get around locally by bike, walking and mobility assisted vehicles such as gophers or pods. More people moving in their local area means infrastructure such as attractive, shaded footpaths, gopher trails and cycle ways will provide important connections to local activity centres including schools.</p> <p>People will want the option not to have to travel for work, and therefore mixed use developments will be necessary so people can walk to work. This will also address issues of climate change. If people do need to travel for</p>	<ul style="list-style-type: none"> • Integrated multi-modal transport plan • Train station linked to commercial precinct • Driverless car sharing policies and design guidelines for businesses and homes • Car sharing schemes such as GoGet • Electric vehicle charging stations • Bicycle parking at schools, community facilities, health centres and shopping precincts. • Free bicycle hire scheme • Local bus stops and connection to trains • Park and ride • Gopher trails • Walking trails • Seating • Shared street/ quiet streets

⁵⁵ www.treasury.gov.au/~media/Treasury/Publications%20and%20Media/Publications/2012/housing%20in%20the%20baby%20boom%20generation/Documents/PDF/housing_in_the_baby_boom_generation.ashx

⁵⁶ <http://mccrindle.com.au/the-mccrindle-blog/australia-the-digital-media-nation>

⁵⁷ <https://www.aihw.gov.au/reports/older-people/older-australians/contents/housing-and-living-arrangements>

<p>work it needs to be affordable, integrated and accessible so the car is not the only choice to get from A to B.</p>	<ul style="list-style-type: none"> • Lower speed limits to 30 km/h in residential and school areas and 40 km/h on busy roads with high pedestrian and cyclist activity. • An integrated approach to freight will enable better use of road ways and ease congestion.
<p>How we work</p> <p>Since the COVID-19 pandemic, the work and lifestyle patterns of South Australian's has been significantly impacted. Particularly driving key lifestyle changes such as an increase in working from home and greater acceptance of working from home or hybrid work models.</p> <p>The continued preference of working from home and/or close to home at local libraries and community spaces, means that these locations will be better connected through technology and support more flexible work and study environments.</p>	<ul style="list-style-type: none"> • Homes that have separate structures for working from home • Wi-fi hot spots
<p>How we earn and spend money</p> <p>Changing trends in the labour market indicate that people will be working longer but not full time. There is also a rise in part time working and flexible work arrangements meaning work places need to be more agile.</p> <p>Workforce composition has drastically changed over the past few decades, rising to a record high of an estimated 4.4 million in February 2024, an increase of seven per cent from the year prior⁵⁸.</p> <p>Large internal facing shopping malls are expected to become obsolete. Instead there is expected to be an increase in demand for local boutique/ high street shopping and markets. This trend will be complemented by ecommerce such as online shopping. Consequently, logistics surrounding deliveries will lead to more heavy goods vehicles on the road network, however, careful coordination and electric vehicle options will reduce emissions and congestion.</p>	<ul style="list-style-type: none"> • Workplace hubs • Community hub with facilities for 'Seniorpreneurs' and start-ups (meeting space, printing, high speed internet, audio visual equipment) • Wi-fi hot spots • Allocation for HGV parking as a result of increased online shopping • Pick and collect points and smart parcel delivery points • Mixed local employment opportunities.
<p>How we connect</p> <p>Central hubs will enable communities to meet neighbours in a relaxed mutual space. As volunteering grows these hubs will provide the perfect place for ideas sharing and lending a hand.</p> <p>Community isolation will be reduced because these hubs will be centres of activities linked to commerce, health and education.</p>	<ul style="list-style-type: none"> • Community hub as a centrepiece to the development with provision for: <ul style="list-style-type: none"> – Flexible meeting spaces with video conferencing facilities – Business services – Entertainment, art and cultural spaces (gallery, stage and auditorium) – Book and toy library

⁵⁸ https://www.jobsandskills.gov.au/sites/default/files/2024-03/abs_labour_force_results_-_february_2024.pdf

Young people will want to learn from older people so multi-adaptable spaces for meetings and skills sharing will be important as central to the community.

An imagined 'gemeinschaft' village life is still a popular image of community, which refers to a community which is small scaled, place-based, face-to-face relationships, self-contained, self-governing and self-referential⁵⁹.

Wide footpaths that are shaded with trees will connect people as they walk, gopher or cycle between their homes and community hub creating opportunities of incidental connections and conversations.

More people will have a family dog⁶⁰, driven by companionship, and so places for exercising them will be an important design element of open spaces. These open spaces will be connected by smooth walking trails that can double as gopher tracks for those less mobile. Open spaces that tell stories and the history of Concordia through public art and gardens that provide a connection to land and agriculture will be a significant part of quality for the community.

Schools, unis and work places will share open spaces and playing fields, it means they connect with more people, require less watering and enable shared management models to be used. Digital community notice boards around the community will provide other ways of finding out what's happening in the local area.

There is a noticeable rise in citizen engagement and people wanting to have a say about the place they live. The ability to get involved allows communities to be more resilient and people to feel a greater sense of place.

- Child care
- Clustering care and health services
- Education services
- Community garden and land-based learning through links to education facilities (e.g. Roseworthy campus or neighbouring Barossa Valley)
- Digital community notice boards.
- New models of service delivery and facility management and sharing spaces such as school ovals, classrooms, workplace meeting rooms to avoid vacant space.
- 'Village' lifestyle – everything within walking distance from homes.
- Grandparents involved in childcare (multi-generational shared play spaces)
- Unique and distinctive connection to place by storytelling depicted through street art
- Dog activity parks
- Citizen involvement in the development from the start- asking 'what do you want?' so that developments exemplify the views of the community and a bottom up approach⁶¹.

What we eat

Conscious consumerism will continue to grow as people seek a connection to land and caring for what they eat and how their consumption impacts their local environment and health.

Local food grown organically and traded or sold locally will be demanded. Concordia's connection to the surrounding agricultural region will be a great opportunity to explore

- Embrace the foodie generation through local food production and building on links to the surrounding primary production zone
- Making land available for food growing and protecting that land from development
- Spaces for access to healthy food and growing food:

⁵⁹Boseman, C. 2007 The Making of Suburban Heritage: Building "Community", Cultural Significance and Planning Practices, in Miller, C. & Roche, M. (eds.) Past Matters: Heritage & Planning History - Case Studies from the Pacific Rim. Newcastle: Cambridge Scholars, 81-103.

⁶⁰ RSPCA (2023), *How many pets are there in Australia?*

⁶¹ <http://www.news.com.au/finance/real-estate/sydney-nsw/growing-development-trend-aims-to-inspire-community-living/news-story/d0a389f7a34de0b741b7706c0739d971>

<p>farming as part of life in the development. By making the right spaces available for food growing and food production it will help with job creation, training schemes and improve health.</p> <p>Connecting people, nostalgia for the older community and education for younger generations will naturally connect people. Flexible spaces for markets and community activities will be a huge asset to a conscious consumerist society.</p>	<ul style="list-style-type: none"> – Food boulevards – Community gardens – Allotments – Street verges – Edible landscapes – Urban orchards • Community hub with demonstration kitchens for pop-up restaurants, wine tastings, and culinary classes. • Market shed at community hub for farmers markets, food co-ops and food swaps. • Facilities for food banks and food aid services
<p>What we do for fun</p> <p>Adults are likely to increasingly embrace play and leisure activities, both inside and outside. Hobbies may evolve into business and trade opportunities, meaning homes will need to include adaptable spaces for activities such as coffee roasting, wood working, arts or vegetable growing.</p> <p>Digital gaming and social media will continue to grow.</p> <p>The rise of wellness activities, both traditional and holistic based, has seen an increase in gyms, Pilates studios and saunas. Given the ability of these facilities to open in any vacant space, including light industrial areas, and to be incorporated into existing infrastructure such as indoor sports centres, they have the potential to supplement or replace organised sport for some cohorts.</p> <p>Open spaces for recreation and indoor spaces for swimming and court sports will give all generations somewhere to have fun. Spaces that connect the digital world with the natural environment, such as augmented reality, will also become more popular. As life continues to be busy finding spaces in the natural environment for reflection and tranquillity will be equally as important.</p>	<ul style="list-style-type: none"> • Studio spaces for hobbies (wood working, sewing, craft, art, music, drama) at home or in a community hub • Facilities to support wellness activities • Multi-generational outdoor play and discovery centres • Trails for walking and cycling and connecting to other parts of Gawler and the Barossa.
<p>What will our natural and built environment look like</p> <p>Australia's increasing droughts, bush fires, strong winds, heavy rain, dust storms and unpredictable climate shifts emphasises the urgent need for a resilient built environment.</p>	<ul style="list-style-type: none"> • Concordia specific climate resilience action plan as part of master planning philosophy • Smart eco housing • Embrace the economic and social value of tree canopies⁶⁴

⁶⁴ https://heartfoundation.org.au/images/uploads/main/Programs/South_Australia/TreesLandscaping.pdf

Community infrastructure must incorporate water harvesting, collective renewable energy sources, storm water management systems, designated refuge areas for extreme weather and adaptive transport, logistic and technological systems to withstand these conditions.

Communities will rally together for their own energy sources such as a wind turbine, solar, battery power or under open space water reservoirs. The 2019-20 Australian bushfire season and ongoing droughts have highlighted the importance of localised energy generation and resource management.

Retirees are lovers of the outdoors and will expect as many trees as possible to enjoy walking.

Multi-generational household with the parents housing their adult children (sometimes with their own young children) along with their own ageing parents. This multi-generational household, while new in our era, is simply a return to what was the norm a century ago.

Seniors of the future will differ significantly from past generations and are likely to have higher expectations for their retirement living experiences.⁶²

Trends in collective living and housing cooperatives will continue to rise as home ownership declines, particularly as affordable and stable housing options in the midst of an escalating housing and rental crisis⁶³.

- Drought resilient landscaping and water run-off infrastructure
- Recycling and composting centres and bins around the community
- Green and blue Infrastructure⁶⁵
- Coordinated storm water catchment and management plans
- Renewable energy sources that are community owned (a wind turbine, battery power storage and solar farm)
- Multifamily housing
- Financially flexible house purchase models
- Housing variety and choice for different life stages
- Co-located retirement and residential care
- Creating healthy environments through:
 - smoke free busy public areas and events
 - crime prevention
 - parenting facilities such as breastfeeding and baby change.
 - drinking fountains.

⁶² <https://www.afr.com/life-and-luxury/health-and-wellness/retirees-demand-stylish-community-lifestyle-20230712-p5dnsk>

⁶³ https://www.westernsydney.edu.au/newscentre/news_centre/more_news_stories/first_national_study_reveals_housing_co-operatives_could_be_part_of_the_solution_to_australias_rental_crisis

⁶⁵ https://www.infrastructure.sa.gov.au/__data/assets/pdf_file/0010/945154/ISA032-SIS-Discussion-Paper-12.pdf

10.0 Case studies relevant to Concordia

An overview of case studies that are relevant to Concordia is provided below. These case studies highlight transferable ideas for Concordia and provide links for further reading.

Development based on social determinants of health

Description of concept

Selandra Rise, a housing development in Melbourne's south-east growth corridor, showcases an example where residents have gradually purchased land and constructed homes over several years.

The purpose of the project was to explore how the design and planning of new residential communities could enhance resident's health and wellbeing. The project focused on key social determinants of health⁶⁶ linked to both housing and the surrounding neighbourhoods. This included physical activity, social inclusion, mental health, childhood health, food accessibility and safety.

This work builds on earlier research that suggests the design of a neighbourhood can foster a sense of belonging and enhance the health and wellbeing of residents.^{67,68}

Transferable ideas for Concordia

Using the number of health resources available to inform structure planning and urban design. Including the Preventive Health SA Partnerships with the Barossa Council Wellbeing Project (<https://www.barossa.sa.gov.au/community-and-wellbeing/wellbeing-project>)



Image source:

<https://www.vichealth.vic.gov.au/search/selandra-rise>

References

- VicHealth (2016):
<https://www.vichealth.vic.gov.au/sites/default/files/Selandra-Rise-research-highlights.pdf>
- Heart Foundation (2019):
<https://assets.contentstack.io/v3/assets/blt8a393bb3b76c0ede/blte0bf546f266c064f/65a87169c7bb1672b4a28cf1/Blueprint-For-An-Active-Australia.pdf>
- Planning Institute of Australia (2009):
https://parcaustralia.com.au/wp-content/uploads/2021/10/Healthy_Places/userfiles/file/HS&P%20An%20overview.pdf
- Heart Foundation (2011):
https://assets.contentstack.io/v3/assets/blt8a393bb3b76c0ede/blt573affbb4113f6b75/65b0634d02a66542f892e3f9/01_Good-for-business.pdf
- NSW Government (2020):
<https://www.health.nsw.gov.au/urbanhealth/Publications/healthy-built-enviro-check.pdf>

⁶⁶ The social determinants of health (SDH) are the conditions in which people are born, grow, work, live, and age, and the wider set of forces and systems shaping the conditions of daily life (WHO 2016).

⁶⁷ Frumkin, H (2003), *Healthy Places: Exploring the Evidence*

⁶⁸ Giles-Corti, et. al., (2005), *Increasing walking: How important is distance to, attractiveness, and size of public open space?*

Community hubs

Description of concept

Creating central spaces that foster social interactions for all members of the community is essential to new developments.

These new facilities have evolved beyond serving as just libraries or meeting spaces, now functioning as business hubs, cultural centres, health and social service providers, educational spaces, studio spaces, bicycle hire and community farms.

One notable example is the Hove Civic Centre in the City of Marion. The centre's vision is 'to provide the community with a facility that is flexible and can support a diverse range of activities, to provide meetings spaces for people to connect for learning and recreation pursuits and to support local businesses with their endeavours'.⁶⁹

Transferable ideas for Concordia

Community hub as a centrepiece of the development, with:

- Flexible meeting spaces with video conferencing facilities
- Business services
- Entertainment, art and cultural spaces (gallery, stage and auditorium)
- Book and toy library
- Clustering care and health services.



Image source:

<http://www.marion.sa.gov.au/cove-civic-centre>

References

City of Marion:

<https://www.marion.sa.gov.au/venues-and-facilities/cove-civic-centre/cove-civic-centre>

⁶⁹ City of Marion, *About the Cove Civic Centre*

Mixed use sporting and recreation space

Description of concept

Where a mixed-use sporting facility is located alongside a flexible community hub and playground.

One such example is the Glenunga Hub, located in Glenunga, South Australia. This community hub supports a range of activities, such as art and craft classes, educational and language courses, games and activities, health and fitness, community transport support, council coordinated programs and clubs and special interest clubs/groups run from the space. There is also an onsite café for catering, light meals and refreshments, while a children's playground is conveniently located beside the library. The recreation space is used by soccer, football, cricket and little athletics.

Transferable ideas for Concordia

- Co-location of community facilities with recreation
- Mixed use flexible community space
- Recreation space suitable for multiple sports and age groups
- Playground
- Café.



Image source: <https://www.burnside.sa.gov.au/Venues-Listing/Community-Centres/Glenunga-Hub>

References

City of Burnside (2024):
<https://www.burnside.sa.gov.au/Venues-Listing/Community-Centres/Glenunga-Hub>

Heart Foundation (2012): https://assets-global.website-files.com/6021ed7c89cc1c1c01fccf29/6021ed7c89cc1c2c02fcd774_Healthy-by-Design.pdf

Heart Foundation:
<https://www.healthyactivebydesign.com.au/case-studies/the-rise>

Multi-use sporting precinct

Description of concept

A multi-use sports precinct is a versatile venue designed to accommodate various sports, recreational activities and events within a single complex. The facility can be indoors and / or outdoors.

One example is the Summit Sport and Recreation Park located at Mount Barker, South Australia. Opening in 2021, stage 1 of the sports hub includes recreation space for soccer, football and athletics. The balance of undeveloped land purchased for the project will be developed for future recreational use, as considered during the early planning phase. This includes an additional oval and two rectangular pitches and tennis courts.

Transferable ideas for Concordia

- Co-location of sports facilities
- Recreation space suitable for multiple sports and age groups.



Image source:
<https://www.austadiums.com/stadiums/summit-sports-park>

References

PWC (2019):
<https://www.pwc.com.au/industry/sports/10-minutes-on-sport-april2019.pdf>

Connelly Project Resources (2020):
<https://www.cprgroup.com.au/blog-articles/2020/8/31/the-benefits-of-multi-use-facilities>

Off-grid Tesla Powerwall towns

Description of concept

Yarrabend, a mini-suburb on the outskirts of the Melbourne's CBD integrates solar panels on all roof tops and standardises Tesla battery storage as design features. This Glenwill development, comprising 60 homes and housing 2,500 residents, will also feature electric car charging points and energy efficient lighting. Tesla powerwall 'is a home battery that charges using electricity generated from solar panels', enabling residents to maximise household usage of solar power generation.⁷⁰

Transferable ideas for Concordia

- Powerwall technology and solar panels as standard design features on all homes and public buildings
- Marketing site as off-grid and reduced power bills
- Environment sustainability accreditation
- Electric vehicle charging stations
- Working with local councils to have energy efficient public lighting.



Image source: <https://onestepoffthegrid.com.au/welcome-to-tesla-town-the-new-melbourne-suburb-with-a-powerwall-in-every-home/>

References:

Electrek (2016):
<https://electrek.co/2016/07/15/australian-mini-suburb-tesla-town-project-with-powerwalls-gives-a-glimpse-into-future-sustainable-communities/>

Renew Economy (2024):
<http://reneweconomy.com.au/2016/welcome-tesla-town-new-melbourne-suburb-powerwall-every-home-18779>

⁷⁰ EcoWatch (2016), *World's First 'Tesla Town' Coming to Australia*, <<http://www.ecowatch.com/worlds-first-tesla-town-coming-to-australia-1932026880.html>>

Edible spaces

Description of concept

The Incredible Edible concept aims to 'galvanize community through growing and celebrating local food'. Originating in the UK, this project has successfully demonstrated how everyday people can transform their surroundings, converting disused plots into abundant sources of nutritious food.⁷¹

Another opportunity within this concept is the development of the 'Incredible Edible Green Route', which connects edible gardens with local shops, cafes and market stalls. The aim of this was to support the local food economy while encouraging people to explore and engage with their communities.

Transferable ideas for Concordia

Spaces for access to healthy food and growing food, including:

- Food boulevards
- Community gardens
- Allotments
- Street verges
- Edible landscapes
- Urban orchards

Links to education and other local programs in schools.



Image source:

<http://incredibleediblenetwork.org.uk/news/word-wales>

References:

Incredible Edible Network:

<https://www.incredibleedible.org.uk/>

⁷¹ <http://incredibleediblenetwork.org.uk/community-plate>

Agriculture embedded into the development

Description of concept

“The foodie generation has come of age” and as a result Agrihoods are popping up across the United States. Agrihoods are centred around functional farms, highlighting the idea that food can unite people.

Developers in the United States have recognised that incorporating farms sells homes, leading to over 200 agrihood examples across the country. For example, H. Ross Perot Jr.’s Hillwood Development in Texas, employed a farmer to cultivate vegetables before construction began on a planned 3,200 home community.

In Virginia’s Loudoun County in Willowsford, 2,000 acres of green space has been dedicated to farming to support a community of 2,130 homes. This includes 300 acres for raising fruit, vegetables, chickens, and goats. Developer DMB integrated produce fields and edible gardens into projects in Arizona, California, and Hawaii. Although this concept seems rather new, it dates back to the mid-1800s. It represents a refreshing shift towards building communities around shared agricultural spaces instead of golf courses.

Transferable ideas for Concordia

- Community centres with demonstration kitchens for pop-up restaurants, wine tastings, and culinary classes.
- ‘Barn’ as a centrepiece to the development
- Full-time farmers as economic opportunities
- Land based learning and links to education facilities (e.g. Roseworthy campus or neighbouring Barossa Valley).



Image source:

<https://www.forbes.com/sites/jeffsteele/2023/11/10/charting-the-emergence-of-the-agrihood/>



Image source:

<https://farmscapedesign.com/project/rancho-mission-viejo-sendero-farm/>

References:

Bloomberg (2015):
<http://www.bloomberg.com/news/articles/2015-02-26/to-lure-homebuyers-developers-use-farms-vegetable-gardens>

The Grow (2024):
<https://lifeatthegrow.com/news/cultivating-community-exploring-the-agrihood-movement/#:~:text=They%20provide%20health%20benefits%20and,about%20farming%20and%20harvesting%20crops.>

Modern Farmer (2014):
<http://modernfarmer.com/2014/11/agrihoods/>

Appendix A

Cost Estimates

Project : Concordia Social Infrastructure

Cost Plan : Concordia Social Infrastructure

Revision : 00



PROJECT SUMMARY

Item	Description	Quantity	Unit	Rate	Total
	<u>DISTRICT LEVEL</u>				
1	DISTRICT LEVEL LIBRARY	1,900	m2	4,726	8,980,000
2	DISTRICT LEVEL COMMUNITY CENTRE	1,600	m2	3,544	5,670,000
3	DISTRICT LEVEL COMMUNITY HALL	500	m2	4,310	2,155,000
4	DISTRICT LEVEL ARTS & CULTURAL CENTRE	1,350	m2	3,930	5,305,000
5	DISTRICT LEVEL YOUTH ACTIVITY SPACE	600	m2	4,100	2,460,000
6	DISTRICT LEVEL INDOOR SPORTS & REC CENTRE	4,681	m2	4,684	21,925,000
7	DISTRICT LEVEL AFL & CRICKET CLUBHOUSE BUILDING	940	m2	3,755	3,530,000
8	DISTRICT LEVEL SOCCER CLUBHOUSE BUILDING	834	m2	3,507	2,925,000
9	DISTRICT LEVEL NETBALL CLUBHOUSE BUILDING	628	m2	3,511	2,205,000
10	DISTRICT LEVEL TENNIS CLUBHOUSE	683	m2	4,034	2,755,000
11	DISTRICT LEVEL ATHLETICS TRACK & FIELD CLUBHOUSE BUILDING	568	m2	4,252	2,415,000
	<u>LOCAL LEVEL</u>				
12	LOCAL LEVEL COMMUNITY HALL	1,160	m2	3,875	4,495,000
13	LOCAL LEVEL AFL & CRICKET CLUBHOUSE BUILDING	702	m2	3,504	2,460,000
14	LOCAL LEVEL NETBALL CLUBHOUSE BUILDING	341	m2	3,710	1,265,000
	<u>EXCLUSIONS</u>				
	- All earthworks				
	- External shelters, ovals and courts				
	- Escalation				
	- Professional fees				
	- Client costs				
	- Allowance for removal and/or treatment of contaminated soil				
	- Treatment and removal of hazardous materials				
	- Works in bad ground/ rock				
	- Land purchase				
	- Legal fees				
	- Council headworks charge				
	- Goods & Services Tax (GST)				
	- Work outside of normal working hours				
	<u>DISCLAIMERS</u>				
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PROJECT SUMMARY

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Item	Description	Quantity	Unit	Rate	Total
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DISTRICT LEVEL COMMUNITY CENTRE

Item	Description	Quantity	Unit	Rate	Total
	<u>Multipurpose Rooms- Community Activities (smaller rooms/ meeting rooms up to conference rooms)</u>				
1	FECA - assumed community recreation centre medium standard with moderate amenities	1,500	m2	2,800.00	4,200,000
2	Allowance for FF&E	1	Item	250,000.00	250,000
3	UCA	100	m2	850.00	85,000
	Subtotal				4,535,000
4	Design & Construction Contingency Allowance	25	%	4,535,000	1,133,750
	Rounding				1,250
	TOTAL NET CONSTRUCTION COST				5,670,000

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DISTRICT LEVEL COMMUNITY HALL

Item	Description	Quantity	Unit	Rate	Total
	<u>Large Community gathering space- Meeting Hall/ Theatre/ small conference space etc. Ideally co-located with Community Centre</u>				
1	FECA - assumed civic centre, 500-750 capacity, main hall, lesser hall, ante-rooms, high standard finishes, kitchen and bar facilities, air-conditioning	400	m2	4,090.00	1,636,000
	Kitchen				incl.
	Amenities				incl.
	BOH				incl.
	Circulation space				incl.
	Equipment/ furniture store				incl.
2	UCA	100	m2	850.00	85,000
	Subtotal				1,721,000
3	Design & Construction Contingency Allowance	25	%	1,721,000	430,250
	Rounding				3,750
	TOTAL NET CONSTRUCTION COST				2,155,000

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DISTRICT LEVEL INDOOR SPORTS & REC CENTRE

Item	Description	Quantity	Unit	Rate	Total
	<u>Indoor sports court building with internal retractable event seating to suit one or more show-courts</u>				
1	Add space for: Foyer/ Changerooms/ Amenities/ Equipment/ Ref Rooms/ First Aid/ Circulation/ Store etc	900	m2	3,000.00	2,700,000
2	Multipurpose courts including sprung wooden floor & excluding FF&E	3,681	m2	3,000.00	11,043,000
3	Allowance for retractable seating (assumed 500 seats)	3,681	m2	1,000.00	3,681,000
4	Allowance for electrical infrastructure to operate retractable seating	1	Item	30,000.00	30,000
5	UCA	100	m2	850.00	85,000
	Subtotal				17,539,000
6	Design & Construction Contingency Allowance	25	%	17,539,000	4,384,750
	Rounding				1,250
	TOTAL NET CONSTRUCTION COST				21,925,000

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DISTRICT LEVEL AFL & CRICKET CLUBHOUSE BUILDING



Item	Description	Quantity	Unit	Rate	Total
	Building - Structure				
1	FECA	748	m2	1,200.00	897,600
2	UCA	192	m2	850.00	163,200
	Building - Fitout				
	<u>Function & Meeting Space</u>				
3	Social/ community room [1 No]	120	m2	2,470.00	296,400
	<u>Kitchen</u>				
4	Kitchen/ kiosk [1 No]	25	m2	4,335.00	108,375
	<u>Public Facilities</u>				
5	Public toilets [1 No]	25	m2	3,295.00	82,375
	<u>Player Facilities</u>				
6	Amenities (player) [4 No]	100	m2	3,295.00	329,500
7	Change rooms (player) [4 No]	200	m2	2,355.00	471,000
8	Massage room [2 No]	30	m2	1,315.00	39,450
9	First aid room [1 No]	15	m2	1,315.00	19,725
	<u>Administration</u>				
10	Office/ administration/ meeting [1 No]	15	m2	2,470.00	37,050
11	Third umpire/ match referee/ venue management room [1 No]	15	m2	2,750.00	41,250
12	Timekeeping/ scorers box [1 No]	15	m2	2,750.00	41,250
13	Umpires rooms (including toilet and showers) [1 No]	25	m2	3,295.00	82,375
	<u>General</u>				
14	Storage (internal & external) [1 No]	30	m2	1,230.00	36,900
15	Utility/ cleaners room [1 No]	8	m2	3,295.00	26,360
16	External covered viewing area (standing)	160	m2		incl.
	<u>Circulation area</u>				
17	FECA	125	m2	1,185.00	148,125
	Subtotal				2,820,935
18	Design & Construction Contingency Allowance	25	%	2,820,935	705,234
	Rounding				3,831
	TOTAL NET CONSTRUCTION COST				3,530,000

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DISTRICT LEVEL SOCCER CLUBHOUSE BUILDING

Item	Description	Quantity	Unit	Rate	Total
	Building - Structure				
1	FECA	594	m2	1,200.00	712,800
2	UCA	240	m2	850.00	204,000
	Building - Fitout				
	<u>Function & Meeting Space</u>				
3	Multipurpose/ social room [1 No]	120	m2	2,470.00	296,400
4	Match official room [2 No]	40	m2	2,470.00	98,800
5	Store [3 No]	45	m2	1,230.00	55,350
	<u>Kitchen</u>				
6	Kitchen [1 No]	20	m2	4,335.00	86,700
7	Kiosk [1 No]	12	m2	4,335.00	52,020
	<u>Public Facilities</u>				
8	Public toilets (Female: 20m2 / Male: 20m2 / PWD: 7m2) [1 No]	47	m2	3,295.00	154,865
9	PWD Amenities/ baby change	8	m2	3,295.00	26,360
	<u>Player Facilities</u>				
10	Change rooms (player) [4 No]	100	m2	2,355.00	235,500
11	Amenities (player) [4 No]	72	m2	3,295.00	237,240
12	First aid room [1 No]	14	m2	1,315.00	18,410
	<u>Administration</u>				
13	Office [1 No]	12	m2	2,470.00	29,640
	<u>General</u>				
14	Cleaners room [1 No]	5	m2	1,315.00	6,575
15	Undercover viewing area (standing)	200	m2		incl.
	<u>Circulation area</u>				
16	FECA	99	m2	1,230.00	121,770
	Subtotal				2,336,430
17	Design & Construction Contingency Allowance	25	%	2,336,430	584,108
	Rounding				4,462
	TOTAL NET CONSTRUCTION COST				2,925,000

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DISTRICT LEVEL NETBALL CLUBHOUSE BUILDING

Item	Description	Quantity	Unit	Rate	Total
	Building - Structure				
1	FECA	446	m2	1,200.00	535,200
2	UCA	182	m2	850.00	154,700
	Building - Fitout				
	<u>Function & Meeting Space</u>				
3	Multipurpose/ social/ function room [1 No]	40	m2	2,470.00	98,800
	<u>Kitchen</u>				
4	Kiosk/ Kitchen [1 No]	20	m2	4,335.00	86,700
	<u>Public Facilities</u>				
5	Public toilets [2 No]	24	m2	3,295.00	79,080
6	Accessible toilet/ shower/ baby change [1 No]	8	m2	2,400.00	19,200
	<u>Player Facilities</u>				
7	Amenities (player) [4 No]	80	m2	3,295.00	263,600
8	Change rooms (player) [4 No]	100	m2	2,355.00	235,500
9	First aid room [1 No]	15	m2	1,315.00	19,725
	<u>Umpire Facilities</u>				
10	Umpires change rooms (including toilet and showers) [2 No]	20	m2	2,355.00	47,100
11	Umpire duty room [1 No]	20	m2	2,470.00	49,400
	<u>Administration</u>				
12	Office/ administration [1 No]	20	m2	2,470.00	49,400
	<u>General</u>				
13	Storage [1 No]	25	m2	1,230.00	30,750
14	Spectator shelter (outdoor courts only) [4 No]	80	m2		incl.
	<u>Circulation area</u>				
15	FECA	74	m2	1,230.00	91,020
	Subtotal				1,760,175
16	Design & Construction Contingency Allowance	25	%	1,760,175	440,044
	Rounding				4,781
	TOTAL NET CONSTRUCTION COST				2,205,000

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DISTRICT LEVEL TENNIS CLUBHOUSE

Item	Description	Quantity	Unit	Rate	Total
	Building - Structure				
1	FECA	587	m2	1,200.00	704,160
2	UCA	96	m2	850.00	81,600
	Building - Fitout				
	<u>Function & Meeting Space</u>				
3	Social/ community area [1 No]	50	m2	2,470.00	123,500
4	Pro shop [1No]	50	m2	2,470.00	123,500
	<u>Public Facilities</u>				
5	Public toilets [2 No]	60	m2	3,295.00	197,700
6	PWD Amenities/ baby change [1 No]	8	m2	3,295.00	26,360
	<u>Kitchen</u>				
7	Kitchen [1 No]	30	m2	3,600.00	108,000
	<u>Player Facilities</u>				
8	Amenities (player) [4 No]	100	m2	3,295.00	329,500
9	Change rooms (player) [4 No]	100	m2	2,355.00	235,500
10	Official change room [1 No]	15	m2	2,355.00	35,325
11	First aid room [1 No]	15	m2	1,315.00	19,725
	<u>Administration</u>				
12	Office/ administration [1 No]	16	m2	2,470.00	39,520
	<u>General</u>				
13	Utility/ cleaners room [1 No]	5	m2	1,230.00	6,150
14	Storage [1 No]	40	m2	1,230.00	49,200
15	External covered viewing area [1 No]	80	m2		incl.
	<u>Circulation area</u>				
16	FECA	98	m2	1,230.00	120,294
	Subtotal				2,200,034
17	Design & Construction Contingency Allowance	25	%	2,200,034	550,009
	Rounding				4,957
	TOTAL NET CONSTRUCTION COST				2,755,000

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DISTRICT LEVEL ATHLETICS TRACK & FIELD CLUBHOUSE BUILDING



Item	Description	Quantity	Unit	Rate	Total
	Building - Structure				
1	FECA	568	m2	1,200.00	681,120
	Building - Fitout				
	<u>Function & Meeting Space</u>				
2	Multipurpose/ community room [1 No]	50	m2	2,470.00	123,500
	<u>Kitchen</u>				
3	Kitchen/ kiosk/ cafe [1 No]	40	m2	4,335.00	173,400
	<u>Public Facilities</u>				
4	Public toilet (M+F) [2 No]	40	m2	3,295.00	131,800
5	Accessible [1 No]	5	m2	3,295.00	16,475
	<u>Player Facilities</u>				
6	Amenities (player) [2 No]	50	m2	3,295.00	164,750
7	PWD amenities (player) [1 No]	8	m2	2,355.00	18,840
8	Change rooms (player) [2 No]	90	m2	2,355.00	211,950
9	First aid room [1 No]	15	m2	1,315.00	19,725
10	Gymnasium/ fitness room [1 No]	25	m2	1,315.00	32,875
11	Official change room [1 No]	25	m2	2,355.00	58,875
	<u>Administration</u>				
12	Office/ administration [1 No]	20	m2	2,470.00	49,400
	<u>General</u>				
13	Storage & equipment room [1 No]	100	m2	1,230.00	123,000
14	Utility/ cleaners room [1 No]	5	m2	1,315.00	6,575
15	Circulation area	95	m2	1,230.00	116,358
	Subtotal				1,928,643
16	Design & Construction Contingency Allowance	25	%	1,928,643	482,161
	Rounding				4,196
	TOTAL NET CONSTRUCTION COST				2,415,000

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LOCAL LEVEL COMMUNITY HALL

Item	Description	Quantity	Unit	Rate	Total
	<u>Arts & Cultural Centre</u>				
	<u>Multipurpose art group / making spaces + Gallery, Exhibition + collection space/s</u>				
1	FECA	100	m2	3,325.00	332,500
	<u>Community Centre</u>				
	<u>Multipurpose Rooms- Community Activities (smaller rooms/ meeting rooms up to conference rooms)</u>				
2	FECA - assumed community recreation centre medium standard with moderate amenities	750	m2	2,800.00	2,100,000
3	Allowance for FF&E	1	Item	250,000.00	250,000
4	UCA	110	m2	850.00	93,500
	<u>Community Hall</u>				
	<u>Large Community gathering space- Meeting Hall/ Theatre/ small conference space etc. Ideally co-located with Community Centre</u>				
5	FECA - assumed civic centre, 500-750 capacity, main hall, lesser hall, ante-rooms, high standard finishes, kitchen and bar facilities, air-conditioning	200	m2	4,090.00	818,000
	Subtotal				3,594,000
6	Design & Construction Contingency Allowance	25	%	3,594,000	898,500
	Rounding				2,500
	TOTAL NET CONSTRUCTION COST				4,495,000

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LOCAL LEVEL AFL & CRICKET CLUBHOUSE BUILDING



Item	Description	Quantity	Unit	Rate	Total
	Building - Structure				
1	FECA	510	m2	1,200.00	612,000
2	UCA	192	m2	850.00	163,200
	Building - Fitout				
	<u>Function & Meeting Space</u>				
3	Social/ community room [1 No]	100	m2	2,470.00	247,000
	<u>Kitchen</u>				
4	Kitchen/ kiosk [1 No]	20	m2	4,335.00	86,700
	<u>Public Facilities</u>				
5	Public toilets [1 No]	25	m2	3,295.00	82,375
	<u>Player Facilities</u>				
6	Amenities (player) [2 No]	50	m2	3,295.00	164,750
7	Change rooms (player) [2 No]	100	m2	2,355.00	235,500
8	Massage room [2 No]	30	m2	1,315.00	39,450
9	First aid room [1 No]	15	m2	1,315.00	19,725
	<u>Administration</u>				
10	Office/ administration/ meeting [1 No]	15	m2	2,470.00	37,050
11	Third umpire/ match referee/ venue management room [1 No]	10	m2	2,750.00	27,500
12	Timekeeping/ scorers box [1 No]	10	m2	2,750.00	27,500
13	Umpires rooms (including toilet and showers) [1 No]	25	m2	3,295.00	82,375
	<u>General</u>				
14	Storage (internal & external) [1 No]	20	m2	1,230.00	24,600
15	Utility/ cleaners room [1 No]	5	m2	3,295.00	16,475
16	External covered viewing area (standing)	160	m2		incl.
	<u>Circulation area</u>				
17	FECA	85	m2	1,185.00	100,725
	Subtotal				1,966,925
18	Design & Construction Contingency Allowance	25	%	1,966,925	491,731
	Rounding				1,344
	TOTAL NET CONSTRUCTION COST				2,460,000

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LOCAL LEVEL NETBALL CLUBHOUSE BUILDING

Item	Description	Quantity	Unit	Rate	Total
	Building - Structure				
1	FECA	265	m2	1,200.00	318,000
2	UCA	76	m2	850.00	64,600
	Building - Fitout				
	<u>Function & Meeting Space</u>				
3	Multipurpose/ social/ function room [1 No]	40	m2	2,470.00	98,800
	<u>Kitchen</u>				
4	Kiosk/ Kitchen [1 No]	14	m2	4,335.00	60,690
	<u>Public Facilities</u>				
5	Public toilets [2 No]	24	m2	3,295.00	79,080
6	Accessible toilet/ shower/ baby change [1 No]	8	m2	2,400.00	19,200
	<u>Player Facilities</u>				
7	Amenities (player) [2 No]	28	m2	3,295.00	92,260
8	Change rooms (player) [2 No]	40	m2	2,355.00	94,200
9	First aid room [1 No]	10	m2	1,315.00	13,150
	<u>Umpire Facilities</u>				
10	Umpires change rooms (including toilet and showers) [3 No]	15	m2	2,355.00	35,325
11	Umpire duty room [1 No]	10	m2	2,470.00	24,700
	<u>Administration</u>				
12	Office/ administration [1 No]	12	m2	2,470.00	29,640
	<u>General</u>				
13	Storage [1 No]	20	m2	1,230.00	24,600
14	Spectator shelter (outdoor courts only) [2 No]	40	m2		incl.
	<u>Circulation area</u>				
15	FECA	44	m2	1,230.00	54,120
	Subtotal				1,008,365
16	Design & Construction Contingency Allowance	25	%	1,008,365	252,091
	Rounding				4,544
	TOTAL NET CONSTRUCTION COST				1,265,000