

COMMUNITY FACILITIES

Background

The provision of adequate community services and facilities is an essential component of developing sustainable communities. As part of the background preparation for the Minto Urban Renewal Project a Review of Open Space and Community Facilities was undertaken by BBC Consulting Planners (April 2004). This report identified that there is a wide range of community services and facilities available to the Minto community both locally and in the wider Campbelltown area.

The existing Minto community is serviced three main community facilities within the development site, The Minto Family Centre (operated by Burnside) and the Minto Youth Centre and the Kabbarli Early Learning Centre.

The Minto Family Centre is a conversion of a collection of dwellings into a family centre and Community Halls. Due to the nature of the converted structures the existing Community Centre is not clearly recognisable as a community centre and is does not provide well for its current or future uses.

The Youth Centre is a purpose built facility operated by Council. It is Council's intention to operate Youth Services in Minto as an outreach service and as such would be better located in a shared facility to reduce issues associated with safety and OH&S.

The Kabbarli Early Learning Centre is located on Guernsey Avenue and is owned by Campbelltown City Council. This centre serves the existing community adequately and will continue to appropriately provide for the incoming population. The facility is in general in good condition however it has minimal play equipment and is separated from its surroundings.

The Review of Open Space and Community Facilities study found that as the MURP program is completed there will be an altering demographic which provides an opportunity for the rationalisation and relocation of community facilities in the area. In order to best serve the changing future population the study recommends that a single Multi-purpose Community Centre within the MURP to complement the other services in the area would be most suitable.

Within the MURP development this agreement will form the basis for funding of all the costs associated with the new and upgraded community facilities.

Nexus

The MURP includes the provision of a single Multi-purpose Community Centre to replace the existing Minto Family Centre and the Youth Centre. It will be necessary, due to the likely change in demographic during the MURP, that the facility be flexible to allow it to accommodate the likely changes in community service requirements.

The proposed extent of the Multi-purpose Community Centre has been based on the projected populations needs and an estimate of the likely use patterns based on the existing facilities and that of similar facilities in the area.

The Multi-purpose Community Centre will be developed in order to achieve the objectives of:

- Create a central focus for the development to encourage a sense of community and ownership.
- Facilitate Community Building Programs.
- To provide convenient access and appropriate facilities to serve a wide variety of community groups and services.
- A high level of safety and security including OH&S.
- Integration into the surrounding neighbourhood.
- Design and location to allow use of the facility during the day and for evening events.
- Close association and complimentary services to the other local community facilities.

Specifically the Multi-purpose Community Centre is to include the following:

- Adaptable meeting rooms to with access to tea making and wet area facilities with adequate storage to accommodate a wide variety of community groups.
- Dedicated rooms for uses which are incompatible or inappropriate for shared rooms.
- Interview Rooms
- Multi Purpose Hall
- Store rooms
- Kitchen Facilities
- Toilets
- Shared Offices with workstations to cater for staff based in and visiting the facility.
- Outdoor Courtyard Space
- Outdoor Children's Play Area
- Car parking in accordance with Council's guidelines.

The existing Kabbarli Early Learning Centre will be upgraded to link into the proposed development including the following:

- External upgrade of building and landscaping to tie in with the materials colours being used in the proposed development.
- Upgraded fencing and lighting to improve security.
- Upgrade shade structures, soft fall and play equipment.

The exact inclusions will be determined though consultation with Council, the service providers and the community.

The Multi-purpose Community Centre shall be dedicated to the Council and the Kabbarli Early Learning Centre will remain under Council ownership. The Council will be responsible for the maintenance and management of the facilities. The re-development will be introduced in line with the DCP.

Facilities

The Community facilities include the following:

- New Multipurpose Community Centre to replace the existing Burnside Facility and Youth Centre.
- Upgrade to the existing Council owned Child Care Centre on Guernsey Avenue.

Costing

The following table provides estimated costs for each community facility based on the above inclusions.