



Community Infrastructure Provision Framework

maitland
CITY COUNCIL

Overview

The Community Infrastructure Strategy (2025-2045) sets out the strategic direction for planning and delivering community infrastructure for the Maitland Local Government Area (LGA). It is underpinned by detailed internal supporting documents that include the following networks. A summary of these supporting documents is also publicly available:

1. Aquatics
2. Cemeteries
3. Community Facilities
4. Indoor Sports
5. Libraries and Museum
6. Maitland Regional Art Gallery (MRAG) and Public Art
7. Outdoor Recreation Facilities
8. Outdoor Sports
9. Playspaces
10. Public Open Spaces
11. Public Toilets.

Maitland City Council is responsible for planning and delivering a range of community infrastructure to support existing and future communities. A comprehensive review was undertaken throughout 2025 to understand Councils' existing community infrastructure provision, condition, future requirements and approaches to address the gap. Targeted infrastructure investment provides optimal community outcomes aligning capital expenditure and maintenance requirements with Councils' Long-Term Financial Plan (LTFP).

A precinct planning approach to guide community infrastructure planning has been used to ensure consistency with the Maitland Local Strategic Planning Statement 2040+. The planning precincts used are:

- Central Planning Precinct
- Eastern Planning Precinct and
- Western Planning Precinct.

Population

PLANNING PRECINCT	WESTERN	CENTRAL	EASTERN	TOTAL
2024 Population	28,348	18,699	50,776	97,823
2035 Population (estimated forecast)	44,991	22,937	55,599	123,527
# Change	16,643	4,238	4,823	25,704
% Change	59%	23%	9%	

Challenges and opportunities

The challenges and influences shaping community infrastructure provision in Maitland are broad and numerous. They include:

- An ageing community infrastructure portfolio
- Infrastructure that is not fit-for-purpose i.e. some buildings were designed for a single use and now cannot accommodate multiple uses not necessarily suited to the space or cannot be undertaken in the spaces provided, or in the most efficient and effective way
- High land costs
- Population demographics and high growth
- Infrastructure Contributions funding restrictions
- Heritage impacts and associated costs
- Shifting demand – particularly the impact that smaller housing lots is having on the provision of public domain
- Growing demand and community expectations
- Climate change and natural hazards
- Flood-prone areas and
- Environmental sustainability.

To ensure the greatest community benefit is achieved through community infrastructure provision, Council will:

- Capitalise on existing land and building ownership – Council has a significant community infrastructure portfolio that is nearing the end of its asset useful life, is under-utilised, does not serve any specific need or purpose or was dedicated to Council under previous subdivision designs that are no longer meeting a community need. Importance is placed on getting more out of existing infrastructure.
- Optimise existing and future community infrastructure for maximum community benefit – Council will review usage, demand, management and design of both existing and future community infrastructure that generates maximum community benefit. Importance is placed on the clustering of places, spaces and services and how the mix of those activities is accessible to, and serves the needs of, a diverse community. Community infrastructure integration is a cost-effective way of delivering and operating services with widely accepted benefits; and
- Pursue developer contributions and incentives – Council will work with developers to contribute funding to essential works for new communities. A realistic, balanced and flexible approach is required that takes a variety of considerations into account. These include the quality and utilisation of existing community infrastructure, unique characteristics of communities and service and policy trends that influence demand.

To assist in implementing the strategic direction, a Community Infrastructure Provision Framework (CIPF) has been developed to provide an evidence-based platform to plan, fund, design and manage community infrastructure. It aims to ensure equitable access, financial sustainability, guide decision-making and adapt to evolving community needs.

It is important to emphasise that there are no universally agreed sets of rates of provision, benchmarks or minimum requirements for the provision of community

infrastructure. Also, there are no agreed or mandatory categories in a hierarchy and as such, it is essential that the categories used are clearly defined.

The CIPF recognises that different types of community infrastructure have different service catchments depending on the type of infrastructure. This means that suburbs are not looked at in isolation but within a broader community infrastructure network that responds to topography, demographics and natural features. This network may contain local, district, city-wide or regional community infrastructure, or can be in other localities outside the Maitland local government area.

The (CIPF) will include:

- Rates of provision
- Benchmarks
- Minimum requirements
- Provision hierarchy.

The CIPF will be reviewed on an annual basis to factor in any changes to community infrastructure such as delivery of new assets, maintenance, renewal, upgrade or disposal of existing assets.

DEFINITIONS

Rates of Provision

Rates of Provision are quantity measures that focus on supply and capacity. Rates of provision answer the question: “Do we have enough or too many facilities to service the needs of our community?”

Benchmarking

Benchmarking is the process of comparing an organisations standards, operational efficiency and effectiveness against other local government or industry best practices to improve overall performance. Benchmarking answers the question: “Are our facilities and services as good and efficient as everyone else’s?”

This is partially shown in Appendix A – however this appendix only demonstrates other Council’s provision rates and does not consider the efficiency of their assets. A complete benchmarking exercise needs to be undertaken.

Expected Requirements

Expected requirements can be defined as the lowest acceptable standards necessary to achieve a specific outcome. It is important to identify expected requirements because anything falling short of this baseline is considered inadequate. Maitland City Council’s expected requirements are available for the following community infrastructure assets;

- Aquatic and leisure facilities
- Outdoor recreation facilities
- Outdoor sports
- Playspaces

Provision Hierarchy

The hierarchical level of a community asset is often overlooked but is an important planning tool that helps with the assessment of what already exists and particularly, of its capacity to meet various types of need in the community. There are no agreed or mandatory categories in a hierarchy and as such, it is essential that the categories used are clearly defined and agreed on. Maitland City Council uses the following provision hierarchy categories:

HIERARCHY LEVEL	DESCRIPTION
Local	Located within a 5-15-minute walk of residences
District	Located within a 3-kilometre radius or a 10-15-minute drive of most residences
Citywide	Serves the whole Maitland Local Government Area and is a 30-45-minute drive of most residences
Regional	Key destination spaces that serve our communities and attract visitors from outside the Maitland Local Government Area

The hierarchy supports transparent and effective planning and serves our community by:

- Distributing community infrastructure equitably
- Aligning provision with sound planning principles
- Meeting community expectations and demand
- Aligning current trends and guidelines
- Allowing consolidation and upgrades
- Reducing long-term asset maintenance by addressing oversupply
- Ensuring community infrastructure is sustainable and resilient long-term

Industry Context

Provision standards have been used for many years as a recreation planning strategy and later extended to include other forms of community provision, such as community facilities. The most widely used standards, open space standards, grew out of 1920s efforts to provide recreation opportunities for children in poorer residential areas. They formed the basis of further reviews in the 1940s, 60s and 70s and are all based on a 'formula' of an area (hectares) per 1,000 residents. Many local government authorities adopted it as a basis for their recreation provision programs and established goals of continuing to acquire land until they reached the agreed standard.

Some of the key concerns to the standards approach are:

- They constitute the acquisition of a fixed amount of land regardless of the nature and needs of the community, i.e. topography, demographics, population growth rates, finite land supply, travel availability and service priorities
- It is unclear as to whether the standards are a minimum provision need, a guide to the amount of land needed, or the maximum amount needs. Most users apply them as both a minimum and maximum simultaneously
- They ignore indoor provision and opportunities provided by private or commercial providers
- They ignore the condition and capacity of existing facilities
- They assume uniformity of need across the whole local government area and adjoining local government areas
- A focus on single use, stand-alone facilities
- There is a lack of understanding of the diversity of Councils' asset portfolio and constrained resourcing
- The adoption of the key word 'standards', which can imply inflexible, unchangeable and entrenched approaches

Maitland City Council Approach

Research and comparison have been undertaken across several Council's and organisations within New South Wales and beyond and it is evident that rates of provision vary considerably. There are differing quantitative measures across local government areas, based on the growth and unique considerations for each community.

Given the reasons identified above, Maitland City Council uses previous standards as an indicator, but does not solely rely on them when considering options for community infrastructure provision to support the needs of current communities and future generations. Maitland City Council uses the following principles when planning community infrastructure:

- **One-size does not fit all** – community infrastructure provision may vary outside identified industry rates to appropriately reflect the unique community they are servicing
- **Local context matters** – rates of provision should be tailored to the local context, considering factors like population growth, travel availability, distance, topography and service priorities to ensure equitable distribution
- **Future-focused planning** – focus on maximising the use of existing facilities, co-locating services and ensuring designs are flexible and sustainable for the future.

Maitland City Council's Rates of Provision

The following tables outline Maitland's required rates of provision for community infrastructure based on quantitative requirements. Table One provides an understanding of current provision including standalone libraries, community facilities, aquatic centres and indoor sports centres where as Table Two looks at the integration of some of these assets to improve co-location and community experience. It is of note that when assessing community infrastructure needs for the future, the number of community infrastructure assets may be higher or lower than the below rates of provision. This discrepancy is at Council's discretion based on consideration of a number of qualitative factors including those outlined above.

TABLE ONE – MAITLAND’S CURRENT RATES OF PROVISION

The below table outlines the current rates of provision of community infrastructure in the Maitland Local Government Area as at June 2026.

COMMUNITY INFRASTRUCTURE	LOCAL	DISTRICT	CITYWIDE	REGIONAL	CURRENT PROVISION
Aquatic centres	N/A	One per planning precinct (except the planning precinct in which the citywide centre is located).	One per LGA.	Feasibility analysis required.	Two district.
Community facility	40 square metres per 1,000 people (services 1,000-20,000 people)	45 square metres per 1,000 people (services 20,000-60,000 people)	30 square metres per 1,000 people (services 120,000+ people)	Feasibility analysis required.	Nine local. One district.
Libraries	40 square metres per 1,000 people (services 1,000-20,000 people)	45 square metres per 1,000 people (services 20,000-60,000 people)	30 square metres per 1,000 people (services 120,000+ people)	Feasibility analysis required.	Four local.

COMMUNITY INFRASTRUCTURE	LOCAL	DISTRICT	CITYWIDE	REGIONAL	CURRENT PROVISION
Art galleries	N/A. Exhibition spaces may be provided within future community hubs.	N/A	N/A	One per LGA.	One regional facility.
Indoor sports facilities	N/A	To be provided by private operators.	One per LGA.	Feasibility analysis required.	One citywide.
Museums	N/A. Exhibition spaces may be provided within future community hubs.	N/A	One per LGA	Feasibility analysis required.	One citywide.
Outdoor recreation – BBQ and picnic facilities	Site specific. Picnic tables required for all playspaces. BBQ facilities required for district, citywide and regional playspaces.				66 picnic table/areas. 19 BBQ areas.

COMMUNITY INFRASTRUCTURE	LOCAL	DISTRICT	CITYWIDE	REGIONAL	CURRENT PROVISION
Outdoor recreation – fitness and exercise equipment	Site specific.				21 locations.
Outdoor recreation – Community gardens	No provision rate, based on community demand in line with Community Gardens Policy.				Zero. 15 pre-identified sites across the LGA.
Outdoor recreation – Dog off leash areas	One unfenced per 10,000 people. One fenced per planning precinct.				Two fenced. Five unfenced.
Outdoor recreation – Trails and paths	Site specific.				One.
Outdoor recreation – Skate Parks	One per 10,000 people	One per planning precinct	One per LGA.	Feasibility analysis required.	Five local. Three district.

COMMUNITY INFRASTRUCTURE	LOCAL	DISTRICT	CITYWIDE	REGIONAL	CURRENT PROVISION
Outdoor recreation – Pump tracks	One local per planning precinct	N/A	One per LGA.	Feasibility analysis required.	Two local pump tracks.
Outdoor recreation – BMX tracks	To be provided through pump tracks.	N/A	One per LGA.	Feasibility analysis required.	One citywide BMX track.
Outdoor recreation – Multipurpose courts	One multipurpose court per 10,000 people.				10 courts.
Outdoor sports - Athletics	N/A.	N/A.	N/A.	One per LGA.	One citywide facility.
Outdoor sports – Netball courts	Provision to be met through multipurpose courts.	N/A.	One citywide facility per LGA (minimum 32 courts).	Feasibility analysis required.	One citywide facility.

COMMUNITY INFRASTRUCTURE	LOCAL	DISTRICT	CITYWIDE	REGIONAL	CURRENT PROVISION
Outdoor sports – Sportsfields	Nil provision rate – Provision to be for district facility and above.	1.25ha per 1,000 people.	One citywide per LGA.	One regional per LGA.	126 hectares.
Outdoor sports – Tennis courts	One tennis court per 5,000 people.				31 courts.
Playspaces	1 per 1500, within 400-600m / 5-15min walk from residents.	1 per 10-15k people, 1 per new major housing estate/URA. Within 3km radius or 10-15min drive or residents.	One per LGA.	Feasibility analysis required.	78 local. Three district. One citywide.
COMMUNITY INFRASTRUCTURE	LOCAL	DISTRICT	CITYWIDE	REGIONAL	CURRENT PROVISION
Public open space such as sportsfields, playspaces, natural and linear.	2 hectares per 1,000 people.				447 hectares.

Public toilets	One public toilets/amenities building to be provided at the following locations: - District, citywide and regional playspaces - Skateparks and BMX facilities - Community hubs - Town centres - Tourist centres - Major rest stops	31 total.
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TABLE TWO - FUTURE RATES OF PROVISION

Future provision of community infrastructure will have a high focus on co-location, multi-use infrastructure. This includes the integration of indoor sports facilities and aquatic centres into 'Aquatic and leisure centres' and the integration of community facilities and libraries into 'Community hubs'. Community hubs may also provide exhibition or performance spaces. These are the provision rates Maitland City Council will consider for future community infrastructure delivery.

COMMUNITY INFRASTRUCTURE	BASILINE DEFINITION	LOCAL	DISTRICT	CITYWIDE	REGIONAL
Aquatic and leisure centres	A multi-purpose facility that combines aquatic amenities with health, fitness and wellbeing areas. This will include indoor sports facilities.	N/A	One per planning precinct (except the planning precinct in which the citywide centre is located).	One per LGA	Feasibility analysis required.
Community hubs (co-located libraries, performing arts spaces, sports complexes and community facilities)	A multi-purpose facility that combines library collections and spaces, community meeting spaces, co-working areas and recreational program areas.	40 square metres per 1,000 people (services 1,000-20,000 people). Note that future provision will focus on the provision of district level and above.	45 square metres per 1,000 people (services 20,000-60,000 people)	30 square metres per 1,000 people (services 120,000+ people)	Feasibility analysis required.

COMMUNITY INFRASTRUCTURE	BASELINE DEFINITION	LOCAL	DISTRICT	CITYWIDE	REGIONAL
Art galleries	A multi-purpose facility that combines areas for collections, exhibitions, education and areas for cultural activities.	N/A	N/A	N/A	One per LGA.
Museums	A multi-purpose facility dedicated to preserving, researching and exhibiting both tangible and intangible heritage.	N/A	N/A	One per LGA	Feasibility analysis required.

COMMUNITY INFRASTRUCTURE	BASELINE DEFINITION	LOCAL	DISTRICT	CITYWIDE	REGIONAL
Outdoor recreation – BBQ and picnic facilities	A designated public outdoor space for social dining	Site specific. Picnic tables required for all playspaces. BBQ facilities required for district, citywide and regional playspaces.			
Outdoor recreation – Community gardens	A form of public open space, managed by the community for the production of food and/or ornamental and artistic planting	No provision rate, based on community demand in line with Community Gardens Policy.			
Outdoor recreation – Dog off leash areas	A designated area where dogs are legally permitted to exercise, play and socialise without a leash	One per 10,000 people. One fenced per planning precinct.			

COMMUNITY INFRASTRUCTURE	BASLINE DEFINITION	LOCAL	DISTRICT	CITYWIDE	REGIONAL
Outdoor recreation – Trails and paths	A trail is a marked route normally established through a natural setting for activities like hiking, cycling horse-riding. A path is a walkable route from point to point	Site specific.			
Outdoor recreation – Skate parks	A multi-use dedicated spaces for young people to engage in physical or social activities primarily related to skate/scooting.	One per 10,000 people (except where a district or citywide meets demands)	One per planning precinct	One per LGA.	Feasibility analysis required.
Outdoor recreation – Pump tracks	A multi-use dedicated spaces for young people to engage in physical or social activities primarily related to bike riding activities.	One local per planning precinct	N/A	One per LGA.	Feasibility analysis required.

COMMUNITY INFRASTRUCTURE	BASLINE DEFINITION	LOCAL	DISTRICT	CITYWIDE	REGIONAL
Outdoor recreation –BMX tracks	A multi-use dedicated spaces for young people to engage in physical or social activities primarily related to BMX activities.	To be provided through pump tracks.	N/A	One per LGA.	Feasibility analysis required.
Outdoor recreation – Multipurpose courts	A multi-use playing surface designed for multi-sports and activities	One multipurpose court per 10,000 people.			
Outdoor sports - Athletics	A dedicated sports facility catering for track and field events e.g. shotput, running, high and long jump.	N/A. Local practice facilities may be provided on an as needed basis.	N/A.	N/A.	One per LGA.
Outdoor sports – Netball courts	A marked, rectangular playing surface on which netball is the only sport played. Training courts will be provided through multipurpose courts and the citywide facility will provide for competition level.	Provision to be met through multipurpose courts.	N/A	One per LGA.	Feasibility analysis required.

COMMUNITY INFRASTRUCTURE	BASLINE DEFINITION	LOCAL	DISTRICT	CITYWIDE	REGIONAL
Outdoor sports – Sportsfields	An area utilised for multiple sporting codes, typically defined by specific line markings for organised, competitive team sports	No provision rate – to be met through district facilities.	1.25ha per 1,000 people.	One citywide facility for each code per LGA.	One regional per LGA.
Outdoor sports – Tennis courts	A marked, rectangular playing surface on which tennis is the only sport played	One tennis court per 5,000 people.			
Playspaces	A playspace is more than the equipment: they include a ‘whole of park’ experience and can offer multiple activities for all abilities. They provide meeting places and activities where communities gather, socialise and exercise.	1 per 1500 or within 400-600m / 5-15min walk from residents.	1 per 10-15k people, 1 per new major housing estate/URA. Within 3km radius or 10-15min drive or residents.	One per LGA.	Feasibility analysis required.

COMMUNITY INFRASTRUCTURE	BASELINE DEFINITION	LOCAL	DISTRICT	CITYWIDE	REGIONAL
Public open space – Parks and reserves	A publicly accessible area set aside for the community providing social, cultural, recreation and ecological benefits. This includes land that facilitates playspaces, sportsfields and other passive recreational activities as well as natural areas and linear open space.	2 hectares per 1,000 people.			
Public toilets	A toilet facility that is directly accessible to members of the public.	One public toilets/amenities building to be provided at the following locations: - District, citywide and regional playspaces - District, citywide and regional skate parks and BMX facilities - Community hubs - Town centres			

Example Community Infrastructure Prioritisation Framework

A framework developed to prioritise proposed actions across the community infrastructure network and is summarised below:

CRITERIA	WEIGHTING	RATIONALE
Strategic Alignment	YES/NO	Only assess projects with alignment to Council's existing strategic plans and policy directions and which are consistent with Planning and Heritage Controls
PARTICIPATION OUTCOMES		
Participation Growth Potential	30%	Prioritises works that have a high potential for increasing participation in arts/passive and active recreation/sport/cultural activities.
Social Equity	10%	Prioritises projects in areas with higher social disadvantage.
Accessible Participation	10%	Prioritises projects where there is a high-level of participation or potential for growth for women and girls, Aboriginal and Torres Strait Islander people and other underrepresented groups.
FACILITY OUTCOMES		
Asset condition OR Identified gap in arts/active recreation/sport provision	30%	Prioritises works to replace assets nearing the end of their useful life Prioritises projects where there is a demonstrated gap in provision
Multi-arts / Multi-sport or adaptable	10%	Prioritises works that benefits multiple uses/codes and adaptability of infrastructure
Deliverability and readiness	10%	Prioritises projects that are within Council's ownership or management

Appendix A – Provision rates for surrounding or comparative Councils

INFRASTRUCTURE TYPE	CENTRAL COAST	CESSNOCK	LAKE MACQUARIE	MIDCOAST	NEWCASTLE	PORT STEPHENS	SHOALHAVEN
Art galleries		1:30,000-150,000 people				1 exhibition facility: 30,000 people	District 1:45,000 people Regional 1:150,000 people
Aquatics	District 1:40,000-70,000 people Regional 1:70,000-100,000 people		1:35,629 people		District 1:35,000 – 75,000 people Regional 1:150,000 people	1:20,000-50,000 people	District 1:20,000-50,000 people Regional 1:LGA

INFRASTRUCTURE TYPE	CENTRAL COAST	CESSNOCK	LAKE MACQUARIE	MIDCOAST	NEWCASTLE	PORT STEPHENS	SHOALHAVEN
Community facilities/centres		1:6,000-10,000 people for community halls 1:15,000-20,000 people for multipurpose community centre	Local 1:5,500 people			1:5,000 people	Local 1:10,000 people District 1:50,000 people
Indoor Sports		1 facility: 10,000-20,000 people	1 court: 13,000 people		District 1:50,000 – 100,000 people Regional 1:250,000 people	Sports/leisure centre (may include aquatics): 1:17,500 people	

INFRASTRUCTURE TYPE	CENTRAL COAST	CESSNOCK	LAKE MACQUARIE	MIDCOAST	NEWCASTLE	PORT STEPHENS	SHOALHAVEN
Library						1 branch library: 20,000 people 1 library lounge: 10,000 people	Refer to State Library calculator
Museum							Needs based
Youth Spaces – BMX		1:59,985 people		1:25,000 people	Local 1:10,000 - 15,000 people District 1:25,000 people Regional 1:150,000 people	1:4,000 people aged 5-24 years (Skate/BMX park)	
Youth Spaces – Skate park		1:19,995 people		1:25,000 people	Local 1:10,000 - 15,000 people	1:4,000 people aged 5-24 years (Skate/BMX park)	

					District 1:25,000 people Regional 1:150,000 people		
INFRASTRUCTURE TYPE	CENTRAL COAST	CESSNOCK	LAKE MACQUARIE	MIDCOAST	NEWCASTLE	PORT STEPHENS	SHOALHAVEN
Outdoor Rec – Dog Off Leash Areas		1:8,569 people	Non-fenced: 1:5,500 people		Fenced: 1:30,000 people. Non- fenced: 1:5,000- 10,000 people.		
Outdoor Sports – Sportsfields	1.3ha:1,000 people (all new sportsgrounds)	No local provision. District 0.9ha:1,000 people Regional 0.6ha:1,000 people	Local 1:1,500 people District 1 (5-10 ha) within 2km of most dwellings		0.65ha: 1000 people OR 1:1,250 people	Local 0.4ha:1,000 (min 2ha) District 0.6ha:1,000 people (min 3ha) Regional 1.4ha:1,000 (min 3ha)	District 1.3ha:1,000 people OR 1:6,600 people Regional 0.6ha/1,000 people OR 1:16,000 people

INFRASTRUCTURE TYPE	CENTRAL COAST	CESSNOCK	LAKE MACQUARIE	MIDCOAST	NEWCASTLE	PORT STEPHENS	SHOALHAVEN
Outdoor Sports – Netball courts			Local 2-4 courts District 12 courts minimum approx 1 court:6,000 people		1 court: 5,191 people (2020)	1 court:3,000 people	
Outdoor Sports – Tennis courts			Local 4 courts minimum District 6-12 courts City-wide 12 courts minimum approx 1 court:3,500 people		1 court: 3,500 people	1 court:1,800 people	

INFRASTRUCTURE TYPE	CENTRAL COAST	CESSNOCK	LAKE MACQUARIE	MIDCOAST	NEWCASTLE	PORT STEPHENS	SHOALHAVEN
Outdoor Sports – Athletics						1 grass field: 25,000 people 1 synthetic field: 10,000 people	
Playspaces	Local 1:1,500 people District 1:5,000-10,000 people Regional – Whole LGA	Local 0.5 Ha (1 park): 1,000 people District 0.6ha:1,000 people Regional 0.2ha/1000 people	Local 1:1,500 people District 1:5,000-10,000 people Regional Within 30mins of residents	1:1,000 people	Local 1:1,500 people District 1:15,000-25,000 people Regional 1:150,000 people	Local 1:1,700 people	

INFRASTRUCTURE TYPE	CENTRAL COAST	CESSNOCK	LAKE MACQUARIE	MIDCOAST	NEWCASTLE	PORT STEPHENS	SHOALHAVEN
Public Open Space – Parks and Reserves	1.8ha:1,000 people general rec space	Local 0.5ha (1 park):1,000 people District 0.6/ha:1,000 people Regional 0.2ha:1,000 people	Local 1:2,000 people District 2-3 ha within 2km of most dwellings		Local within 500metres of residents District 1:15,000-25,000 people Regional 1:250,000 people	Local 0.4ha: 1,000 people District 3 ha:5,000 people Regional 5ha:20,000 people	

Appendix B – Cost estimates

INFRASTRUCTURE TYPE	LOCAL	DISTRICT	CITYWIDE/REGIONAL
Aquatic and Leisure Facilities	N/A	\$45,000,000.00	\$60,000,000.00 - \$80,000,000.00
Community hubs (inclusive of libraries and community facilities)	N/A	\$10,000,000.00 - \$25,000,000.00	
Community facilities/centres	N/A	\$7,000,000.00 - \$12,000,000.00	
Library	N/A	\$6,500,000.00 - \$15,000,000.00	
Youth Spaces – BMX and pump tracks	Pump Track - \$100,000.00 - \$200,000.00	Pump Track - \$500,000.00 - \$1,000,000.00	BMX - \$2,000,000.00 - \$5,000,000.00
Youth Spaces – Skate park	N/A	\$750,000.00-\$950,000.00	\$2,000,000.00 - \$4,000,000.00
Outdoor Rec – Dog Off Leash Areas	\$650,000.00		

Outdoor Rec – Multipurpose Courts	\$250,000.00		
Outdoor Sports – Sportsfields	N/A	\$8,000,000.00- \$10,000,000.00	\$15,000,000.00 - \$25,000,000.00
Outdoor Sports – Netball courts	N/A		\$5,000,000.00- \$10,000,000.00
Outdoor Sports – Tennis courts	\$500,000.00 - \$700,000.00		
Outdoor Sports – Athletics	N/A		\$15,000,000.00- \$20,000,000.00
Playspaces	\$500,000.00 - \$650,000.00	\$1,000,000.00 - \$3,000,000.00	\$7,000,000.00 – \$30,000,000.00
Public Toilets	\$250,000.00-\$350,000.00		

References

1. City of Parramatta Community Infrastructure Strategy
2. Elton's Parramatta Community Facilities Audit and Needs Study Report 2017
3. Port Stephens Council Kings Hill Urban Release Area report from GHD
4. Port Stephens Council Recreation Infrastructure Strategy Volume 1, 2018
5. Lake Macquarie City Council Sports Strategy 2021-2031
6. City of Newcastle Strategic Sports Plan 2020
7. Midcoast Playspace Strategy 2023-2035
8. Cessnock 2031: A vision for the future, Community Infrastructure Strategic Plan
9. Tweed Shire Council Community Infrastructure Framework
10. Moorabool Shire Council Community Infrastructure Provision Standards Report 2019
11. Draft Adventurous Spaces, NSW Department of Planning, Housing and Infrastructure 2024
12. Industry:
 - 12.1 Parks and Leisure Australia Western Australia Guidelines for Community Infrastructure 2012
 - 12.2 State Library of NSW People Places: a guide for planning public library buildings 2025
 - 12.3 Library Council of NSW Standards and guidelines for NSW public libraries, Living Learning Libraries - a population approach 2018
 - 12.4 Royal Life Saving Australia State of Australian Aquatic Facilities 2025
 - 12.5 Victorian Department of Sport and Recreation (Sport and Recreation Victoria) Indoor Sports facilities: Design and management guidelines

Document Review

VERSION	DATE APPROVED	DESCRIPTION OF CHANGES
1.0	August 2026	Development of rates of provision