



Social Planning Study

Reeves Creek Village Planning Proposal

Client:
Dartanyon Pty Ltd

Date:
16 June 2015

Revised Final Report

Contact:

Chris Manning
chris@elton.com.au
(02) 9387 2600

Sydney
02 9387 2600

Level 6
332 – 342 Oxford Street
Bondi Junction NSW 2022

www.elton.com.au
consulting@elton.com.au
Sydney | Canberra | Darwin
ABN 56 003 853 101

| | |
|---------------|--|
| Prepared by | Sarah Braund |
| Reviewed by | Chris Manning |
| Date | 16 June 2015 |
| Document name | 14/3852 Reeves Creek Village Social Planning Study |
| Version | 3 |

Contents

| | | |
|----------|--|-----------|
| 1 | INTRODUCTION | 4 |
| 1.1 | Background | 4 |
| 1.2 | Project description | 4 |
| 1.3 | Scope of the report | 5 |
| 2 | SOCIAL CONTEXT | 6 |
| 2.1 | Development context | 6 |
| 2.2 | Existing demographic context | 6 |
| 2.3 | Existing and planned social infrastructure | 7 |
| 2.4 | Summary of existing situation | 12 |
| 3 | FORECAST POPULATION | 14 |
| 3.1 | The development scenario | 14 |
| 3.2 | Forecast population | 14 |
| 3.3 | Likely characteristics | 15 |
| 4 | ADDRESSING SOCIAL INFRASTRUCTURE NEEDS | 16 |
| 4.1 | Approach to planning social infrastructure | 16 |
| 4.2 | Local government social infrastructure | 17 |
| 4.3 | State government social infrastructure | 20 |
| 4.4 | Social infrastructure provided by private and non-profit sectors | 22 |
| 4.5 | Conclusion | 23 |
| 5 | CONCLUSIONS | 25 |

1 Introduction

1.1 Background

Elton Consulting has been engaged by Dartanyon Pty Ltd to prepare a social planning assessment to support a rezoning amendment for residential development on a site adjoining the township of Picton, within the Wollondilly Local Government Area. The site comprises approximately 39 hectares of land currently zoned RU2 Rural Landscape to the east of the existing Picton township. The site is referred to as both 'Picton East' and 'Reeves Creek'.

In 2012 a draft planning proposal to rezone the land for residential purposes was submitted to Wollondilly Shire Council, with Council resolving to adopt an amended version (Picton East Concept Zoning). The amended plan differed from that submitted – most notably in relation to the removal of a large parcel of the land on the ridgeline proposed as environmental management and conservation areas, revised locations of public (recreation) open space zones and revised locations for medium density housing.

Wollondilly Council also forwarded the proposal to the then Department of Planning and Infrastructure for Gateway assessment and determination. As a condition of consent, the DP&I requested that additional information be provided and Wollondilly Council subsequently requested that a number of specialist studies be undertaken, to include an assessment the current and future needs for provision and funding of appropriate state and local infrastructure.

With input from the specialist studies, a critical review of the initial draft planning proposal and consideration of Council's amended concept zoning plan have been undertaken. The applicant is now seeking for Council to adopt an amended zoning plan which reflects the findings of these investigations and further design development of the proposal.

The purpose of this social planning report is to support and inform the proposed amended rezoning of the site in relation to social planning matters, and in particular to address the Specialist Studies Requirements issued by Wollondilly Shire Council for the Picton East Planning Proposal with regard to community facilities and open space.

1.2 Project description

The proposed site is located at 1735 Remembrance Drive and 108-18 Menangle Street Picton. It comprises 39 hectares of rural land adjoining the eastern fringe of the township of Picton. The development is designed to be an integrated part of the town's growth, and will be accessed from the established residential parts of Picton via Menangle Street and Margaret Street.

The proposal seeks to rezone the site to enable low and medium density residential development, while providing for open space and environmental protection.

The proposed amendments to the approved concept zoning plan for the Reeves Creek site include:

- » An adjustment to the site boundary and inclusion of the ridge lands with an Environmental Conservation zoning
- » Adjustment of the area of land for low density housing (supported by recent geotechnical and engineering studies)

- » Relocation of medium density housing to land close to high amenity around a central park
- » Reallocation of public open space to provide local parks and a corridor that links Reeves Creek and Margaret Street with Vault Hill.

The amended Concept Master Plan proposes up to 312 dwellings, on sites of different sizes ranging from 250 sqm to 1,500 sm. This compares with the 170-249 dwellings proposed in the Council planning proposal.

1.3 Scope of the report

This study considers demand for community facilities and services and open space likely to be generated by the proposed development, and the ways in which that demand will be addressed.

In particular, the study addresses Council's requirements for the State and Local Infrastructure Study, as outlined in *Specialist Study Requirements: Picton East Planning Proposal* (Wollondilly Shire Council, July 2013). These include:

- » To prepare a report assessing current and future needs for the provision and funding of appropriate state and local infrastructure, community facilities and open space
- » To identify the need for additional community services and facilities
- » To identify the need for additional open space to meet community needs.

Particular tasks required to be undertaken in this study include:

- » Review the current provision of and planning for open space and community facilities and services under the current *Wollondilly Contributions Plan 2011*
- » Assess the need for additional open space, community facilities and services resulting from the potential increased number of residents
- » Undertake an assessment of infrastructure and funding required for the provision of community facilities and open space identified
- » Determine the timing and mechanism for delivery of community facilities, services and open space necessitated by the proposed development.

Preparation of this report has involved:

- » Discussions and meetings with our client and consideration of the amended draft concept plan for the project
- » A review of existing plans, policies and background studies from Wollondilly Council and the NSW Department of Planning and Environment
- » Analysis of the social context of Picton, including demographic and social trends analysis
- » An assessment of the existing community facilities and open space in and around Picton, and their ability to cater for increased demand
- » Discussions with representatives from the Department of Education regarding school planning for Picton
- » Consultation with the Manager, Facilities and Recreation, Wollondilly Shire Council
- » Consideration of the service planning strategies of the South West Sydney Local Health District, NSW Fire and Rescue and NSW Police for South West Sydney.

2 Social context

This section provides a description of the existing social context for the proposed development. It includes:

- » The development context
- » An outline of the existing demographic context of the surrounding area
- » A review of existing and proposed social infrastructure and an analysis of its capacity to cater to the needs of the future Reeves Creek community.

2.1 Development context

Wollondilly Shire, located on the south west fringe of the Sydney Metropolitan Area, has a population of around 46,000 people (2013 estimate). Around 90% of the Shire is national parks, bushland, water catchment or rural lands, and the population is dispersed among 15 towns and villages, and smaller rural settlements and localities. The Shire's population has grown steadily from around 30,000 in 1991, with an annual growth rate of between 1 and 2% over the last decade.

As the urban area of Greater Sydney extends to the south west, significant growth is set to occur within Wollondilly over the next two decades. Wollondilly Council is currently revising its Growth Management Strategy to take account of a large number of areas of potential urban development that have been identified in the Shire in the context of NSW Government decisions to allow development proposals to be considered that are beyond the boundaries of the South West Growth Centre. It is understood that the Shire's population is projected to increase to about 58,000 people by 2021, and to over 100,000 people by 2036. Key areas of development are likely to be around Wilton, Appin and Picton/Tahmoor/Thirlmere, but growth will also occur around many of the smaller villages such as Menangle and Cawdor.

It is understood that a number of development proposals are likely to come forward for the Picton area, and the population of Picton/Mowbray Park/Maldon is forecast to grow from around 4,600 to around 8,300 by 2036. Further significant growth will occur within the broader Picton / Tahmoor / Thirlmere corridor (*Wollondilly Open Space Recreation and Community Facilities Strategy* (Clouston Associates and Elton Consulting 2013)). It is further understood that the Picton East development has been included within the Growth Management Strategy forecasts.

The context is therefore one of an area set to experience considerable growth and change. At the same time, the desire of the existing community to preserve the historic and rural character of Picton and maintain its village charm is recognised. The proposed development aims to meet these challenges by contributing to the supply of housing, including affordable housing, within Wollondilly, while at the same time creating a village of distinctive character and place that is integrated with the landscape.

2.2 Existing demographic context

The demographic characteristics of Picton have been identified, drawing from data from the most recent (2011) *Census of Population and Housing* (Australian Bureau of Statistics) and *Profile.id* for

the state suburb of Picton and using Wollondilly LGA and the Greater Sydney area to provide benchmarks for comparison. Key findings from this analysis are outlined below:

- » Picton, as the key administrative centre of the Wollondilly LGA, has a relatively small but growing population of 4,595 people (increased from 4,276 people in 2006). The proposed Picton East development, with a forecast population of around 900 people, would represent population growth of approximately 20% on 2011 levels.
- » Compared to Greater Sydney, Picton has a high proportion of young children, primary and secondary aged school children and adults 35-59 years. Picton's age profile is similar to that of the Wollondilly Shire, which is younger overall (average 36 years) than the NSW average (38 years). The proportion of the population in Picton aged 70+ (7.1%) is significantly lower than that for Greater Sydney (8.9%).
- » Associated with this, Picton, and Wollondilly generally, have a relatively high proportion of households comprising families with children. Single person and couple only households comprise a lower proportion of households than the Greater Sydney average.
- » Picton has, on average, marginally smaller households (2.9 persons/household) compared with Wollondilly (3.0 persons). However average household size is significantly higher than for Greater Sydney (2.7 persons).
- » As is the case in Wollondilly LGA as a whole, Picton is characterised by a high proportion of separate houses when compared to Greater Sydney. However, Picton has a higher proportion of medium density dwellings (9.4%) compared to the Wollondilly LGA (5%).
- » Average weekly household income is slightly higher in Picton (\$1,488) than the Wollondilly Shire average (\$1,478). Average household incomes across Wollondilly Shire are slightly higher than the NSW average (\$1,237).
- » Levels of cultural diversity are relatively low in Picton, with only 6.4 % of residents speaking a language other than English at home.
- » Median weekly rents in Picton (\$260) and Wollondilly (\$270) are significantly lower than the Greater Sydney average (\$351), but median monthly mortgage repayments are similar.

2.3 Existing and planned social infrastructure

2.3.1 Retail facilities

Picton town centre is the main retail centre in the Wollondilly Shire. Picton contains a variety of small specialty stores as well as two supermarkets. The main shopping area of Picton will be within walking distance for the East Picton community.

The next closest retail offerings are in the Tahmoor town centre, which also contains small, speciality stores and two large chain supermarkets.

The closest major retail centre to the development is located in Campbelltown – approximately 29 kilometres to the north. Campbelltown contains many retail offerings including two large shopping centres – Macarthur Square Shopping Centre and Campbelltown Mall.

2.3.2 Education

Primary and secondary schools

The proposed development is zoned within the catchment of the Picton Public School. The Department of Education has advised that this school is already over capacity, with a utilization

rate of 100%+ and seven demountable classrooms in use. The school occupies a small site (1.6ha, compared to the standard requirement of 3ha for a primary school), so potential for expansion of this school is limited. The Department will need to review the boundaries of its drawing area to determine how capacity within Picton Public School might be created to absorb demand generated by the Reeves Creek development, by re-directing students from more out-lying areas to alternative schools that have some spare capacity. It will also need to consider cumulative demand from new development throughout the Picton/Tahmoor area to determine whether a new primary school may be warranted in the longer term.

The development also falls within the catchment for Picton High School, located to the south of the Picton Town Centre. Picton High School, the only high school located in the LGA, serves a wide and growing geographical area. The Department of Education has advised that this school is also already over capacity and will be unable to meet demand likely to be generated by all the new development forecast to occur within Wollondilly in the next two decades. The Department has developed plans to provide an additional high school at Wilton Junction (subject to that development proceeding), which will serve the eastern part of the Shire and take the pressure off Picton High. This has potential to free up some capacity within Picton High, such that it may then be able to absorb demand generated by forecast growth in the Picton / Tahmoor / Thirlmere area. The timing for provision of the new high school is uncertain at this stage, and will depend upon development rates within Wilton Junction. This may mean that in the short term, until the new high school is built at Wilton Junction, Picton High School may have difficulty accommodating students living in the Reeves Creek development.

There are also two non-government schools located in the area:

- » St Anthony's Catholic Parish Primary School in Picton (at capacity, with a stable enrolment of around 375 students)
- » Wollondilly Anglican College (co-educational, pre-Kindergarten to Year 12) in Tahmoor (rapid growth in enrolment in recent years, with around 660 students currently and capacity to grow further).

Tertiary education

The closest TAFE college to the development is located in Campbelltown (a campus of the South Western Sydney Institute of TAFE). An extensive range of courses is offered at this campus.

The Illawarra TAFE Institute also has campuses in Wollongong, Shellharbour, Dapto, Yallah and Moss Vale that will be accessible to residents of the future Reeves Creek community.

The University of Western Sydney's Campbelltown Campus also services the broader south west Sydney region (and beyond).

2.3.3 Community, cultural and civic facilities

Wollondilly Shire Council has four community facilities located in the Picton town centre, in close proximity to the Reeves Creek development. These facilities, outlined in the following table, provide a district level function, serving the Shire as a whole, as well as the local Picton community.

Table 1 Council community facilities in Picton

| Facility and address | Description/inclusions |
|---|--|
| Wollondilly Library 42 Menangle St Picton | Central library and information service on ground floor Office and meeting space on first floor used by Council |

| Facility and address | Description/inclusions |
|---|--|
| | Library has outgrown its current building |
| Old Post Office Cnr Argyle and Menangle Streets, Picton | Contains mix of spaces and uses including: <ul style="list-style-type: none"> » Wollondilly Visitors Information Centre housed in ground floor » Small separate ground floor office (space currently hired out as private medical consultation space) » Office space on first floor (currently used as Council offices) |
| Wollondilly Shire Hall Menangle Street, Picton | Contains mix of spaces and uses including: <ul style="list-style-type: none"> » Large hall with stage » Art exhibition rooms at front of building » Meeting room » Office space with separate entry (currently used as office for Council's Family Day Care services) |
| Picton School of Arts 65 Menangle Street, Picton | Facility inclusions: <ul style="list-style-type: none"> » Office space to front of building (currently used by community organisation) » Large meeting room (currently used as seniors hall) » Commercial kitchen for meals on wheels at rear of building |

Draft Wollondilly Open Space Recreation and Community Facilities Strategy (2013)

The *Wollondilly Open Space Recreation and Community Facilities Strategy* (Clouston Associates and Elton Consulting 2013) describes these facilities as well-located, with high levels of utilisation. However, they are also old and outdated, not-built for purpose, too small to meet current needs and in need of renovation and enhancement to meet the needs of the growing Picton and broader Wollondilly Shire communities. In particular, Picton lacks any contemporary multi-purpose flexible space suitable for a variety of community activities, programs and services.

There are currently plans within Council to modernise, renovate, expand and connect the Library and Shire Hall. These plans are supported by the *Wollondilly Open Space Recreation and Community Facilities Strategy*, which proposes investigating the feasibility of creating a district level cultural and community facility through the redevelopment of the Wollondilly Shire Hall and the Library concurrently.

Wollondilly Council staff have also advised that the current Council chambers and administration centre is at capacity, and that Council is considering options for the expansion of its civic facilities.

In terms of cultural facilities, the Wollondilly Shire Hall in Picton is used by local theatre, dance and music groups but it does not have any specialist features for performing arts. The Shire Hall also provides some limited exhibition space in the foyer, but there are no community arts facilities in the Shire. Wollondilly Council also provides a youth space and sound room at Tahmoor Community Centre. Otherwise, residents rely on the regional arts centre in Campbelltown, and on smaller arts facilities within the Southern Highlands.

Campbelltown Arts Centre is a large venue offering a variety of spaces and cultural services which services the LGAs of Campbelltown, Camden and Wollondilly. It provides exhibition spaces, workshop and studio spaces, a 180-seat performance studio, residency apartment, Sculpture Garden, Japanese Garden, amphitheatre and café.

2.3.4 Health services

Wollondilly is served by Campbelltown Hospital, a major metropolitan hospital, and Camden Hospital, a district hospital, both located approximately 27km north of Picton. Camden and Campbelltown Hospitals provide a diverse range of services including intensive care, cardiology, maternity, gynaecology, paediatrics, palliative care, respiratory and stroke medicine, surgery and emergency medicine and broad aged care services. More specialist medical and surgical services are provided at Liverpool Hospital, as the major hospital for south western Sydney. Other public and private hospitals used by Wollondilly residents are located in Bowral. Campbelltown also has a private hospital.

The Wollondilly Community Health Centre in Tahmoor provides a range of community health services to Wollondilly residents including early childhood services, counselling services, women's health services, mental health, speech pathology and dental services. Community health services in Wollondilly are proposed to undergo significant expansion in line with projected population growth in the Shire. This is discussed further in Chapter 4.

Picton only has one medical centre, the Picton Family Medical Centre, which has three GPs. Other GPs are located in Tahmoor. Generally there is a shortage of GPs and associated health services across Wollondilly Shire. A range of specialist medical practitioners and allied health services are located in Campbelltown city centre and in Bowral.

2.3.5 Support services

The Wollondilly Community Resource Centre in Tahmoor provides a variety of support services for families, children and young people.

Apart from this, welfare and support services in Wollondilly are limited. Most of the support services for families, young people, older people and people with a disability living in Wollondilly are provided by non-government organisations based in Campbelltown city centre. Campbelltown also has the closest government agencies, including Centrelink and Family and Community Services (DOCS).

Services and activities for older people

For older residents of Wollondilly, services are limited. There is a meals on wheels service operating from Picton, and some Home and Community Care services operating from Warragamba.

There is also a variety of activities for older people organised by the Picton and District Senior Citizen's Association, based in Picton but providing pick up services by a community bus. Additionally, a number of regular services intended for senior citizens are run in conjunction with Wollondilly Council.

Youth services

In addition to the services outlined above, youth services and activities are organised by Wollondilly Council's Youth Services Officer in conjunction with the Youth Advisory Committee. The Youth Services Officer also provides information to young people and families on services and activities and can support young people in a number of ways.

Additionally, a number of youth facilities and services are offered in Campbelltown. These include skate park facilities (the closest being Bradbury), a youth basketball tournament and a beach bus.

2.3.6 Childcare

Picton contains several childcare centres, pre-schools and out of school care services, as outlined in the following table.

Table 2 Childcare and preschool services in Picton

| Centre | Services | Vacancies |
|--|--|--|
| Sugar & Spice Preschool and Long Day Care Centre | Long day care, before & after school care and vacation care for children 6 weeks to 12 years | Vacancies for all ages. |
| Kim's Cubbyhouse Family Day Care | Family day care and before and after school care for children 6 weeks to 12 years | Some vacancies in family day care. No vacancies in after school care. |
| Picton Community Preschool | Preschool service for children 2 to 6 years | Limited vacancies. |
| Busy Bee Preschool & Long Day Care Centre | Long day care and preschool services for children 6 weeks to 5 years. | Limited vacancies for babies. Some vacancies for other age groups. |
| Wollondilly Year Round Care | Before and after school care and vacation care for children 5 to 12 years. | Vacancies on most days. |

Source: <http://www.careforkids.com.au/child-care/picton/2571>

In addition to the above, Wollondilly Shire Council operates the following services that will also be available to residents of the East Picton development:

- » The Wollondilly Family Day Care Scheme – provides access to care for small groups of children up to 12 years of age in the homes of approved carers
- » Wollondilly Occasional Child Care – a centre-based, flexible childcare service for children birth to 5 years located in Picton. The service operates three days a week between 10am and 2:30pm.

There are also additional childcare centres and preschools at Tahmoor and Wilton that could be accessed by new East Picton families.

While there are currently limited vacancies at local childcare centres, it should be noted that these will not be sufficient to meet demand generated by a relatively large influx of new residents at East Picton, and that some of the capacity that currently exists will be taken up by other new development likely to occur within the Picton area. In other words, existing childcare services cannot be relied upon to meet all of the need generated by the Reeves Creek development.

2.3.7 Sports and recreation

Beyond the site boundaries, the closest park will be proposed parkland at Vault Hill, which contains a cemetery of heritage significance and a telecommunications tower, and which provides a vantage point from which to overlook the township of Picton to the south. The development will also be within walking distance of the large Victoria Park in Menangle Street, which contains district playing fields as well as areas for passive recreation.

Other significant areas of open space within Picton include the Picton Botanic Gardens in Regreme Road (landscaped gardens with walkways, cycleways, playground and picnic and barbecue facilities) and tennis courts in Downing St.

Additional recreation facilities include the Wollondilly Leisure Centre located between Picton and Tahmoor, a Council facility which provides a 50m outdoor swimming pool, 25m indoor pool, gym and indoor sports court. This facility is heavily utilised and considered to be at capacity.

Regional open space within ready access from Picton includes the Thirlmere Lakes National Park, Nattai State Recreation Area and Dharawal Nature Reserve. These facilities have plenty of spare capacity to accommodate an increased number of visitors. The closest large regional park to the site is the Australian Botanic Gardens in Mount Annan, which is the largest botanic garden in Australia and offers abundant native animal and birdlife, picnic areas, barbecues, lakeside lawns, walking and cycling tracks and large contemporary sculptures, making it a popular recreational destination for the regional community.

There are no regional sporting facilities within Wollondilly and residents rely on those in Camden and Campbelltown.

2.3.8 Entertainment and leisure

There are currently three licensed clubs in Wollondilly (Bargo Sports Club, Picton Bowling Club and Antill Park Country Golf Club, quite close to the Reeves Creek site), along with a number of pubs and a variety of restaurants and cafes. There is no cinema in Wollondilly, the closest being in Campbelltown, which also has a variety of clubs and other entertainment venues. Entertainment and leisure facilities in Wollongong and the Southern Highlands are also used by Wollondilly residents.

2.3.9 Places of worship

Picton contains five churches covering the major Christian denominations. All would welcome new members.

2.3.10 Emergency services

NSW Fire and Rescue Stations serving the area are located in Picton, Camden and Campbelltown. The SES base for Wollondilly is located in Picton.

In terms of police services, Picton falls within the catchment of the Camden Local Area Command, which has police stations at Narellan and Picton. It is understood that the Picton Police Station has limited staffing and is not open to provide a 24 hour service.

An ambulance station is located in Picton, with further ambulance bases located at Campbelltown and Camden Hospitals.

It is considered that these existing services will be able to cater to the demands created by the incoming population, given its relatively small size and close proximity to existing bases.

2.4 Summary of existing situation

Picton, and Wollondilly more generally, is not well endowed with community facilities and human services, commensurate with its reasonably small and scattered population and limited growth until now. A modest range of facilities is available within Picton, but key issues include:

- » Picton Public School and Picton High School are both at full capacity and will have limited ability to absorb additional students without some augmentation of facilities and until a new high school is built at Wilton Junction (assuming the Wilton Junction development proceeds)

- » Council community facilities are too small and outdated to meet contemporary needs, and refurbished and expanded facilities are required to meet current, as well as future, demands
- » The Council Leisure Centre in Picton has no spare capacity, and other sporting facilities are also already heavily utilised
- » Wollondilly Council has recognised the need to augment existing facilities and provide a variety of new facilities and recreation resources in response to population growth forecasts
- » The limited health and support services available in the local area are already operating at capacity and will need to be expanded to meet the demands of future growth
- » While there are currently limited vacancies in local childcare centres, these cannot be relied upon to be available in the future, nor to meet the needs of a relatively large influx of new residents
- » In short, there is no or very little spare capacity in community facilities, services and open space in the Picton area which could be available to the incoming Reeves Creek population.

Beyond the range of local facilities available in Picton, residents are reliant on district and regional level facilities and services located primarily in Campbelltown, and to a lesser extent in Camden and Bowral. These include hospital and specialist health services, tertiary education, major retail, cultural and entertainment facilities, and most welfare and support services.

The proposed development at Reeves Creek is just one of a number of residential developments set to occur over the next decade or so in the Wollondilly LGA. These developments together will substantially change patterns of demand for, and provision of, social infrastructure in this area. The population growth forecast to occur in Wollondilly over the next two decades will necessitate significant development of a variety of new or expanded facilities and services.

3 Forecast population

3.1 The development scenario

The amended Reeves Creek Concept Master Plan proposes a yield of up to 312 dwellings. This compares with the 170-249 dwellings proposed in the Council planning proposal.

Dwellings will be provided across a range of lot sizes, as outlined in the following table.

Table 3 Reeves Creek proposed dwelling yield

| Approximate lot size | Number of dwellings |
|----------------------|---------------------|
| 250 sqm | 122 |
| 450 sqm | 152 |
| 700 sqm | 14 |
| 1500 sm | 24 |
| Total | 312 |

In providing a significant number of smaller medium density dwellings (ie those on lots of around 250 sqm), the Concept Master Plan aims to address the shortage of smaller dwellings within the Wollondilly market, where nearly 95% of all dwellings are detached houses. This has resulted in very limited housing choice for smaller households, including single people, single parents, people experiencing relationship breakdown or couples without children, who may not want, or be able to afford, detached houses on larger blocks. The inclusion of some medium density dwellings will contribute to housing affordability and housing diversity in Picton and provide opportunities that will help to retain both young people and older people in their local community.

In the amended Concept Master Plan, the areas for medium density housing have been re-located to areas of high amenity at the heart of the development, overlooking creeks and the village green. The higher density housing will also occupy flatter land that can ensure greater flexibility in the form, diversity and affordability of housing.

3.2 Forecast population

Population forecasts have been based on occupancy rates across the Wollondilly LGA identified in the 2011 ABS Census of Population and Housing, in which the average household size was:

- » 3.0 people for separate houses
- » 1.7 people for attached / semi-detached houses (medium density residential).

On this basis, a development yield of up to 312 dwellings, of the mix outlined above, is likely to generate a population of about 777 people, as shown in the table below.

Table 4 Forecast population numbers

| Lot size | Av household size (persons) | Forecast population |
|----------|-----------------------------|---------------------|
| 250 sqm | 1.7 | 207 |
| 450 sqm | 3.0 | 456 |
| 700 sqm | 3.0 | 42 |
| 1500 sm | 3.0 | 72 |
| Total | | 777 |

3.3 Likely characteristics

Given the predominance of family households in Wollondilly and detached housing proposed for the bulk of the Reeves Creek development, it is anticipated that the majority of households attracted to the new development will be family households, at different life cycle stages.

Some indication of the likely future composition of the incoming population is provided by experience at Bingara Gorge, an area of new residential development close to Wilton, to the east of Picton. In that development, the predominant household type has been young families with children in the 0-10 years range, followed by young couples yet to start a family. Empty nester couples without children make up the third most popular type of household.

The age profile of the future population at the time of initial settlement will reflect the affordability of housing. First home buyer estates typically have younger parents (25-34 years) and a higher proportion of children aged 0-4. Release areas settled by families who are second and subsequent home buyers tend to have a more mature population, with higher proportions of adults in their 30's and 40's and primary and high school aged children. The Reeves Creek project will aim to target families across the age spectrum, by providing lots spanning a range of sizes and pricepoints.

As noted above, the medium density dwellings are likely to appeal to smaller households and those seeking more affordable housing options, including single people and single parent families. There is also likely to be a number of young couples yet to start a family, and empty nester and retired couples seeking to downsize or move into town from a rural property to be closer to services.

4 Addressing social infrastructure needs

This chapter identifies likely requirements for community facilities, human services and open space for the development, based upon:

- » The demographic forecasts outlined in Chapter 3
- » Assessment of capacity in existing facilities and services (Chapter 2)
- » Discussions with staff of Wollondilly Council
- » Input from State Government human service agencies
- » The anticipated needs and preferences of the future population.

4.1 Approach to planning social infrastructure

In social infrastructure planning, facilities and services are commonly considered at three levels:

- » Neighbourhood level services, facilities and open space, available within about five - ten minute walking or driving distance for most residents in order to meet their local everyday neighbourhood needs. Neighbourhood level facilities include:
 - > Local shops and services
 - > Spaces for informal meeting and gathering
 - > Spaces for local activities such as a neighbourhood community centre
 - > Childcare centres
 - > Local parks and playgrounds
 - > Primary school
 - > Doctor's surgery, medical centre
 - > Places of worship.
- » District level services, facilities and open space, with more specialist features designed to meet the needs of a broader district catchment of around 10,000 – 50,000 people. These types of facilities and services are generally best located in larger activity centres that are well served by public transport, to maximise access for the whole catchment. They will include:
 - > A large cluster and variety of shops and commercial services
 - > A high school and other learning facilities
 - > Civic and cultural facilities, including a branch library and community arts spaces
 - > Entertainment, leisure facilities and services
 - > Sporting and recreation facilities
 - > Larger areas of open space for passive recreation
 - > A range of medical and community health services

- > Individual and family support services, and services addressing particular issues such as welfare, legal aid, employment, housing
- > Facilities and services for particular sections of the population, such as young people, older people, people with a disability, people from culturally and linguistically diverse communities
- > Emergency and safety services.
- » Sub-regional and regional level services, comprising major facilities for a population of over about 100,000 people in urban areas, and including:
 - > Public health and hospital services
 - > Tertiary education facilities – TAFE colleges and university
 - > Major cultural and civic facilities – eg large performing arts venue, exhibition space, local government branch office, major library
 - > Specialist higher order entertainment and leisure facilities
 - > Major recreation and sporting facilities – eg stadium, regional park, botanic gardens.

Social infrastructure is provided by a wide variety of agencies, including all levels of government, non-government organisations and the private sector. At the rezoning phase, the social infrastructure strategy needs to focus on the facilities which may have known land requirements, to ensure that sufficient land is identified in appropriate locations to meet future need. This focuses particularly on facilities and services provided by local government and State Government agencies.

Sites for facilities provided by the non-government and private sectors are usually acquired through the private market and will need to be considered at a later stage of development as demand and commercial feasibility are established. This includes demand for childcare services, private schools, medical centres, places of worship, aged care facilities and commercial gym and fitness facilities. Many of these types of facilities can be provided in residential or mixed use zones without the need for specific sites to be identified at the rezoning stage.

The future population of the proposed development will be small, with a forecast population of just 777 people. Accordingly, needs for social infrastructure within the development will be modest and, with the exception of a local park, the population will not reach the thresholds required to warrant a range of new public facilities for that population alone.

The development will provide an extension to the existing township of Picton, where a variety of facilities and services are already located. Accordingly, the adopted approach is to rely on access to the range of facilities and services within Picton and to contribute to their upgrading or expansion in line with the requirements of Council's Development Contributions Plan. The new population will also make use of facilities, services and open space in the wider district and region.

4.2 Local government social infrastructure

4.2.1 The Wollondilly Development Contributions Plan

Council's current Development Contributions Plan was issued in November 2011, and is likely to be revised once the new Growth Management Strategy has been adopted.

The current Plan is based upon population projections to 2026, when the population of Wollondilly Shire is forecast to reach around 65,000 people. The Plan identifies the contributions required to augment facilities required as a result of development at both Shire-wide and precinct levels. For the purposes of this Plan, Picton is included within Precinct 3.

For development within Precinct 3, the Plan requires contributions towards:

- » Upgrading and expansion of shire-wide library facilities at the central library in Picton
- » Expansion of shire-wide cultural facilities (the Shire Hall)
- » Provision of additional community floorspace within Precinct 3, either through augmentation of existing facilities or development of new multi-purpose community facilities
- » The upgrading, expansion or provision of additional new sports facilities within Precinct 3
- » Provision of additional local parkland on the basis of 11.93 sqm per person (the existing rate of provision in Precinct 3 in 2005)
- » The upgrading and expansion of the existing Picton Leisure Centre, the shire-wide indoor recreation and aquatic centre.

4.2.2 Community meeting and activity space

The new population will require access to indoor multi-purpose space for a variety of community activities and programs, such as social groups, physical activity and fitness classes, children's after-school activities and hobby and interest groups. Such activities contribute significantly to the development of community networks, healthy lifestyles and community well-being.

The new population will also contribute to a need for a variety of community services that typically seek accommodation in council community facilities.

As noted in Section 2, Picton currently lacks multi-purpose activity space and decent accommodation for community services, which is typically provided in local community centres. The community facilities that are available in Picton - the Old Post Office, the School of Arts and the Shire Hall - provide some limited office space for community groups and a couple of meeting rooms, but lack the types of contemporary and flexible spaces the community expects from a modern community centre. The spaces that are available are already fully utilised and have no capacity to meet the needs of a growing Picton population.

The need to provide a new community centre in Picton has been recognised in both the *Wollondilly Open Space Recreation and Community Facilities Strategy* and the *Development Contributions Plan 2011*. As noted above, contributions will be required towards the provision by Wollondilly Council of additional community facility floorspace within Precinct 3.

4.2.3 Cultural and library facilities

The new population will contribute to demand for library, community arts and cultural facilities. As noted in Section 2, these facilities are inadequate to meet current demand and will have no capacity to meet the demands of a growing population without upgrading and augmentation.

Wollondilly Council has identified a need to upgrade and expand its library and cultural facilities (including the Picton Shire Hall and Picton School of Arts) to meet the needs of its growing population. Council is developing plans to upgrade existing facilities in Picton to create a district level hub, recognising that as the administrative centre of the LGA, Picton is the most suitable location for district level facilities to serve the whole of the Shire.

The Reeves Creek development will be required to contribute towards the upgrading of these facilities in line with the requirements of the *Development Contributions Plan 2011*.

4.2.4 Local parks and playgrounds

A population of around 777 people will require access to local parks and playgrounds within ready access of most dwellings to meet requirements for passive recreation, play, relaxation, exercise and a destination for walking. The parkland will need to meet the needs of a range of age groups, including both young and older children, young people, families and older people.

The *Wollondilly Development Contributions Plan 2011* stipulates that where a development is large enough to support the provision of local parkland as part of the development, then Council would prefer the development to meet its own needs within the site and to hand over the parkland to Council as works-in-kind in lieu of a monetary contribution. The Reeves Creek development will meet this requirement.

The development will not, however, be required to provide on-site active open space for sporting facilities (playing fields and courts), as these are classified as district open space, which is planned and provided on a precinct-wide catchment basis.

The *Wollondilly Open Space, Recreation and Community Facilities Strategy* sets out Council's requirements with regard to open space provision for new residential developments. Open space is no longer planned on the basis of numerical standards, although these remain a basis for comparison (and are nominated still in the *Development Contributions Plan 2011* - see Section 4.2.1 above). The planning and design of open space should instead reflect the needs of the future residents, the existing local open space context and the opportunities and constraints of the site. Local open space, to meet the day to day recreation needs of the immediate locality, should have a minimum size of 0.3 ha and generally be within 400-500 metres of all residents.

A full site and contextual analysis and assessment of opportunities and constraints for local open space provision for the Reeves Creek development have been undertaken by the firm Taylor Brammer Landscape Architects and their Landscape Master Plan for the development is contained in a separate report. Summarising from that report, key features of the open space plan for Reeves Creek include:

- » A design driven by the existing vegetation and topography within the Reeves Creek riparian corridor
- » A small park at the Margaret Street entry
- » A small park in the heart of the Village adjoining the riparian corridor, providing opportunities for passive recreation and the potential for a walking track
- » An open grassland corridor linking to Vault Hill. This will be the major area of proposed public open space and it will link Picton town centre with the existing public open space proposed for the top of Vault Hill
- » A total of 1.9 ha to be rezoned as public open space. This is considered to provide sufficient quantum of open space when referenced against the old standard of 2.83 ha/1000 people, around half of which is typically allocated for active open space, which will not be provided on-site.

From a social planning perspective, key considerations in planning the areas of open space have included:

- » Creation of parks of sufficient size to provide a diversity of recreation opportunities for different age groups
- » Accessibility (ie within about 400m walking distance) for most residents
- » Creation of high amenity for the medium density housing which will adjoin the creek corridor
- » Creation of a central and accessible focal point with potential to encourage social gathering

- » Opportunities for passive surveillance over activity areas to enhance safety and security
- » Contribution to the wider Picton community by providing a public open space link to Vault Hill.

As the development will meet its own needs for local parkland, it should not be required to contribute towards the schedule of works for additional local parkland in Precinct 3 set out in the *Development Contributions Plan 2011*.

Beyond the local neighbourhood, residents will rely on existing district and regional parks to meet their recreation needs, including Picton Botanic Gardens, Mount Annan Botanic Garden and the bushland areas and regional parks in South West Sydney.

4.2.5 Sporting facilities

In addition to local parks, residents of the proposed development will contribute towards demand for sporting, indoor recreation and aquatic facilities.

Council's policy, as expressed in the *Wollondilly Development Contributions Plan 2011* and *Wollondilly Open Space, Recreation and Community Facilities Strategy*, is that sporting facilities will be planned and provided on a district or precinct-wide basis. This recognises that facilities for different sports usually need to be clustered to support training and competition needs, rather than being scattered throughout residential areas. Current sporting facilities across the Shire have been identified as insufficient to meet the needs of a growing population.

Indoor recreation and aquatic facilities are provided on a Shire-wide basis, at the Picton Leisure Centre. As noted in Section 2, this facility is already at capacity and will require upgrading and expansion to meet the needs of a growing population.

Council's *Development Contributions Plan 2011* has identified the works required to augment sporting facilities in Precinct 3 and to upgrade the Picton Leisure Centre. The development will need to make contributions in line with these requirements.

4.3 State government social infrastructure

4.3.1 Education

The Department of Education's Advisory Notes for School Site Selection sets out the following criteria for the provision of schools in areas of new residential development:

- » One public primary school per 2,000 to 2,500 new dwellings
- » One public high school per 6,000 to 7,500 dwellings (ie catchment of three primary schools)
- » Provision and timing of new schools takes account of a number of other factors, including:
 - > Possible diversion of some students in new areas to existing schools
 - > The impact of existing or proposed non-government schools
 - > The type and speed to residential development
 - > Possible need for additional sites to cater for temporary enrolment peaks
 - > The nature of the population.

With only 312 dwellings proposed, the Reeves Creek development will clearly not be large enough to warrant the provision of a new primary school or high school.

However, as noted in Section 2, the Department of Education has advised that neither Picton Public School nor Picton High School has capacity to meet needs generated by the Picton East development, and that options to create additional capacity in both of these schools are limited.

The Department is currently considering how it will meet the future needs of the growing Wollondilly Shire. To date, it has proposed that a new high school and three new primary schools will be provided at Wilton Junction, to meet the needs likely to be generated by that development, subject to planning approval for it.

Beyond Wilton Junction, however, it is understood that the Department has not yet developed any firm plans for the expansion of schools in Wollondilly. The extent to which the existing primary and high schools in Picton may require expansion, and ultimate need for additional schools in the Picton area, will depend upon an assessment of the cumulative needs generated by proposed new development both in the Picton area and across the Shire, rather than reacting to each development proposal on a case by case basis. The release of Council's revised Growth Management Strategy should be a trigger for this to occur.

In the absence of a Department strategy for schools development in Wollondilly and under current legislative arrangements, there is no mechanism to seek contributions towards the augmentation of school facilities in Picton. The developer will, however, work closely with the Department to provide input to the Department's planning processes for the area and resolve how school requirements may be met.

From a tertiary education perspective, TAFE colleges in Campbelltown, Moss Vale and Wollongong, and university campuses at Campbelltown and Wollongong will be available to the incoming population.

4.3.2 Health

In the light of the very substantial population growth forecasts for Wollondilly LGA over the next two decades, the South West Sydney Local Health District is considering how the future health care needs of the local government area will be addressed. The proposed growth will create demand for a new Regional Integrated Primary Community Care Centre to be established within Wollondilly, potentially at Wilton Junction. This facility will co-locate community health, general practice and on-site specialist care, and provide a hub for multidisciplinary primary health care and potentially also day surgery and hospital outreach services.

The catchment population for such a facility is around 100,000 people. In this context, the proposed development at Reeves Creek, with a forecast population of around 780 people, will contribute only a very marginal demand for this facility.

Wollondilly will continue to rely for in-patient services on Campbelltown, Camden, Bowral and Liverpool Hospitals into the future. Given difficulties in staffing health facilities in South West Sydney and the enormous cost of new hospitals, Wollondilly will not be large enough to justify a new hospital of its own, and no new hospital is envisaged for Wollondilly. Both Liverpool and Campbelltown Hospitals have plans for expansion to cope with forecast population growth in south west Sydney. At present there are no plans for the expansion of Bowral Hospital. Hospital planning for the Wollondilly area will need to be revised once the Growth Management Strategy has been released.

4.3.3 Emergency and safety services

The proposed development at Reeves Creek will contribute only very marginally to additional demand for emergency services.

As noted in Section 2, Picton already contains Police, Fire and Rescue, Ambulance and SES stations. Planning for these types of facilities is influenced more by distance to travel and response times than by number of dwellings or people to serve. The Picton East development will be within close proximity to existing bases within Picton and will be easily serviced by them. No expansion of these services, in terms of capital facilities, is likely to be required.

4.4 Social infrastructure provided by private and non-profit sectors

4.4.1 Childcare centres

At this stage it is difficult to predict likely numbers of young children in the future population, and hence the need for childcare facilities. Wollondilly currently has around 7% of its population aged 0-4 years. Assuming the incoming population is representative of the broader Wollondilly population, this means there may be around 54 children aged 0-4 years at full development. This is not sufficient to sustain an additional childcare centre, given that new centres tend to be reasonably large for reasons of commercial viability (and noting that not all of these children will need a place in a childcare centre).

For these reasons, there is unlikely to be sufficient demand to support a childcare centre for the Reeves Creek development alone. Instead, the development will contribute to cumulative needs as the population of Picton and nearby areas grow.

Childcare in most new developments is typically left to market forces, through private sector providers, and to the not-for-profit, community based non-government childcare sector, to meet demand as it arises. Childcare centres are generally permitted within commercial zones and residential areas and do not require land to be designated at the master planning / rezoning stage.

As demand for additional childcare centres grows, it will be up to providers to acquire sites through market processes. Sites may be acquired anywhere in the Picton area, according to the feasibility assessments of operators.

Other types of activities for children, such as playgroups, before and after school care and vacation care, are often accommodated in multi-purpose community facilities, or in primary schools. The future population will rely on existing and proposed facilities in the surrounding area for these services.

4.4.2 Welfare and support services

Welfare and support services are reliant on increases in funding through State and Commonwealth Government programs to meet the needs of growing populations. Resources are provided through budget allocation processes according to the resource allocation formulae of the various programs and government departments. As the population of Wollondilly continues to grow, there will be a need for additional resources for staffing and programs to enable the establishment or expansion of welfare and support services to meet the needs of Wollondilly residents.

4.4.3 Medical centres

The population of the proposed development will generate a need for less than one GP (based upon the national benchmark of around 1 GP per 1000 people). A single GP does not create a sustainable medical practice, and so existing practices are likely to expand incrementally in line with population growth.

Residents will continue to rely on medical services in the surrounding area until the population reaches thresholds that would support the provision of additional group GP practices.

Population growth in the Picton area will also help to support a range of other private sector health-related services, which are currently in short supply in the Wollondilly Shire. These include allied health practitioners, dentists, pharmacists and diagnostic services.

4.4.4 Places of worship

As noted in Chapter 2, Picton already contains several churches, which have plenty of capacity for new members. Any need for additional places of worship will rely on the religious preferences of the incoming population.

4.4.5 Leisure and entertainment opportunities

Entertainment and leisure facilities such as restaurants, cinemas, licensed clubs and pubs will be primarily accessed through existing facilities located in Picton and Campbelltown LGA.

The small size of the proposed development means it is unlikely that any significant leisure or entertainment opportunities will be provided within the development, or warranted by it in Picton. Any new opportunities in the future are likely to be developed through the private sector as a result of a demonstrated demand.

4.5 Conclusion

The forecast population of the proposed development, at just under 800 people, will not be large enough to warrant the provision of any new social infrastructure for that population alone, with the exception of local public open space.

Local open space within the development will take the form of two small parks and a larger corridor park linking to Vault Hill, to be provided as works-in-kind and handed over to Wollondilly Council to own and manage. These parks will be suitably embellished to meet the local recreation needs of the new community.

While not generating a need for its own facilities (apart from the parks), the Reeves Creek population will contribute towards a need for augmentation and upgrading of a range of facilities in the wider Picton area. These will include:

- » Council community, library, cultural, sporting and indoor recreation facilities. The development will contribute towards the expansion of these facilities in line with the requirements of the *Wollondilly Development Contributions Plan 2011*
- » Primary and high schools. At this stage, it is not clear how the Department of Education might expand the capacity of local schools to accommodate the incoming population and whether this might be through adjustment of catchment zone boundaries, more demountable classrooms on existing sites or the development of additional schools. The Department will need to develop a strategy which takes account of cumulative population forecasts for Picton and surrounding areas once the revised Wollondilly Growth Management Strategy is released.
- » Private sector services, including childcare centres, medical centres, allied health services and entertainment and leisure facilities. These types of services and facilities are provided on a commercial basis according to the market feasibility assessments of operators. They are currently quite limited in the Picton area and the proposed development will contribute to the population numbers that will help to support and make viable a greater range of services, for the benefit of the whole Picton community.

The incoming population will also rely upon access to a range of district and regional facilities and services, including community health and hospital, welfare and support services, cultural and entertainment facilities and regional open space. Such facilities and services have very large population catchments, and the incoming population, at less than 800 people, will impact only marginally on these.

5 Conclusions

Picton, and Wollondilly more generally, is not well endowed with community facilities and human services, commensurate with its reasonably small population and limited growth until now. A modest range of facilities is available within Picton, but overall, there is no or very little spare capacity in community facilities, services and open space in the Picton area which could be available to the incoming Reeves Creek population.

Beyond the range of local facilities available in Picton, residents are reliant on district and regional level facilities and services located primarily in Campbelltown, and to a lesser extent in Camden and Bowral. These include hospital and specialist health services, tertiary education, major retail, cultural and entertainment facilities, and most welfare and support services.

The forecast population of the Reeves Creek development, at around 780 people, will not be large enough to warrant the provision of any new social infrastructure for that population alone, with the exception of local public open space. Local public open space within the development will comprise 1.9ha and take the form of two small parks and a linear corridor linking to Vault Hill, to be provided as works-in-kind and handed over to Wollondilly Council to own and manage.

The Reeves Creek population will contribute towards a need for augmentation and upgrading of a range of off-site local government facilities serving Picton and the wider Wollondilly area. These will include Council community, library, cultural, sporting and indoor recreation facilities. The development will contribute towards the expansion of these facilities in line with the requirements of the *Wollondilly Development Contributions Plan 2011*. In this way, the development will benefit the wider community, by contributing funds for the much needed upgrading of Council's community and recreation facilities.

The development will also contribute to demand for augmentation of capacity within local public primary and high schools. The ways in which this might be achieved will require further discussions with the Department of Education, in light of the cumulative growth forecasts arising from multiple development proposals for the Picton area.

The population growth arising from the Reeves Creek development will also help to support and make viable a wide range of commercial facilities and services which are currently lacking, or in short supply, in the Picton area. These include childcare centres, medical services and entertainment and leisure facilities.

This study has been prepared to address the requirements identified in Wollondilly Council's *Specialist Study Requirements: Picton East Planning Proposal* with regard to the elements of state and local infrastructure that relate to community services, facilities and open space. The report has assessed the current and future needs for the provision and funding of appropriate community services, facilities and open space in line with the specific tasks required. The tables below list those objective and tasks, and outline where / how in the report they have been addressed.

Table 5 Compliance Checklist: Objectives

| Objectives from Wollondilly Shire Council Specialist Studies Requirements | Chapter |
|---|-----------|
| To identify the need for additional community services and facilities | Chapter 4 |
| To identify the need for additional open space to meet community needs. | Chapter 4 |

Table 6 Compliance Checklist: required tasks

| Tasks/Methodology from Wollondilly Shire Council Specialist Studies Requirements | Chapter |
|--|--------------------------|
| Review the current provision of and planning for open space and community facilities and services under the current <i>Wollondilly Contributions Plan 2011</i> | Chapter 2 Section 4.2 |
| Assess the need for additional open space, community facilities and services resulting from the potential increased number of residents | Chapter 4 |
| Undertake an assessment of infrastructure and funding required for the provision of community facilities and open space identified | Chapter 4 |
| Determine the timing and mechanism for delivery of community facilities, services and open space necessitated by the proposed development. | Chapter 4 |



www.elton.com.au