

Calderwood Social Infrastructure

Yield Review

Client:
Lendlease

Date:
13 July 2018

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1 Introduction

This Social Infrastructure Yield Review accompanies an Environmental Assessment Report (EAR) for a proposed S75W Modification Application to the Calderwood Concept Plan Approval (MP09_0082) (Approved Concept Plan) for the Calderwood Urban Development Project (CUDP).

A modification is sought to the Approved Concept Plan to allow for increased and more diverse housing supply at Calderwood. The increase in housing supply is proposed to ensure that the existing area of urban zoned land at Calderwood is efficiently used for the continued supply of a range of housing types and sizes that both meet market demand and will assist address housing affordability pressures in the Illawarra region.

This report has been prepared for Lendlease, as an update to the *Calderwood Urban Development Project Social and Community Planning Assessment* that was undertaken by Elton Consulting in February 2010. This assessment involves a review of the social infrastructure required to support an increase in the project yield at Calderwood.

1.1 Site context and location

The CUDP site is located within the Calderwood Valley in the Illawarra Region. It is approximately 700 hectares in area with approximately 107 hectares of land in the Wollongong LGA (15%) and the balance in the Shellharbour LGA (85%). An aerial photograph of the site is provided in Figure 1.

Calderwood Valley is bound to the north by Marshall Mount Creek (which forms the boundary between the Shellharbour and Wollongong LGAs), to the south by the Macquarie Rivulet, to the south-west by Johnston's Spur and to the west by the Illawarra Escarpment. Beyond Johnston's Spur to the south is the adjoining Macquarie Rivulet Valley within the locality of North Macquarie. The CUDP site extends south from the intersection of North Marshall Mount Road and Marshall Mount Road to the Illawarra Highway.

While the Calderwood site is divided between Shellharbour and Wollongong local government areas, the needs of the population have been considered for the development as a whole, rather than in two separate components. This reflects the ways in which people use facilities and services at the local level, without regard for artificial boundaries. It also recognises that separate facilities for the two local government areas would not be warranted and would not represent efficient and sustainable use of resources.

Figure 1 The Site



Source: Nearmap December 2017

1.2 Background

On 8 December 2010 the Minister for Planning determined (with modifications) the Approved Concept Plan. Following approval of the Concept Plan, on 14 January 2011, Schedule 3 of State Environmental Planning Policy (Major Development) 2005 (now the State Significant Precincts SEPP) was amended to establish zoning and other planning controls for the CUDP.

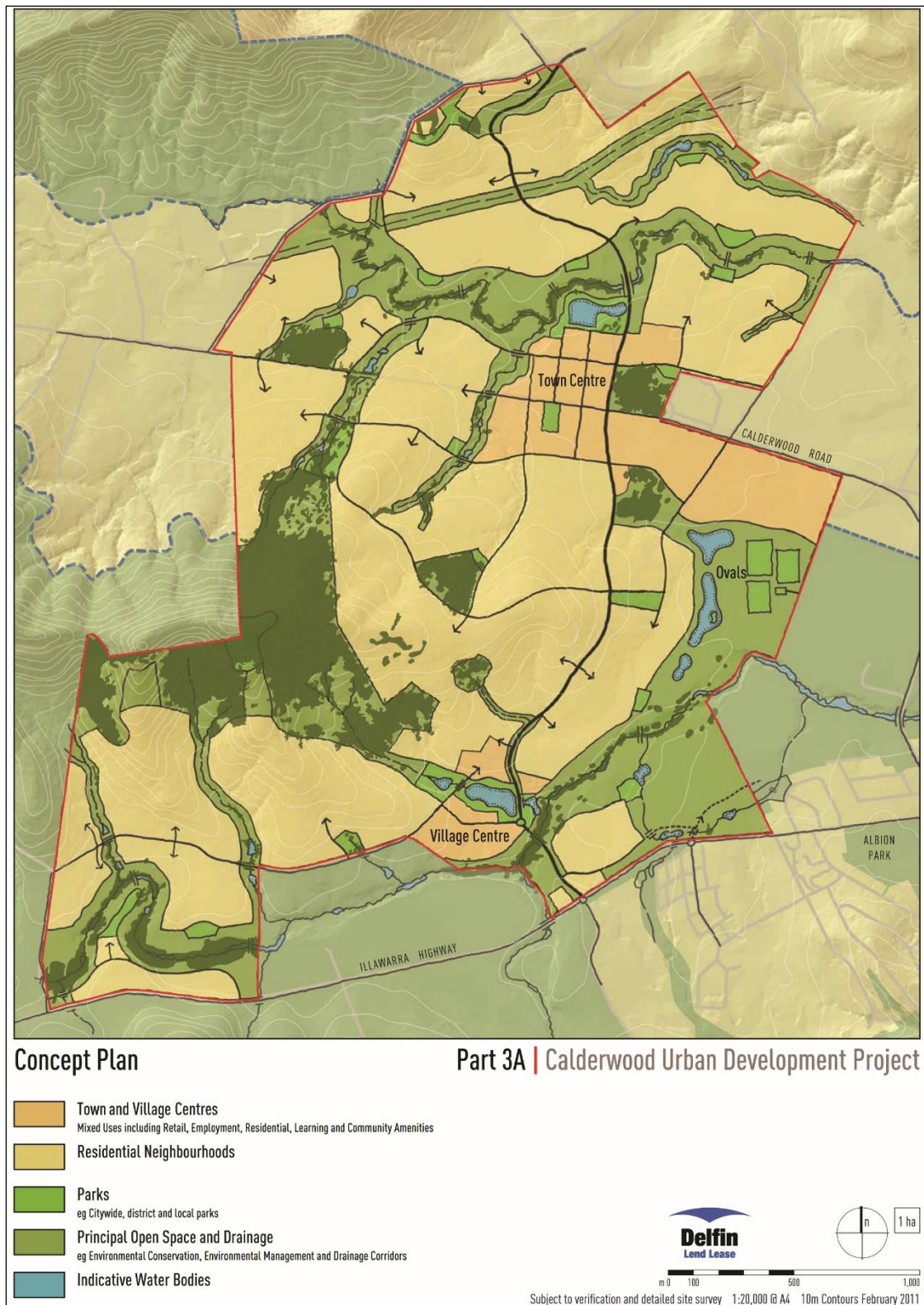
The Approved Concept Plan comprises the plans, drawings and documents cited by the proponent in its Environmental Assessment, Preferred Project Report and Statement of Commitments, subject to the modifications and further assessment requirements set out in Schedule 2 of the Concept Plan notice of determination. A Consolidated Concept Plan was prepared in March 2011 that includes the approved Concept Plan documentation.

Together, the planning controls at Schedule 3 of the State Significant Precincts SEPP and the Approved Concept Plan establish the statutory planning regime for the development of the CUDP.

The Approved Concept Plan provides for the development of a total of approximately 700 hectares of land. Relevantly, Condition A1(1) of Schedule 2 of the Concept Plan determination states that approval is granted to the carrying out of development of approximately 4,800 residential dwellings and 50ha of mixed use employment land, open space and protection of environmentally significant lands, internal roads, service infrastructure and community facilities (including three schools).

See Figure 2 for the approved Calderwood Concept Plan.

Figure 2 Approved Calderwood Concept Plan



Source: Lendlease Communities

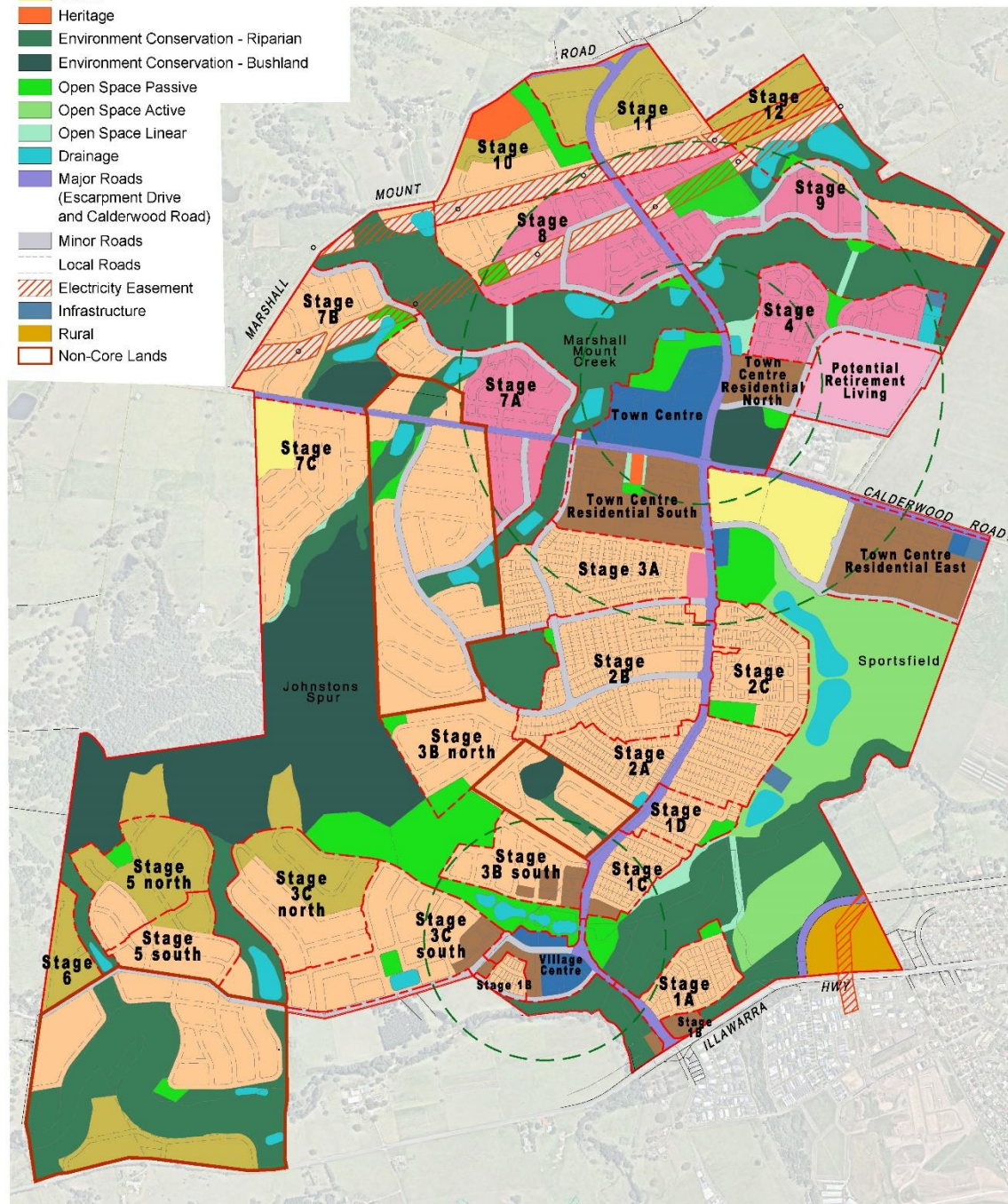
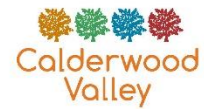
Lendlease is the developer of the majority of the CUDP (i.e. it is the developer of approximately 600 ha of the overall 700 ha site). Other areas of land within the boundaries of the Approved Concept Plan are owned by and to be developed by separate entities.

Lendlease has commenced the development of its component of the overall CUDP, and will continue to develop the project in stages over an approximately 15+year period. To date Lendlease has obtained development consents for some 1,200 dwellings within Stages 1, 2a, 2b and 2c and 3a, and lodged development applications for another 650 dwellings in Staged 3b south and 3c of the overall project. Other developers have also lodged development applications for a further 369 lots on land within the Concept Plan boundary that Lendlease does not own or control. Figure 3 illustrates the development indicative subdivision development plan.

Figure 3 Indicative subdivision development plan

Legend

- Site Boundary
- General Residential
- General Residential Town Centre Proximity
- Town Centre and Village Centre Residential
- Town Centre and Village Centre Mixed Use
- Retirement Living
- Slope Sensitive General Residential
- School
- Heritage
- Environment Conservation - Riparian
- Environment Conservation - Bushland
- Open Space Passive
- Open Space Active
- Open Space Linear
- Drainage
- Major Roads (Escarpment Drive and Calderwood Road)
- Minor Roads
- Local Roads
- Electricity Easement
- Infrastructure
- Rural
- Non-Core Lands



Scale: 1:6000 @ A1
Plan Ref: 133413-80F

Date: 11 JULY 2018
Client: Lendlease
Design: JLS/LZ
Drawn By: PHB
Checked By:

Indicative Subdivision Development Pattern (ISDP) CALDERWOOD VALLEY



Urban Design
458 Brurway Street
Calderwood Valley VIC 3006
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F +61 7 3124 8300
W urbanp.com.au



Source: Lendlease Communities

1.3 Proposed Concept Plan Modification

The proposed modification to the Approved Concept Plan seeks to increase the total provision of housing (approximate number of dwellings) within the overall CUDP to respond to market demand for the provision of smaller housing types / lot sizes at affordable price points and to ensure the efficient use of urban zoned land within this context for the supply of housing.

It is proposed to increase the overall number of dwellings to be delivered within the existing area of land zoned R1 General Residential and B4 Mixed Use and also approved for urban development as shown on the Approved Concept Plan from approximately 4,800 to approximately 6,500 dwellings.

The increased residential yield is predominantly due to affordability pressures that are driving stronger demand for smaller and more diverse housing types. Those stages of development already approved at Calderwood include a more diverse mix of housing types and lot sizes than was supported by the market at the time the concept plan was approved in 2010, both in the Lendlease holdings and those developments being progressed by others.

If current trends in lot sizes and dwelling types continue, the overall yield anticipated by the concept plan will be reached without some stages of the Calderwood masterplan being developed. If this occurs, the currently approved yield would also constrain the delivery of low scale apartments in the town centre, as the residential component of the town centre is proposed to be developed in the later stages. This would mean opportunities for housing close to shops, jobs and services, and to provide housing suitable for smaller households, will be missed.

Allowing for increased housing supply will support the delivery of more integrated housing product in appropriate locations within the CUDP, including more diverse housing product.

The increase in housing supply for the CUDP is proposed without any expansion of the footprint of urban zoned land (residential and mixed use zoned land) and without any change to the minimum lot sizes permitted under State Environmental Planning Policy (State Significant Precincts) 2005 (State Significant Precincts SEPP). It is also proposed without any change to the areas of land already approved for residential and other urban development under the existing Concept Plan Approval.

No substantive changes are proposed to the Approved Concept Plan in respect of approved land uses, the urban structure of the development, the road and pedestrian network within the site, the overall range of minimum lot sizes/dwelling types/lot types to be provided, nor the scope of environmental protection outcomes for the land including the quantum and configuration of riparian and environmental corridor and environmental reserve lands.

Within the Approved Concept Plan framework, the proposed increased dwelling yield will be achieved via the delivery of a greater diversity of dwelling types and lot sizes within the R1 General Residential and B4 Mixed Use zones generally as follows:

- » Within the R1 General Residential zone, additional yields will be achieved through the delivery of a more diverse range of housing types such as seniors housing and integrated housing and also by a different mix of lot sizes than was anticipated at the time of the Approved Concept Plan in 2010 (including a greater number of smaller lots) to respond to the changing and more diverse market expectations and housing affordability pressures;
- » Within the B4 Mixed Use zone, the number of dwellings to be provided will be increased through the provision of a combination of more shop top housing, mixed use development and stand-alone residential development.

A range of new provisions are proposed to be incorporated into the Development Control Strategy to allow for the broader range of housing typologies, lot sizes and affordable housing options that are proposed to meet current market demand.

Related changes to the Approved Concept Plan are proposed to ensure the Calderwood development meets the needs of residents, namely:

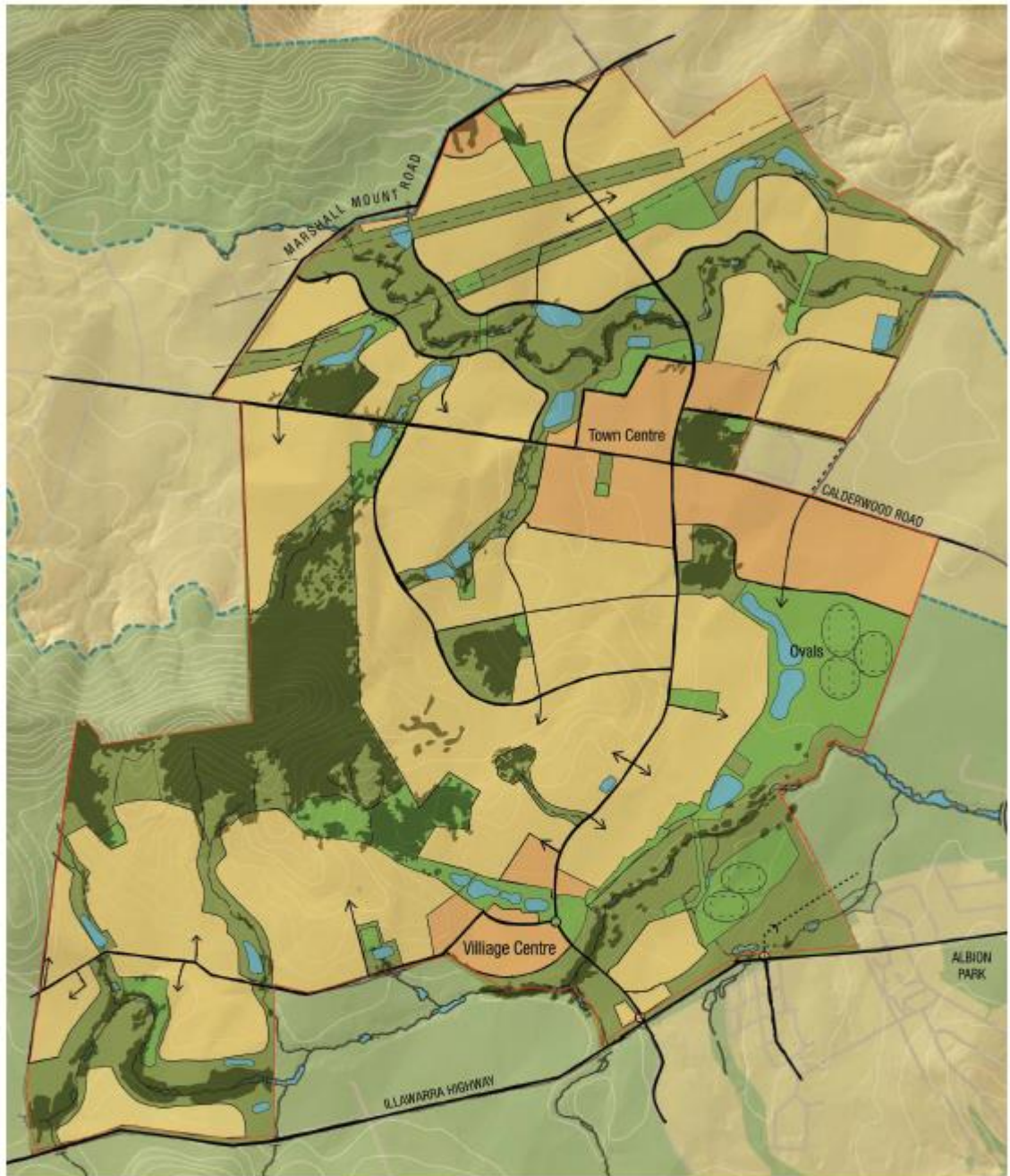
- » an increase in the area of land required for open space within the site,
- » an increase in the provision of retail floor space within the new town centre;
- » additional local and regional transport infrastructure, and
- » delivery of more capacity in local community infrastructure including the planned community centre.

The modification also proposes a number of minor housekeeping amendments to reflect current circumstances including:

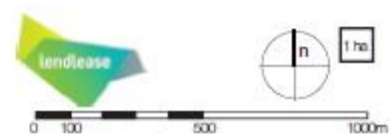
- » updates to the approved flood mitigation plan to reflect the increased site coverage and adopted flood model from Shellharbour City Council
- » minor amendments and updates to road hierarchy and typology standards to meet Council requirements
- » minor amendments to the location of pedestrian and cycle pathways to reflect the revised street layout and improved connections between open space within the CUDP

The proposed modified Concept Plan is shown at Figure 4.

Figure 4 Proposed modified Concept Plan



Concept Plan (MOD 4)



Subject to verification and detailed site survey 1:20,000 @ A4 10m Contours July 2018

Source: Lendlease Communities

1.4 Previous study

In 2010, Elton Consulting prepared a Social and Community Planning Assessment to accompany a Concept Plan Application under Part 3A of the *Environmental Planning and Assessment Act 1979* and a proposal for State Significant Site listing under Schedule 3 of *State Environmental Planning Policy Major Development 2005* in relation to the CUDP.

This Social and Community Planning Assessment addressed the requirements for community facilities, human services and open space to meet demand generated by the future residential and workforce populations of the CUDP.

This assessment made recommendations based on a community of approximately 4,800 dwellings and approximately 12,400 residents.

Social infrastructure recommendations included:

- » A large multi-purpose community resource centre to meet the needs of all sections of the population (900sqm)
- » A temporary community centre to operate until the community resource centre can be constructed in the town centre
- » A co-located branch library (625sqm)
- » Two public primary schools, along with a special needs unit
- » One public high school
- » Children's services, medical services and a variety of other types of services and facilities to be provided by private / non-government sectors
- » A variety of parks and sporting facilities consistent with the standards and principles of Shellharbour and Wollongong Councils. A total of 38.53 ha of open space was recommended comprising 18.12 ha for passive recreation and 20.41 ha for active sporting recreation.

A community development strategy was also recommended for Calderwood to help facilitate the formation of community networks, social capital, community life and sense of belonging.

1.5 Purpose of this report

The Department of Planning and Environment (DPE) have issued the Secretary's Environmental Assessment Requirements (SEARs) in order for Lendlease to prepare the s75W to increase the project yield at Calderwood.

Requirements that relate to this study include:

- » Preparation of a detailed needs assessment identifying how the additional demand for social infrastructure including school, community centres, child care facilities, libraries and open space is to be addressed. This should also include the impacts on services external to the site, such as libraries.

As outlined in the SEARs, social infrastructure for this study refers to schools, community centres, child care facilities, libraries and open space. Open space includes passive and active open space.

This report addresses the revised population projections for the precinct and the implications of any changes in population forecasts for proposed social infrastructure and services.

While this study provides details on the amount of open space required, a separate Public Domain Plan has been prepared by Taylor Brammer Landscape Architects. The Public Domain Plan addresses open space related SEARs requirements including:

- » Address any changes to public domain improvements, pedestrian linkages, street activation and landscaping.
- » Demonstrate that the public domain and open spaces will:
 - > maximise permeability and street activation throughout the development;
 - > provide sufficient passive and active open space for the expected additional population;
 - > ensure access for people with disabilities; and
 - > minimise potential for vehicle, bicycle and pedestrian conflicts.

2 Review of population projections

This section considers the revised population projections for the precinct based on an updated dwelling mix.

2.1 Occupancy rates

Occupancy rates upon which to base population projections for the Calderwood development have been based on a consideration of occupancy rates in the Shellharbour and Wollongong LGAs.

The 2010 assessment population projections were based on 2006 census data. The following tables show the changes in average occupancy rates since the 2006 census. There is very little if any change in the occupancy rates for detached housing or semi-attached housing and only minor changes in occupancy rates for flat/apartment dwellings in both LGAs.

Table 1 Occupancy rates Shellharbour and Wollongong 2006

Dwelling type	Shellharbour LGA 2006	Wollongong LGA 2006
Detached	2.9	2.8
Semi-attached	1.9	2.0
Flat/apartment	1.6	1.7
AVERAGE	2.7	2.5

Source: 2006 ABS Census data

Table 2 Occupancy rates Shellharbour and Wollongong 2016

Dwelling type	Shellharbour LGA 2016	Wollongong LGA 2016
Detached	2.9	2.8
Semi-attached	2.0	2.0
Flat/apartment	1.7	1.8
AVERAGE	2.7	2.6

Source: 2016 ABS Census data

2.2 Indicative dwelling mix

Using the occupancy rates developed for Calderwood based on the rates for Shellharbour LGA and Wollongong LGA outlined in Table 1, the following table outlines an indicative dwelling mix and indicative population projections for the Calderwood development.

Table 3 Indicative dwelling mix and population projections

Residential type	Dwelling type	Dwelling numbers	Occupancy rate	Population
Existing stages	Detached	1384	2.9 persons	4014
Non-core lands	Detached	902	2.9 persons	2616
Landowner lots	Detached	215	2.9 persons	623
Retirement living	Retirement self-care units	270	1.5 persons ¹	405
Slope sensitive	Detached	279	2.9 persons	809
General residential	Detached	1215	2.9 persons	3523
Village Centre mixed use	Flat/apartment	60	1.8 persons	108
Village Centre residential	Attached townhouses / terraces	111	2.0 persons	222
Town Centre mixed use	Flat/apartment	450	1.8 persons	810
Town Centre Residential	Attached townhouses / terraces	838	2.0 persons	1676
General residential / Town Centre proximity	Attached townhouses / terraces	776	2.5 persons ²	1940
TOTAL	N/A	6500	N/A	16,746

Source: Calderwood Dwelling Distribution Plan 2018 and 2016 ABS Census data for Shellharbour and Wollongong LGAs

2.3 Population projections

Based on the above indicative dwelling mix and occupancy rates, the Calderwood development would include a population of approximately 16,750 people. The average household size across the development is 2.58 persons per dwelling which is largely consistent with the overall Shellharbour average of 2.6 persons per dwelling in 2016.

¹ This occupancy rate is based on the occupancy rate used in the 2010 assessment

² An occupancy rate of 2.5 persons is used as it is assumed these dwellings will be a mix of attached and detached

3 Assessment of social infrastructure requirements

3.1 Community facilities and libraries

2010 recommendations

The 2010 Social and Community Planning Assessment adopted the Shellharbour Council benchmark for community facilities of 1 community centre per 10,000 – 20,000 people and library provision as per State Library Standards at the time of 42sqm per 1000 people + 20% for circulation and service space.

The assessment recommended the delivery of a community hub with 900sqm³ community centre space and 625sqm of library space (1,525sqm total) for a population of 12,400 people. Since the 2010 study was completed, Lendlease have entered into a VPA agreement with Shellharbour to contribute to Albion Park Library instead of delivering library space onsite. This in line with the *Shellharbour City Libraries and Museum Strategy 2024*.

Updated recommendations

Based on a population of 16,750 (which is an increase of 35% from the population projections outlined in the 2010 assessment) and adopting the approved standards as outlined in the 2010 assessment, the additional population would create demand for an additional 300sqm of community centre space and an additional 220sqm of library space. In total, the size of the community facility required to serve the needs of the Calderwood population would need to be 1,200sqm and the library contributions would need to equate to 845sqm of library space.

It is recommended that the community centre be located within the town centre, on a site that satisfies the following:

- » Central to their catchment population and easily accessible by the majority of their users
- » Visually prominent, with a main street location and presentation to the street
- » Accessible by public transport, and located to maximize access for pedestrians and cyclists
- » Located to enhance a sense of community, vibrancy and local civic identity, and to help create a focal point for the community. This includes places where people already have cause to congregate, rather than on standalone sites, for reasons of safety, accessibility and convenience. Shopping centres and schools are recognised as the key destinations where people tend to congregate within a neighbourhood. Locations within or adjacent to commercial centres also add to the activity level and critical mass needed to create a vibrant mix of activities and lively centre
- » Where appropriate, clustered together or co-located on a single site to provide opportunities for shared use of resources (management, parking, meeting rooms, amenities, play equipment) and for convenience, visibility and capacity for a “one stop shop”. Clustering will also create synergies

³ As Shellharbour Council does not have standards to guide the sizing of community centres, the recommendation for the 900sqm community centre was based on Lendlease’s experience in its other developments (eg Ropes Crossing) and the functional requirements identified in the 2010 report.

that promote better utilisation of services (for example, through cross referral of clients, or young people being more inclined to use a service that is adjacent to a place they already know)

- » Located to provide a high level of safety and security, particularly at nights and weekends. This is most usually associated with high levels of activity and casual surveillance, as well as lighting and proximity to public transport.
- » Where possible, located adjacent to open space to allow for larger outdoor community events, spill-over activities and children's play. Locations adjacent to outdoor recreation facilities such as tennis or netball courts can also provide a leisure focus as well as space for community activities
- » Located to ensure access to safe and convenient parking, including shared parking with surrounding land uses where appropriate.

Within Calderwood, the large multi-purpose community resource centre could incorporate:

- » a variety of large and smaller flexible spaces suitable for a range of social, leisure, learning and cultural activities. These might include a hall suitable for large gatherings and functions, performances and physical activity such as gymnastics or dance classes, and rooms suitable for smaller groups
- » meeting rooms, also suitable for adult education or training activity
- » play space for children's activities
- » informal lounge / foyer area
- » hot desks for a community development worker, and for other human service providers;
- » rooms for sessional services such as baby health clinic, counselling or family support services;
- » "reheat" kitchen suitable to support private functions such as birthday parties;
- » plenty of storage to meet the needs of a variety of user groups;
- » toilet facilities and nappy change / breastfeeding area
- » adjacent outdoor space with children's play equipment and barbecue, to provide for spill over social events and activities for children.

A community facility of 1200sqm will not be warranted until a population of substantial size has been established in Calderwood. This is likely to be triggered by the time about 3,000 households have moved into Calderwood. Also, it will not be feasible to build the community resource centre until the town centre has been established, and therefore its timing will depend on the overall staging of the development and sequencing of infrastructure servicing.

An extension and refurbishment of the Albion Park library is planned for 2022. Being in close proximity to the Calderwood site, this library will be able to cater to the needs of the Calderwood community for library space.

3.2 Open space

2010 report recommendations

The 2010 Social and Community Planning Assessment adopted the Shellharbour Council standards of provision of open space, across the whole development as opposed to Wollongong's standards, given that:

- » The Shellharbour standard of provision is the higher of the two (although only by 0.03 ha/1000 persons)
- » The Shellharbour LGA component comprises the majority of the site

- » For reasons of equity, there should be a consistent level of provision across the development as a whole.

The standards of provision outlined in Shellharbour Council's *Open Space, Recreation and Community Facilities Needs Study Report* to guide the planning of open space include:

- » There should be an overall provision of 2.83 ha of open space per 1,000 people
- » Local parks are to be of a minimum size of 2,000 sqm local park and to be provided within 400 m or 5 minute walk of most dwellings
- » District parks are to be of a minimum size 1 ha and to be provided within 800 m or 10 minute walk of most dwellings.

In addition, NSW Government guidelines for open space provision, the *Recreation and Open Space Planning Guidelines for Local Government* (SGS Economics and HM Leisure Planning, 2010 - currently being updated) recommend that 9% of non-industrial land should be allocated for local and district open space, with a rough 50:50 split between active and passive open space.

However, it is important to note that these standards are to act as a guide only, and if applied, should be used to consider open space requirements alongside a more qualitative needs based analysis.

The Approved Concept Plan Condition C12 includes requirements for a total of 33.2ha, comprising:

- » 15.84ha of sporting grounds (active open space)
- » 17.36ha of local, district and city wide parks (passive open space).

Updated recommendations

Based on a population of 16,750 people and applying the 2.83ha per 1000 people standard, the CUDP population would create demand for a total of 47.4ha, an additional 14.2ha to what was included in the Approved Concept Plan. Using the 50/50 split between active and passive open space, this would comprise:

- » 23.7ha for district sporting grounds (active open space)
- » 23.7ha for local, district and city-wide parks (passive open space).

At this stage, it is not proposed that Calderwood will contain either an indoor sports centre or an aquatic centre as public facilities. Both these types of facilities require a larger catchment population to make them viable than will be available at Calderwood.

In addition, access to these types of facilities will be readily available to the Calderwood population, in the form of the Shellharbour City Stadium providing indoor courts within the Croom sporting complex and the Albion Park swimming pool, only a few kilometres from the site. Both of these existing facilities have spare capacity to accommodate the needs of the Calderwood population.

The Public Domain Plan for Calderwood prepared by Taylor Brammer Landscape Architects also includes a pedestrian and cycling network to maximise connectivity and enable easy cycling and walking between residential areas, schools, villages, town centres and open space area. The pedestrian and cycle paths will be provided within open space / riparian corridors and through bushland as well as along the street network providing a high level of connectivity within and between the future residential neighbourhoods and linking the Town Centre and Village Centre.

3.3 Schools

2010 recommended provision

The 2010 Social Infrastructure Assessment for Calderwood prepared by Elton Consulting recommended the provision of 2 primary schools (3ha each) and 1 high school (6ha) with a special needs unit at Calderwood. These recommendations were based on the likely proportions of school age children for Calderwood using Shellharbour 2011 census data and from consultation with the Department of Education.

Updated recommended provision

To identify the likely proportions of school age children in Calderwood this study used the Shellharbour 2016 census data from Profile id of children aged between 5-17 years.

In 2016 17.7% of the Shellharbour population was aged between 5-17 years with:

- » 9.5% 5-11 years
- » 8.2% 12-17 years.

For comparison, 15.6% of the population was aged between 5-17 years in Wollongong in 2016 (8.6% 5-11 years and 7% aged 12-17 years. These figures are broadly consistent with Shellharbour's population. As the majority of the CUDP is within the Shellharbour LGA, this study has adopted the Shellharbour population figures.

Applying the Shellharbour proportions of school aged children to the Calderwood population indicates there will be approximately:

- » 1,595 primary school age children living in Calderwood
- » 1,375 high school age children living in Calderwood.

However, this doesn't take into account the split between Government and non-Government schools. Again, using the census data for Shellharbour, the split for Government and non-Government schools is approximately:

- » 70% for Government primary enrolments
- » 30% for non-Government primary enrolments
- » 60% for Government high school enrolments
- » 40% for non-Government high school enrolments.

While it is difficult to estimate the split between Government and non-Government enrolments in a new development, these figures suggest that the demand for Government schools in Calderwood would be approximately:

- » 1,116 primary school places
- » 825 high school places.

While the population projections are less than the Department's requirements for 2 primary and 1 high school (based on 1,000 school children per primary school and 2,000 children per high school), consultation with the Department of Education indicated they would like to see the 2010 recommendations for 2 primary schools and 1 high school remain. It was noted that high schools have a much larger catchment than primary schools and would serve a broader population than just the Calderwood population. As there are no high schools planned for the nearby West Dapto release area, the Calderwood high school will be particularly important for this region.

The Voluntary Planning Agreement (VPA) with Lendlease and the NSW Minister for Planning (executed on 3 March 2011) includes Contributions towards State Infrastructure including:

- » the dedication of a total of 12 hectares of land for education purposes comprising:
 - > 1 public primary school site at 3 hectares
 - > 1 public primary school site at 3 hectares
 - > 1 public high school site at 6 hectares incorporating a special needs unit.

As mentioned above, this provision exceeds the requirements created by the demand from the Calderwood development by 3.06ha and therefore these facilities will help to service a broader population area.

The VPA enables the Developer to receive a credit for the additional 3.06ha of land following a valuation process for the first public primary school site. This credit can be used to offset some of the transport contributions under the VPA.

While it may be determined in the future that the second primary school is not required, the Department would prefer to take a cautious approach in the short term. The Department did put forward an option for Lendlease to reduce the land area for the second primary school from 3ha to 2ha as well as extend the timeframe for delivery, potentially at 4800 dwellings. Any change to the timing or area of the second primary school would require an amendment to the VPA.

The Department also confirmed that existing schools in Dapto and Albion Park can accommodate high school age children from Calderwood in the initial stages of development. Tullimbar has also capacity to accommodate primary school age children from Calderwood in the short term. This arrangement would need to be monitored closely by the Department in conjunction with Lendlease to ensure students have access to schooling as and when required.

It is expected the high school will be delivered around 2031 with the first primary school delivered earlier.

The Department have indicated they would consider pushing back the timeframe for delivery of the high school site at Calderwood. Currently the VPA requires the land to be delivered at the 1500 dwelling (along with the primary school site) but the timeframe could be extended, to coincide with the delivery of the Town Centre (mid to late 2020s). Any change to the timing or area of the high school would require an amendment to the VPA.

Leading practice principles suggest that where possible, schools should be co-located with other types of community facilities, to create a community focal point and promote accessibility and convenience for families. In particular, co-location of primary schools with community centres and childcare facilities is considered to be generally advantageous. Where primary schools are to be co-located with other community facilities, there is potential scope for the sharing or joint use of facilities that would reduce the land required if each facility were to be provided separately (eg common parking areas, shared school / community hall).

The location of the high/ primary school within the Town Centre presents opportunities for some degree of co-location with the proposed community centre, with potential for some sharing of facilities.

The Department indicated they are happy to explore shared use arrangements with Shellharbour Council to avoid duplication of assets like sports fields and halls.

The main concern for a shared use arrangement for sports fields from the Department's point of view is the location of the facilities. If they are not located on the school site this can be problematic in transporting children to these facilities, even if they are located close by.

The Calderwood population will rely on existing university and TAFE facilities in Shellharbour and Wollongong to meet their requirements for technical and higher education.

3.4 Childcare

2010 recommended provision

The 2010 assessment did not provide specific recommendations for childcare but rather recommended that a number of sites for childcare centres would need to be identified in subsequent detailed planning of the town centre and village centre, subject to demand and commercial feasibility assessments. It was assumed that Shellharbour and Wollongong Councils would not be operating childcare centres in Calderwood, but rather that it would be left to the private sector.

Recommended provision

The provision of childcare has changed substantially in recent years, associated with shifts in government regulation and funding policy, such that the private sector is now the provider of the majority of childcare centres in Australia. As such, the provision of childcare in most new developments is commonly now largely left to market forces once need can be demonstrated. This position is supported by both Shellharbour and Wollongong Councils, who have advised that they do not wish to own or operate childcare centres in Calderwood.

Childcare centres are a permitted use within residential areas and do not necessarily require land to be designated at the master planning stage. However, the location of childcare centres should have regard to the following principles:

- » Childcare should be provided in central and conveniently accessible locations, and primarily in centres to reinforce the role of the hub as the focal point for the community
- » Childcare should be located adjacent to complementary land uses such as schools and community centres
- » Provision should be made to meet the needs of sections of the population which are not as profitable for the private sector, such as children aged 0-2 years, children of shift workers and those with special needs.

The NSW Department of Planning and Environment have also recently released a Child Care Planning Guideline (<http://www.planning.nsw.gov.au/Policy-and-Legislation/Education/Child-care-facilities>) that outlines design principles, matters that must be considered by the consent authority when assessing a DA for a child care facility and national regulations around the internal and external physical elements of a child care facility.

Planning for childcare will also need to address the need for out of hours school care for primary school aged children. Such need is usually met through multi-purpose childcare centres, through before and after school programs co-located within schools or through vacation care programs in community centres.

Within Calderwood, it is proposed that a number of sites for childcare centres will be identified in subsequent detailed planning of the town centre and village centre, subject to demand and commercial feasibility assessments. These sites will be available for development by private sector organisations.

Based on the provision standard of 1 space per 10 children aged 0-4 as outlined in Shellharbour City Council's *Open Space, Recreation and Community Facilities Needs Study Report, 2010*, it could be

anticipated that there will be demand for approximately 105⁴ childcare places in Calderwood, or one to two large childcare centres (70+ places).

It is not appropriate at this stage of the planning process to try to anticipate need for the various types of services. Instead, leading practice encourages planning of flexible multi-purpose childcare centres and family centres, which can adapt as precise needs are identified or provide a mix of services.

3.5 Summary of requirements

Based on a population of 16,750 (which is an increase of 35% from the population projections outlined in the 2010 assessment) the additional population would create demand for the following social infrastructure:

- » An additional 300sqm of community centre space bringing the total size of the community facility required to serve the needs of the Calderwood population to 1,200sqm. It is recommended that the community centre be located within the town centre, on a site that is accessible and visually prominent
- » An additional 220sqm of library space, bringing the total library floor space contributions to 845sqm
- » Based on a population of 16,750 people and applying the 2.83ha per 1000 people standard, the CUDP population would create demand for a total of 47.4ha, an additional 14.2ha to what was included in the Approved Concept Plan. Using the 50/50 split between active and passive open space, this would comprise:
 - > 23.7ha for district sporting grounds (active open space)
 - > 23,7ha for local, district and city-wide parks (passive open space).
- » Recommendations for schools remains largely the same as the 2010 assessment, with two primary schools (one 3ha site, another 2ha site) and one high school of 6ha. It is proposed that one of the primary schools will be co-located with the high school and located within the Town Centre. This provision currently exceeds demand and it may be determined in the future that the second primary school is not required. However, the Department of Education would prefer to take a cautious approach in the short term. The Department of Education have put forward an option for Lendlease to reduce the land area for the second primary school from 3ha to 2ha as well as extend the timeframe for delivery.
- » It could be anticipated that there will be demand for approximately 105 childcare places in Calderwood, or one to two large childcare centres (70+ places). As both Shellharbour and Wollongong Councils have advised that they do not wish to own or operate childcare centres in Calderwood, it is proposed that a number of sites for childcare centres will be identified in subsequent detailed planning of the town centre and village centre, subject to demand and commercial feasibility assessments and the provision of childcare will be delivered by the private sector once need can be demonstrated.

⁴ Based on a population of 1,056 children aged 0-4 (6.3% of overall Calderwood population taken from Shellharbour City Council Profile id)



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