

Client

Delfin Lend Lease

Project

Calderwood Urban Development Project  
Social and Community Planning  
Assessment - Final Report

Date


February 2010

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Date	22 February 2010
Job number	09/1462
Document name	09_1462 - Final Calderwood Community Planning Report - February 2010
Version	1

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# Contents

<b>Executive Summary</b>	<b>4</b>	<b>8 Community development strategy</b>	<b>55</b>
<b>1 Introduction</b>	<b>7</b>	8.1 Community development objectives	55
1.1 Site and project description	7	8.2 Community development program	55
1.2 Planning background	7		
1.3 Scope of the Social and Community Planning Assessment	8	<b>9 Open space and recreational facilities</b>	<b>58</b>
		9.1 Open space needs	58
<b>2 The social context</b>	<b>10</b>	9.2 Open space planning objectives	60
2.1 Existing population: key characteristics	10	9.3 Council open space standards	61
2.2 Existing community facilities, human services and open space	12	9.4 Quantum of open space	62
2.3 Implications of the social context	16	9.5 Proposed open space provision	62
		9.6 Access to regional facilities	63
<b>3 The policy context</b>	<b>18</b>	9.7 Delivery, ownership and management arrangements	63
3.1 NSW State Plan	18		
3.2 Illawarra Regional Strategy	18	<b>10 Voluntary Planning Agreements</b>	<b>64</b>
3.3 Shellharbour City Council Policies	19	10.1 Nature of Voluntary Planning Agreement	64
3.4 Wollongong City Council Policies	20	10.2 Planning agreement with State Government	64
3.5 Conclusion	23	10.3 Community infrastructure schedules	64
		10.4 Contributions to city-wide facilities	66
<b>4 Housing and population projections</b>	<b>24</b>	<b>11 Conclusions</b>	<b>67</b>
4.1 Dwelling mix and yield	24	<b>12 References</b>	<b>70</b>
4.2 Population numbers	24		
4.3 Age and household characteristics	25	<b>Appendix 1</b>	<b>71</b>
4.4 Socio-economic characteristics	26		
4.5 Staging of the development	26	<b>Appendix 2</b>	<b>81</b>
<b>5 Social issues and social impacts</b>	<b>28</b>		
5.1 Key social issues	28		
5.2 Social impacts	31		
5.3 Summary assessment of impacts	36		
<b>6 Creating a socially sustainable community</b>	<b>38</b>		
6.1 Social sustainability objectives	38		
6.2 Social sustainability strategies	39		
<b>7 Community facilities and human service requirements</b>	<b>45</b>		
7.1 Social infrastructure objectives	45		
7.2 The policy framework	46		
7.3 Social infrastructure needs assessment	46		
7.4 Local government social infrastructure	47		
7.5 State government social infrastructure	50		
7.6 Social infrastructure provided by non-government and private sectors	52		
7.7 Delivery arrangements	53		

# Executive Summary

## Introduction

This report has been prepared by Elton Consulting 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 Calderwood Urban Development Project.

The Calderwood Urban Development Project is a master planned community development by Delfin Lend Lease, located within the Illawarra Region. This social and community planning assessment addresses the Director General's Requirements issued by the Department of Planning in June 2009 for the Concept and Project Applications with regard to:

- Provision of housing diversity and affordability
- An assessment of possible social impacts and measures to ensure social integration with adjacent local communities
- Requirements for community facilities, human services and open space to meet demand generated by the future residential and workforce populations of the Calderwood project
- Development contributions for community facilities and open space to inform Voluntary Planning Agreements with state and local government authorities
- Arrangements for the delivery of social infrastructure and ownership, management and maintenance of public facilities
- Relevant social initiatives in respect to Ecologically Sustainable Development and climate change impacts
- Other general requirements relating to relevant SEPPs, planning instruments, policies and plans as outlined in the DGRs.

In accordance with the Director General's Requirements, this assessment has been prepared following consultation with:

- Shellharbour City Council (SCC)
- Wollongong City Council (WCC)

- NSW Department of Education and Training (DET)
- NSW Health (South East Sydney and Illawarra Area Health Service)
- NSW Department of Premier and Cabinet Regional Co-ordinator
- NSW Department of Human Services - Community Services (DOCS)
- NSW Department of Human Services - Ageing, Disability and Home Care (DADHC)
- NSW Police
- NSW Fire Brigade and Rural Fire Service
- The community surrounding the Calderwood site.

## The social context

The study has considered the demographic and socio-economic characteristics of the existing population in the area surrounding the Calderwood site.

It has also undertaken an assessment of existing community facilities, human services and open space in the area surrounding the site to identify spare capacity and availability for the future Calderwood population.

## The policy context

The study provides an outline of current State and local government policies and plans that relate to social issues, community needs and social infrastructure of relevance to Calderwood. These have been used to guide the planning of social initiatives for the Calderwood Urban Development Project.

## Housing and population projections

It is proposed that the Calderwood Urban Development Project will contain, at completion, approximately 4,800 dwellings, comprising a broad mix of dwelling types and sizes. These are expected to house approximately 12,400 residents.

Reflecting the mix of housing forms and broad affordability range proposed, it is expected that the Calderwood population will be quite diverse in terms of age, household and socio-economic characteristics. It is expected that the bulk of new residents will be drawn from the Wollongong and Shellharbour areas, and will reflect the characteristics, values, attitudes and lifestyles of the existing surrounding community.

### **Social issues and social impacts**

The report describes the ways in which the Calderwood project will address key social issues within the region, including a need for diverse and affordable housing, initiatives to address potential physical and social isolation, access to local employment opportunities, a need for quality social infrastructure and a particular need for activities and support for young people.

The report has assessed a number of possible social impacts of the development, including effects on the character of the locality, impacts on social composition and community integration, changes in demand for social infrastructure, impacts on visual amenity, access and traffic impacts, loss of agricultural land, heritage items and neighbourhood safety.

No concerns have been identified with regard to the potential for social integration with adjacent local communities. Within a context of on-going population growth and change in the region, similarities in the characteristics and composition of the existing and incoming populations will facilitate acceptance of the new population. Social integration will be further enhanced by public access to and wider community utilisation of the facilities, services and recreation opportunities to be developed within Calderwood, and by the proposed community development program.

The report concludes that potential negative impacts associated with visual amenity and traffic are minor and will be mitigated through appropriate measures. The Calderwood project has the potential to deliver a number of real and considerable benefits to the region and these will more than offset any negative impacts likely to arise from the development.

### **Social sustainability**

In describing how a socially sustainable community will be created at Calderwood, the study has identified the social objectives of the development and a variety of strategies for their achievement. These relate to:

- undertaking integrated planning processes
- promoting diversity, choice and lifestyle
- creating an identifiable town and neighbourhood structure
- creating a healthy, safe and accessible environment
- encouragement for social interaction and active community life

- ensuring access to resources and opportunities in the wider area
- promoting community identity and sense of belonging
- integrating with neighbouring communities, and
- providing a range of quality community facilities, services and open space.

### **Community facility and human service requirements**

The report provides a comprehensive assessment of the community facilities and services required at Calderwood, in terms of local government social infrastructure, State Government facilities and services and those to be developed by private and non-government sectors. Key facilities to be provided will include:

- A large multi-purpose community resource centre to meet the needs of all sections of the population
- A temporary community centre to operate until the community resource centre can be constructed in the town centre
- A co-located branch library
- 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.

### **Community development strategy**

A community development strategy will be implemented at Calderwood to help facilitate the formation of community networks, social capital, community life and sense of belonging. The strategy will include engagement of a community development worker, distribution of resident information packages and establishment of a Community Initiatives Fund.

### **Open space and recreation requirements**

A variety of parks and sporting facilities will be provided within Calderwood, consistent with the standards and principles of Shellharbour and Wollongong Councils. A total of 38.53 ha of open space will be provided, comprising 18.12 ha for passive recreation and 20.41 ha for active sporting recreation.

### **Voluntary Planning Agreements**

A planning agreement will be prepared with the State Government for the delivery by the Department of Education and Training of two primary schools, one high school and one special needs unit. No other State Government facilities will be required.

The works schedule for a VPA with Shellharbour Council includes a temporary community centre, a multi-purpose community resource centre, a branch library, resident information packages, community development worker, community initiatives fund and provision and embellishment of 34.01 ha of open space for active and passive recreation.

The works schedule for a VPA with Wollongong Council includes 5.03 ha of open space for passive recreation.

### **Conclusion**

The report has addressed all of the relevant Director General's Requirements in a detailed and comprehensive manner. It has demonstrated that the Calderwood Urban Development Project will provide a socially sustainable community that contributes substantially to the Illawarra Region in terms of housing supply, amenity and social infrastructure, and that fosters physical and social integration with surrounding communities.

# 1 Introduction

This report has been prepared by Elton Consulting to accompany a Concept Plan Application under Part 3A of the *Environmental Planning & Assessment Act, 1979* (EP&A Act) and a proposal for State significant site listing under Schedule 3 of *State Environmental Planning Policy Major Development 2005* (SEPP Major Development) in relation to the Calderwood Urban Development Project.

The Calderwood Urban Development Project is a master planned community development by Delfin Lend Lease (DLL).

## 1.1 Site and project description

The Calderwood Urban Development Project proposes a mix of residential, employment, retail, education, conservation and open space uses. The development proposes approximately 4,800 dwellings and approximately 50 hectares of retail, education, community and mixed use / employment land. The overall development will accommodate approximately 12,400 people and will deliver an estimated \$2.9 billion in development expenditure and create approximately 8,000 full time equivalent jobs by 2031.

The Calderwood Urban Development Project site is located within the Calderwood Valley in the Illawarra Region. It is approximately 706 hectares in area, with approximately 600 hectares of land in the Shellharbour LGA and the balance located within the Wollongong LGA..

The Calderwood Valley is bounded to the north by Marshall Mount Creek (which forms the boundary between the Shellharbour and Wollongong LGAs), to the east by the Macquarie Rivulet, to the south by Johnstons Spur and to the west by the Illawarra Escarpment. Beyond Johnstons Spur to the south is the adjoining Macquarie Rivulet Valley within the suburb of North Macquarie. The Calderwood Urban Development Project land extends south from the Calderwood Valley to the Illawarra Highway. Refer to Location Plan at Figure 1.

## 1.2 Planning background

The Calderwood Valley has long been recognised as a location for future urban development, firstly in the Illawarra Urban and Metropolitan

Development Programmes and more recently in the Illawarra Regional Strategy (IRS).

The IRS nominates Calderwood as an alternate release area if demand for additional housing supply arises because of growth beyond projections of the Strategy, or if regional lot supply is lower than expected.

In 2008, the former Growth Centres Commission (GCC) reviewed the proposed West Dapto Release Area (WDRA) draft planning documents. The GCC concluded that forecast housing land supply in the IRS cannot be delivered as expected due to implementation difficulties with the WDRA, and the significantly lower than anticipated supply of housing land to market in the Illawarra Region is now been recognised as a reality.

The GCC Review of the WDRA also recognised that there is merit in the early release of Calderwood in terms of creating a higher dwelling production rate and meeting State government policy to release as much land to the market as quickly as possible. Given the demonstrated shortfall in land supply in the Illawarra Region and the WDRA implementation difficulties highlighted in the GCC Report, the release of Calderwood for urban development now conforms to its strategic role under the IRS as a source of supply triggered by on-going delays in regional lot supply. The Calderwood Urban Development Project can deliver about 12% of the IRS' new dwelling target.

Changes in outlook arising from global, national and regional factors influencing investment and delivery certainty, housing supply and affordability and employment and economic development also add to the case for immediate commencement of the Calderwood Project.

In April 2008 the Minister for Planning issued terms of reference for the preparation of a Justification Report to address the implications of initiating the rezoning of Calderwood for urban development including associated staging, timing and infrastructure considerations.

In February 2009 the Minister for Planning considered a Preliminary Assessment Report for the Calderwood Urban Development Project that provided justification for the planning, assessment and delivery of the project to occur under Part 3A of the EP&A Act, having regard to the demonstrated contribution that the project will have to achieving State and regional planning objectives.

Subsequently, on 16 April 2009, pursuant to Clause 6 of SEPP Major Development, the Minister for Planning formed the opinion that the Calderwood Urban Development Project constitutes a Major Project to be assessed and

determined under Part 3A of the EP&A Act, and also authorised the submission of a Concept Plan for the site. In doing so, the Minister also formed the opinion that a State significant site (SSS) study be undertaken to determine whether to list the site as a State Significant site in Schedule 3 of SEPP Major Development.

The Part 3A process under the EP&A Act allows for the Calderwood Urban Development Project to be planned, assessed and delivered in an holistic manner, with a uniform set of planning provisions and determination by a single consent authority. Given the scale of the proposal, the Concept Plan and SSS listing provide the opportunity to identify and resolve key issues such as land use and urban form, development staging, infrastructure delivery and environmental management in an integrated and timely manner.

### 1.3 Scope of the Social and Community Planning Assessment

This Social and Community Planning Assessment report has been prepared to fulfil the Environmental Assessment Requirements issued by the Director General for the inclusion of the Calderwood site as a State Significant Site under SEPP Major Development, and for a Concept Plan approval for the development. Specifically, this report addresses the following requirements:

- Demonstrate that housing diversity and affordability are provided
- Provide a social assessment of the project, giving consideration to the range of possible social impacts and identifying positive and negative social impacts, including measures to ensure social integration with adjacent local communities
- Identify requirements for community facilities, human services and open space to meet demand generated by the future residential and workforce populations of the Calderwood project
- Identify development contributions for community facilities and open space to inform Voluntary Planning Agreements with state and local government authorities
- Detail arrangements for the delivery of social infrastructure and ownership, management and maintenance of public facilities
- Outline relevant initiatives in respect to Ecologically Sustainable Development and climate change impacts

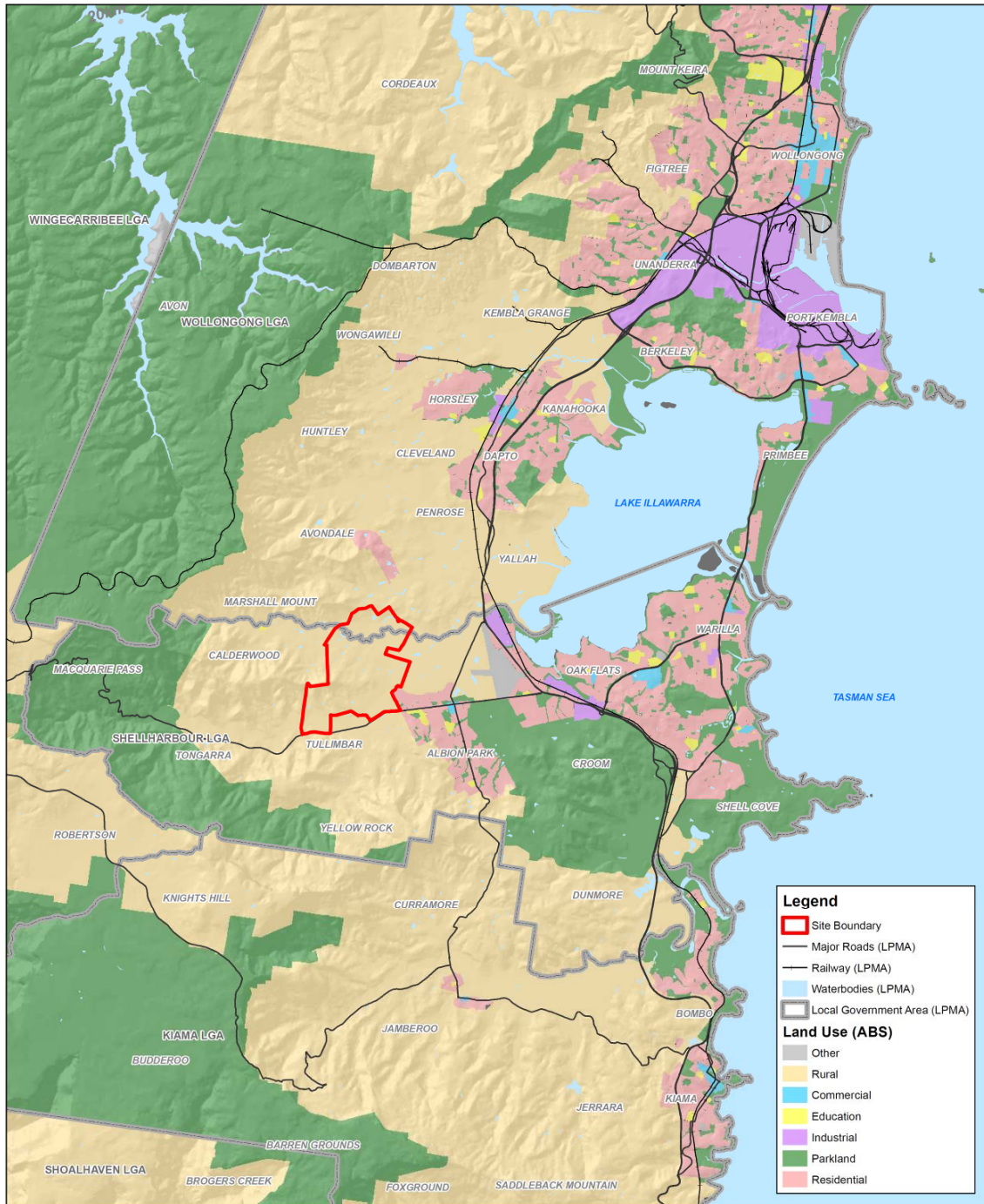
- Contain detail appropriate to the Concept Plan EAR, the SSS study and the Project Application EAR
- Address other general requirements relating to relevant SEPPs, planning instruments, policies and plans as outlined in the DGRs.


In accordance with the Director General's Requirements this report has been prepared following consultation with the following agencies:

- Shellharbour City Council (SCC)
- Wollongong City Council (WCC)
- NSW Department of Education and Training (DET)
- NSW Health (South East Sydney and Illawarra Area Health Service)
- NSW Department of Premier and Cabinet Regional Co-ordinator
- NSW Department of Human Services - Community Services (DOCS)
- NSW Department of Human Services - Ageing, Disability and Home Care (DADHC)
- NSW Police
- NSW Fire Brigade and Rural Fire Service

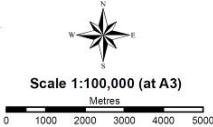
It also reflects the outcomes of a community consultation process.







**Delfin**  
Lend Lease



Scale 1:100,000 (at A3)


0 1000 2000 3000 4000 5000

Metres

**Location Plan**

FIGURE 1

**CALDERWOOD URBAN  
DEVELOPMENT PROJECT**



**Cardno**

Map Produced by Cardno Wollongong  
Date: 15 February 2010  
Coordinate System: Zone 56 MGA/UGA 94  
GIS MAP REF: 110208-01\_1022\_LocationPlan.mxd 06

## 2 The social context

This section of the report considers the social characteristics of the areas surrounding the Calderwood Urban Development area, as context for the social planning assessment. It provides a summary of the population characteristics and an overview of existing services, facilities and open space in surrounding areas. A detailed demographic profile is provided in Appendix 1.

### 2.1 Existing population: key characteristics

Data from the 2006 Australian Bureau of Statistics (ABS) Census of Population and Housing was collected primarily from analyses available on Shellharbour City Council and Wollongong City Council websites. These analyses, provided by *Profile.id*, present the census data for 'small areas', usually amalgamations of several census collection districts (CCDs) or suburbs. In addition, the demographic profile of the Shellharbour LGA as a whole was considered, as provided on Council's website through the *Profile.id* analysis.

The small areas identified as important for the Calderwood study were:

#### Shellharbour City Local Government Area (LGA)

- Albion Park Rural West (covering the localities of Albion Park, Calderwood, Macquarie Pass, North Macquarie, Tongarra, Tullimbar and Yellow Rock)
- Albion Park Rail – Croom (including the suburb of Albion Park Rail and the locality of Croom).

#### Wollongong City LGA

- Dapto – Penrose – Brownsville (containing the suburbs Dapto, Penrose and Brownsville)
- Rural Balance (containing the suburb Avondale and rural localities of Avon (part), Cataract (part), Cleveland, Cordeaux, Darkes Forest (part), Dombarton, Haywards Bay, Huntley, Lilyvale, Maddens Plains, Marshall Mount, Wongawilli, Woronora Dam and Yallah).<sup>1</sup>

<sup>1</sup> Census data on selected medians and averages was not available for these rural localities.

Results for New South Wales (NSW) in the 2006 ABS Census were used as benchmark comparators.

Where information on certain demographic characteristics was not available at the small area level, data was obtained directly from the ABS Census. This applies in particular for median values such as income, age and household occupancy rates.

For the City of Shellharbour as a whole, when compared with NSW averages, key characteristics include:

- Shellharbour has experienced significant population growth over the past two decades, and in 2006 had a total population of 63,500 residents.
- Shellharbour has a younger than average population and a high proportion of children in all age groups under 14, particularly in new growth areas. While the proportion of older people is lower than the state average, population ageing is an issue in some of the older suburbs.
- Associated with this, the predominant household type is families with children. Shellharbour also has a higher than average proportion of one parent families. Conversely, proportions of couple only, single and group households are lower than average.
- Individual incomes in Shellharbour are substantially lower than the NSW average, and household incomes are slightly below the average. This indicates that Shellharbour has a larger than average proportion of two income / multiple income families.
- The predominant dwelling type is low density single detached houses, with a lower than average proportion of medium density dwelling forms.

A summary of the key characteristics of the smaller areas surrounding the Calderwood Urban development area is provided below:

- Albion Park (population of 11,262), Dapto (population 10,479) and Albion Park Rail (population 6,937) are the largest suburbs within the study area. The suburb of Penrose has a population of around 1,500, Brownsville and Avondale have populations of around 500 and Calderwood and Yellow Rock (which includes the newly developing suburb of Tullimbar) each have populations of about 250 people.

- The median age within these suburbs is generally similar to the NSW average of 37 years, ranging from 35 to 38 years. The exceptions are Brownsville, where the median age is 45 years and Albion Park, with a much younger population (median age 31 years).
- Populations across the study area are relatively stable when compared with the NSW average, in which 55% of residents were living at the same address five years previously. For instance, in Albion Park, 59% of residents lived at the same address five years previously, 61% in Dapto and 63% in Albion Park Rail. Only Avondale (43% at the same address five years previously) shows a higher turnover rate, reflecting the newly developed suburbs between Wollongong and Shellharbour. Yellow Rock (including Tullimbar) had 54% of its population living in the same area 5 years previously, also reflecting new development.
- The median weekly household income in the study area also varies notably from the NSW average of \$1,036. Residents of the rural localities and suburbs around Albion Park have noticeably higher median weekly incomes (around \$1,180). Avondale has the highest median household income (\$1,413). To the north of the site, the suburbs of Dapto (\$900), Penrose (\$974) and Brownsville (\$654) have relatively low median weekly household incomes.
- Overall, areas surrounding Calderwood Urban Development Area show substantially lower rates of cultural diversity than the NSW average, relatively high proportions of households comprising families with children living in detached housing, high proportions of vocationally trained residents and a predominance of workers in the technical and trades occupations. The majority of residents in the study area are home owners or are paying off a home loan, and the proportion of people renting is below the state average.
- Relatively high proportions of couples with children in Albion Park Rural West and the Rural Balance
- High proportions of mid level and high weekly household incomes for all small areas except Dapto – Penrose – Brownsville. This is associated with multiple income households
- The Dapto – Penrose – Brownsville area shows an ageing population, often comprising couples with no dependent children on lower incomes, paying lower rents. Many are unemployed or not in the labour force.
- In Albion Park Rail – Croom there are relatively high proportions of single parent families, relatively more semi-detached houses and relatively fewer residents who own their own homes outright.
- Residents of the Rural Balance area, which covers rural hinterland areas north of the Calderwood Urban Development area, have the highest median weekly incomes in the study area, relatively high labour force participation rates and relatively low unemployment, the highest proportion of residents in managerial or professional occupations, relatively high percentages of couples with children, home owners and the highest monthly repayments on home loans. There are relatively few young adults and few single person households.
- Albion Park Rail – Croom shows the lowest Index of Relative Socio-Economic Disadvantage (SEIFA) value, indicating it is the area with the greatest level of disadvantage compared with other parts of the study area. The SEIFA Index measures attributes such as low income, low educational attainment, high unemployment, jobs in relatively unskilled occupations and other variables that reflect disadvantage. A score of 100 represents the national average. SEIFA scores range across the study area, from 952.9 in Albion Park – Croom and 963.1 in Dapto - Penrose – Brownsville, to 1034.8 and 1064.4 in the rural areas.

Many demographic characteristics vary widely within the catchment or differ from NSW averages. For example, there are:

- Large proportions young children, older children and teenagers in the areas of Albion Park Rail – Croom and Albion Park Rural West, which contribute to a relatively young population distribution in these areas
- Relatively large average household sizes in Albion Park Rural West (3.1 persons per dwelling, compared with the NSW average of 2.6 persons per dwelling), suggesting the dominance of family households
- In summary, there are some differences in demographic and socio-economic characteristics across the study area, reflecting the rural/urban split, the timing of development and the differential cost of housing in different parts of the area. The surrounding community is not homogeneous, but reflects the general level of diversity apparent across the Illawarra Region.

## 2.2 Existing community facilities, human services and open space

A variety of facilities and services are available in the surrounding suburbs to meet local neighbourhood, district and regional needs. The extent to which these services and facilities may be available to meet the demand generated by the Calderwood Urban Development Area has been examined to provide social context for the development.

### 2.2.1 Schools

#### Public schools

The Calderwood Valley is currently designated by the Department of Education and Training as being within the Albion Park Primary School, Tullimbar Primary School and Albion Park High School catchments. These schools currently cater for earlier and continuing urban development around Albion Park.

The enrolment and capacity profile of local schools is shown in Table 1 below.

Table 1: Public schools and enrolment patterns in the Calderwood area

Enrolments in last five years								Accommodation			
School	Level	2005	2006	2007	2008	2009	Projected 2013	PC	DC	Est capacit y (%)	Site Area (ha)
High											
Albion Park High School	High	952	906	910	908	979	875	46	1	100	6.88
Primary											
Albion Park Public School	Public	642	630	635	589	531	532	16	6	100	2.44
Mount Terry Public School	Public	657	650	653	647	609	563	18	7	96	3.05
Albion Park Rail Public School	Public	606	568	537	514	496	468	23	0	100	4.58
Tullimbar Public School	Public	0	0	0	65	103	302	13	0	46.5	2.26

(PC – Permanent classrooms, DC – Demountable classrooms)

This table shows that enrolments at Albion Park, Mount Terry and Albion Park Rail primary schools have been declining in recent years from a peak in 2005, as the population moves through the primary school age cohorts. While these schools are still considered to be at or close to full capacity now, they are expected to have some spare capacity in the medium term future. The new Tullimbar Public School currently has considerable spare capacity, as anticipated development of Tullimbar has not occurred within the expected timeframe. The Albion Park High School is currently at full capacity and is expected to remain so for the foreseeable future. Similarly, high schools within the Dapto and Yallah areas are currently experiencing increasing enrolment numbers, with falling numbers in primary schools, as the population in these areas ages.

#### Non-government schools

The Illawarra Christian School is a co-educational, non-denominational school with a total of about 900 students, located in two campuses.

The Tongarra Campus of Illawarra Christian School is located adjacent to the Calderwood site. The campus caters for approximately 470 students from Prep (4 year olds) to Year 12.

Waiting lists are in place for the school with priority placements going to regular church goers, families who already have children enrolled at the school and a higher priority is given to parents who are members of the School Association.

Enrolments at local Catholic schools are shown in Table 2.



Table 2: Catholic schools and enrolment patterns in the Calderwood area

Enrolments in last five years							Est capacity (%)
School	Level	2005	2006	2007	2008	2009	
<b>High</b>							
St Joseph's Albion Park	High	985	960	971	965	959	100%
Corpus Christi Oak Flats	High	N/A	113	263	407	539	100%
<b>Primary</b>							
St Pauls Albion Park	Primary	399	407	402	404	387	92%
St John's Dapto	Primary	485	470	463	480	508	85%
Stella Maris Shellharbour	Primary	384	346	336	326	309	103%
Nazareth Shellharbour	Primary	373	378	352	351	371	73%

This table suggests that, like government schools, there is currently some limited spare capacity in local primary schools, but no spare capacity in high schools. This trend is likely to increase as the population moves through the age cohorts, and existing primary students move on to high school.

The Catholic Education Office has advised that it has no plans to develop new schools within the district; however, there is potential for some existing schools to be expanded. For example, St Pauls at Albion Park may be expanded from a 420 student school to a 630 student school, if demand warrants it. In addition, the Corpus Christi College at Oak Flats will be expanded further, with the first Year 12 intake in 2011. Further expansion of St Joseph's at Albion Park is also a possibility. The CEO is unlikely to develop a new primary school within Calderwood, unless it could sustain about 630 pupils.

## 2.2.2 Tertiary education

The following tertiary education services would be available to residents of the Calderwood Urban Development area.

### Technical and Further Education (TAFE)

The Illawarra Institute of Technology has 14 campuses located throughout south-eastern NSW. The closest campuses to the Calderwood site are at Shellharbour, Dapto, Yallah and Wollongong. The Institute enrolls approximately 40,000 students each year across its 14 campuses and has a wide range of courses.

- Shellharbour TAFE offers a full range of courses including information technology, business and public administration, health, community services, tourism and hospitality and trade courses. The campus has modern transport and marine facilities.
- Yallah TAFE focuses mainly on courses related to environmental, rural and animal studies and

houses the Institute's Centre of Excellence in horticulture and rural studies.

- Dapto TAFE offers information technology, access and general education, manufacturing and engineering, and personal community and health services.
- Wollongong Campus is the Institute's largest campus with a full range of courses.

### University

The University Of Wollongong has two campuses, the main campus located in Gwynneville and the Innovation Campus further north in Fairy Meadow. The university has approximately 24,400 (2008) students enrolled in a range of undergraduate and postgraduate courses. A campus in the Shoalhaven LGA shares facilities with TAFE Illawarra.

## 2.2.3 Community centres and halls

The nearest community centres to the Calderwood Urban Development Area are located within Shellharbour LGA at Albion Park and Albion Park Rail. These facilities are all owned and managed by Shellharbour City Council.

- Albion Park Community Hall – contains two halls and a large and small meeting room
- Albion Park Centenary Hall – this two level building contains a large hall, an annex/kitchen area on the lower level and a meeting area upstairs
- 'The Rail' Community Centre, Albion Park Rail – contains a hall and a meeting room.

There are also community centres at Oak Flats, Flinders, Shell Cove, Shellharbour and two at Warilla. Overall, the number of community centres available within Shellharbour is in excess of

Council's current benchmarks for provision (refer Chapter 7).

The Tullimbar Village development, adjacent to the Calderwood site, has proposals for a range of community facilities, including a town hall, as well as childcare centre, arts facility and recreation centre.

Wollongong City Council also offers facilities at the Dapto Ribbonwood Centre and Koonawarra Community Centre. The former is a large multi-purpose complex with 11 rooms, a stage, theatre and several offices. Koonawarra Community Centre contains a large multi-purpose hall, a dining / lounge room and meeting room / library.

On the whole the community centres appear to be well used by a wide range of groups accessing a variety of programs and activities. They accommodate numerous community groups offering activities for a diversity of target groups including women, children, young people and seniors. Activities include informal groups, playgroups and child care, educational classes, arts and craft classes, religious groups and social support groups. Activities are largely offered during the weekdays, with some evening classes and youth activities. Several church groups also use the facilities on Sundays for services.

#### 2.2.4 Child care centres

Many councils are now deciding to no longer provide childcare facilities, given changes in funding and policy and in particular the large-scale provision of childcare facilities by private sector providers. Wollongong Council does not have any Council operated child care centres. Shellharbour Council operates one Long Day Care centre at Warilla, which is owned by the Department of Housing, for up to forty children. The centre is currently operating at capacity with waiting lists.

Across the Shellharbour LGA, there are 39 child care centres and pre-schools, operated by a range of community based service providers, the Department of Education and Training and private organisations. While most centres are at capacity, some centres have vacancies, with affordability a key consideration for many families. Shellharbour Council has identified that areas of economic disadvantage within the LGA are poorly serviced by private sector providers, as is the sector for places for children aged 0-2, which are less profitable to provide.

In the vicinity of the Calderwood Urban Development Area, childcare facilities include:

Suburb

Pre-school Long day care

Albion Park	2	8
Albion Park Rail	2	1

The Councils are not likely to consider providing additional childcare facilities associated with the Calderwood area, but have indicated they would leave this to private providers.

#### 2.2.5 Health services and facilities

The closest hospitals are Shellharbour Hospital (Oak Flats) and Shellharbour Private Hospital (Barrack Heights). Hospitals in Wollongong LGA include Illawarra Private Hospital in Figtree, Illawarra Regional Hospital Kembla Campus in Wollongong and Wollongong Campus in Warrawong.

The closest community health centre to the site is the Albion Park Community Health Centre run by South Eastern Sydney Illawarra Area Health Service. Additional services can be found in Shellharbour and Warilla (Warilla Kids Cottage and Illawarra Women's Health Centre).

There are numerous doctors' surgeries and allied health services and facilities within Albion Park Albion Park Rail, Oak Flats, Dapto and the surrounding areas. However it is understood that there remains a shortage of GP's in this part of the Illawarra Region.

#### 2.2.6 Libraries and cultural facilities

There are a number of libraries accessible to the site, at Albion Park (includes Tongarra Museum), Oak Flats, Shellharbour and Warilla. There is a District Library at Dapto and a mobile library operated by Wollongong City Council.

A review of library facilities in Shellharbour in 2007 proposed the provision of three branch libraries supported by a central library in the city centre. This would result in the removal of two of the existing libraries, upgrade of Warilla and Albion Park libraries and creation of new libraries at Shell Cove and the City Centre.

Shellharbour Council has identified a need for facilities for both visual and performing arts, to provide studio, workshop, exhibition, performance, rehearsal, meeting and training spaces across the city, as such facilities are currently lacking. Council has developed proposals to provide such facilities within the city centre civic redevelopment.

#### 2.2.7 Places of worship

Places of worship in the surrounding area are predominantly of the Christian faith, including Catholic, Anglican, Presbyterian and Uniting

Churches. Several churches and other faith groups operate out of local community halls.

### **2.2.8 Cultural support services**

Both Shellharbour Council and Wollongong City Council provide services for Aboriginal and Torres Strait Islander people and for residents from culturally and linguistically diverse backgrounds. Shellharbour Council operates a One Stop Shop Multicultural Community Centre, in Warilla, for a range of multicultural groups and agencies, operating at different times throughout the week. Illawarra Koori Men's Group have meetings every Friday at Albion Park Rail.

Wollongong City Council provides services to assist people from a wide range of cultures and helps to promote inclusiveness and cultural diversity within the broader community. This includes language services and multicultural community services.

### **2.2.9 Youth services**

Dedicated youth centres are provided at Shellharbour City Centre and the Lake Illawarra PCYC. These facilities are well utilised.

The Shellharbour Youth Services Team provides an outreach youth worker to the Albion Park and Albion Park Rail areas to conduct a range of activities throughout the year. The Albion Park/Rail Youth Service program runs activities four evenings a week during the school term, two evenings per centre from the Albion Park Community Centre Youth Space and the Albion Rail Neighbourhood Centre. In addition, a youth worker attends Albion Park and Oak Flats High Schools for approximately half a day each week. There is an annual Skate Art and Music (SkAM) Festival in November at Albion Park/Rail.

Other youth services are located further afield and would require transport. Wollongong Youth Centre and Kemblawarra Lakes Heights & Warrawong Youth Centre provide programs and services for young people aged between 12 and 25 years.

### **2.2.10 Family support services**

Albion Park Early Childhood Health Centre provides services to families with babies and young children. The centre's services include infant health checks, maternal support and groups for new parents.

Counselling and support services for families and individuals are generally located beyond the site or based in Wollongong and are operated by agencies such as Illawarra Children's Services, Barnardos, Centacare, Anglicare, Relationships Australia and Southern Youth and Family Services Association. A number of services operate from

the Flinders Child and Family Centre in the eastern part of Shellharbour.

### **2.2.11 Aged care services**

Shellharbour City Council operates a number of frail aged and disability services, including community based support services under the Home and Community Care Program, National Respite for Carers Program, Community Transport Program and the Illawarra Area Assistance Scheme. These services are located at the Albion Park HACC Centre and Centenary Hall Albion Park.

Other aged care services in the area are run by CatholicCare, Hammond Care Group, Illawarra Aboriginal Corporation and Warrigal Care. These include nursing homes, hostel, independent living units and day respite care within the Albion Park area.

Wollongong City Council provides a number of services funded under the Home and Community Care Program and the National Respite for Carers Program. A number of Home and Community Care services are based at the Ribbonwood centre in Dapto.

The aged care sector within the region is reported to be under high demand for both service provision and accommodation, and will need to expand to meet the needs of a growing population of older people.

A recent Aged Care Report by Shellharbour Council identified a shortage of GPs, a need for meeting and sessional service space for aged care services and a need for more facilities for older people from a culturally and linguistically diverse background. It also identified applications for additional private residential aged care facilities, and noted the difficulties being experienced by aged accommodation service providers in securing land and development approval in appropriate areas to accommodate future needs for residential facilities.

### **2.2.12 Emergency services**

The Kiama-Shellharbour Fire Control Centre is located on Tongarra Road in Albion Park. This controls Rural Fire Service volunteer brigades located at Calderwood, Oak Flats and Albion Park, as well as others further afield.

There is a rural fire station located on Calderwood Road and the State Emergency Service is in Albion Park.

The closest police stations in proximity to the Calderwood Urban Development Area are at Albion Park, Warilla and Dapto in the Lake Illawarra Local Area Command. Police stations are also located at Port Kembla and Wollongong. The NSW Police

Service has advised that a new police station to be located at the Oak Flats Transport Interchange is scheduled to open late in 2010. This new station is expected to service the Calderwood and surrounding areas and address population growth projections for the foreseeable future. Any additional facilities required would be located within West Dapto.

The closest ambulance station is located at Barrack Heights, near the Shellharbour public and private hospitals.

### 2.2.13 Recreation and open space facilities

Within Shellharbour LGA, key findings of the recent Open Space, Recreation and Community Facilities Needs Study (2009) include:

- Overall, the supply of parks for passive recreation is high, with over 270 ha of space identified.
- Relative to Council's adopted benchmarks, there is a large excess of all types of parks within Council's park hierarchy, particularly in the east of the city where significant city-wide and district parks exist.
- However, in some areas, particularly the older established parts of the LGA, access to appropriate spaces is inadequate or the quality of parks is below the Council standards.
- Also the western portion of the LGA, which includes Calderwood, is lacking a major city-wide park, while the north-west part of Albion Park requires an additional district level park.
- The supply of active open spaces, or sports grounds, is high, with 212 ha provided across the LGA. This is well above Council's benchmark requirements, particularly in the western half of the LGA where large city-wide sporting facilities exist.
- Shellharbour City Council has 32 sports fields used by over 50 clubs and local schools for a variety of sporting activities, including cricket, soccer, athletics, rugby league and union, AFL, hockey, netball and tennis.
- However, demand for use continues to grow, and the quality, and hence usability, of some sports fields and the effective allocation of facilities to particular sports is an issue for future planning.
- In addition to parks and sports facilities, Shellharbour LGA has over 270 ha of environmental reserves, often in the form of significant vegetation or watercourses, and a

further 11.5 ha of ancillary reserves providing access or linkages between areas.

- Indoor sporting facilities are provided at the Shellharbour City Stadium, located at the Croom Regional Sporting Complex near Albion Park.
- Council operates four swimming pools across the LGA, the closest to Calderwood being at Albion Park and comprising a 50 m outdoor pool. The report notes a trend towards decreasing utilisation of Council swimming pools, together with ageing infrastructure and increasing maintenance costs. It also notes a trend towards larger integrated "leisure centres" developed as city-wide facilities and including indoor heated pools, gyms, fitness facilities and indoor sports facilities.

At the local level, there are a large number of Council operated and private sports and recreation facilities in proximity to the Calderwood Urban Development Area, particularly near Albion Park. In addition, there are many areas for passive recreation including reserves, local parks and other areas of open space. Shellharbour Council is in the process of upgrading and revitalising Albion Park town centre and parklands with the 'Destination Albion Park' project.

Nearby district level recreational facilities include Calderwood Valley and Shell Cove Golf Courses, the Yallah Pony Club, Albion Park RSL Memorial Club, Albion Park Bowls Club and Dapto Showground. Regional level facilities include Croom Regional Sporting Complex (ovals, cricket, hockey, rugby league, equestrian, BMX, football and tennis), the Illawarra Regional Airport for local flying, Kembla Grange Racecourse, Shellharbour City Stadium, WIN Stadium and Dapto Greyhound Racing.

In addition to Council owned parks and sporting facilities, three NSW Government owned regional parks are located within Shellharbour – Macquarie Pass National Park, Killalea State Park and Bass Point Reserve. These provide large spaces of natural attraction and play an important regional role in provision of open space.

## 2.3 Implications of the social context

Understanding the characteristics and needs of the surrounding area and its population is important in considering how the Calderwood project might respond to its place in the region and integrate with neighbouring communities. The social context provides both opportunities and challenges with regard to the integration of the Calderwood project within the local area.



The future population of the Calderwood Urban Development Project, described in Chapter 4, is expected to be similar in social composition to the populations of the surrounding areas, and this similarity will assist in fostering social cohesion between new and existing populations. This issue is discussed further in Section 5.2.2 of this report.

Consistent with its current status as a rural area, the Calderwood Valley itself currently has very little in terms of local community and recreation facilities, human services and open space. The existing local level facilities in adjoining areas will not be readily accessible to the Calderwood population. This points to a need for a range of new local facilities and services to be established within Calderwood. The lack of existing social infrastructure in the Calderwood area presents an opportunity to provide quality new facilities based on leading practice sustainability principles that are tailored to the needs of the future community.

In the surrounding region, a large variety of district and regional facilities and services exist. Relative to Council's benchmarks, there appears to be particular spare capacity in the provision of major parks and sporting facilities. There is also emerging spare capacity in nearby primary schools. The existing network of district and regional facilities and services provides a solid foundation to support the new community of Calderwood.

## 3 The policy context

This section provides an outline of current State and local government policies and plans relating to community needs and the provision of social infrastructure that have been used to guide the planning of social initiatives for the Calderwood Urban Development Project.

### 3.1 NSW State Plan

The NSW State Plan 2009, *“Investing in a Better Future”*, contains a number of priorities and targets to guide Government decisions and funding. Those of greatest relevance to this study include:

- Focus on job creation, particularly for young people to increase youth employment and diversify regional economies
- Improve access to jobs and training and increase the number of jobs closer to home
- Increase the share of journey to work trips on a safe and reliable public transport system
- Boost active transport and increase walking and cycling
- Grow cities and centres as functional and attractive places to live, work and visit
- Improve housing affordability by ensuring an adequate supply of new dwellings and increasing the supply of affordable housing for low and moderate income households
- Increase the number of people using parks and participating in sporting and physical activity
- Increase the number of people participating in the arts and cultural activity
- Increase the number of people engaged in volunteering
- Improve child wellbeing, health and safety.

### 3.2 Illawarra Regional Strategy

The Illawarra Regional Strategy aims “to ensure that adequate land is available and appropriately located to sustainably accommodate the projected housing and employment needs of the Region’s population over the next 25 years” to 2031. In this

timeframe, it is expected that the region will need to support an additional 30,000 jobs, accommodate 38,000 new dwellings for 47,600 new residents, develop efficient transport links and provide protection for important environmental and cultural values.

The Calderwood urban development area is specifically identified as a new release area for future development in the event that other identified developments are not able to satisfy housing demand and the development can be shown to satisfy sustainability criteria. The Strategy notes that around half of future housing for the region will be provided in the form of detached housing within new release areas. The remainder will be developed as medium density dwellings.

Other important housing and population issues and challenges identified in the Illawarra Regional Strategy include:

- Ensuring quality urban design and amenity, which recognises local character and supports transport choice and economic growth
- Support for affordable housing strategies for specific areas
- The need to plan for a range of housing types and appropriate densities and locations to adapt and respond to an ageing population
- The need to design new developments based on ‘Neighbourhood Planning Principles’, to improve the liveability of communities and ensure that new suburbs have access to jobs, centres and public transport. These principles include support for walkable neighbourhoods, dwellings to be located close to commercial centres and transport opportunities, enhancing neighbourhood character and community integration, promoting open space and recreation opportunities, efficient use of infrastructure, and promotion of community development, community health and wellbeing
- Planning for new and upgraded infrastructure and services for the growing population.

Other objectives relevant to the Social and Community Planning Assessment include:

- Encouragement to provide a greater proportion of local jobs, to reduce the proportion of workers commuting to Sydney
- Consideration of Aboriginal cultural and community values and other cultural heritage values

- Protection of the character of towns and villages adjoining cultural and natural landscapes.

Sustainability criteria specified in the Regional Strategy for new development relate to:

- Housing diversity – the project should contribute to the geographic market spread of housing supply, including any targets for aged, disabled or affordable housing
- Employment lands – provide regional or local employment opportunities which maintain or improve the existing subregional employment self-containment
- Quality and equity in provision of community services (health, education, legal, recreational, cultural and community development), with services and facilities to be adequate, accessible and sustainably funded.

### 3.3 Shellharbour City Council Policies

#### 3.3.1 Social Plan

Shellharbour City Council has prepared a draft Social Plan to be integrated into its strategic planning framework and budgeting processes and to assist in reporting outcomes to the community.

The Social Plan has identified, through community engagement, the most valued aspects of life in Shellharbour. These included:

- The physical environment (views and scenery, mountains, beaches, rivers and the lake)
- The human character of the area (the people, sense of community, community values, community spirit)
- Unique culture and laid back lifestyle
- Proximity to services in Wollongong and other regional centres
- Village atmosphere
- Diversity of attitudes and geographies
- New infrastructure
- Opportunities for outdoor activities, including parks and reserves
- Feelings of personal safety
- Cafés, restaurants and eating facilities.

Factors highlighted by residents for improvement included:

- Discrepancies in infrastructure quality between older and newer suburbs – ageing infrastructure, changes in population demographics, allocation of funding to older suburbs rather than newer suburbs and a lack of funds to provide and maintain community services and public amenities
- Transport difficulties for people on low incomes, young people, older people and those with a disability
- Social isolation due to geography and a lack of community activities
- Issues for young people including:
  - Lack of employment opportunities
  - Lack of police presence, loitering and anti-social behaviour
  - Vandalism, graffiti, personal property damage and broken glass
  - Lack of cultural and artistic expression opportunities, events, venues

The Social Plan has identified areas of unmet demand within the community and Council's strategies to resource services to 2011. While not specifically addressing Calderwood, of the needs identified through Council's assessment of target groups, the needs of greatest relevance to the Calderwood Urban Development area were those of young people. These included:

- Need for safe environments for young people
- Need for improved transport links, more affordable transport and services outside peak times
- Lack of recreational activities for young people
- Lack of employment opportunities for young people
- Need for cultural and entertainment opportunities, including diverse programs that are accessible, affordable and safe and appeal to a wide variety of youth
- Need for affordable housing to keep young people in the area

Other target group needs identified in the Social Plan include:

- Older people
  - Lack of coordinated, suitable and affordable public transport and community transport
  - Access to information about health, welfare, housing and other services
  - Social isolation
  - Access to "age friendly" physical infrastructure such as footpaths

- Children and families
  - Need for more childcare centres and out of school hours care
  - Need for support services for parents
  - Need for playgroups especially in socio-economically disadvantaged areas and in areas with poor transport networks
- Aboriginal and Torres Strait Islander People
  - Loss of Aboriginal heritage areas and heritage protection in the natural and urban environment
  - Lack of opportunities to promote traditional art and cultural activities to the wider Shellharbour community
- People from culturally and linguistically diverse backgrounds:
  - Limited access to social networks for some residents from CALD backgrounds
- People with a disability
  - Need for improved access to services, infrastructure, transport and information
  - Need for inclusion in recreational and leisure opportunities.
- Women
  - Need for improved safety and social inclusion
  - Challenges of balancing work and family responsibilities

### 3.3.2 Draft Open Space, Recreation and Community Facilities Needs Study

Shellharbour City Council has recently released for exhibition a draft Open Space, Recreation and Community Facilities Needs Study Report (August 2009). The completed study will provide a key future planning tool assisting in the review of Council's LEPs, DCPs, Section 94 Plan and Community Land Plans of Management.

The draft report includes an audit of existing facilities and makes recommendations for the city's future management and provision of open spaces, recreation and community facilities. The report contains a number of recommendations based on a needs and demand analysis for a wide range of service types and locations.

Relevant recommendations are outlined in Chapter 7 of this report in relation to community facilities and Chapter 9 in relation to open space and recreation facilities.

### 3.3.3 Shellharbour Section 94 Contributions Plan

Shellharbour Council's *Section 94 Contributions Plan 2005* provides for the collection of levies for projects up until 2018. This Plan has a three-tier

structure for levies being used for city-wide facilities and services, precinct facilities and services, and special purpose benefit area facilities and services.

In terms of city-wide facilities, the Plan includes a range of facilities for which all new developments are required to contribute. These include:

- Lake and foreshore parks
- Regional cycleways
- Regional sporting facilities (Croom sporting complex and City Stadium)
- City Performance Theatre
- Multi-function Arts Centre
- Central Library
- Sessional services facility
- Council Administration offices
- Civic Auditorium
- Youth accommodation facility.

The LGA is divided into eight precincts. Calderwood Urban Development Area forms part of Precinct 8 Rural West. The Plan does not envisage any significant population growth for this Precinct, and hence has not identified specific facilities for this area.

The extent to which Council in future may seek contributions towards the provision of facilities on a city-wide or district basis will be subject to the State Government's current reforms to the development contributions system.

### 3.3.4 Shellharbour Social Impact Assessment Policy 2001

Council's Social Impact Assessment (SIA) Policy aims to maximise the quality of life of existing and future residents of the City through the identification, and where necessary, the mitigation, of social impacts related to development proposals. Council requires that a formal social impact assessment be conducted for any development which has the potential to create significant impacts on the social profile of the area or changes the demand for social infrastructure. In particular a SIA is required for development resulting in the creation of more than 50 lots, and for medium density development containing more than 20 dwellings.

## 3.4 Wollongong City Council Policies

### 3.4.1 Social Plan

Wollongong City Council *Social Plan 2007-11* is a five year plan that aims to address social issues facing people who live, work and play across the LGA. These include issues such as safety, access to services and facilities, and cultural development. The Wollongong LGA faces many of the same issues being experienced by major cities across Australia, for example an ageing population,

housing affordability, access to local employment and a need for more opportunities for young people.

Key local issues identified in the Social Plan are shown in Table 3 below.

Table 3: Wollongong City Council Social Plan Challenges and responses relevant to Calderwood

Issue	Challenges	Responses relevant to Calderwood Urban Development
Safety	Crime and safety Bushfire Flooding Road safety	Application of Wollongong City Council's <i>Crime Prevention and Community Safety Plan</i> Encouraging active use of public spaces Building community partnerships to reduce crime and increase safety Use of CPTED principles in design
Natural and built environment	Projections for a significant increase in population An ageing population with specific needs Need for greater diversity in housing A limited supply of suitable building land High demand for recreation areas	Enhance access and mobility through accessible and affordable transport Link residential and commercial developments with transport nodes and parking Provide well defined and secure pedestrian and bicycle routes Support development that provides for housing choice and affordability and access to employment and transport Support local heritage and cultural distinctiveness, including conservation and management of Aboriginal cultural heritage and items Encourage integration of urban design and public art and high quality design in consultation with the community and local artists Support community cultural development projects that involve communities in cultural development, place making and public art Support social impact assessment of development proposals as a tool for decision making Establish and maintain linear open space connections
Culture	Leadership and partnership needs Cultural infrastructure needs Cultural economy needs Public art and place making Cultural heritage needs Community and cultural diversity needs	Implement Council's <i>Cultural Plan 2006 -2011</i> and <i>Cultural Facilities Plan (2006 – 2010)</i> Encourage opportunities for innovation and creativity to support sustainable growth of new communities Support access to cultural experiences, local cultural festivals and events Develop place-making projects which enhance local identity Integrate culture and art into design of open space Design local community centres to meet the cultural needs of the community
Employment, education and economic development	Relatively high youth unemployment Job growth needs to be fast enough to absorb new population growth Changing nature of employment opportunities Large proportion of the population commutes to Sydney	Support local jobs and jobs across the region Support accessible and integrated transport Link residential and commercial developments with transport nodes and parking Work with key stakeholders to reduce local unemployment rates, particularly for young people Encourage use of local resources to support employment and services for residents
Services and facilities	Provision of services to a geographically elongated community Future ageing of the population will affect demand for health, community, cultural and	Implement Council's <i>People, Planning, Places (2006) Open Space, Recreation and Community Facilities Strategy</i> Encourage equitable distribution and improved access to Council's resources Plan for improved or additional sports facilities Improve provision and quality of youth facilities, playgrounds, dog off-leash areas

Issue	Challenges	Responses relevant to Calderwood Urban Development
	recreational services Plan for safe, accessible and adaptable services and facilities Changes in usage patterns and condition of facilities over time	Community facilities to be flexible, adaptable to meet changing needs Integrate cultural needs planning and facilities into local planning
Access, equity and diversity	Fair and equitable provision of resources to those who experience access and equity barriers Consult and engage with a diverse community Promote community harmony and the benefits of cultural and language diversity	Encourage equitable distribution and access to Council resources and assistance to community groups, including new and emerging communities Provide community development Promote community access to information and lifelong learning
Health and wellbeing	Coordinate, provide and maintain infrastructure that provides for physical access and encourages physical activity Encourage social cohesion and connectedness amongst residents	Promote community health and wellbeing through urban planning that facilitates physical activity, access to affordable and healthy food, facilitates connectivity and reduces reliance on motor vehicles Plan and provide infrastructure that enables community to participate in physical and social activities in daily lives Establish open space corridors and linear parks Encourage use of bicycles Deliver quality recreational services and leisure and sporting facilities and programs and encourage participation in sport
Community planning and social research	Building community trust Increasing community members with time to become involved in community issues Improve community cohesion and ownership	Promote community participation in place based planning to revitalise local areas Facilitate partnerships in local communities to improve sense of place, neighbourhood identity and capacity building Undertake social research into areas relevant to Council's population and future service needs
Community engagement and participation	Issues about quality and purpose of community engagement	Promote opportunities to increase community participation in all planning activities

### 3.4.2 Open Space, Recreation and Community Facilities Strategy

*Planning, People, Places* is Wollongong Council's twenty year Open Space, Recreation and Community Facilities Strategy. The study provides a strategic framework to guide the provision, development and management of open space, recreation and community facilities in Wollongong, and is based on a comprehensive analysis of demand, supply, gaps and opportunities across the LGA.

Guiding principles and directions include:

- Achieving an appropriate diversity and spread of open space and facilities

- Enhancing the quality and appeal of open space and facilities that reflect good urban design, landscape and management
- Providing a hierarchy of sporting facilities that collectively support the community in sports participation
- Maintaining the diversity and distinctive character of districts and various "special places"
- Establishing a hierarchy of strategically located and valued recreation, community and cultural facilities that support a range of activity opportunities
- Creating strong physical and visual connections between open space and facilities

- Maintaining and improving distinct, valued and ecologically sustainable natural environments
- A responsiveness to the community that supports activity and quality of lifestyle

This strategy identifies the following issues:

- Accessibility, maintenance, resource allocation and the provision of a number of local services and facilities to a geographically elongated community
- Demand for services for an ageing population (including health, community services, recreation, and cultural services)
- Planning for safe, accessible, adaptable services and facilities so that there is clear direction on future development of district and city wide facilities is a challenge
- Low demand at some of Council's facilities could be due to a range of factors including poor condition, location, design, management, or changing community needs
- A large number of services are funded by non-Council agencies which means that when funding is withdrawn it can have significant impacts on the development of programs and services at these facilities
- A large number of community facilities with an oversupply in some areas. In addition, a large number of community facilities are unsuitable for current needs, with design and quality issues (such as aging facilities and building limitations) or located in areas where there is no longer demand
- Limited connection between recreation and community facilities.

Within the strategy, the LGA is divided into a number of planning areas. The northern part of the Calderwood site falls within Planning Area 9, covering Horsley and West Dapto. Recommendations for this planning area relate to the need for a range of new parks and facilities to support the future West Dapto Release Area population.

### 3.4.3 Contributions Plan

*Wollongong Section 94A Contributions Plan 2008* is applicable to land throughout the Wollongong LGA and requires an applicant to pay to the Council a levy of 1% of the proposed cost of carrying out developments greater than \$200,000. Levies paid from different developments can be pooled and

applied by the Council progressively towards the public facilities identified as needed.

Within the plan, no new projects have been identified within the component of Calderwood that falls within Wollongong LGA or the surrounding area. Funding is predominantly directed to landscaping and upgrades in relation to strategic city planning for West Dapto, CBD upgrades, tourism and economic development.

### 3.4.4 Cultural Plan

Wollongong City Council's *Cultural Plan 2006-11* includes a cultural framework and action plan to identify and prioritise need. The *Cultural Facilities Plan 2006-10* provides information about the demand for cultural facilities and the need for further provision. The Plan indicates that facilities need to be accessible and affordable. Public art and cultural programs and facilities are to be considered in the development of Section 94 contribution plans and in place-making for new developments. Local community centres should be designed to meet the cultural, as well as social, needs of the community.

## 3.5 Conclusion

The policies and strategies of Shellharbour and Wollongong Councils as they relate to social planning issues provide a framework to guide planning for Calderwood. They have identified a range of social issues that should be considered in this assessment, and have helped to shape the social objectives for the Calderwood Urban Development Project outlined in Chapter 6.



## 4 Housing and population projections

This chapter presents population projections for the Calderwood Urban Development Project, to be used as the basis for considering requirements for facilities, services and open space.

### 4.1 Dwelling mix and yield

According to the IRS, the Calderwood Urban Release Area is understood to have capacity for about 8,000 dwellings.

Within the Release Area as a whole, it is proposed that the Calderwood Urban Development Project will contain approximately 4,800 dwellings. The proposed dwelling mix and yield is as follows:

Dwelling type	Yield
Large parkland lots	155
Detached traditional lot dwellings	1363
Detached Village / Executive dwellings	2671
Attached townhouses / terraces	183
Apartments	153
Retirement self-care units	280
<b>Total (approx)</b>	<b>4805</b>

### 4.2 Population numbers

Determination of occupancy rates upon which to base population projections for the Calderwood Urban Development Project has been based upon consideration of average household size in the areas surrounding the development.

The average household sizes for different types of dwelling in both Shellharbour and Wollongong local government areas at the 2006 ABS Census are outlined in the table below.

Table 5: Average household size 2006

Dwelling type	Shellharbour	Wollongong
Detached dwelling	2.9 persons	2.8 persons
Attached dwelling	1.9 persons	2.0 persons
Flat, apartment	1.6 persons	1.7 persons

Using the occupancy rates of Shellharbour LGA and adjusting them for the additional dwelling types proposed for Calderwood, the proposed occupancy rates adopted for this study are as follows:

Table 6: Proposed occupancy rates

Dwelling type	Average household size
Large parkland lots	3.1 persons
Detached traditional lot dwellings	2.9 persons
Detached Village / Executive (small lot) dwellings	2.6 persons
Attached townhouses / terraces	1.9 persons
Apartments	1.6 persons
Retirement self-care units	1.5 persons

When these occupancy rates are applied to the dwelling yields indicated above, population projections for the Calderwood Urban Development Project are as follows:

Table 7: Population projections

Dwelling type	Dwelling no.	Population no.
Parkland lots	155	481
Detached traditional lot dwellings	1363	3953
Detached Village / Executive (small lot) dwellings	2671	6945
Attached townhouses / terraces	183	348
Apartments	153	245
Retirement self-care units	280	420
<b>Total</b>	<b>4805</b>	<b>12,392</b>



For purposes of calculating social infrastructure requirements, these figures have been rounded to 4,800 dwellings and 12,400 people. The average household size across the development is 2.58 persons per dwelling. This is marginally lower than the overall Shellharbour average of 2.66 persons per dwelling in 2006<sup>2</sup> because of the inclusion of higher numbers of smaller types of dwellings that accommodate smaller households.

Population projections for the whole of the Calderwood Urban Release Area are very broad at this stage, in the absence of firm dwelling yield and mix estimates for the balance of the identified release area. Based upon the estimated yield of about 8,000 dwellings (as noted in the IRS) and the average occupancy rate of 2.66 persons in 2006 for Shellharbour LGA, it is estimated that the population of the entire Calderwood Urban Release Area would be about 21,280 people. The Calderwood Urban Development Project would therefore accommodate about 58% of the Valley's population at full development.

As noted previously, the Calderwood site falls within both Shellharbour and Wollongong LGA's. The approximate split of dwellings and population between the two LGA's is shown in the table below.

Table 8: Approximate dwelling and population numbers by LGA

LGA	Dwelling no.	Population no.
Shellharbour	4,100	10,600
Wollongong	700	1,800
<b>Total</b>	<b>4,800</b>	<b>12,400</b>

### 4.3 Age and household characteristics

In considering likely age and household characteristics for Calderwood, both local and national trends need to be taken into account. At the broader level, demographic trends include:

- smaller households and declining occupancy rates
- increasing numbers of people choosing not to have any children
- the increasing age at which people do have children
- increasing numbers of people choosing to live alone

- rates of relationship breakdown, re-marriage and the formation of "blended families"
- the ageing of the population, increasing life expectancy and growing numbers of people in the oldest age cohorts
- children living at home for longer, creating demands for inter-generational housing
- changing lifestyle trends, including increasing numbers of people working from home, and the extent to which the development might attract particular cultural or lifestyle groups.

Demographic trends at the local level have been outlined previously in Chapter 2. Key trends in the Shellharbour area include the high proportions of families with children, single parent families, and young people, and growing numbers of older people and lone person households associated with the ageing of the population.

The demographic characteristics of the future population of the Calderwood Urban Development Project will reflect the type of housing offered, and its market price and market segment. The proposed housing mix is likely to attract a much more diverse population than has been the case in other local new release areas, which have been characterised by a predominance of traditional detached dwellings and young families.

Based on the experience of Delfin Lend Lease in its other residential projects, it is expected that the Calderwood population will be relatively diverse in terms of age and household profile, reflecting the mix of housing forms and affordability range to be provided. It will include:

- Young couples yet to start a family (including first home buyers attracted to smaller, affordable dwellings such as apartments and terrace/townhouses))
- Young and growing families with young children (particularly in terrace/ townhouses and village dwellings)
- Mature families with primary school and teenage children (particularly in traditional and larger parkland lots)
- Single parents with children (in smaller dwellings)
- Empty nester and retired couples (particularly downsizing to village/executive and terrace / townhouses)

<sup>2</sup> SGS Economics and Planning Shellharbour LGA Small Area Household and Demographic Projections August 2008 p. 13

- Young single people, living alone or in group households (particularly apartments and terrace / townhouses)
- Mature and older single people and older couples, (particularly associated with the provision of retirement housing and other smaller dwellings such as apartments and townhouses).

Clearly it is not possible with any degree of certainty to forecast what proportion of each household type or age cohort will make up the population. It is fairly clear, however, that the profile will not be that of a typical new release area just for first or second home buyers and young families. It is much more likely to approximate that of the broader local government area with a mix of households, balanced across life cycle stages and age cohorts.

The relative uncertainty about the age profile at this stage of the planning process will give rise to a need:

- to include housing choice to meet housing needs across the life cycle, and
- to plan for flexibility in facilities to enable responsiveness to needs and life cycle changes as they emerge.

#### 4.4 Socio-economic characteristics

The diversity of lot sizes and housing types to be provided in Calderwood will appeal to a range of market segments, such that a population with relatively diverse socio-economic characteristics is

anticipated. As outlined above, the range of housing types and sizes will include products affordable for first home buyers, as well as second and subsequent home buyers wishing to trade up. It will also include a variety of smaller homes for mature households wanting to downsize, but not necessarily to downgrade.

Consistent with Delfin Lend Lease's experience in its other developments, it is anticipated that the majority of dwellings would be purchased for owner occupation. However, given the inclusion of a significant number of medium density dwellings, the development may also appeal to some investors providing rental accommodation. It is not possible at this stage to estimate proportions of owner occupiers / renters.

#### 4.5 Staging of the development

Commencement of development is dependent upon the speed of the planning approval process. At this stage it is expected that development of the Calderwood Urban Development Project will commence in 2012 and continue progressively until 2036, when all dwellings will be completed and occupied. Modelling has assumed that there will be an even distribution of lot mix over each year, based on an average household size of 2.58 persons, and that approximately 70% of dwellings will typically be occupied within one year of purchase, with the remaining 30% to be occupied in the following year. The table below indicates the estimated rate of development and population growth based upon these assumptions.

Table 9: Anticipated rate of population growth

Year	Sales	Settlements	Occupied dwellings	Cumulative occupied dwellings	Cumulative population
2012	100	75			
2013	166	150	53	53	135
2014	225	225	128	180	464
2015	225	225	203	383	987
2016	225	225	225	608	1,567
2017	225	225	225	833	2,148
2018	225	225	225	1,058	2,728
2019	225	225	225	1,283	3,309
2020	225	225	225	1,508	3,889
2021	225	225	225	1,733	4,470
2022	225	225	225	1,958	5,050
2023	225	225	225	2,183	5,631
2024	225	225	225	2,408	6,211
2025	225	225	225	2,633	6,792
2026	225	225	225	2,858	7,372
2027	225	225	225	3,083	7,953
2028	225	225	225	3,308	8,533

2029	225	225	225	3,533	9,114
2030	225	225	225	3,758	9,694
2031	225	225	225	3,983	10,275
2032	250	225	225	4,208	10,855
2033	234	225	225	4,433	11,436
2034		75	225	4,658	12,016
2035			120	4,778	12,326
2036			23	4,800	12,384
<b>Total</b>	<b>4,800</b>	<b>4,800</b>	<b>4,800</b>	<b>4,800</b>	<b>12,400</b>

## 5 Social issues and social impacts

### 5.1 Key social issues

From the review of policy and planning documents outlined in Chapter 3 and consultations with both councils and local service providers, the key social issues within the region that need to be considered in the planning of the Calderwood Urban Development Project include:

- A need for diverse and affordable housing
- Initiatives to address potential physical and social isolation
- Access to local employment opportunities
- A need to provide quality social infrastructure to support new development
- A particular need for activities and support for young people.

The ways in which the Calderwood project will address these issues are discussed below.

#### 5.1.1 Housing diversity and affordability

Housing affordability and supply have attracted significant attention from all levels of government in recent years. As identified in the Illawarra Regional Strategy, key issues facing the Illawarra Region include:

- An under-supply of housing relative to anticipated demand
- Housing stress and housing affordability concerns, particularly for low to moderate income households
- A lack of diversity in housing stock to meet the needs of a changing and ageing population.

As noted in Chapter 3, the Strategy identifies a need to supply an additional 38,000 dwellings for an extra 47,600 new residents by 2031. It anticipates that housing affordability will be improved through increasing supply to satisfy demand, and by delivering housing products that meet the market's ability to pay. It proposes that a mix of housing be provided to cater for the needs of future households.

The 2009 Illawarra Regional Strategy Update provides updated data on population growth. It notes that the growth rate in 2008 was above the original regional strategy's forecasted projection and suggests that there is clearly an on-going need to provide an affordable housing supply in the Illawarra.

Delfin Lend Lease (DLL) has prepared a separate paper which analyses land and housing supply and demand in the Illawarra and proposes how the Calderwood Urban Development Project will address these issues<sup>3</sup>. It reports (p.12) that recent analysis of the Shellharbour housing market undertaken by the Department of Housing suggests that:

- Shellharbour has a high number of residents in housing stress. It has slightly more purchasers in stress than renters
- Vacancy rates are low, rents are rising, demand is increasing and the number of people in housing stress is increasing
- There is a significant lack of affordable housing for purchase for low and moderate income earners.

The DLL Housing and Land Supply paper identifies that housing supply in the Illawarra is severely restricted because of the limited number of release areas identified in the Regional Strategy and on-going uncertainty about the ability of other release areas to deliver land supply requirements. It argues that, based upon the latest supply and demand information available, the Illawarra may experience a cumulative housing shortage of more than 8,000 homes by 2031. There is an immediate need to identify an alternative source of land supply to satisfy housing demand and control housing prices.

In its Housing and Land Supply Paper, Delfin Lend Lease argues that the Calderwood Urban Development Project will meet a demonstrated strategic need that delivers and maintains housing choice, diversity and relative affordability levels for Shellharbour residents. In particular, the Calderwood Urban Development Project will:

- Provide about 4,800 dwellings to contribute to the achievement of housing targets and enhance housing supply within the Region. This yield will be assured because:
  - The land is consolidated under the control of a single developer

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<sup>3</sup> Delfin Lend Lease *Illawarra Housing and Land Supply – Calderwood Urban Development Project* December 2009

- DLL has a track record of delivering housing choice and diversity on the ground and has a clear and viable implementation strategy backed by the financial strength of Lend Lease Corporation
- DLL has a proven infrastructure and servicing strategy and private sector expertise, capital and resources available now.
- Address housing affordability objectives
  - DLL will provide a range of housing products targetted to meet the income profile of Shellharbour residents. DLL has successfully pioneered the development of a number of smaller housing forms in its other developments, designed to meet the needs of low to moderate income and small households. These include both apartments and single storey terrace style homes, with one bedroom dwellings expected to start at about \$205,000. Two bedroom dwellings are expected to be priced from around \$245,000, with three bedroom dwellings starting at about \$270,000. This is against the background of existing median house prices of \$339,500 and land prices of \$205,000 in the Shellharbour LGA (IRIS September 2009).
  - Housing at the lower and median end of the market will be complemented by more expensive housing forms within the development to ensure a diverse social profile of the future community
  - DLL has expertise in delivering affordable housing in partnership with State Governments and community housing providers, and will explore partnerships to further develop housing affordability initiatives within Calderwood.
- Address housing diversity and choice objectives
  - DLL recognises that housing diversity is an essential component of sustainability. DLL will provide multiple housing choices designed to meet the needs of a broad cross section of the community and provide attractive options for households of different sizes, compositions, incomes, ages and life cycle stages. This mix will help maintain the balance between younger and older populations, and provide capacity to respond to the varying demands of a changing society.
  - The variety of housing forms proposed to be provided will include one bedroom apartments and terraces, two bedroom apartments, warehouse units and attached

dwellings, three bedroom terrace and small lot detached homes, traditional three-four bedroom detached dwellings, and dwellings on larger parkland lots at the top end of the market.

- Many of the proposed housing forms have a flexible design configuration that allows for home office use, extra bedroom or larger living and dining areas to meet the needs of different life stages.
- DLL will provide housing options for older people who wish to remain in the area but move to a smaller or more manageable home or have improved access to services and facilities. There is a particular shortage in the area of housing forms suited to the needs of older people and the development will help to address this gap. This will assist residents to age in place within the community, rather than having to move to a retirement village or residential care facility as their support needs increase.

### 5.1.2 Addressing potential for physical and social isolation

The draft Shellharbour Open Space, Recreation and Community Facilities Needs Study has noted that there is a perceived physical split between the eastern and western areas of Shellharbour LGA, generally aligning with the Princes Highway and South Coast Railway corridors. Areas in the western part of the LGA are often not well connected to the eastern areas where services, facilities and recreation opportunities are concentrated, associated with the city centre, retail facilities, hospital, lake foreshore and beaches. This is exacerbated by limited availability of public transport, particularly east-west services.

As a result, there is potential for new residential development in the western parts of the LGA to be physically isolated and to have access difficulties to opportunities in the eastern part of the city and the wider region.

The Shellharbour Social Plan has also identified a generalised need for accessible and affordable transport within the LGA that meets needs of marginalised groups, including young people, older people, those with disabilities and children. Parents at home with young children are also at risk of social isolation in one-car families where the car is used by the breadwinner to get to work.

In the short term, the Calderwood development will be surrounded on three sides by rural lands, adjoining existing residential areas only to the south at Tullimbar. However, in the longer term, it is anticipated that residential development will occur in West Dapto to the north, and that further

development will occur within the Calderwood Valley to the east and west of the Calderwood Urban Development Project. The mass of urban development and associated services and facilities proposed for this part of the region will alleviate any perceptions of physical isolation in the longer term.

Strategies to ensure that Calderwood will not be physically isolated and that marginalised groups will not be socially isolated will include:

- Calderwood will be relatively self-contained in terms of access to neighbourhood and town centre shops, schools, services, facilities and recreation opportunities. A range of new facilities and services will be established within Calderwood to satisfy local needs, described in following chapters. This will reduce reliance on travel to facilities and services in other parts of the region.
- The delivery of the core facilities and services early in the life of the project will ensure that residents will have access to them from the outset.
- The provision of community infrastructure, (eg community resource centre, cafes, local parks and playgrounds) will provide both formal and informal community meeting spaces and facilities to support the development of local social and community networks.
- Calderwood will be well connected to the regional road network, ensuring efficient and convenient connections with major routes and the railway service (refer to Calderwood Transport Management and Accessibility Plan prepared by Cardno for details)
- The planning of Calderwood will encourage the provision of public transport services to and through the development. Delfin Lend Lease will work with the State Government and local transport providers to enable provision of early bus services for the development, and to investigate public transport incentive schemes to encourage resident and worker take up of public transport.
- The potential for social isolation amongst marginalised groups will be monitored through the proposed community development program, and activities and programs will be initiated by the community development worker to meet the needs of vulnerable target groups. This might include, for example, social support groups and playgroups for isolated young mothers, local social activities and community transport initiatives for older people, regular group outings for young people.

### 5.1.3 Access to local employment

Access to local employment opportunities within the Illawarra Region has been widely recognised as a challenge. Unemployment rates, particularly for young people, are above the state average, and many people have to commute long distances to jobs in the northern part of the region or in Sydney. Time spent commuting can leave little time left for family life, or energy to participate in community activities.

The Calderwood Urban Development Project will address this issue by:

- Providing local employment opportunities within the designated employment lands within the Calderwood Urban Release Project
- Providing additional local employment opportunities within the retail, hospitality and commercial facilities of the town centre and village centre and within proposed schools, childcare and community facilities
- Incorporating Fibre to the Home in the delivery of homes to provide opportunities for residents to connect with the National Broadband Network and to work from home, and to facilitate communication between businesses without needing to travel outside the development
- Giving consideration to preferential use of local employment and contractors in the construction and servicing of development where possible, to boost local employment benefits.

### 5.1.4 Provision of quality social infrastructure

Both Shellharbour and Wollongong Councils' social plans and community needs studies have stressed a need for quality facilities, services and open space to be provided in new release areas, commensurate with population growth. While the region is well endowed with open space and community facilities, much of the provision has been historical and ad hoc, and the focus has not always been on quality, usability and accessibility. New release areas provide opportunities to provide quality local facilities that meet leading practice standards and complement the range of opportunities provided in existing neighbourhoods and city centres.

The ways in which the Calderwood Urban Development Project will address this issue are described in Chapter 7 (Community Facilities) and Chapter 9 (Open Space). It should be noted that proposed open space, community and recreation facilities will be owned and managed by councils



and publicly accessible, and therefore available to be used by the wider community.

#### 5.1.5 Activities and support for young people

While the proportion of young people in the wider area is quite high, numbers of young people living within the Calderwood development are not expected to be particularly large, especially in the early years of the project. As discussed in the previous chapter, the project is expected to have a reasonably balanced age profile, consistent with objectives for housing diversity, although there is likely to be a predominance of families with younger children in the early stages.

Nevertheless, the project has recognised that there is a shortage of social and leisure opportunities for young people in the wider area. The project will ensure that this situation is not exacerbated and will aim to address the needs of young people living in Calderwood in the following ways:

- Provision of outdoor facilities for a variety of sports, for both boys and girls
- Provision of informal recreation areas that meet a variety of needs, including safe environments for young people to 'hang out' and socialise, facilities for physical activity such as skate park and bmx, extensive cycling trails
- Spaces within the proposed multi-purpose community resource centre and library that are "youth friendly" and allow for a variety of social, cultural and learning activities and programs for young people, and for accommodation for youth outreach services
- Access to IT services within the community resource centre and library to provide a range of 'youth friendly' learning and leisure programs to be implemented
- Encouragement for public transport services that link with leisure opportunities in the wider area, including regional recreation facilities, beaches, cinemas and other entertainment facilities and major shopping centres
- Community and cultural development activities based on the identified needs of young people, through the Calderwood community development program
- Potential for training and employment of young people during the construction phases of the development
- Design and management of the Town Centre to ensure that it is youth friendly, young people have places for interaction and enjoy positive relationships with any centre management structure that may be present.

## 5.2 Social impacts

In addition to the key social issues outlined above, the study has considered a number of potential social impacts of the Calderwood development, based upon template issues listed in Shellharbour Council's Social Impact Assessment Policy and consultation with Council staff, local service providers and local residents through a community consultation process. These include:

- Effects of development on the character of the locality
- Impacts on the composition of the population and community integration
- Changes in demand for social infrastructure
- Visual amenity
- Traffic impacts
- Loss of agricultural lands for food production
- Retention of heritage items
- Neighbourhood safety

These issues and the ways in which the Concept Plan has responded to them are discussed below. A full report on the community consultation process has been prepared as a separate report to accompany the planning documentation.

### 5.2.1 Effects on the character of the locality

While currently rural in character, the Calderwood Valley has long been identified as a location for future urban development, firstly in the Illawarra Urban and Metropolitan Development Programmes and more recently in the Illawarra Regional Strategy.

At the community consultation session, a small number of participants expressed some reluctance for the area to undergo any change and a desire to retain the current rural character of the area. However, most participants recognised that urban development in the area was inevitable, given population growth pressures in the Illawarra Region and the need to increase housing supply and affordability. Given the on-going growth that has occurred in the Shellharbour area in recent years, there was widespread acceptance that the

area would change in character from rural to urban sooner or later.

While the general inevitability of urban development within the Calderwood Valley was assumed, a key issue raised by local residents at the community consultation session was about the nature and quality of the proposed development, with a view expressed that it should enhance, rather than detract from, the character and appeal of the area. This concern was based upon their past experience of some nearby residential developments which they feel have been of poor quality and appearance, and so have impacted negatively on the character and image of the area.

These concerns focused particularly on what the development might look like, the size of blocks relative to houses, the uniformity of development, provision of local facilities and services and the approach to landscaping.

Residents expressed a desire to see:

- A mix of dwelling types and lot sizes, including some larger “lifestyle” lots
- High quality development within a master planned community, with appropriate facilities to meet the local needs of residents
- Avoidance of over-development and retention of natural landscape features, green corridors and vegetation on blocks.

Measures incorporated in the Concept Plan to address community concerns about the character and quality of the development include:

- Calderwood will be a masterplanned community that embodies sustainable urban design principles with a clear urban structure which is responsive to site topography and connecting to the surroundings. The structure comprises a central town centre, a secondary village centre and a number of discrete neighbourhoods which will enhance the sense of place and avoid perceptions of “suburban sprawl”. Housing and street design and layout will create walkable neighbourhoods that promote an active street life.
- The town centre will be characterised by a high standard of building and design, which will help give it a distinctive identity and help to make it a hub or focal point for the whole community. Generally, it will not have a shopping mall format, but will have a main street lined by retail and commercial uses, considered to be more consistent with the character of the area. Within the town centre there will be opportunities for shop-top and townhouse

dwelling types that aim to add to the liveliness and flavour of urban life. The town centre will also contain community facilities and public spaces to ensure it meets the social and community needs of residents as well as their shopping needs.

- The village centre will have local neighbourhood retail facilities and potentially denser housing.
- A range of housing forms and sizes will be provided, as discussed previously. This will help ensure that a uniform “look” to the development does not emerge.
- Quality, well designed open space and community facilities will be provided.
- Landscape structure will be reflective of the local area, with emphasis on the protection of landscape features such as vegetation, riparian corridors and retention of existing native vegetation wherever practicable. The public domain and open space areas will be distinctive and will help provide a sense of place and identity.

## 5.2.2 Impacts on social composition and community integration

The change in land use from rural to urban development will result in the eventual displacement of the 20 or so households who currently live on properties within the Calderwood site. However, the landowners are keen for rezoning to occur, in order to realise the value of their landholdings and to sell their properties and move on. Delfin Lend Lease is aware of the needs and circumstances of each of the landowners and will seek to accommodate these. No concerns for the future of the existing land-owners are identified. With only 20 households involved, their displacement will not impact unduly on local community networks.

The likely size and composition of the future Calderwood population have been considered in the previous chapter. The development will potentially add to the population in the area by about 12,400 people. This represents significant growth in the context of Shellharbour's population of 63,500 people in 2006. However, this population growth will occur over a 25 year timeframe, enabling the existing community to absorb newcomers gradually and adjust to any changes.

This growth must be seen in the context of the ongoing and significant population growth that has been a feature of the Illawarra Region and which will continue into the future regardless of this development. The Wollongong and Shellharbour



populations are not static, but have been experiencing constant growth for many years. The population growth associated with the proposed development will not be unique to Calderwood, but will be a continuation of existing patterns, within a community that is accustomed to incorporating newcomers and coping with change.

The potential impacts of population growth will be mitigated by the fact that the new population is expected to have very similar age, household and socio-economic characteristics to the existing population, and to those who have been moving to the area for many years. Based on the previous experience of Delfin Lend Lease in which the majority of new residents to its developments move from within a 10-15 kilometre radius of the site, a high proportion of residents are likely to be existing residents of Wollongong / Shellharbour, re-locating within the region.

Overall, the target market population is expected to be consistent with the profile of the existing population of the surrounding area in terms of similar demographic and socio-economic characteristics, and to reflect the needs, attitudes, values and aspirations of the existing population. There is nothing to suggest that the new population will be different in any significant way from the population already living in the area, and so the overall social composition of the population will not be impacted upon. These similarities also mean population growth is unlikely to impact on the culture and lifestyle of the area.

These similarities will facilitate acceptance of the new population and its integration and absorption with the existing population, and so promote social cohesion in the area.

The social integration of new and existing communities will be further enhanced by:

- The proposed Calderwood town centre, with its variety of facilities and services serving the wider area. It will draw the surrounding community into the development and encourage it to mix with the new community
- The employment opportunities provided by the town centre and employment lands will also result in the mixing of the new and existing populations
- Public access through the new residential areas and use by the wider community of the proposed open space and pedestrian / cycle networks
- Access to and utilisation of community facilities within Calderwood by residents of adjoining

areas (eg community centre, library, childcare facilities)

- Calderwood residents using facilities and services in the wider area, especially schools and social / sporting clubs, where new residents will be drawn into the social networks of the district
- Community development initiatives implemented by the proposed community development worker, including community activities and programs designed to foster social inclusion and social networks with the wider area.

### 5.2.3 Changes in demand for social infrastructure

Population growth arising from the Calderwood project will increase demand for local services and community facilities. This can have both positive and negative impacts. The larger population will sustain a growth in services which otherwise might not be viable. Additional services and facilities will be provided in response to population growth and these will benefit the whole community. Such facilities may include shops and commercial services, cafes and leisure facilities, community facilities, open space and public transport.

Broad support was expressed at the community consultation session for the development to include a town centre and village centre with local retail and community services. It was felt that this would enhance retail diversity and choice in the area and improve access to local services and facilities, reducing the need for residents to travel further afield. It was also recognised that population growth in the area might contribute to the viability of a greater range of higher order shopping facilities within Albion Park, thereby contributing to its revitalisation.

The benefits of population growth in supporting the viability and extension of local bus services were also recognised, particularly by residents in adjoining areas. The potential for the development to enhance public transport services in the western half of Shellharbour LGA was widely supported.

Calderwood will include a range of community facilities, including a community resource centre, medical services, schools, childcare centres and library, as well as informal meeting and gathering places. These will satisfy local demand arising from the development. The network of open space within Calderwood will be extensive, incorporating a variety of active and informal recreation areas. These are discussed in the following chapters and in greater detail in the Landscape and Open Space

Masterplan prepared by Environmental Partnership.

Facilities and infrastructure to be provided within Calderwood will augment those available in the area and ensure that the incoming population will not make demands on existing facilities that might disadvantage existing residents. The surrounding community will be able to enjoy use of all the new community facilities and open space, which will be publicly accessible. This includes access to open space areas and recreational opportunities that have previously not been available because of private ownership eg access to the water bodies of Macquarie Rivulet and possible access to future walking trails within the bushland of Johnstons Spur.

As discussed in Chapter 2, a wide variety of district and regional facilities and services will be available to the Calderwood population in the wider area. While some of these will be able to absorb demand from the Calderwood population (eg regional open space and sporting facilities, hospitals, TAFE), the study has found that some other services are already operating at capacity and have limited ability to absorb the extra demand likely to be generated by the new development within their existing resources. These include family support, aged care, youth and community health services. These services will need to be augmented if the needs of the incoming population are to be met and the existing community is not to be disadvantaged in their access to services.

Augmentation of these services will generally require additional recurrent funds for extra staffing and programs, rather than new capital facilities. This is a responsibility of the State Government for most types of human services, and the Commonwealth Government for some types of aged care services. To ensure service augmentation, Delfin Lend Lease will need to work co-operatively with local service providers to provide population data to feed into the planning and resource allocation processes of government agencies.

#### 5.2.4 Visual amenity

A small number of residents at the community consultation session expressed concern at the loss of the existing green rural outlook, both at a general district level and in relation to views from their individual property.

In response to this issue, a detailed visual assessment of the site has been undertaken, as detailed in the separate Visual and Landscape Assessment Report by Environmental Partnership.

The main elements identified in the report and the main measures proposed to minimise impacts on visual amenity for surrounding residents include the following:

- For the majority of views, the escarpment will remain the dominant visual feature
- For the majority of views, Johnstons Spur and the associated ridgeline will remain an important visual feature
- Parts of Johnstons Spur are to be retained for open space / environmental management purposes which will lessen the visual impact of development
- Additional tree canopy cover along main roads, the ridgeline and at the interface with Johnstons Spur will lessen the visual impact of urban development on the less visually prominent lowland areas
- The retention of tree canopy cover along the main riparian corridors of Macquarie Rivulet and Marshall Mount Creek will lessen the visual impact of urban development on the less visually prominent lowland areas.

#### 5.2.5 Access and traffic impacts

In relation to traffic impacts, the concerns of some residents expressed during the community consultation included:

- Potential for traffic congestion for people trying to get in and out of the development, with some queries about vehicular access points
- Potential impacts of additional Calderwood traffic on existing traffic congestion in Albion Park town centre, especially around the shopping centre and school zones at peak times
- Concerns about incremental traffic impacts on the capacity of the existing road network, with both Calderwood Rd and Marshall Mount Road mentioned
- Concern about proposed width of roads within the Calderwood development to permit emergency services through
- Support for measures to promote walking and cycling to schools and the town centre, and to encourage provision of public transport services
- Ensuring the access needs of older people and people with strollers and in wheelchairs are provided for.

Specific proposals to deal with traffic and access concerns of residents have been detailed in the separate Transport Management and Accessibility Plan prepared by Cardno. In summary, a range of measures are proposed to minimise traffic impacts, including:

- A number of road and intersection improvements to the surrounding road network
- Provision of a number of access routes to and through the site to minimise traffic congestion
- Design of roads to encourage provision of public bus services and enable emergency services vehicles to and through the site
- Implementation of a public transport awareness and promotion program and a variety of measures to encourage public transport use as an alternative to private vehicles
- Encouragement for pedestrian and cycle access within the development and to the wider area through provision of a network of pedestrian paths, walking trails and cycle tracks.
- Provision of public access through the development to connect it with the wider area.

#### 5.2.6 Loss of agricultural lands for food production

Some concern was expressed at the community consultation at the apparent loss of agricultural land for food production associated with the change from rural to urban land use.

A separate Agricultural Land Study has been prepared for the Calderwood project by Sphere Property Corporation. Key findings of this study include:

- While the Calderwood land was previously used extensively for dairying, it was sub-divided into blocks of approximately 40 ha around 40 years ago. In recent times it has generally been used for low intensity hobby farming containing a strong lifestyle element. The site includes 20 landholdings, of which only six are currently used for productive agricultural use, namely agistment and dairying, comprising approximately 30% of the total site area.
- In the vicinity of the development site, a significant proportion of land is used for hobby farming, lifestyle and low intensity farming. No land is currently used for cropping or high intensity agricultural production uses, except approximately 50ha of land adjoining the site, which is currently used for productive agricultural activities, namely dairying and

market gardens. These lands have been identified for future urban land release under Government policies. They could not support ongoing agricultural practice in the long term.

- The Calderwood Valley area is not a regionally significant agricultural production area. No livestock or crop production activities occur within the site. Livestock and crop production are the main sectors dominating the agricultural production in the region. The proposed Calderwood Urban Development site does not contain existing livestock and crop production activities, hence the impact on the regional agricultural production is negligible. The study concludes:
- There would be nil to minimal impact on primary production values and practices of the adjoining areas due to the limited agricultural production in the locality
- The Calderwood development would have minimal impact on regionally significant areas of food production because the site does not currently support any livestock or crop production and is not located in or close to an area of regional agricultural significance.

#### 5.2.7 Heritage items

A desire for the retention of heritage items within the site was expressed at the community consultation session. Heritage items are recognised as important in supporting the identity of the community.

As part of the site assessment associated with development of the Concept Plan, a detailed archaeological survey of the site has been conducted. This study found no significant Aboriginal artefacts within the study area. Full details are provided in the Aboriginal Archaeological and Cultural Heritage Report prepared by Austral Archaeological.

Consultations with representatives of local Aboriginal communities have been undertaken as part of the preparation of the Concept Plan. The outcomes of the consultation will be included in the revised Aboriginal Report, which will be completed after the lodgement of the Concept Plan.

In terms of European heritage, a Heritage Impact Statement has been prepared by Paul Davies Pty Ltd. The proposed Concept Plan for Calderwood affects two heritage items of local significance within the development area, being the Marshall Mount Homestead and Barn and the Methodist Cemetery on Calderwood Road. The draft Concept Plan allows for these sites to be used and retained

in private ownership, with appropriate boundaries to protect and retain both sites.

The principal impact of the Concept Plan is on the setting and views of the two heritage items as surrounding urban development occurs. The Heritage Impact Statement recommends that the interface between the heritage items and adjacent development be refined at the future detailed design stage of the project, so that a tangible understanding of the original rural context and significant views can be retained and presented into the future.

### 5.2.8 Neighbourhood Safety

Neighbourhood safety is a standard consideration in any social impact assessment. The Concept Plan for Calderwood raises no concerns from a neighbourhood safety perspective. The site is not located in a high crime area. Crime Prevention Through Environmental Design principles will be applied in the detailed design of the development to promote safety and a sense of security through passive surveillance and appropriate lighting and landscaping of centres, streets, pathways, public spaces and areas of open space. Public spaces and facilities will help address the leisure needs of young people to alleviate boredom and will be designed and located to minimise risks associated with any youth anti-social behaviours.

At the community consultation session, the only issue raised in relation to safety was a concern about the potential for flooding to affect the site and impact on residents in the surrounding area.

Flooding issues have been considered in the separate Flood Plain Risk Management Study prepared by Cardno.

The study has proposed a number of measures to mitigate any potential impacts of the proposed development on flooding. These measures mitigate potential impacts of flooding across the site and seek to wherever possible improve flood affectation external to the site. Flood mitigation measures required to offset the impacts of the development include new bridges, increases in riparian roughness and optimising flood plain hydraulics through reshaping areas of the flood plain.

The modelling undertaken to test the performance of the recommended flood mitigation measures has shown:

- Impacts on adjoining property are acceptable in all flooding events up to and including the 1% AEP flood event
- The cumulative impacts of continued filling on the floodplain are negligible

- No occupants will be isolated by any flood event (including the PMF) as the site has access to flood free access.
- All new bridge decks will be located above the 1% AEP flood level and will allow uninterrupted road traffic throughout the development and beyond during flood events up to and including the 1% AEP flood.
- All major spine roads within the development are set at or above the PMF level.

### 5.2.9 Impacts of climate change

This study was required to consider any relevant impacts of climate change on the future Calderwood development.

There is an emerging and growing body of work that identifies the potential social implications of climate change. At a national level, some of the key social issues associated with climate change are likely to include:

- Population displacement, changing settlement patterns and safety considerations associated with sea level rises
- Impacts of more extreme weather events on different geographical communities, employment sectors and vulnerable populations such as older people
- Health impacts associated with the spread of vectors such as mosquitoes (eg spread of dengue fever)
- Social and economic impacts of rising prices for utilities, food etc, particularly for low income and disadvantaged groups.

None of these issues are considered to have particular relevance for the Calderwood Urban Development Project. The site is not susceptible to sea level rises or particular extreme weather events and the impacts of rising prices will not affect the Calderwood population differently from the rest of the population.

## 5.3 Summary assessment of impacts

In summary, it is anticipated that the Calderwood Urban Development Project will contribute the following real benefits to the region:

- Enhance the supply of housing, including affordable housing, to meet increasing demand associated with population growth in the region, in ways that are consistent with the objectives of the Illawarra Regional Strategy. Matching supply with demand is critical to help maintain

housing affordability and to meet the needs of the future community

- Enhance housing choice by providing a diversity of housing types suited to the needs of a range of households across the lifespan, helping to create a balanced and sustainable community with capacity to respond to the varying demands of a changing society
- Improve retail diversity and choice
- Increase local employment opportunities
- Enhance the supply of quality, publicly accessible community facilities and recreation opportunities in the Calderwood area
- Bring potential for better public transport services in the area, with increased population able to support improved local bus services

These benefits are very considerable and will more than offset any negative impacts likely to arise from the development.

In considering possible social impacts of the development on adjacent communities, the study has found that there will be no significant impacts in terms of social composition, loss of agricultural lands for food production, heritage and neighbourhood safety.

In particular, no concerns have been identified with regard to the potential for social integration with adjacent local communities. Within a context of on-going population growth and change in the region, similarities in the characteristics and composition of the existing and incoming populations will facilitate acceptance of the new population. Social integration will be further enhanced by public access to and wider community utilisation of the facilities, services and recreation opportunities to be developed within Calderwood, and by the proposed community development program.

There will be changes to the character of the area, as it will move from rural to urban uses. However, community concerns about this change will be addressed by developing Calderwood as a quality, masterplanned community development, with a mix of dwelling types and styles, a range of community facilities and a strong focus on landscaping.

There will also be changes in demand for social infrastructure arising from projected population growth. The Calderwood development will include a variety of new local services and facilities that will satisfy local needs, ensuring that existing residents are not disadvantaged in their access to

services and facilities, but are also able to enjoy access to the new social infrastructure. In terms of regional human services, there will be some need for additional recurrent funding for extra staffing and programs, commensurate with population growth.

There is limited potential for some negative impacts on some adjoining residents in terms of visual amenity, as existing rural outlooks are replaced by urban development. However, a number of measures have been proposed in the Visual and Landscape Assessment that will minimise these impacts.

Similarly, adequate measures have been proposed in the Transport Management and Accessibility Plan to address any potential traffic impacts.

It is recommended that an on-going program of information to and consultation with the surrounding community be implemented as planning for the site continues. This should include regular updates (for example via a project website) or press articles to keep people informed of progress, and further consultation with key stakeholders around the detailed design of the development.

## 6 Creating a socially sustainable community

The vision for the Calderwood Urban Development Project is for a sustainable community that balances cultural, social, economic and environmental objectives and has a real sense of identity.

This chapter considers the objectives and strategies for building a socially sustainable community at Calderwood. The economic and environmental elements of sustainability are considered in some of the other technical studies which accompany the Concept Plan.

Social sustainability strategies aim to ensure that a sustainable way of life and quality of life can be achieved and maintained, and that the community's social resources are developed and used in a way that builds a strong, healthy and resilient community. They are based on principles of inter-generational equity and aim to ensure that all members of present and future generations can attain a high degree of health and well-being, economic security and a say in shaping their future.

While community facilities provide an important platform for building strong and sustainable communities, there are also broader urban design and place making elements that can influence the creation of the social networks and connections that can form a sense of community. This chapter focuses specifically on those urban design and place-making elements of the project.

### 6.1 Social sustainability objectives

The objectives for achieving a socially sustainable community at Calderwood are outlined below. These objectives are consistent with the strategic directions of the Illawarra Regional Strategy and both Shellharbour and Wollongong Councils, as outlined in Chapter 3.

1. Adopting a holistic planning approach that integrates social planning components with physical, environmental and economic planning, to ensure comprehensive sustainability principles are addressed.
2. Attracting a population which is diverse in terms of demography and lifestyle choice, achieved through diversity of housing product and location.
3. A healthy, accessible and safe environment which promotes a sense of security and well-being and an active lively neighbourhood life.
4. Identifiable neighbourhoods with a recognisable character and vibrant and accessible village / town centres which act as a focal point of the community.
5. Convenient and equitable access to jobs, shops, public transport, schools and social and recreational facilities at the local level and in the wider region.
6. Encouragement for residents to learn throughout their lives, through local provision of a range of learning opportunities and resources.
7. Provision of a range of facilities, services and programs that meet the learning, social, cultural, health and recreational needs of the community and help build its resources. It is recognised that these need to be provided from the outset of settlement and be flexible to adapt to changing needs.
8. Encouragement of innovation, initiative and resourcefulness that will strengthen the capacity of the community to function in a sustainable and resilient way.
9. Efficiency in the development and use of community resources, with arrangements for sustainable ownership, management and maintenance.
10. Opportunities for all age groups and sections of the population to become involved in the life of the community, to develop community networks and connections with other residents and to create a sense of belonging.
11. Opportunities to participate in the on-going planning and development of the community and to develop stewardship over its resources.
12. Fostering an identity and character that promotes civic pride and celebrates Calderwood's unique sense of place.



13. Respect, interpretation and celebration of Calderwood's natural and cultural heritage.
14. Integration with surrounding communities and the wider Illawarra region, both physically and socially.
15. Contribution to the amenity of the region, by providing jobs, transport, commercial, community and recreational resources which are accessible for all.

The strategies for the achievement of these objectives in relation to the planning process and urban design elements of the Concept Plan for Calderwood are outlined below. These strategies are described in greater detail in the Concept Plan and other relevant technical studies. Strategies in relation to the provision of social infrastructure and community building processes (ie Objectives 6, 7, 8, 9, 10 and 11) are discussed in the following chapters.

## 6.2 Social sustainability strategies

### 6.2.1 Integrated planning

Integrated planning and urban design for Calderwood has been achieved through a team approach to the preparation of the Concept Plan, in which specialist planners from social, physical, transport and economic fields have worked together with Delfin Lend Lease to develop the Plan.

Integrated planning is also facilitated by the Calderwood project's landholdings being under control of a single proponent whose core business includes the masterplanning of new communities.

### 6.2.2 Diversity choice and lifestyle

As discussed in previous chapters, the development will incorporate a range of densities, lot sizes and dwelling types. This range will provide housing choice to satisfy the needs of a wide spectrum of households, at different life cycle stages and with varying socio-economic circumstances and lifestyle preferences. Housing solutions to support the creation of a diverse community will range from the more traditional detached homes to smaller attached houses, including studio homes, villas, townhouses, live-work units, apartments and retirement units.

The greater range of housing choice provided within this development will encourage community diversity and will help create a demographically balanced and stable community. The variety of housing forms will provide opportunities to

respond to changing life cycle, lifestyle and work requirements over time, and enable people to age in place. A proportion of housing types will make special provision for home based businesses and others who wish to work from home. Working from home will be facilitated by access to high speed broadband. Residents will have an opportunity to be part of a much more robust environment that can adapt, change and ensure the future sustainability of the community.

Opportunities to provide purpose-designed self-care housing to meet the needs of older people, in association with retirement housing providers, will be explored in the delivery phases of the project. It is proposed that Retirement by Design, a Lend Lease company, may play a role in providing retirement housing within Calderwood.

### 6.2.3 Town and neighbourhood structure

The structure of the Calderwood project establishes the Town Centre at a principle focal point in the community and is both visually and physically central to many of the neighbourhoods created as part of this project.

A second smaller centre in the form of a Village Centre will also be established to bring services and amenities closer to the homes of residents and to facilitate the early delivery of these amenities. Both of these centres will be well connected with a range of distinct neighbourhoods.

The key features of each of these elements are summarised below.

#### Town Centre

- Located adjacent to the main north-south road transecting the Calderwood project and near the principal east-west road connecting the balance of the Calderwood Valley with Albion Park
- A mixed use precinct with retail, entertainment, learning, employment, civic and residential uses
- Street focused retail with a main street feel
- Primarily a local serving retail centre providing the day-to-day needs of the Calderwood project
- Both civic and recreational open spaces including a range of gathering spaces
- Respecting the cultural heritage elements of the site
- Will explore the opportunity for shared parking options in the detailed design to help facilitate a more walkable and pedestrian friendly centre

- Bicycle parking in several locations throughout the centre
- The Town Centre will become the key built identity for the whole of the Calderwood community
- A range of higher density home types including terraces, small lot detached homes, apartments, live-work, shop-top and retirement living
- Strong pedestrian and cycle linkages to the balance of Calderwood and nearby communities
- Attractive, high quality built-form, using robust materials and reflecting the sustainability expectations for when it is created
- Will be designed to accommodate the specific climatic characteristics of the site
- Attract a range of commercial/retail owners, which will provide for a greater diversity in the retail offering
- Located to maximise walkable access for many residents
- A holistic urban design approach that balances the needs of all users creating interesting and engaging streets

#### **Village centre**

- Located in an early stage of the project to provide the ready supply of local retail and basic temporary community needs
- A street-based centre with a main street character
- A strong identity with a high quality of built-form
- Located adjacent to the main north-south road transecting the Calderwood community
- Provides local serving day-to-day convenience retail needs
- A range of housing types including possible opportunities for live-work homes
- A Sales and Information Centre (SIC) built to a high standard and design to reflect the aspirations of the Calderwood community
- Incorporates a display village in close proximity to the SIC
- Will be designed to accommodate the specific climatic characteristics of its location

- Incorporating community gathering spaces
- Will also incorporated areas of high quality open space providing both recreation and civic needs
- Well connected with both pedestrian and cycle routes to the adjacent neighbourhoods, Johnstons Spur, the nearby Macquarie Rivulet and the town centre
- Consider a shared parking approach to further enhance the walkability and social interaction the centre will offer
- Serviced by a bus route providing opportunities for regular public transport

#### **Identifiable neighbourhoods**

- The Calderwood community will ultimately be made up of a series of distinct neighbourhoods
- Each neighbourhood will derive its character from its natural context; any more specific urban design approach undertaken in detailed design; and a range of housing types supported
- Public art and interpretive elements will further enhance the individual character of each neighbourhood
- Landscape character will also be a key determinant in defining a neighbourhood
- Neighbourhoods will be inclusive and inviting for all residents
- An identifiable heart will be established for each neighbourhood, typically as an element of open space; a natural site characteristic or through leveraging specific views and vistas
- Even though each neighbourhood will have its own identity, each will have a permeable connection with its adjacent neighbours.

#### **6.2.4 A healthy, safe and accessible environment**

Several of the social planning frameworks supported by Wollongong and Shellharbour Councils have significant urban design components to promote healthy, safe and accessible environments for all age groups. They include:

- Child friendly city design objectives:
  - Creating public spaces that are “child friendly”
  - Ensuring children can walk safely in the streets on their own



- Ensuring children have the capacity to meet friends and have opportunities for exploratory play
  - Ensuring children have access to basic services such as health care, education and social support, and to diverse activities
  - Ensuring children have green spaces to play in contact with nature, plants and animals
  - Ensuring children live in an unpolluted environment with safe water and sanitation.
- Age friendly built environment design objectives:
    - Providing housing to suit the needs of older people
    - Designing neighbourhoods that encourage physical activity, an active lifestyle and social interaction
    - Providing easy access to public transport, shops and services
    - Providing accessible public facilities and infrastructure
    - Creating environments that are safe and foster a sense of security and sense of community
  - Healthy Cities objectives:

Establish physical and built environments conducive to good health through:

- Access to healthy food
  - Environments that promote walking, cycling and incidental physical activity
  - Access to public transport
  - Focus on safety and sense of security
  - Access to public space and to health and other local community services and facilities
  - Access to employment opportunities
  - Building communities that foster social cohesion and connectedness
  - Access to clean water, air and uncontaminated land
- Crime Prevention through Environmental Design objectives:
    - Promote activation and passive surveillance of public areas and streets
    - Inclusion of design features that reduce risks of anti-social behaviours

Many of these objectives relate to design details that will be addressed in later detailed design stages of the project. However, at this concept planning stage, these objectives have been addressed in the following ways:

- An active street life will be encouraged throughout the development. All streets will be designed as pedestrian friendly environments to encourage walkability and safe pedestrian use

for all age groups. This will be achieved through:

- Provision of well-lit and well-maintained footpaths
- Landscaping and streetscapes designed to create interest, shade and promote walking
- Legible and permeable street and block patterns
- High level of connectivity between centres and residential neighbourhoods
- Activation of parks / open space by promoting passive surveillance.

By encouraging pedestrian activity within the streets, several objectives will be fulfilled:

- Activity in streets will enhance their safety and security
- It will encourage an active and healthy lifestyle to be maintained as people age
- It will promote casual social interaction among neighbours, fostering social networks
- It will reduce car dependence and encourage walking and cycling for short trips within the village.

- In addition, a cycle friendly environment will be provided, through a range of cycle facilities including both on and off road paths, parking and signage
- A variety of open spaces and sport and recreation opportunities will be provided to meet the needs of all age groups and promote physical activity and play. An interconnected network of parks, with a high level of pedestrian access, will ensure that most residents will be within five minutes walk from quality open space. Open space provision is described in detail in Chapter 9.
- A variety of public spaces will be provided to encourage informal meeting and gathering, and to provide places for relaxation and community activity. The public domain will be designed to be accessible so that all community members have the opportunity to access a range of spaces and facilities in their local area.

Safety and sense of security will be a major design consideration at the detailed design stage. The environment within the Calderwood development will be designed to reduce crime by providing a high degree of casual surveillance throughout the public domain. Crime prevention principles will be incorporated into physical planning and design to ensure that public areas are safe and community use is encouraged.

As outlined above, the core public spaces will be designed to promote activity and intensity of use,

on the basis that active spaces are safe spaces. Particular features include:

- Streets, walking paths, bike trails, open spaces and civic areas will have planting and lighting strategies to maximise visibility and safety
- Design controls will require active frontages to dwellings that promote a high level of street presence
- The street structure is based on a modified grid and will provide a high level of surveillance along streets
- The design of rear lanes will ensure they are not neglected empty areas that might encourage criminal activity. Laneways will be landscaped and will function as an address, rather than be just service alleys
- Open spaces edges, where appropriate, will be surrounded by street frontages with houses fronting onto parks, providing a high level of passive surveillance over this space.

#### **6.2.5 Encouraging social interaction and active neighbourhood life**

The urban structure of the Calderwood development will encourage a high degree of social interaction and activity in the public domain. Public spaces of appropriate scale around the town and village centres will promote casual social interaction and informal gathering, as well as allow for outdoor civic and cultural activities. These spaces will have active frontages, which enhance casual surveillance and a sense of passive ownership, promoting safety and a sense of security. They will also be designed to meet the needs of different ages and promote equitable access for all segments of the population.

In particular, the public domain will welcome young people and provide safe spaces in and around the Town Centre and Village Centre for their social interaction and expression (eg spaces to hang out close to shops and activity,) such that they are integrated into the heart of the community, rather than having segregated spaces. A mixed-use land use pattern in the town and village centres will further enhance the opportunities for social interaction.

The high level of activity anticipated within the public domain will help to:

- Create a sense of vibrancy and liveliness crucial to the appeal and identity of the Town Centre
- Foster the development of social networks amongst residents and a sense of community

- Enhance safety and a sense of security.

Social interaction and activity will not focus on the centres alone, but will be enhanced through:

- Providing a variety of formal as well as informal meeting and gathering public spaces that will encourage social interaction and community activity for a wide range of residents. These include community centres, schools, parks and sporting facilities
- Design of streets as active places, as outlined above.

The community development program, discussed in a following chapter, will also be a major initiative to foster community networks.

#### **6.2.6 Access to resources in the wider area**

The town centre is proposed to be well serviced by bus services operating through the development. Investigations have shown that bus services will be the most effective form of public transport for the site, both in terms of economic feasibility and in providing a high quality, high frequency public transport service. Bus priority routes are proposed to be established from Calderwood to Shellharbour and Wollongong to help improve service reliability and to encourage the use of public transport. Bus stops will generally be located within five minutes walking distance of the majority of homes. Buses will be routed to travel via the town centre.

Bus services will aim to be established early on in the development to increase public transport usage and facilitate integration with the surrounding area.

The provision of public transport services will ensure the connectivity of the development with surrounding areas and to the regional transport network, primarily the train services linking with Wollongong and the metropolitan area, enhancing access to jobs, schools, shops, services and opportunities in the wider region.

#### **6.2.7 Social sustainability of employment lands**

As discussed previously, local employment opportunities within the development will include retail, hospitality and commercial services within the town and village centres, community facilities such as schools and childcare centres, and opportunities within the designated employment lands.

With regard to the Calderwood employment lands, consideration will need to be given to the following design issues in the masterplanning for the

precinct, in order to address social sustainability objectives:

- Initiatives to promote pedestrian and cycle access between the employment area and the shops, services and facilities located in the town centre
- Access to public transport
- Minimisation of amenity and traffic impacts on the residential area
- The need to make the employment area a safe and secure place, both for the workforce and for the adjacent residential community. Given the potential for working extended hours, consideration will need to be given to appropriate lighting, security, and opportunities to promote activity in order to facilitate casual surveillance over key public areas. The design and location of buildings, entrances and car parking will also need to have regard to safety and security considerations. In addition, strategies are required to ensure that the employment area is not used for anti-social activities at nights and weekends. Crime Prevention through Environmental Design (CPTED) principles will be incorporated into the detailed design of the Precinct
- It is important that all routes leading to and within the employment precinct be pleasant and appealing for pedestrians, with appropriate lighting, shade, signage and bus shelters, and attractive streetscapes
- There is a need to create a quality public domain which provides a pleasant and attractive setting for work. In addition to the Landscaping and Open Space Masterplan and the urban design controls, consideration should be given to implementing place-making strategies to enhance the identity of the employment precinct and create a distinctive sense of place.

### 6.2.8 Community identity and sense of belonging

Community identity, civic pride and sense of place will be promoted through the following physical features:

- The unique location of the development and its environment and topography, dominated by the Illawarra Escarpment and also incorporating Johnstons Spur, Macquarie Rivulet and a number of other creeks

- The extensive public realm that will respond to the unique environmental features of the site, with its outdoor recreation focus
- Elements of high quality and purposeful design in public spaces
- The vibrancy of the town and village centres associated with their integrated mix of uses and their distinct positioning
- Provision of community facilities which are responsive to the needs of residents and reflective of local culture
- The high quality residential environment, dwelling design, open space and landscaping
- The use of public art and interpretive elements
- Responsiveness to the cultural heritage of the site.

Public art will be used as an integral place-making component in creating identity for the new community through engagement, a sense of ownership and belonging, and through encouraging the development of a creative community. A landscape strategy will be prepared to cover the overall landscape framework and objectives, and will incorporate principles for delivery of public art within the development. Public art may include:

- Art as a community engagement tool, to involve different groups of residents in cultural expression and place-making activities;
- Art incorporated into the landscape;
- Iconic art such as sculptures at key locations;
- Public art used to help define neighbourhood identity.

Associated with the landscape strategy, recognition and celebration of the cultural heritage of the site will contribute to its identity and unique sense of place. In summary, opportunities for recognising heritage aspects of the site within the Calderwood area may include:

- Interpretation and conservation of heritage sites, including Marshall Mount House and the cemetery
- Adoption of historically relevant names, such as in street names, perhaps thematically based, from the history of the area

- Design elements in open space such as shelters may reflect the design character of existing buildings or themes from the local area
- Interpretive signage that tells the story of the site's significance.

Community building and place-making strategies, as activities, events and processes that develop a sense of belonging and celebrate local culture and community identity, are discussed further in a following chapter.

#### 6.2.9 Integration with neighbouring communities

The physical integration of the development with the surrounding area has been described in other studies supporting the Concept Plan, particularly in relation to the road network, transport services and proposed pedestrian and cycle networks (refer to Transport Management and Accessibility Plan prepared by Cardno).

In summary, key features include:

- A major North-South Corridor running through the site will link with the Illawarra Highway to the south and West Dapto to the north
- Calderwood Road will provide a major east – west route through the site, linking it with Albion Park and other parts of Shellharbour
- Public transport services will be encouraged to run through the site and connect with the regional transport network
- A network of bikeways will be provided through the site and will connect with the regional cycle network.

Opportunities to enhance the physical integration of the new and established communities at the interface will be explored in the detailed design phase.

Opportunities for social integration have been considered in the previous chapter, and in the following chapters with regard to community facilities and community development. In summary, social integration will be enhanced by:

- Provision of community facilities and open space within Calderwood that will be publicly accessible for the surrounding community
- Use of facilities in the surrounding area such as schools by the Calderwood population
- Provision of local employment opportunities within Calderwood. A high degree of social

integration will be achieved through the employment opportunities to be provided within the development, which will attract a workforce from the surrounding area and wider region. Jobs will be available not only in the employment precinct, but also in the retail and commercial services within the town and village centres.

- As outlined in Chapter 2, the Calderwood Urban Development Project will present an opportunity to address some of the identified needs and service gaps of the wider area, particularly with regard to recreational opportunities. The precise ways in which the development might complement or augment existing service networks, resources and opportunities and contribute to the amenity of the wider area are issues that will be explored in further detail in subsequent stages of the planning process.

The implementation of policies of inclusiveness, to encourage social cohesion and harmony through promotion of access to services and facilities for all groups and individuals in the local and broader community, will be one of the responsibilities of the Community Development Worker to be engaged for the development (refer Chapter 8). Where appropriate, particular activities will be initiated to draw together residents of the Calderwood area and the wider community, to foster social integration.

In summary, the urban design, landscape, place-making, transport and community building strategies embodied in the Concept Plan for Calderwood will ensure that a socially sustainable community is created in line with the objectives outlined in this chapter.

## 7 Community facilities and human service requirements

This chapter identifies likely requirements for community facilities and human services for the Calderwood Urban Development Project, based upon:

- the demographic forecasts outlined in Chapter 4
- assessment of capacity in existing facilities and services (Chapter 2)
- the needs assessment contained in the Council social plans (Chapter 3)
- discussions with both Councils and government agencies, and
- the anticipated needs and preferences of the future population.

Open space and recreation facilities are considered separately in a following chapter.

Social infrastructure is provided by a wide variety of agencies, including all levels of government, non-government organisations and the private sector. At the concept planning phase, the 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 (such as schools). Services provided by the Commonwealth Government (eg employment services, some family services, veterans' services,) have land requirements that are likely to be relatively modest, and most likely will use available commercial office space within designated centres. Such sites can be identified in subsequent detailed levels of planning.

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 is established. Types of private / non-government facilities that may have land requirements include private schools, private health care services, churches, private childcare services, commercial gym and fitness facilities, residential aged care facilities and entertainment facilities such as cinemas, hotels and restaurants. The Concept Plan will need to allow sufficient scope and flexibility to accommodate such uses as demand emerges.

### 7.1 Social infrastructure objectives

Based upon contemporary trends and leading practice for social infrastructure, the following principles will guide the provision of community facilities and human services within the Calderwood urban development project.

Community facilities will be designed to:

- Respond to local needs and reflect the local community's identity, values and aspirations
- Contribute to the health, well-being and quality of life of residents, support their lifestyle needs and choices and encourage the development of social capital
- Make the most efficient use of limited resources, where appropriate being multipurpose, co-located with other facilities and able to accommodate shared and multiple use arrangements
- Be provided in an efficient, timely and co-ordinated way, ensuring that they are available to residents as early as possible and residents are not disadvantaged through delays in delivery
- Ensure flexibility in their use, so they can respond and adapt as needs change. Where appropriate, buildings should be capable of delivering a range of services, rather than designated for single uses or specific target groups that may quickly become outdated
- Promote equitable access for all sections of the population, through the distribution, design and management of facilities. In particular facilities should be affordable for their target population
- Provide environmentally and economically sustainable buildings
- Comply with Crime Prevention through Environmental Design principles and reduce risks of vandalism and poor security through consultation with police concerning the design and location of facilities
- Promote innovation and creativity in the way agencies come together to deliver services, recognising the need for collaborative planning and partnerships to achieve effective and efficient delivery of human services
- Be accessible for all user groups, with all facilities meeting accessibility standards

- Promote integrated service delivery among related agencies, and
- Develop sustainable ownership, governance, management and maintenance arrangements for facilities.

The location of community facilities has been guided by the following criteria. Community facilities should be:

- 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 or hub 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 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.

## 7.2 The policy framework

As outlined in Chapter 3, both Shellharbour and Wollongong Councils have social plans that identify principles to guide the provision of community facilities and services. These principles are consistent with the objectives outlined above.

In addition, Shellharbour Council, in its draft Open Space, Recreation and Community Facilities Needs Study, proposes standards to guide the planning of Council community facilities, as follows:

Table 10: Shellharbour Council provision standards

Facility type	Provision standard
Community centre	1 per 10,000 – 20,000 people
Child Care	1 space per 10 children aged 0-4
Aged Care	1 aged persons facility per 8-10,000 people
Community hall	1 small hall per 10,000 people 1 large hall per 20,000 people
Youth centre	1 per 20,000 people
Library	According to State Library standards

The Department of Education and Training also has policy guidelines for the planning of schools. These are summarised in Section 7.5.1 below.

The following sections summarise the types of services and facilities which the Calderwood population will need to access, and the ways in which these needs are proposed to be met.

## 7.3 Social infrastructure needs assessment

The future population of the Calderwood Urban Development Project, estimated to be about 12,400 people by 2036, will be large enough to sustain a range of local neighbourhood facilities. However, it will not be large enough to warrant provision of higher order district or regional level facilities, which rely on a larger catchment population.

At the local level, residents will require access to the following:

- Neighbourhood retail and commercial services
- Spaces for informal meeting and gathering, such as cafes



- Indoor spaces for community activities, programs and services
- Information and library resources
- Medical services such as GP's
- Childcare and some family support services
- Pre-schools, primary and high schools
- Local leisure and entertainment facilities, such as restaurants
- Places of worship

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.

In the wider area, residents will require access to:

- A range of higher order retail and commercial services
- Specialist medical, community health, allied health and hospital services
- A range of family and individual support services, including youth services and aged care services
- University, technical and further education facilities
- Cultural and entertainment facilities (theatres, cinema etc)

Residents are likely to access most of these services within the Shellharbour LGA, given the greater proximity of Shellharbour facilities and services to the site and anticipated travel patterns. However, retail, leisure and entertainment facilities within Wollongong may also be utilised, to add variety and choice to those available in Shellharbour.

The study has been required to consider the broad likely needs of the entire Calderwood Release Area, (with a future total population of about 21,300 people) in addition to the particular needs of the Calderwood Urban Development Project.

The ways in which these needs will be met are described below, in terms of local government, state government and private sector responsibilities.

## 7.4 Local government social infrastructure

### 7.4.1 Community centres

Community centres provide space for a variety of community activities and programs (eg yoga, playgroups, craft groups, after school activities for kids), for organisations and community groups to meet, for the delivery of community services and for private functions, such as birthday parties. They also provide sources of community information and a focal point for community development initiatives and the building of community networks and support structures.

Community centres may be provided at a variety of scales to meet the needs of different sized catchment populations. In recent times, there has been a move away from providing small, stand alone community centres for local neighbourhood populations, on the grounds of their high management and maintenance costs, lack of flexibility, limited use, security problems and lack of capacity for staffing. Instead, leading practice now supports the provision of larger multi-purpose facilities for a larger population catchment that can provide a variety of higher quality social and recreational amenities and combine a variety of functions. Larger centres are also able to provide accommodation for human services organisations, thereby enabling centres to be staffed and so increasing their levels of activity. In this way they are better able to meet the needs of their catchment population than multiple small centres offering limited facilities.

Discussions with Shellharbour Council staff have indicated a Council preference to provide one large multi-purpose community centre to service the Calderwood Urban Development Project, rather than multiple small centres. This is consistent with Council's recommended standard of one multi-purpose community centre per 10,000 – 20,000 people.

Within Calderwood, the large multi-purpose community resource centre will 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.

It is proposed that the multi-purpose community resource centre will be located within the town centre, on a site that satisfies the location criteria outlined above.

It is noted that Shellharbour Council does not have standards to guide the sizing of community centres. Based upon Delfin Lend Lease's experience in its other developments (eg Ropes Crossing) and the functional requirements identified in this report, it is proposed that the centre have a built area of approximately 900 sqm. This will require an approximate site area of maximum 4,000 sqm.

A facility of this size 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.

However, Delfin Lend Lease recognises the critical importance of providing core meeting and activity space at the outset of development, to meet the needs of early residents and establish initial social support networks. For this reason, it is proposed that a temporary community centre would be provided within Stage 1 of the development. This would be provided within 18 months of the arrival of initial residents, to operate until the permanent facility in the town centre is operational. The temporary centre might comprise a demountable building, dwelling, or part of the sales centre. It would provide meeting and activity spaces suitable for groups such as playgroups and resident interest groups, and associated outdoor play areas.

In terms of requirements for the broader Calderwood Release Area population of about 21,300 people, it is likely that one additional multi-purpose community centre would be required. This should complement the facilities available in the town centre facility.

#### 7.4.2 Civic and cultural facilities

To support the cultural development of the Calderwood release area, it will be important that some space for cultural expression is provided at the local level.

It is proposed that this need will be addressed by the multi-purpose community resource centre outlined above.

- The hall should be suitable for local performances and classes (such as dance, drama, music)
- Activity spaces should include wet and dry areas to allow for creative community arts activities such as photography or painting
- Office and meeting space should provide for local cultural organisations and community groups.
- The foyer and reception area should be suitable for displays and exhibitions
- Adjoining outdoor space should enable community cultural events.

Beyond these local facilities, residents will access the district and regional cultural facilities provided primarily by Shellharbour, and to a lesser extent Wollongong Councils, and by other community and commercial organisations.

#### 7.4.3 Library

Shellharbour Council has advised that it would like to see a new branch library established in Calderwood, given the projected size of the future population and its distance from existing facilities. This is consistent with current levels of provision in Shellharbour, where four libraries serve the population of 63,500 people. The proposed library should meet the spatial and design criteria of the NSW State Library, as outlined in its publication *People Places: A Guide for Public Library Buildings in NSW (2005)*.

Using the population-based benchmark methodology proposed in *People Places*, the size of the library would be based upon the standard of 42 sqm per 1,000 people, plus 20% for circulation and service space.

For the Calderwood Urban Development Project anticipated population of 12,400, this would equate to a library of approximately 625 sqm.

For the entire Calderwood Release Area population of about 21,300 people, a facility of about 1,074 sqm would be required.

Neither of these calculations have taken into account use of the library by a non-resident workforce population.

Delfin Lend Lease is proposing to provide a library within the Calderwood Town Centre of approximately 625 sqm. Should further urban development occur within the wider release area, this library could be expanded in line with population growth requirements.

The proposed library will be co-located with the multi-purpose community resource centre to create a civic focal point within the town centre. The co-location of both facilities provides opportunities for sharing, rather than duplicating, key resources such as meeting rooms, training rooms, exhibition and display areas and café. These efficiencies may result in a building of lower gross floor area than outlined above, subject to detailed design.

The proposed library will contain all the functional areas appropriate for a contemporary branch library with a strong technology focus, recognising that libraries can be a key cultural focal point in bringing different groups together and building social capital.

**7.4.4 Facilities and services for young people**

At the local neighbourhood level, the needs of young people for space for social and leisure activities may be met through the proposed multi-purpose community resource centre and library, which will include spaces suitable for activities for young people, in particular access to IT facilities.

In addition, the needs of young people will be met through the open space, sporting and recreation facilities described in Chapter 9, and through the shopping centres and other public domain areas that will be designed and managed to be “youth friendly”.

Young people will also be assisted to access the leisure and entertainment facilities and youth support services in the wider area, through early provision of public transport services.

**7.4.5 Facilities and services for older people**

Leading practice now steers away from providing age-specific buildings, such as senior citizens centres, which can only be used by specific sections of the population and which thereby run the risk of being under-utilised for much of the

week or as the population changes. Instead, the usual practice is to provide multi-purpose facilities which have flexibility to incorporate activities for different target groups as required.

The social, leisure and recreational needs of older people will be met through mainstream programs and activities for the whole community, and through specific programs and activities for older people delivered within the multi-purpose community centre. This may necessitate a fairly large centre, which can be used concurrently by different sections of the population ( eg enable older people to have a social group at the same time as the playgroup is meeting). The office and sessional spaces within the multi-purpose community centre may also provide accommodation for some aged care services, depending on the needs of the future population. The facility design needs to consider the requirements of older people and people with a disability, and to incorporate accessibility principles to ensure flexibility and adaptability.

**7.4.6 Summary of requirements**

Summarising from the above, the co-located multi-purpose community resource centre and library will include the following functional outcomes:

Requirement	Functional outcomes
Multi-purpose spaces for community activities	<p>Flexible and functional spaces of varying sizes to meet the needs of a variety of age and interest groups, including children, young people and older people</p> <p>To be suitable for:</p> <ul style="list-style-type: none"><li>– community meetings</li><li>– social and cultural events</li><li>– social, leisure, learning, cultural and community development activities and programs</li><li>– private functions such as birthday parties</li></ul> <p>Spaces which are informal, safe, convenient, accessible and welcoming for all sections of the population, and which allow for multiple concurrent uses</p> <p>Resources and fit-out to support a range of activities for identified target and interest groups</p>
Spaces to support staff in the delivery of community development and human services	<p>Hot desks / office accommodation</p> <p>Spaces suitable for sessional services provided by government or non-government agencies eg counselling room, early childhood clinic</p>

	Supporting amenities (eg storage, secure filing cabinet, room with sink)
Informal meeting and gathering spaces	Foyer / informal lounge area Cafe
Access to information about the local area and its resources and services	Appropriate information to be accessible to all residents Information to include local services, public transport, sustainability education initiatives, community initiatives and how residents can participate within the community
Display and exhibition spaces	Suitable for a variety of purposes to support information, learning and cultural development objectives
Training and learning spaces	Technology resources Training / study spaces
Accessible library resources and services	To meet the library needs of residents, students and workers To provide access to material in a variety of forms Support for staffing Allows active use of facility for extended hours
Adjoining outdoor space	Suitable for overflow and children's play activities, outdoor cultural activities, youth hang out space
Supporting amenities	Kitchen to support private functions Plenty of storage for a variety of user groups Accessible toilets Nappy change and breast-feeding spaces Cleaner's storage

## 7.5 State government social infrastructure

### 7.5.1 Education facilities

The Department of Education and Training guidelines for the provision of schools in areas of new residential development are:

- One public primary school per 2,000 to 2,500 new dwellings
- One public high school per 6,000 to 7,500 dwellings
- Provision and timing of new schools takes account of a number of factors, including capacity of schools in adjacent areas, location, the housing mix and demographic profile of new residents and likely pattern of demand for private schools
- Primary schools require a site area of approx. 3 ha. There may be opportunities to vary the site size later as detailed planning occurs in response to specific sites and if joint use of facilities can be negotiated
- High schools require a site of approximately 6 ha, although there is some scope to reduce this if schools are co-located with community sporting fields.

The Department of Education and Training has advised that the Calderwood Urban Development Project will require two public primary schools, a special needs unit and one public high school, based upon a dwelling yield of up to about 5,000 dwellings. An additional primary school may be required in the longer term to serve the balance of the Calderwood Release Area.

This assessment has taken account of the spare capacity that currently exists in the Tullimbar primary school, which would be able to absorb demand generated by the initial stages of the Calderwood development. This arrangement would need to be monitored closely by DET in conjunction with Delfin Lend Lease to ensure students have access to schooling as and when required.

The draft Concept Plan has made provision for two primary schools, each of three ha, and one high school of six ha, together with one additional ha for the special needs unit. It is proposed that one of the primary schools will be co-located with the high school and located within the Town Centre. The special needs unit will be co-located with one of the primary schools, to be determined in association with the DET.

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).

It is intended that opportunities to co-locate schools with other community uses and open space will be explored in subsequent detailed stages of planning. The location of the high/primary school within the Town Centre presents opportunities for some degree of co-location with the proposed library and community resource centre, with potential for some sharing of facilities.

Lifelong learning activities (eg community outreach programs, evening classes, U3A) will be accommodated in the multi-purpose community resource centre / library in the town centre, or by using schools out of hours.

The Calderwood population will rely on existing university and TAFE facilities in Shellharbour and Wollongong, as outlined in Chapter 2, to meet their requirements for technical and higher education.

### **7.5.2 Public and community health services**

The Calderwood population will not be large enough to support public and community health services in its own right, but will rely on those available in the surrounding Wollongong and Shellharbour LGA's.

The South Eastern Sydney and Illawarra Area Health Service has advised that Calderwood will primarily be serviced by Shellharbour Hospital. The Area Health Service is preparing plans for a significant upgrading and expansion of Shellharbour Hospital, which will see its current number of beds double, in order to meet the needs of the growing regional population. More specialist hospital services will also be available at Wollongong Hospital, which is to be expanded to become a major regional teaching hospital.

The Area Health Service has also advised that it plans to develop two new Integrated Primary and Community Health Centres at Albion Park and West Dapto. These would replace / rationalise existing community health services in the area in the longer term, based on a public / private partnership model that would include GP, specialist medical and diagnostic, community and allied health services. These two proposed centres would together service the Calderwood project, such that no separate centre would be required for Calderwood.

However, there may be a need to provide some local community health services within Calderwood, on a sessional or outreach basis, such as early childhood clinic, health education activities

or aged care programs. The proposed multi-purpose community resource centre will provide sufficient space to accommodate such services and programs.

Ambulance services will be extended to Calderwood from existing bases in Dapto and Shellharbour.

### **7.5.3 Human Services**

While the Calderwood population is not expected to be particularly disadvantaged or aged, over time residents may need access to a variety of individual and family support services, such as those funded by the Department of Human Services – Community Services (DOCS) and Ageing, Disability and Home Care (DADHC).

Consultation with representatives of these departments suggests that:

- Neither DOCS nor DADHC would require any specific capital facilities to be provided within Calderwood for direct service provision
- Both departments provide funding to a variety of community-based and non-government organisations to deliver welfare and support services. Most of these services are provided to larger district and regional population catchments. Calderwood would be serviced by organisations currently based in Albion Park (eg HACC Centre), Shellharbour or Dapto.
- However some of the funded organisations may want to provide local services from a base within Calderwood. The proposed multi-purpose community resource centre will provide spaces for sessional or outreach services, and some accommodation for community services (for example family counselling sessions, parenting advice classes or youth support activities). Alternatively, full-time services may lease commercial office accommodation in the Town Centre or Village Centre, without the need for purpose-built premises.
- The main requirements of welfare and support services to meet the needs of the growing population in the area will be for additional recurrent funding to expand their existing services and programs, rather than for built facilities. Such funding will need to be provided through a variety of government programs (such as the Home and Community Care Program, Community Services Grants Program and Supported Accommodation Assistance Program). Funding for these programs will need to be increased in line with population growth in the area and departmental resource allocation processes.



#### 7.5.4 Justice and Emergency Services

The NSW Police, the NSW Fire Brigade and the State Emergency Service have advised that they will service the development from their existing or proposed bases in Oak Flats (Police) or Albion Park (Fire Brigade and SES) and that they will not require sites for future capital facilities within Calderwood.

The Rural Fire Service has proposed that it will amalgamate existing brigades for Calderwood and Albion Park, and will service the site from a proposed new RFS station at Albion Park.

### 7.6 Social infrastructure provided by non-government and private sectors

#### 7.6.1 Shops and commercial services

Retail and commercial services to satisfy local everyday needs will be provided in the proposed Town Centre and Village Centre. Residents will also make use of regional shopping facilities in the wider area.

#### 7.6.2 Children's services

A number of different forms of childcare and activities for young children are generally provided in a community, including long daycare, family daycare, pre-school, occasional care and playgroups. Additionally, services to support families with young children may be provided (parent education, Families First initiatives). 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.

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
- Childcare centres should not be located in residential areas that have amenity impacts on adjoining residents (particularly in terms of traffic congestion)
- 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.

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.

#### 7.6.3 Private schools

As noted in Chapter 2, a private school, the Illawarra Christian School, adjoins the Calderwood site. Market demand for additional private school opportunities will be assessed in subsequent stages of planning and development.

#### 7.6.4 Medical services

The Calderwood population will be large enough to support a number of general practitioners and a variety of allied health services such as dentists, physiotherapists and natural health practitioners.

Such services are generally accommodated in commercial suites in town / village centres, without the need for purpose-built facilities. The proposed town centre within Calderwood will contain sufficient spaces for such uses.

The Calderwood population will also rely on health and medical services in the wider area, including a new private hospital proposed to be built in West Dapto.



### 7.6.5 Entertainment facilities

Leisure and entertainment facilities such as restaurants, pubs and clubs will be provided on a commercial basis according to market demand, with suitable land available within the mixed use and commercial areas within the town centre and village centre. Key considerations will include:

- Ways of encouraging the early provision of local entertainment facilities, given the existing shortage in the surrounding area
- Ensuring entertainment opportunities are affordable, particularly for young people
- Including both indoor and outdoor entertainment opportunities.

### 7.6.6 Places of worship

As well as providing places of worship, churches can provide an important base for community development, youth, volunteer and welfare support activities in new communities, and are important in building community spirit and identity. Churches may also provide halls and other spaces which can be utilised for community activities by the general community. Religious organisations may also be providers or partners in the provision of other community facilities and human services (particularly for young people, older people and disadvantaged groups). For these reasons, it is important that places of worship be established within Calderwood.

The acquisition of sites for places of worship is generally left to market forces, according to their ability to purchase sites, and it is difficult to specifically identify sites in the concept planning process.

Ensuring that places of worship are provided within the Calderwood project will be a matter for consideration by Delfin Lend Lease in subsequent planning and development phases.

It is recognised that that not every religious organisation needs its own facility, and that such organisations may also utilise other community facilities for their meetings, (such as community centres and schools), particularly as these are often not used by others when demand for space for religious activity is at its highest (for example on a Sunday morning for Christian denominations).

The following issues should be taken into consideration in the future planning of places of worship within Calderwood:

- Places of worship can contribute significantly to community identity and activity. They should be

located close to other types of community facilities to create synergies and help provide a focal point for the community (eg located within centres).

- Places of worship need to be readily accessible and visible, and located so as not to impact on adjoining residential areas.
- Given the limited utilisation of such facilities across the week, it is important that opportunities for shared or joint use be explored with other types of facilities, or multiple church groups, in the interests of making the most efficient use of land resources. This includes shared provision of parking and meeting/activity space.
- Church design and placement can offer significant urban design benefits in terms of providing iconic buildings, landmark features, community identity and way finding.

## 7.7 Delivery arrangements

The facilities required to support the residential and employment populations of the Calderwood Urban Development Project will be provided through arrangements with:

- The NSW Government in terms of primary and high schools, through a State Development Agreement. Under the NSW development contributions system for state infrastructure, Delfin Lend Lease would be required to contribute up to 75% of infrastructure costs for land for education facilities, with the remaining 25% to be provided by the State Government. It is noted that current practice is for departmental schools to be provided through public private partnership (PPP) arrangements, thereby facilitating the timely delivery of schools. This is intended to occur once about 200 children are ready to enrol. Sites for DET schools are not required to be zoned specially as school sites, but are generally zoned for residential uses, thereby permitting some flexibility about future use and acquisition.
- As no other capital facilities for State Government human services or justice and emergency services are required within Calderwood, no further development contributions would be required for state infrastructure. However, government agencies will need to consider provision of additional recurrent funding to expand staffing and programs as the population of Calderwood grows.
- Arrangements with Shellharbour Council in terms of the delivery of the local government

community facilities. Delivery arrangements will be specified in a Voluntary Planning Agreement (VPA). This is discussed in detail in Chapter 10. As all the proposed council community facilities will be located within Shellharbour LGA and none will be located within Wollongong LGA, there will be no VPA with Wollongong Council for community facilities. The proposed local government community facilities will be provided by Delfin Lend Lease as 'works in kind' and Shellharbour Council will then assume responsibility for their ownership, management and maintenance.

- Sale of sites and development by commercial, private sector and non-government organisations. This is dependent on market forces. DLL will need to consider ways of encouraging early provision of facilities and services to support the early stages of settlement.

# 8 Community development strategy

This chapter outlines the proposed community development strategy to help achieve the vision for a socially sustainable community at Calderwood.

## 8.1 Community development objectives

While good neighbourhood design and quality community facilities can provide a foundation upon which a community may develop, such physical approaches by themselves are not sufficient to create a strong and sustainable community. They need to be complemented with activities, programs, resources and initiatives that support and stimulate community building. In addition to built infrastructure, a comprehensive approach to building a sustainable community requires the provision of staffing and funding to support activities and programs, through a community development program.

Community development involves undertaking the processes and creating the structures that are necessary to encourage the formation of an adaptable and enduring community. Within Calderwood, a community development program will be implemented with the following objectives:

- Encouraging new residents to feel a part of the community and become involved in community life
- Building social capital through facilitating the formation of community networks and support structures and providing opportunities for social interaction
- Working with residents to identify and address community needs and address issues of concern
- Providing a range of opportunities for participation in community building events
- Providing access to social, cultural and recreational activities, programs and resources

- Fostering opportunities, events and activities that enhance a sense of community identity and belonging
- Supporting the establishment and growth of community initiatives, interest groups and community organisations in the community
- Working with agencies and community organisations to establish services and attract resources to meet community needs
- Supporting the emergence of local leadership and opportunities for volunteering
- Fostering social integration with adjoining areas, to build social cohesion.

## 8.2 Community development program

Calderwood's community development program will comprise:

- engagement of a community development worker
- distribution of resident information kits through a welcome program, and
- establishment of a Community Initiatives Fund.

### 8.2.1 Community Development Worker

A Community Development Worker will work with residents to develop and implement community development initiatives. This would include:

- Consulting with residents as they start to move into the area to identify their needs, interests and issues as the basis for community development initiatives
- Designing and delivering a welcome program for all incoming households that will enhance the experience of moving to Calderwood, address the information needs of new residents and assist them to settle in to the new community
- Organising groups, activities and programs to encourage social interaction and the development of support networks amongst residents. These may include, for instance, playgroups, bushcare, walking groups and other community driven initiatives
- Establishing local services in response to the needs and preferences of different sections of the population

- Working with residents to organise community events that enhance community identity
- Providing support for public art, cultural development and place-making strategies
- Developing partnerships with existing community organisations and services and working with agencies in the broader area to ensure the needs of residents are addressed
- Supporting participatory processes in relation to the management of facilities and on-going planning and development of the community.

Arrangements for the funding and engagement of the community development worker will be contained within the Voluntary Planning Agreement to be negotiated with Shellharbour Council. At this stage it is envisaged that funding will be provided by Delfin Lend Lease to engage a Community Development Worker for a period of up to five years maximum full-time equivalent, to commence within 18 months of the arrival of the first residents. It is probable that in the early stages of development the community development worker will only need to be engaged on a part-time basis, building up to a full-time position as the population grows.

### 8.2.2 The Community Initiatives Fund

The Community Initiatives Fund will play a major role in the community development approach in Calderwood. It aims to encourage and support community initiatives, programs and activities that will enhance the life of the community and quality of life of its residents. The initiatives resourced by the Fund will also help promote community identity and, a sense of belonging, and social capital and social networks within the community. It is designed to ensure that all sections of the community have the opportunity to develop and participate in community activities according to their needs and interests.

The Community Initiatives Fund will take the form of a “rolling” fund to operate in the initial years of the development. It will provide small, one-off grants to residents groups and community organisations for the purposes of establishing projects and activities in conjunction with the proposed community facilities. This may involve groups starting up their own activities and clubs, running local community projects, taking action to deal with local issues, working to enhance the local environment or getting community facilities fully operational.

Specific objectives of the Fund include:

- To provide one-off or short-term grants to new organisations or groups to support their initial establishment and enable them to develop new services, programs or activities for residents (eg sports or craft equipment). This recognises that some initiatives may require seeding grants or subsidies to get going, but that in the longer term they will be self-financing
- To promote the early establishment and use of the multi-purpose community centre (eg through assistance with provision of resources over and above standard fit-out)
- To encourage and resource local groups as they respond to community needs (eg youth needs forum)
- To enhance resident participation in the provision of community services and activities (eg reimbursement of costs for management committee members)
- To support community- building events that will promote community spirit and identity (eg community festival)
- To promote access to community information (eg initial funding for a resident website)
- To attract resources from other sources to the community (eg private sponsorships of events or activities)
- To support community education programs
- To support community cultural development (eg arts programs, cultural festival).

The Community Initiatives Fund may be used to fund any equipment and resources over and above the standard fit-out requirements of the community resource centre. This may include, for example, office equipment such as computer and photocopier for the Community Development Worker, play equipment for children's activities, crockery and cutlery for social activities.

The arrangements for financing of the fund will be specified in the VPA. Expenditure of the Fund will commence 18 months after the arrival of the initial residents, co-inciding with the employment of the Community Development Worker. It will continue until all the funding has been allocated, with the rate of expenditure to take account of the pace of development and anticipated needs of the population. It is envisaged that private sponsorships will be sought to extend the Fund beyond the period provided for.

The fund will operate by providing, on an approved application basis, small, one-off grants

of a non-recurrent nature for local community initiatives. The Community Development Worker will be able to approve funds up to \$2,000 for community based initiatives.

It will be a condition of funding that the receiver of funds provides an outline of the achievements of the project and a financial statement accounting for the expenditure of the funds. The receiver of the funds will also be required to submit a short report evaluating the effectiveness of their project, along with an explanation of how the project was evaluated.

A Community Initiatives Fund Information Kit will be prepared by DLL outlining the details of the scheme and how to apply for funding.

At this stage, funding priorities have not been set. This will be an initial and important task of the Community Development Worker. Priorities should be established after considering the following:

- Which group or groups are to be targeted as having a very high need in the development?
- How effective will the proposal be in generating a much higher level of utilisation of community facilities?
- How effective will the proposal be in contributing to the process of community development and enhancement of quality of life / environment in Calderwood?
- What will be the extent of resident participation in the development, management and operation of the project?
- What is the likelihood of the project receiving funding from an alternative source?
- How effective or innovative will the project be in responding to an identified community need that otherwise would not be met?

## 9 Open space and recreational facilities

### 9.1 Open space needs

#### 9.1.1 Participation rates

Research commissioned by the Australian Sports Commission in 2007 suggests that the sport and recreation activities with the highest participation rates for persons aged 15 years and older in NSW were:

- Walking
- Aerobics/fitness
- Swimming
- Cycling
- Running
- Tennis
- Bushwalking
- Golf
- Outdoor football
- Netball

Most participation in physical activity is in non-organised activities. Participation in non-organised activity has been increasing over the past decade, while participation in organised physical activity has remained fairly stable since 2001.

Amongst children, a recent ABS survey found that nearly two-thirds of all children participate in organised sport, with swimming the most popular sport, followed by soccer, Australian rules football and netball. Bike riding is the most popular non-organised activity, with about two thirds of children riding bikes at the national level.

#### 9.1.2 Broad Trends in Demand

Based on the available research on sport and recreation participation in NSW, it is predicted that the following factors will characterise the long term demand for recreation and open space opportunities in Calderwood.

- National health issues will continue to stress improving opportunities within the built environment for everyday incidental physical activity within residential areas.
- There is likely to be a sustained demand for health and fitness opportunities, requiring access to both indoor and outdoor facilities.
- The quality of facilities and open space is as important as the quantity. Open space should

be carefully designed and take into account a wide range of needs.

- As the population grows, there could be increased levels of cultural diversity in the community, giving rise to a greater variety of sport and recreation needs.
- There is likely to be significant demand for recreation, entertainment and commercial leisure opportunities for young people. It is important to view young people as having a legitimate claim on public space and this should be addressed in the planning of the open space and public domain areas.
- There will be demand for natural areas as places to experience the natural environment, away from the urban setting and for appealing areas to walk and relax in a natural setting. In particular, natural settings, creek corridors and larger bushland parks are valued.
- Recognising that walking is the most popular recreation activity with the highest participation rates, there is increasing demand for walking and cycle networks, including track systems linked to key destinations, corridors and natural areas.
- There is increasing demand for informal recreation opportunities for families, and for affordable facilities and activities.
- There is an increasing demand for quality playgrounds with diverse opportunities for both older and young children.
- For reasons related to contemporary lifestyles and changing patterns of work, people have less time and are choosing to partake in sport and recreation pursuits at different times. There is growing demand for early morning and after hours sport and recreation activities, requiring floodlit facilities.
- Sporting codes are increasing the duration of playing seasons and increasing demand for training as well as competition grounds. Coupled with climate change, consideration needs to be given to managing the use of grounds and optimising water use through quality irrigation systems.
- Sporting clubs are demanding higher standards of provision, with change facilities, canteens, storage, field surface improvements and floodlighting being desired inclusions so sports can play and train in the evening and in winter.
- Changing demand patterns suggests growth in adventure based activities such as artificial



climbing wall, bmx, skateboarding, in-line skating, mountain biking, trail running and beach volleyball.

- Amenities within parks are essential. Shade, water seats, interactive play equipment and bike areas are core inclusions for parks to be used regularly.
- The increase in community events within parks requires additional facilities and utilities such as power, water, and parking infrastructure.
- There is a move towards establishing shared-use and multi-functional outdoor sport facilities to reduce duplication and manage costs.
- With an increasing trend to indoor multi-purpose facilities, consideration should be given to the design of community centres to ensure that they can accommodate a range of leisure and recreation programs, for example dance, yoga, exercise and martial arts.
- Transport to sport is often difficult for young people due to lack of public transport, pointing to a need for sporting facilities to be located on public transport routes.

### 9.1.3 Local trends in demand

In addition to the general trends above, the following trends have been identified in the draft Shellharbour Open Space, Recreation and Community Facilities Needs Study:

- There is increased participation in formal sporting activities, with a particular increase in female participation rates (eg women's cricket and soccer)
- The trend towards large houses on smaller blocks is reducing backyard space and recreational opportunities
- There are shifts in the popularity of various sports, indicating a need for flexible spaces that can be modified over time
- Within the Shellharbour area, sports that are growing in popularity include AFL, BMX riding, cricket, soccer and netball. Organised swimming and tennis have been declining in popularity
- There is a tendency for the under-utilisation of local passive open space, unless activities and programs are provided in it.

### 9.1.4 Likely needs

While precise needs cannot be identified at this stage, based on the above it is likely that the

broad needs of the Calderwood population will include the following:

- A variety of accessible local parks for informal play and passive recreation that support family and community activity and that provide a diversity of recreation settings and opportunities for all age groups and all abilities
- High quality parks with well maintained facilities such as paths, play equipment, fencing, landscaping and shelter from sun, wind and rain
- Outdoor areas for larger gatherings and cultural events e.g. extended family and group picnics, amphitheatre, markets
- Multi-purpose playing fields suitable for a variety of field sports, and able to accommodate both junior and adult sporting activities for males and females
- Access to both outdoor and indoor courts for court sports
- Indoor spaces for activities such as dance, martial arts, yoga, fitness, gym
- Access to recreation, entertainment and leisure opportunities and meeting places that target young people, including public spaces that are safe and welcoming and allow for social interaction and informal games
- Access to aquatic facilities that include a variety of leisure and fitness activities and programs consistent with local needs and preferences
- A network of walking and cycling tracks linked to key destinations and recreation nodes
- Options to enhance fitness in parks and trails
- Opportunities for adventure based activities, such as mountain biking, trail bikes, horse riding, rock climbing. This should include opportunities for adventure play for primary school aged children as well as young people – for instance informal tracks and mounds for BMX and active games, observation places and structures, flying fox.
- Opportunities to enjoy bushland, water and other natural settings, for picnics, bushwalking and as spaces for reflection, rest and relaxation
- Opportunities that increase incidental physical activity, through design of footpaths, road networks and accessible, safe and well lit walking and cycling tracks.

Some of these needs will be satisfied by local and district facilities to be provided within Calderwood, while others will be addressed by accessing regional facilities in the wider district.

## 9.2 Open space planning objectives

The provision of recreation facilities and open space within Calderwood should contribute to the achievement of the following social objectives.

- To provide a range of local opportunities for sport, passive recreation and leisure related activities to satisfy the needs of all age groups
- To promote the health and well-being of the community and encourage physical activity
- To foster social interaction amongst residents and promote social integration between the new community and existing residents
- To contribute to sense of place and local identity
- To provide accessible recreation opportunities to minimise car travel and promote active transport means such as walking and cycling.

The planning and provision of open space and recreation facilities for Calderwood should be guided by the following planning principles:

- Parks and facilities should be provided in a way that ensures equity of access for all the community, in terms of the nature, design, location, distribution and accessibility of open space and facilities.
- Quality and usability of open space are key considerations. The emphasis should be on achieving a quality and connected open space system that supports an active community.
- There should be flexibility in the design of open space and sporting facilities to allow for changing needs, priorities and preferences.
- Open space should be designed to accommodate use by families, personal fitness, new activity trends and community gathering space.
- Open space should recognise and respond to the natural values of the site, including the Escarpment, riparian corridors and views.
- Recreation opportunities should complement rather than replicate existing opportunities in the surrounding area.

- Parks should be located in areas that are easily accessible and linked to pedestrian path and cycle way access. Provision should be based on walkable catchments so most residents are able to walk to a local park. Major facilities should be located on public transport routes.
- Playgrounds should provide a range of opportunities and experiences for children and provide a level of amenity for carers including seats, water bubblers and shade.
- Where appropriate, locate passive recreation areas should be located within or adjacent to riparian and drainage areas to increase access to these areas and to create activity nodes for passive surveillance.
- Sportsgrounds should cater for a number of sports, to improve their viability and meet community needs. They should also be accessible to the general community for casual sport and recreation.
- Active recreation areas for competitive sport should be designed to ensure they are not affected by flooding and are available year round for sporting competitions.
- Where possible, sportsgrounds and recreational open spaces should be integrated, and incorporate trees and shade.
- Clustering and co-location of open space and recreation facilities with other community facilities is encouraged where appropriate, to achieve economies of scale and promote convenient access, usability and community identity. Dual use agreements should be pursued to permit sharing of community and school facilities, in particular playing fields.
- Areas of open space should be linked, where possible, through linear connections to create a network of open space that links with the broader regional network.
- Provision should be made for recreational cycling tracks and a safe street bike network.
- Recreation facilities and open space should be safe and appealing and comply with CPTED principles (Crime Prevention Through Environmental Design).

These objectives are consistent with Shellharbour Council's design principles for open space, which include:

- Public safety
- Safe and convenient access
- Spatial distribution for equitable access

- Sustainability and long term viability
- Place-making
- Physical attributes and suitability for purpose.

## 9.3 Council open space standards

### 9.3.1 Shellharbour Council

In its draft Open Space, Recreation and Community Facilities Needs Study, Shellharbour Council has identified the following requirements:

1. Open space should be developed using a hierarchical approach as follows:

Table 12: Open space hierarchy

Type of open space	Hierarchy	Requirements
Passive open space	Local park	To be provided within 400 m or 5 minute walk of most dwellings
		Minimum size 3,000sqm
		Minimum specifications for width, slope and street frontage
		Basic embellishments
	District park	To be provided within 800 m or 10 minute walk of most dwellings
		Minimum size 1 ha
		Locate in physically prominent or landmark area
		More complex embellishments
	Citywide park	Significant recreational destination for LGA
		Centrally accessible and linked to access corridors
		Strategic location, landmark area with unique setting
		Larger than 1 ha
	Icon park	High level of embellishment
		Special purpose or place within community
Active open space	District sporting ground	Serve district catchment for local or district level competitions and training
		Include amenities buildings, equipment storage, canteens, field lighting, fencing, landscaping
		Avoid impacts on local residents
		Not be significantly impacted upon by regular flooding events
	Citywide sporting ground	Provided as a cluster of sports fields for senior and regional competitions
		Locate away from residential areas
		Specialist surfaces and facilities
		Club rooms, scoreboards and spectator seating as well as high standard amenities
Environmental reserves		Serve environmental as well as recreational purposes
		Natural areas that provide informal landscape setting to adjacent urban development
		Generally not counted towards provision of public open space as may not provide recreational values

Ancillary reserves	Residual public open spaces that do not have specific recreational uses (eg drainage easements, bushfire asset protection zones)  Generally not counted towards provision of public open space as may not provide recreational values
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2. The following standards of provision have been adopted by Shellharbour Council to guide the planning of open space:

- There should be an overall provision of 2.83 ha of open space per 1,000 people, broken down as follows:
  - 1.7 ha per 1,000 people for sporting fields
  - 0.33 ha per 1,000 people for local parks
  - 0.5 ha per 1,000 people for district parks
  - 0.3 ha per 1,000 people for citywide parks.

### 9.3.2 Wollongong Council

Wollongong Council has advised that it would like to see the open space standards adopted for the West Dapto release area applied in its component of the Calderwood project.

The Open Space and Recreation Facilities Strategy Plan contained within Council's West Dapto Release Area Section 94 Contributions Plan is based upon a standard of provision of 2.8 ha per 1,000 people. This is split to allocate 47% for unstructured (ie passive) open space and 53% for structured (ie active) open space.

## 9.4 Quantum of open space

For the Calderwood Urban Development Project, it is proposed to adopt the Shellharbour Council standards of provision of open space across the whole development, 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.

Consistent with the standards of provision of Shellharbour Council and the population projections outlined in Chapter 4, the Calderwood Urban Development Project will provide 38.53 ha of quality, usable open space, comprising:

- 20.41 ha for district sporting grounds (active open space)

- 18.12 ha for local, district and city-wide parks (passive open space), comprising 3.9 ha for local parks, 7.80 ha for district parks and 6.42 ha for city-wide parks.

## 9.5 Proposed open space provision

The ways in which open space will be provided within Calderwood to address the requirements above are detailed in a separate Landscape and Open Space Masterplan for Calderwood prepared by Environmental Partnership. Summarising from that report, it is proposed that Calderwood will contain:

- Thirteen local parks, each of about 0.3 ha and totalling 3.9ha. These are distributed equitably across the development. Ten of the parks will fall within the Shellharbour LGA component and three within the Wollongong LGA component
- Five district parks, of minimum 1 ha, and totalling 7.8 ha. Four will be located within Shellharbour LGA and one within Wollongong LGA
- Three city-wide parks, with each having a different emphasis and totalling 6.42 ha. These include a heritage focus close to Marshall Mount House, an urban focus in the Town Centre park, and one park flanking Johnstons Spur to take advantage of the panoramic views of the valley landscape to the south and east. Path corridors linking to the spur from the north will also afford access to views to the east and coastline. One city-wide park is located within Wollongong LGA and two within Shellharbour LGA.
- 15.98 ha of land for district sporting grounds. These have been clustered together on one site to satisfy the principles outlined above and provide a recreation resource suitable for team competitions. The sporting fields are located in flatter low lying areas to the north of Macquarie Rivulet in Shellharbour LGA. The site has a close relationship to the Town Centre and educational facilities.
- 4.43 ha to provide a network of walking and cycling trails in open space corridors that link areas of open space. It is understood that access paths in open space corridors can be counted towards active recreation areas.

- Ancillary open space comprising land that is constrained for urban development, including riparian corridors and environmental reserves. This land presents substantial opportunity of benefit to the whole region to contribute to the diversity of recreation settings and opportunities available to experience the natural environments through outdoor recreation activities, such as recreation trails. They also provide settings that will enhance the amenity of adjacent recreation areas. They may also provide linear corridors to link other open space features and more formal sport and recreation facilities or to provide buffers between land uses.

Corridors and environmental reserves are generally not counted towards the open space required by councils unless they provide recreation amenity.

The landscape character and embellishments proposed for each of the open space areas is also detailed in the Landscape and Open Space Masterplan for Calderwood prepared by Environmental Partnership.

the open space located within Wollongong LGA. The VPA's are discussed in more detail in the following chapter.

Arrangements for the ownership and management of open space that will not become the responsibility of local government are subject to on-going negotiations with relevant agencies.

## 9.6 Access to regional facilities

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 several kilometres from the site. Both of these existing facilities have spare capacity to accommodate the needs of the Calderwood population – indeed the Calderwood population may support the financial viability of the Albion Park pool, which is understood to be underutilised.

However, in the longer term, indoor sports courts and an aquatic centre could be provided within Calderwood as part of a commercial fitness centre, for example. This would be subject to a detailed demand and feasibility assessment.

## 9.7 Delivery, ownership and management arrangements

Arrangements for the delivery of open space to be owned, managed and maintained by local government will be specified in a Voluntary Planning Agreement with Shellharbour Council for the open space located within Shellharbour LGA and in a separate VPA with Wollongong Council for

## 10 Voluntary Planning Agreements

As noted previously, Delfin Lend Lease proposes to enter into a Voluntary Planning Agreement with Shellharbour Council in relation to the provision of community facilities and open space to be located within Shellharbour LGA, and with Wollongong Council in relation to the open space to be provided within Wollongong LGA. Drawing from the previous chapters, this chapter outlines the matters to be included in the VPA schedules for community facilities and open space.

### 10.1 Nature of Voluntary Planning Agreement

Planning agreements for the delivery of infrastructure required as a consequence of development are negotiated between developers and councils in lieu of the levying of local development contributions. The Department of Planning has identified the following reasons for a developer to choose to use a planning agreement:<sup>4</sup>

- To mitigate the external impacts of development on surrounding communities
- To increase the involvement of developers in determining the type, standard, location and timing of such facilities
- As a flexible means of achieving tailored development outcomes and targeted public benefits
- To provide enhanced and more flexible infrastructure funding and delivery opportunities for councils, and
- To enable public private partnerships to occur.

A key advantage of a planning agreement is that it provides flexibility to achieve agreed infrastructure provision in different ways that can be agreed and amended between the council and the developer after the planning agreement has been signed. In the case of the Calderwood project, this will be done by including a 'Better Outcomes' clause in the VPA.

'Better Outcomes' recognises the challenges in predicting the precise needs of a new community well in advance of the population arriving, and enables flexibility to meet the needs of the community over time. It enables both parties to identify opportunities to seek more efficient, effective and flexible delivery of facilities, services and infrastructure in the detailed planning phases for community infrastructure. Opportunities that may be considered include:

- shared use,
- integrated service delivery,
- flexibility in design and delivery,
- co-location of facilities
- contributions being allocated to a mix of capital and recurrent expenditure

Any opportunities for the use of 'Better Outcomes' would be mutually agreed between Council and DLL.

### 10.2 Planning agreement with State Government

As identified in Chapter 7, a planning agreement will be prepared with the State Government for the delivery by the Department of Education and Training of two primary schools, one high school and one special needs unit. No other State Government facilities will be required.

### 10.3 Community infrastructure schedules

Summarising the community infrastructure requirements identified in the previous three chapters, the schedule of items to be provided by Delfin Lend Lease through the VPA with Shellharbour Council is outlined in the following table.

This schedule of baseline facilities provides the framework within which the costing and detailed planning of integrated facilities will occur, and the scope of facilities and initiatives to be provided, should more innovative and flexible arrangements not be negotiated.

As negotiation of the VPA had not been completed at the time of writing this report, no detail on costings has been provided.

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<sup>4</sup> NSW Department of Planning Draft Developer Contribution Guidelines 2009 p. 45



Table 11: Schedule of items for Shellharbour VPA

Item	Requirements	Timing of provision	Comment
Temporary community centre	To include fit-out, landscaping, access to children's playground Access to carparking	To be provided within 18 months of first occupancy certificate for a residential dwelling To continue until permanent facility is operational	May be provided via temporary structure / within sales office / adaptive re-use of existing building
Multi-purpose community resource centre	900 sqm maximum built area, plus land (4,000 sqm maximum) Includes landscaping, fit-out, parking, public art and site works To be located in town centre	Permanent facility to be operational by the issue of occupancy certificate for the 3,000th dwelling	To include functional areas as outlined in Section 7.4 of this report Land take and facility size to be determined on the basis of Better Outcomes clause.
Branch library	625 sqm maximum built area plus land (2,400 sqm maximum) Includes landscaping, fit-out, parking, public art and site works Co-located with multi-purpose community resource centre in Town centre	As for multi-purpose community resource centre	Land take and facility size to be determined on the basis of Better Outcomes clause. Capital cost for building only. No allowance for library books, equipment.
Resident information package	To be distributed to all households upon moving into development	As residents move into dwellings	
Community development worker	Part-time worker, based on salary for full-time equivalent worker for five years	Notionally to commence 18 months after issue of first occupancy certificate for a residential dwelling. Commencement and hours per week to be determined on basis of the Better Outcomes clause taking into account the pace of development and most efficient use of the CDW allocation	Details to be determined through Better Outcomes clause
Community Initiatives Fund	Funds to support emerging community groups and initiatives	Expenditure to commence 18 months after issue of first occupancy certificate for a residential dwelling. Rate of expenditure to be determined on basis of the Better Outcomes clause taking into account the pace of development and most efficient use of the CIF allocation	Details to be determined through Better Outcomes clause
Open space, sporting and recreation facilities	Provision and embellishment of 34.50 ha of open space for active and passive recreation.		Details as outlined in Landscape and Open Space Masterplan for Calderwood prepared by Environmental Partnership

A separate VPA will be negotiated with Wollongong Council. The only community infrastructure proposed to be located within Wollongong LGA is open space, comprising 4.03 ha of land for three local parks, one district park, one city-wide park and walking / cycling pathways.

#### 10.4 Contributions to city-wide facilities

As noted in Chapter 3, Shellharbour Council's current Section 94 Contributions Plan makes provision for the collection of contributions towards the development of a range of city-wide community facilities. Wollongong Council has also sought contributions towards the development of city-wide facilities from developments within its area.

However, recent changes proposed to the development contribution system in NSW only allow for contributions to be levied for "key community infrastructure". Contributions for "additional community infrastructure" can only be sought with the approval of the Minister. This applies to both development contributions plans and planning agreements.

The list of facilities included in Shellharbour Council's city-wide facilities schedule is considered under the Draft Local Development Contributions Guidelines as "additional community infrastructure", and therefore cannot be included in a Section 94 Plan or VPA without the approval of the Minister for Planning. This is to ensure that development contributions do not impact unduly on housing affordability. It would therefore appear that Council will not be able to require contributions towards the city-wide facilities considered to comprise "additional community infrastructure".

The extent to which contributions towards city-wide facilities might be included within a VPA with Shellharbour Council and with Wollongong Council is a matter for further negotiation with both councils.

# 11 Conclusions

This report has provided an analysis of the social context for the Calderwood Urban Development Project and an assessment of the potential social impacts it may generate. It has described how the project will address key social issues in the region and how social sustainability objectives will be achieved. It has identified social infrastructure requirements to meet the needs of the future

Calderwood population of about 12,400 people and described how these will be delivered.

The report has been prepared to fulfil the Environmental Assessment Requirements issued by the Director General for the inclusion of the Calderwood site as a State Significant Site under SEPP Major Development, and for a Concept Plan approval for the development.

The table below summarises the extent to which the Director General's Requirements have been addressed in this Social and Community Planning Assessment.

Table 12: Compliance with Director General's requirements

Director General's Requirements	Extent of Compliance
Demonstrate provision of housing diversity and affordability	Refer section 5.1.1. The Calderwood project will enhance housing affordability by increasing housing supply in the region by about 4,800 dwellings and providing a range of housing products targeted to meet the income profile of Shellharbour residents. It will provide multiple housing choices to meet the needs of a broad cross section of households of different sizes, compositions, incomes, ages and life cycle stages.
Provide a social assessment of the project, giving consideration to the range of possible social impacts and identifying positive and negative social impacts, including measures to ensure social integration with adjacent local communities	<p>Refer Section 5. The report describes the ways in which the Calderwood project will address key social issues within the region, including a need for diverse and affordable housing, initiatives to address potential isolation, access to local employment opportunities, a need for quality social infrastructure and a particular need for activities and support for young people.</p> <p>The report has assessed possible social impacts, including effects on the character of the locality, impacts on social composition and community integration, changes in demand for social infrastructure, impacts on visual amenity, access and traffic impacts, loss of agricultural land, heritage items and neighbourhood safety.</p> <p>No concerns have been identified with regard to the potential for social integration with adjacent local communities. Within a context of on-going population growth and change in the region, similarities in the characteristics and composition of the existing and incoming populations will facilitate acceptance of the new population. Social integration will be further enhanced by public access to and wider community utilisation of the facilities, services and recreation opportunities to be developed within Calderwood, and by the proposed community development program.</p> <p>The report concludes that potential negative impacts associated with visual amenity and traffic will be mitigated through appropriate measures. The Calderwood project has the potential to deliver a number of real and considerable benefits to the region and these will more than offset any negative impacts likely to arise from the development.</p>
Identify requirements for community facilities, human services and open space to meet demand generated by the future residential and workforce	Refer Sections 7, 8 and 9. The report provides a comprehensive assessment of the facilities, services and open space required at Calderwood, in terms of local government social infrastructure, State Government facilities and services and those to be developed by private and non-government sectors.

Identify development contributions for community facilities and open space to inform Voluntary Planning Agreements with state and local government authorities	<p>Refer Section 7 and 10.</p> <p>A planning agreement will be prepared with the State Government for the delivery by the Department of Education and Training of two primary schools, one high school and one special needs unit. No other State Government facilities will be required.</p> <p>The works schedule for a VPA with Shellharbour Council includes a temporary community centre, a multi-purpose community resource centre, a branch library, resident information packages, community development worker, community initiatives fund and provision and embellishment of 34.50 ha of open space for active and passive recreation.</p> <p>The works schedule for a VPA with Wollongong Council includes 4.03 ha of open space for passive recreation.</p>
Detail arrangements for the delivery of social infrastructure and ownership, management and maintenance of public facilities	<p>Refer Sections 7 and 9. Social infrastructure and open space which is the responsibility of local government will be provided as works in kind by Delfin Lend Lease in accord with the provisions of the VPA's. These facilities will be handed over to Shellharbour and Wollongong Councils to own, manage and maintain, consistent with the councils' standard asset processes.</p> <p>Public schools will be owned, managed and maintained by the Department of Education and Training or its agents through the department's standard public private partnership arrangements.</p> <p>Ownership / management arrangements for open space which is not the responsibility of local government are subject to on-going negotiation with relevant agencies.</p>
Outline relevant initiatives in respect to Ecologically Sustainable Development and climate change impacts	<p>Refer Section 6 for objectives and strategies for building a socially sustainable community at Calderwood. These relate to:</p> <ul style="list-style-type: none"> <li>– integrated planning processes</li> <li>– diversity, choice and lifestyle</li> <li>– an identifiable town and neighbourhood structure</li> <li>– a healthy, safe and accessible environment</li> <li>– encouragement for social interaction and active community life</li> <li>– ensuring access to resources and opportunities in the wider area</li> <li>– promoting community identity and sense of belonging</li> <li>– integrating with neighbouring communities, and</li> <li>– providing a range of quality community facilities, services and open space.</li> </ul> <p>Refer Section 5.2.9 for consideration of social impacts of climate change. No particular social impacts are anticipated.</p>
Contain detail appropriate to the Concept Plan EAR, the SSS study and the Project Application EAR	<p>The social and community planning assessment provides a detailed and comprehensive assessment of all the social issues appropriate to inform the Concept Plan EAR, the SSS Study and the Project Application EAR.</p>
Address other general requirements relating to relevant SEPPs, planning instruments, policies and plans as outlined in the DGRs.	<p>No other general requirements are applicable to this report.</p>

The report has addressed all of the relevant Director General's Requirements in a detailed and comprehensive manner. It has demonstrated that the Calderwood Urban Development Project will provide a socially sustainable community that contributes substantially to the Illawarra Region in terms of housing supply, amenity and social infrastructure, and that fosters physical and social integration with surrounding communities.

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# Appendix 1 Existing population profile

## Background

Characteristics of the 'small areas' surrounding Calderwood have been analysed using Shellharbour City Council and Wollongong City Councils' Community Profile ID information. Community profiles include results from the 2006, 2001, 1996, and 1991 Censuses of Population and Housing (Census), collated by the Australian Bureau of Statistics (ABS).

The small areas identified as important for the Calderwood study were:

### Shellharbour Local Government Area

- Albion Park Rural West (Albion Park, Calderwood, Macquarie Pass, North Macquarie, Tongarra, Tullimbar and Yellow Rock)
- Albion Park Rail – Croom (Albion Park Rail and Croom).

### Wollongong Local Government Area

- Dapto – Penrose – Brownsville (containing the suburbs Dapto, Penrose and Brownsville)
- Rural Balance (containing the suburb Avondale. Rural Balance also contains the rural localities Avon (part), Cataract (part), Cleveland, Cordeaux, Darkes Forest (part), Dombarton, Haywards Bay, Huntley, Lilyvale, Maddens Plains, Marshall Mount, Wongawilli, Woronora Dam and Yallah).<sup>5</sup>

Results for New South Wales (NSW) in the 2006 ABS Census were used as benchmark comparators.

## Small area snapshot

A brief snapshot of each small area, by component suburbs, is provided in the table above. Albion Park, Dapto and Albion Park Rail are clearly the largest suburbs within the study area. The median age within these suburbs is generally similar to the NSW average of 37 years, ranging from 35 to 38 years. The exceptions are Brownsville, where the median age is 45 years and Albion Park, with a much younger population (median age 31 years).

Populations across the study area are relatively stable when compared with the NSW average. Only Avondale shows a relatively higher turnover in the population, reflecting the newly developed suburbs between Wollongong and Shellharbour. Yellow Rock includes the newly developing suburb of Tullimbar.

The median weekly household income in the study area also varies notably from the NSW average across the small areas. The suburbs of Dapto, Penrose and Brownsville have relatively low median weekly household incomes, with the Brownsville median of \$654 a week being two-thirds of the NSW median household income. Residents of the rural areas and suburbs around Albion Park have noticeably higher median weekly incomes than the NSW average. Avondale has the highest median household income (\$1,413).

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<sup>5</sup> Census data on selected medians and averages was not available for these rural localities.

Table A1: Selected medians and averages in the study area

Small area	Suburb	Total population (no.)	Median age (yrs)	Median weekly household income (\$)	Same address as 5 years ago (%)
Albion Park Rural West	Albion Park	11,262	31	1,184	59
	Calderwood	247	36	1,187	68
	Macquarie Pass North Macquarie Tongarra Tullimbar	<i>Data not available</i>			
	Yellow Rock	267	38	1,287	54
Albion Park Rail - Croom	Albion Park Rail	6,937	35	965	63
	Croom	<i>Data not available</i>			
Dapto –	Dapto	10,479	38	900	61
Penrose –	Penrose	1,429	36	974	70
Brownsville	Brownsville	514	45	654	62
Rural Balance	Avondale	514	37	1,413	43
<b>NSW</b>		<b>6,549,178</b>	<b>37</b>	<b>1,036</b>	<b>55</b>

Source: ABS 2006 Census Basic Community Profiles by suburb

## Age profile

Age profiles across the study area vary. The age distribution in Dapto – Penrose - Brownsville is broadly consistent with the NSW average, showing an ageing population and a small proportion of young children.

More recently developed parts of the study area, including Albion Park Rural West and Albion Park Rail – Croom in the south, have higher proportions of children and young people (0 -17 years old) than the NSW average. Albion Park Rural West has a particularly young population, with 22.1% of its population aged 11 years or less, compared to 15.7% across NSW. These areas also have relatively high proportions of young people aged 12-17 years. As a result of its young population, Albion Park Rural West has a relatively low proportion of older people, with only 10.5% of the population aged 60 years or older (18.6% for NSW).

By contrast, the large Rural Balance area shows a typical age distribution for a rural hinterland, with relatively higher proportions of young children (under 12 years) and older adults (over 50 years) than the NSW average, and lower proportions of young adults aged 18-35 years.

Table A2: Percentage of people in the study area, by age bracket

Small area	0-4	5-11	12-17	18-24	25-34	35-49	50-59	60-69	70+
Albion Park Rural West	8.4%	13.7%	10.3%	8.7%	13.9%	24.8%	9.6%	5.4%	5.1%
Albion Park Rail - Croom	7.3%	11.0%	9.7%	9.3%	12.8%	21.3%	12.3%	7.5%	8.8%
Dapto – Penrose – Brownsville	6.4%	9.2%	8.3%	8.5%	13.2%	21.6%	12.7%	8.7%	10.1%
Rural Balance	6.6%	10.0%	8.1%	7.2%	11.8%	22.3%	16.1%	10.6%	7.4%
<b>NSW</b>	<b>6.4%</b>	<b>9.3%</b>	<b>8.3%</b>	<b>9.2%</b>	<b>13.6%</b>	<b>21.9%</b>	<b>12.7%</b>	<b>8.7%</b>	<b>9.9%</b>

Source: Wollongong City Council and Shellharbour Council ID Community Profiles

## Family types and household types

Table A3 below shows that the rural areas around the Calderwood Urban Development Area are characterised by high proportions of couple families with dependent children. In Albion Park Rural West and the Rural Balance areas, more than 56% of families are couples with children. Dapto – Penrose – Brownsville has a high proportion of couples without children compared with other areas and with NSW. Albion Park Rail - Croom has fewer couple families than the NSW average, and a significantly higher proportion of single parent families (21.6% compared with 16.1% for NSW).

Table: A3 Selected family types in the study area compared to NSW

Small area	Couple with no children	Couple with dependent children	One parent family	Other families
Albion Park Rural West	28.3%	56.6%	14.2%	1.3%
Albion Park Rail - Croom	32.4%	45.2%	21.6%	0.0%
Dapto – Penrose – Brownsville	38.7%	42.4%	17.7%	0.9%
Rural Balance	31.3%	56.2%	12.4%	0.8%
<b>NSW</b>	<b>36.0%</b>	<b>46.2%</b>	<b>16.1%</b>	<b>1.7%</b>

Although all parts of the study area have notably higher proportions of family households than the NSW average, family households are most common in Albion Park Rural West, where they make up more than 84% of all households. There are relatively few lone person households in the rural areas of Albion Park Rural West and Rural Balance.

Table: A4 Selected household types in the study area compared to NSW

Small area	Family households (%)			Lone person households (%)	Group households (%)	Other households (%)	Total households	
	1 family	2+ families	Total				No.	Percent
Albion Park Rural West	82.9	1.3	84.2	12.6	1.3	2.0	4,051	100.0
Albion Park Rail - Croom	74.1	2.0	76.0	19.3	1.7	3.0	2,302	100.0
Dapto – Penrose – Brownsville	72.5	1.3	73.8	23.0	1.7	1.6	4,796	100.0
Rural Balance	77.2	0.5	77.7	17.0	3.3	2.0	313	100.0
<b>NSW</b>	<b>67.2</b>	<b>1.5</b>	<b>68.8</b>	<b>23.0</b>	<b>3.6</b>	<b>4.6</b>		<b>100.0</b>

## Cultural and linguistic diversity

### Aboriginality

Rural parts of the study area have lower proportions of population of Aboriginal or Torres Strait Islander backgrounds than the NSW average of 2.1%. However, there is a relatively high proportion of indigenous residents in the Albion Park Rail – Croom area.

Table A5: Persons from indigenous backgrounds

Small area	Indigenous population	
	No.	Percent
Albion Park Rural West	223	1.8
Albion Park Rail - Croom	212	3.3
Dapto – Penrose – Brownsville	267	2.1
Rural Balance	14	1.4
<b>NSW</b>	<b>138,507</b>	<b>2.1</b>

### Persons born overseas

Cultural and linguistic diversity is less prevalent in the study area than NSW overall. All small areas have notably lower proportions of persons born overseas than the NSW average of 23.8%. In particular, only 5.5-7.8% of residents were from non-English speaking backgrounds, compared with 16.8% in NSW.

Table A6: Percentage of persons born overseas in the study area

Small area	Persons born overseas (%)	Persons from non-English speaking backgrounds (NESB) (%)	Most common overseas countries of origin
Albion Park Rural West	13.3	5.5	United Kingdom (6.4%) Germany (0.9%) New Zealand (0.7%) Philippines (0.5%)
Albion Park Rail - Croom	15.9	6.2	United Kingdom (8.3%) Germany (0.9%) Netherlands (0.9%) New Zealand (0.7%)
Dapto – Penrose – Brownsville	19.4	7.8	United Kingdom (6.4%) Germany (0.9%) Italy (0.7%) New Zealand (0.7%)
Rural Balance	12.8	5.9	United Kingdom (13.3%) <i>No further analysis of this data is available due to the small number of people born overseas.</i>
<b>NSW</b>	<b>23.8</b>	<b>16.8</b>	

### Languages other than English

Consistent with the statistics above, the majority of people in the study area speak English at home. The most commonly spoken languages other than English in households in the study area include Spanish, German, Macedonian, Italian; in Dapto – Penrose – Brownsville, this list includes Filipino (Tagalog) at 0.4%.

Comparative statistics were not available for Rural Balance in the Wollongong LGA as the area's population is too small; however 49 people (5.3%) said they did not speak English at home.

Table A7: Languages other than English spoken at home, compared to NSW

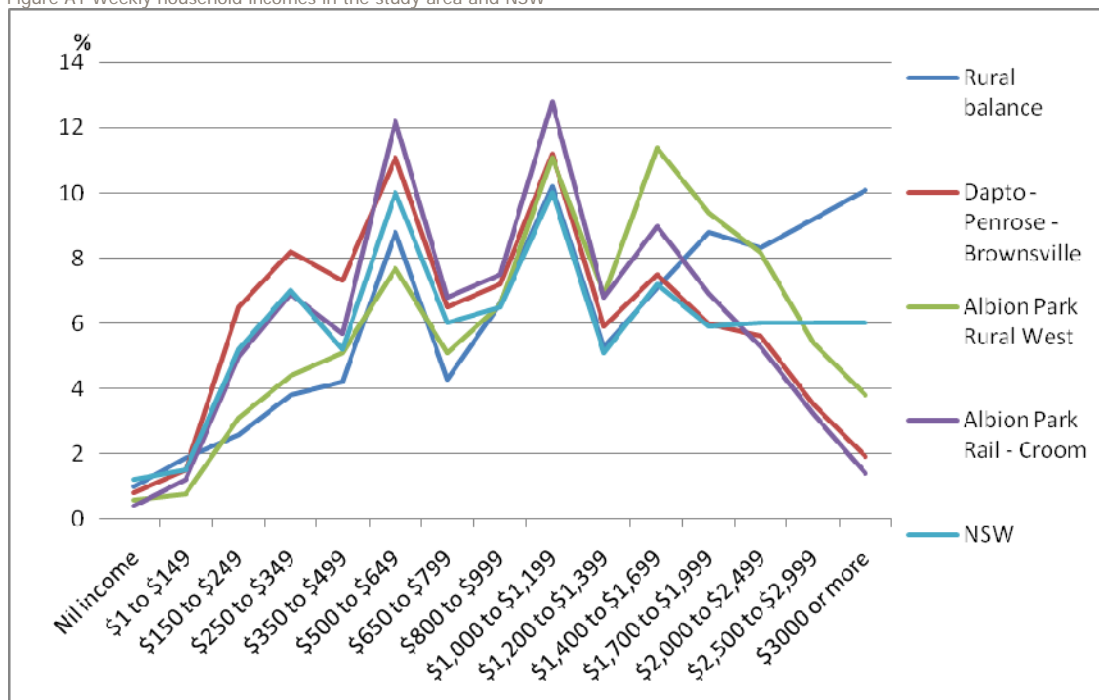
Small area	Languages other than English spoken at home (in order of popularity)
Albion Park Rural West	Spanish (1.2%) German (0.7%) Macedonian (0.6%) and Italian (0.6%)
Albion Park Rail - Croom	Spanish (0.7%) German (0.5%) Macedonian (0.4%), Italian (0.4%) and Dutch (0.4%)
Dapto – Penrose – Brownsville	Macedonian (0.9%) Italian (0.7 %) and Spanish (0.7%) Filipino (Tagalog) (0.4%)
Rural Balance	Non-English speaking total 5.3%
NSW	Arabic (2.6%) Cantonese (2.0%) Mandarin (1.5%) Italian (1.3%) Greek (1.3%)

## Income

The figure below shows the distribution of income for parts of the study area and NSW. In general, incomes in the study area appear higher than NSW average for most small areas, with significantly higher proportions of moderate and higher income earners. The main exception is Dapto – Penrose – Brownsville, which has large proportions of its households in the lower income brackets than other areas and consequently smaller proportions of households in the higher income groups.

The small areas of Albion Park Rural West and Rural Balance have particularly high proportions of higher income households. Households in Albion Park Rail – Croom have large proportions of households on moderate to high incomes.

Figure A1 Weekly household incomes in the study area and NSW



## Dwelling type

Table A8: Selected dwelling types in the study area, compared to NSW

Small area	Occupied private dwellings		
	Separate house	Semi-detached	Flat/unit
Albion Park Rural West	91.3%	8.8%	0.0%
Albion Park Rail - Croom	82.2%	17.4%	0.0%
Dapto – Penrose – Brownsville	85.4%	13.9%	0.3%
Rural Balance	95.6%	1.6%	0.0%
<b>NSW</b>	<b>69.7%</b>	<b>16.6%</b>	<b>12.3%</b>

The overwhelming majority of people in the small areas surrounding Calderwood live in separate houses, which reflects the area's traditional housing style and rural residential uses. In Rural Balance for example, more than 95% of dwellings were separate houses, while only 1.6% were medium density dwellings. A similar distribution of dwelling types is found in Albion Park Rural West.

Semi-detached dwellings are more common in the suburban areas of Albion Park Rail – Croom and Dapto – Penrose – Brownsville. Albion Park Rail – Croom is a rural, residential and industrial area that contains the local train station, Albion Park. It has a more developed residential area than other localities with a central township that grew around the train station in the post war years.

Dapto – Penrose – Brownsville is the only area in the vicinity of Calderwood to have high density dwellings, although these only comprise a very small minority of available occupied private dwellings.

## Household size

Table A9: Household sizes in the study area, compared to NSW

Small area	Average household size (persons)
Albion Park Rural West	3.1
Albion Park Rail - Croom	2.7
Dapto – Penrose – Brownsville	2.5
Rural Balance	2.8
<b>NSW</b>	<b>2.6</b>

The table above shows that the average household size in suburbs across the study area is similar to the NSW average, while households are larger in rural areas. Albion Park Rural West has notably larger households than other parts of the study area. This reflects the high proportion of young family households in Albion Park Rural West.

## Household tenure

Levels of home ownership and purchase are relatively high across the small areas surrounding Calderwood and all areas have lower proportions of renters than the NSW average. While fully owned properties are relatively less common in Albion Park Rural West, more than half of households in that area (53.1%) are purchasing their homes, a proportion substantially higher than other areas and the NSW average. This indicates that the area is still being developed as a new release area. A similar pattern is evident for Albion Park Rail – Croom,



although to a lesser extent. The highest areas of home ownership can be found in the established suburbs of Dapto – Penrose – Brownsville and the Rural Balance areas.

Table A10: Types of housing tenure in the study area, compared to NSW

Small area	Fully owned	Being purchased	Renting	Other/ Not stated <sup>6</sup>
Albion Park Rural West	26.9%	53.1%	15.9%	4.1%
Albion Park Rail - Croom	31.5%	37.1%	25.3%	6.0%
Dapto – Penrose – Brownsville	37.7%	34.3%	23.6%	4.4%
Rural Balance	36.3%	31.0%	25.1%	7.6%
<b>NSW</b>	<b>33.2%</b>	<b>30.2%</b>	<b>28.4%</b>	<b>8.2%</b>

## Education

Table A11: Proportions of different levels of education attained in the study area, compared to NSW

Small area	Level of educational attainment			
	Bachelor or higher degree	Advanced diploma or diploma	Vocational	No qualifications
Albion Park Rural West	8.6%	6.8%	25.6%	49.4%
Albion Park Rail - Croom	4.3%	5.3%	24.9%	54.0%
Dapto – Penrose – Brownsville	13.8%	8.7%	25.3%	40.2%
Rural Balance	6.2%	5.1%	24.0%	53.3%
<b>NSW</b>	<b>16.4%</b>	<b>7.4%</b>	<b>16.8%</b>	<b>45.6%</b>

This table indicates that residents in the study area are more likely to have completed vocational training than other forms of higher education. Approximately 25% of residents have vocational training compared with around 16% across NSW. Around half the population has no formal qualifications, which is slightly higher than the NSW average. Residents of Dapto, Penrose and Brownsville have relatively higher levels of educational attainment than other small areas. By comparison, Albion Park Rail, in particular, has a very low proportion of people with University qualifications (only 4.3% having attained a Bachelor's degree or higher).

## Employment status

Full-time employment levels across the study area are similar to the NSW average of around 60%. There is a somewhat higher proportion of part-time workers in the Rural Balance area compared to the remainder of the study area and NSW as a whole.

Unemployment rates are highest in the Dapto – Penrose – Brownsville area at 7.7% and lowest in the Rural Balance area (3.0%) compared with the NSW average of 5.9%.

The Dapto – Penrose – Brownsville area has the highest proportion of people aged over 15 years who are not in the labour force, at 39.1%. By contrast, Albion Park Rural West and the Rural Balance areas have relatively high proportions of those aged over 15 years participating in the labour force.

Table A12 Employment status

Small area	Labour force (%)	Not in labour force (%)
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<sup>6</sup> 'Other / Not stated' includes other types of tenure and people who did not identify their tenure type in the 2006 Census.

	Employed full-time	Employed part-time	Unemployed	Total	
Albion Park Rural West	59.5	32.9	5.1	100.0	29.3
Albion Park Rail - Croom	58.7	33.0	6.1	100.0	36.8
Dapto – Penrose – Brownsville	58.9	31.2	7.7	100.0	39.1
Rural Balance	59.1	34.5	3.0	100.0	29.4
<b>NSW</b>	<b>60.8</b>	<b>30.6</b>	<b>5.9</b>	<b>100.0</b>	<b>34.3</b>

## Occupation

Table A13 shows the broad occupational categories of residents from around the study area and compares these with NSW averages for each group.

Rural Balance has a slightly higher proportion of employees in the managerial and professional group to NSW, but similar proportions in the clerical and administrative group and the machinery operators and drivers as for NSW. Albion Park Rail – Croom and Dapto – Penrose – Brownsville have much smaller proportions of managers and professionals than Rural Balance and the NSW average and much higher proportions working as machinery operators or drivers and labourers. Albion Park Rural West also has a low proportion of managers and professionals and higher proportions of workers in technical and trades jobs, but for other groups, is relatively similar to the NSW average.

Table A13 Occupation categories of residents

Small area	Occupation group (%)						
	Managers & professionals	Technical & trades	Clerical & administrative	Community & personal services	Machinery operators & drivers	Sales	Labourers
Albion Park Rural West	24.2	17.9	14.5	9.7	6.4	11.3	9.9
Albion Park Rail - Croom	18.0	18.3	13.6	11.7	12.4	10.9	12.7
Dapto – Penrose – Brownsville	20.1	20.4	14.9	10.7	11.2	9.7	11.5
Rural Balance	38.7	17.9	15.4	4.5	6.6	7.9	8.6
<b>NSW</b>	<b>34.8</b>	<b>13.6</b>	<b>15.4</b>	<b>8.6</b>	<b>6.4</b>	<b>9.7</b>	<b>9.5</b>

## Median rents and housing repayments

Median weekly rents and median monthly housing loan repayments are shown in Table A14 below. This shows the newly developing areas of Avondale and Yellow Rock have the highest monthly repayments on housing loans. These are substantially higher than the NSW average.

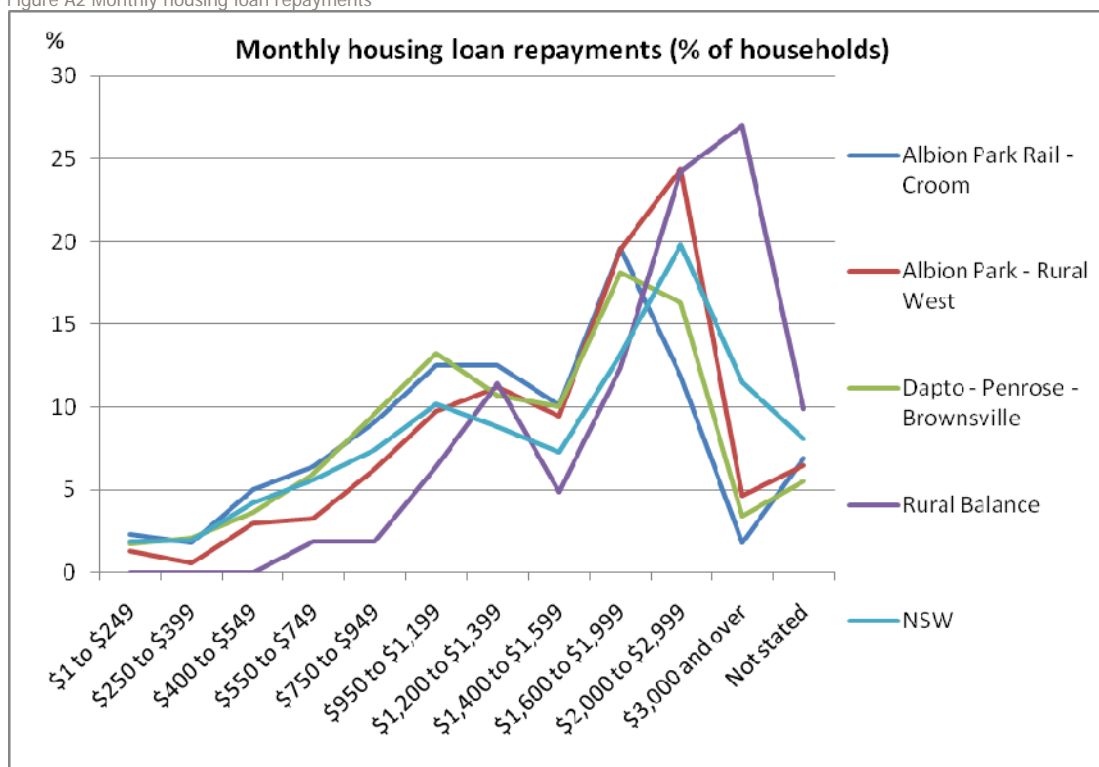
Weekly rentals are generally below the NSW averages, with the lowest rents being at Yellow Rock and Penrose at \$110 and \$125 respectively. Only at Albion Park are rentals higher than the NSW average.

Table A14 Median rentals and housing loan repayments

Small area	Suburb	Median monthly housing loan repayment (\$)	Median weekly rental repayment (\$)
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Albion Park Rural West	Albion Park	1,550	220
	Calderwood	1,600	160
	Macquarie Pass North Macquarie Tongarra Tullimbar	<i>Data not available</i>	
	Yellow Rock	1,733	110
Albion Park Rail - Croom	Albion Park Rail	1,339	200
	Croom	<i>Data not available</i>	
Dapto – Penrose – Brownsville	Dapto	1,430	190
	Penrose	1,300	125
	Brownsville	1,225	150
Rural Balance	Avondale	2,383	160
<b>NSW</b>		<b>1,517</b>	<b>210</b>

Figure A2 Monthly housing loan repayments



### SEIFA - disadvantage

The Index of Relative Socio-Economic Disadvantage (SEIFA) provides an indication of relative disadvantage by measuring attributes such as low income, low educational attainment, high unemployment, jobs in relatively unskilled occupations and other variables that reflect disadvantage. Higher scores on the Index of Relative Socio-Economic Disadvantage occur when an area has fewer families on low income and fewer proportions of people with little training and in unskilled occupations.

SEIFA scores range across the study area, from 952.9 in Albion Park – Croom and 963.1 in Dapto – Penrose – Brownsville in the new and established suburbs, to 1034.8 and 1064.4 in the rural areas. According to this measure, Albion Park Rail – Croom shows the highest level of relative disadvantage and is relatively more disadvantaged than the Wollongong and Shellharbour LGAs as a whole.

Table A15 Index of Relative Socio-economic Disadvantage (SEIFA)

Small area	SEIFA index
Albion Park Rural West	1034.8
Albion Park Rail - Croom	952.9
Dapto – Penrose – Brownsville	963.1
Rural Balance	1064.4
<b>Wollongong</b>	<b>983.8</b>
<b>Shellharbour</b>	<b>973.8</b>

## Summary

In summary, the areas surrounding Calderwood Urban Development Area show substantially lower rates of cultural diversity than the NSW average, relatively high proportions of families living in detached housing, high proportions of vocationally trained residents and workers in the technical and trades occupations. The majority of residents in the study area are home owners or are paying off a home loan.

Many demographic characteristics vary across the region or differ from NSW averages. For example, there are:

- Large proportions young children and teenagers in the areas of Albion Park Rail – Croom and Albion Park Rural West, which contribute to a relatively young population in these areas
- Relatively large average household sizes in Albion Park Rural West
- Relatively high proportions of couples with children in Albion Park Rural West and the Rural Balance compared with relatively high proportions of single parent families in Albion Park Rail – Croom
- High proportions of mid-high weekly household incomes for all small areas except Dapto – Penrose – Brownsville

The Dapto – Penrose – Brownsville area shows an ageing population, often comprising couples with no dependent children on lower incomes, paying lower rents. Many are unemployed or not in the labour force.

In Albion Park Rail – Croom there are relatively high proportions of single parent families, relatively more semi-detached houses and relatively fewer residents who own their own homes outright. This area shows the lowest SEIFA index, indicating it is the area with the greatest level of disadvantage compared with other parts of the study area.

Residents of the Rural Balance area, which covers rural hinterland areas north of the Calderwood Urban Development area to Helensburgh rural areas in the north, have the highest median weekly incomes in the study area, relatively high labour force participation rates and relatively low unemployment, the highest proportion of residents in managerial or professional occupations, relatively high percentages of couples with children, home owners and the highest monthly repayments on home loans. There are relatively few young adults and few single person households.

## Appendix 2: Summary of Agency Consultations

**Calderwood Urban Development Project  
Summary Record of Agency Consultations**

<b>Date</b>	30 November 2009		
<b>Project team member / firm</b>	Chris Manning, Tamara Rasmussen		
<b>Organisation</b>	Shellharbour City Council Social and community planning staff		
<b>Name of contact</b>	Melissa Forland, Group Manager, Community Services and Development		
<b>Also attending</b>	Geoff Hoynes, Louise Wellington, Jenny Brophy, Bonnie		
<b>Contact details</b>	4221 6170		
<b>Form of Consultation</b>	Face to face <b>x</b>	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>1. Status of community needs study – being finalised, will be adopted with only minor revisions</p> <p>2. Overview of community needs and council services in Shellharbour – as described in Needs Study</p> <p>3. Section 94 contributions for city-wide facilities – Council is awaiting new DoP guidelines this week and will then determine what city-wide facilities it will seek contributions for. These are likely to include arts centre / auditorium, regional library, accommodation for services and additional meeting space</p> <p>4. Council's policy for social impact assessment – old and outdated but still relevant for our study</p> <p>5. Social issues affecting the project:</p> <ul style="list-style-type: none"> <li>• Physical isolation, connectivity</li> <li>• Social isolation – young mothers, older people new to area</li> <li>• Need for housing mix for all lifespan groups</li> <li>• Housing affordability and affordable entertainment options</li> <li>• Lack of leisure opportunities for young people and anti-social behaviour</li> <li>• Adaptable / accessible housing for older people</li> <li>• Desire for child friendly and Healthy Illawarra design principles to be incorporated.</li> </ul> <p>6. Standards and principles for community facilities – as outlined in Community Needs Study. Generally consistent with adopted direction for Calderwood</p> <p>7. Council desires for Calderwood:</p> <ul style="list-style-type: none"> <li>• 1 large multi-purpose community centre, to include adaptable function space, meeting space, activity rooms, sessional space, accommodation for services, spaces for young people and for older people, arts/craft space. New Thirroul centre seen as best practice</li> <li>• Community development program and worker</li> </ul> <p>Council would not seek to have a childcare centre – leave to commercial operator</p> <p>Concern about provision of a second small community centre, in that it would not be staffed, and would therefore run the risk of poor utilisation. Preference is for 1 decent,</p>		



	staffed facility than 2 smaller facilities.
<b>Actions arising</b>	<p>Louise to sent to Tamara:</p> <ul style="list-style-type: none"> <li>• SGS population projections for Shellharbour</li> <li>• Council's social impact assessment policy</li> </ul> <p>Future discussion with Geoff to focus on draft VPA schedule</p>

<b>Date</b>	26 <sup>th</sup> October 2009		
<b>Project team member / firm</b>	Elton Consulting - Chris Manning DLL - Tamara Rasmussen		
<b>Organisation</b>	Wollongong City Council		
<b>Name of contact</b>	Louise Wellington Social Planner		
<b>Also attending</b>	Jan Noble – community infrastructure and library Steve Maidment– open space and recreation Tracey Venaglia – Co-ordinator, social planning		
<b>Contact details</b>	<a href="mailto:lwellington@wollongong.nsw.gov.au">lwellington@wollongong.nsw.gov.au</a> ; 4227 7727		
<b>Form of Consultation</b>	Face to face <b>x</b>	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Issues raised by Council:</p> <ul style="list-style-type: none"> <li>• Physical integration with West Dapto</li> <li>• Accessibility and public transport provision</li> <li>• Design for walkability, child friendliness, ageing in place and universal access, safety and security</li> <li>• Housing and population diversity</li> <li>• Population has lower socio-economic status, with key issues of social isolation, youth boredom, family stress and needs for family support services</li> </ul> <p>Community facilities:</p> <p>Preference for fewer, larger facilities on hub model, so Calderwood would need one community resource hub with integrated youth and children's spaces, also potentially library space. Have standard best practice requirements for community centres.</p> <p>Need for recreation and social opportunities for young people close to town centre.</p> <p>Council is not building any more childcare centres. Existing centres are operated by non-govt organisations. Preference is for integrated family and children's services facilities, not just childcare centres.</p> <p>Open space requirements are 2 ha/1000 people for passive recreation open space and 2 ha/1000 persons for sporting open space, preferably co-located together and adjacent to schools. Also require links and walking trails to connect open space areas. Major sporting infrastructure will be in West Dapto and some already exists in Albion Park.</p> <p>There is an oversupply of aquatic facilities but undersupply of learn to swim and hydrotherapy pools in the area.</p> <p>Importance of community development approach to cultural development, public art.</p>		
<b>Actions arising</b>	<p>Look at new Thirroul community centre as desired model for future provision</p> <p>Invitation to Community Information and Feedback Session</p> <p>Consult again in relation to development of schedule for VPA</p>		

<b>Date</b>	28 <sup>th</sup> October 2009		
<b>Project team member / firm</b>	Elton Consulting / Chris Manning Delfin Lend Lease – Tamara Rasmussen		
<b>Organisation</b>	Department of Education and Training		
<b>Name of contact</b>	Lesley Greenwood – Senior Demographic Analyst		
<b>Also attending</b>	Sandra Patterson – Demographic Analyst Phillip Hirst – School Education Director Shellharbour		
<b>Contact details</b>	9561 8466		
<b>Form of Consultation</b>	Face to face <b>x</b>	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Project background, dwelling and population projections discussed.</p> <p>There is significant spare capacity in existing local primary and high schools arising from ageing of the population and stalling of development in Tullimbar. Albion Park, Albion Park Rail and Tullimbar primary schools and Albion Park High School will be able to absorb students from Calderwood in the early stages of development. Are also a number of local private schools.</p> <p>To the north in West Dapto, a number of new primary and high schools are proposed; however their accessibility for the Calderwood population will depend on the road network. Also it may be many years until West Dapto extends south to join with Calderwood.</p> <p>The Calderwood Release Area as a whole, at 8,000 dwellings, would justify provision of 1 high school and 3 primary schools. The DLL project, at about 5,000 dwellings, would generate need for 2 primary schools and 1 high school, along with some special needs classes. This will be identified in draft SDA.</p> <p>New schools in West Dapto are to be planned on the basis of co-location and sharing of some community facilities, and DET would be open to this approach in Calderwood.</p> <p>At this stage, standard sized sites of 3 ha (primary) and 6 ha (high school) would be required, to be identified in concept plan. Primary school sites would be large enough to include a childcare centre. A schedule of standard requirements for new school sites was distributed. There are advantages in co-locating primary and high schools on adjoining sites, so long as traffic issues can be managed (eg by having different street frontages).</p> <p>Also discussed needs of children and young people for entertainment, leisure and recreation activities and facilities</p>		
<b>Actions arising</b>	<p>On-going communication should be directed through Lesley Greenwood to discuss arrangements re the SDA, staging of development, timing of schools delivery and site acquisition arrangements.</p> <p>Phil Hirst will be sent invitation to CIFS on 18<sup>th</sup> November.</p>		

<b>Date</b>	26 <sup>th</sup> October 2009		
<b>Project team member / firm</b>	Elton Consulting / Chris Manning Delfin Lend Lease – Tamara Rasmussen		
<b>Organisation</b>	Department of Community Services		
<b>Name of contact</b>	Jelena Mealey – A/Director, Partnerships and Planning		
<b>Also attending</b>	Linda Fletcher – Family Services Rose le Page – Community Program Officer		
<b>Contact details</b>	4222 8400		
<b>Form of Consultation</b>	Face to face <b>x</b>	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Issues raised:</p> <p>Population profile and likely needs – social isolation, social disadvantage, financial stress, long hours commuting, time poor working families</p> <p>Young people and older children – “nothing to do”, no public transport</p> <p>Need for local informal meeting and gathering places, services to support families with young children, services for young people, community development to engage people and reduce social isolation</p> <p>Funded agencies are already stretched and may have limited capacity to outreach to Calderwood. Difficult funding environment – there are no or very limited opportunities thru DOCS for new funding to expand or develop new services.</p> <p>DOCS supports integrated service delivery eg with Health and DADHC through family support activities, supported playgroups, early intervention for kids with a disability, and through links with schools. Favours “one stop shop” hub model.</p> <p>Aboriginal groups have their own strong services and organisations in the area.</p> <p>CALD issues: largest population is Macedonian. Are emerging Arabic and African populations.</p>		
<b>Actions arising</b>	<p>They would like to stay informed and involved, potentially through future attendance of DLL at Illawarra Area Managers Group meetings (chaired by Linda Fletcher) or Southern Region Justice and Human Services Regional Managers group (chaired by Mark Roberts Illawarra regional Co-ordinator).</p> <p>Identify list of major non-government service providers to invite to CIFS on 18 November.</p>		

<b>Date</b>	26 <sup>th</sup> October 2009		
<b>Project team member / firm</b>	Elton Consulting – Chris Manning DLL – Tamara Rasmussen		
<b>Organisation</b>	Department of Ageing, Disability and Home Care		
<b>Name of contact</b>	Tracey Rhodes		
<b>Position in organisation</b>	Manager Planning and Purchasing, Southern Region		
<b>Contact details</b>	4251 2006		
<b>Form of Consultation</b>	Face to face <b>x</b>	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Support expressed for community facilities to be designed to meet needs of frail older people and people with dementia for centre based daycare, respite programs, social support groups, therapy rooms and learning / health promotion activities. Also need to be accessible for community buses and have appropriate parking.</p> <p>Need opportunities for informal meeting and gathering for social support for older people, not just space for services.</p> <p>Urban environment needs to be designed to be “age friendly” and appropriate for people with disabilities – universal design.</p> <p>Look at Carelink website for listing of major non-govt aged care service providers in the area. Both councils are also significant service providers. Both councils have aged / disability community service officers with involvement in local HACC services.</p> <p>Existing facilities in the region are old and inappropriately designed to accommodate any expansion of activities and programs for older people and pwd.</p> <p>Community transport services exist in the area - administered by MoT.</p>		
<b>Actions arising</b>	Keep informed as project develops.		

<b>Date</b>	9 <sup>th</sup> December 2009		
<b>Project team member / firm</b>	Chris Manning / Tamara Rasmussen		
<b>Organisation</b>	South East Sydney and Illawarra Area Health Service		
<b>Name of contact</b>	Julie Dixon Acting Director, Population Health and Planning & Executive Manager, Strategy and Planning		
<b>Others present</b>	Pauline Foote, Manager Population Health		
<b>Contact details</b>	Ph: (02) 4221 6748 Julie.Dixon@SESI.AHS.HEALTH.NSW.GOV.AU		
<b>Form of Consultation</b>	Face to face            x	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Overview of Calderwood proposal was presented. Issues raised included:</p> <p>Was the issue of food security raised during community consultation? This is a standard issue for the Health Cities Illawarra group that is active in the region.</p> <p>AHS has plans for redevelopment of Shellharbour Hospital to address projected population growth for the region. This will include doubling of beds and development of more specialised services. There are also plans for the upgrading and expansion of Wollongong Hospital to become a major teaching hospital for the region. It will be important for AHS to understand the timing of development at Calderwood to link into its hospital capital works plans.</p> <p>There is a shortage of GP's in the region. Single practice GP's are not viable. Need to plan instead for co-located large practices.</p> <p>It is understood there are plans for a large private hospital to be built in West Dapto. Should this occur, there may be reduced redevelopment of Wollongong and Shellharbour Hospitals, as the AHS would contract for the private hospital to provide some public beds.</p> <p>The AHS has plans for the development of new Integrated Primary and Community Health Centres at Albion Park and West Dapto. These would integrate GP services, community health, allied health and diagnostic services in a "one stop shop" public / private superclinic model. The proposed facilities would service the Calderwood development. These would replace existing community health centres.</p> <p>The AHS will not require land for any capital facilities within Calderwood. However, space for sessional services provided within a multi-purpose community centre might be used to provide some outreach community health services, such as baby health, health education programs, aged care. The need for this will depend in part on transport links to Albion Park.</p> <p>There will also be a need within Calderwood for commercial premises / professional suites suitable for the establishment of GP and allied health practices.</p> <p>The AHS has an interest in the design of the development to promote healthy and active lifestyles. Particular issues include design to promote walking, cycling and safety, access to open space for sport, recreation and play, access to spaces and facilities for social gathering, and access to services to support older people to remain living at home.</p>		
<b>Actions arising</b>	The AHS is keen to stay involved as planning for Calderwood proceeds, and to provide input to detailed planning with regard to healthy urban development objectives.		



<b>Date</b>	26 <sup>th</sup> October 2009		
<b>Project team member / firm</b>	Elton Consulting – Chris Manning DLL – Tamara Rasmussen		
<b>Organisation</b>	Department of Premier and Cabinet		
<b>Name of contact</b>	Mark Roberts		
<b>Position in organisation</b>	Illawarra Regional Co-ordinator		
<b>Contact details</b>	42293749		
<b>Form of Consultation</b>	Face to face <b>x</b>	Phone call	Email
<b>Issues discussed / outcomes</b>	<p>Discussion of Calderwood project background and timeframe</p> <p>Discussion of arrangements for consultation with state govt human service agencies</p> <p>Discussion of likely requirements for community facilities and human services in Calderwood</p> <p>Discussion of community facility models and potential for co-location and integrated service delivery.</p>		
<b>Actions arising</b>	<p>Potential to use Justice and Human Services Regional Managers Forum chaired by Mark as a co-ordinated point of contact for human service agencies, to stay in touch and provide further information at critical points in the planning and delivery of Calderwood.</p>		