

Townson Road Precinct
Demographic, Open Space and Community
Facilities Assessment

On behalf of
Townson Road Landowner Group
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Executive Summary

This report has considered the open space and community facilities that will be required to support the population of the future Townson Road development, within the North West Growth Centre (NWGC). This report has been prepared for the Townson Road Landowner Group, as one of the studies needed to support preparation of the planning proposal to Blacktown Council.

This assessment provides demographic projections on the potential future profile of future residents within the Townson Road Precinct (TRP) and an outline of the existing supply and future demand for open space and community facilities.

The development of the TRP will provide a minimum of 336 dwellings, based on 15 dwellings per hectare. Demographic projections of the potential profile of future residents were based from the 2011 ABS census, was undertaken as part of this report. The TRP is expected to house a minimum of approximately 974 people, within an anticipated average household size of 2.9 people. This average households size has been used by the Department of Planning & Infrastructure for Precinct Planning within the North West Growth Centre. The demographic profile of the Blacktown City Council LGA suggests development will need to cater predominantly for families with children. As such, open space within the precinct should be designed to cater for this household type.

Blacktown City Council's benchmarks and the Growth Centres Commission (GCC) Development Code have been used for guiding thresholds for the provision of social infrastructure and open space.

The Blacktown City Council benchmark accepted in recent precinct planning processes anticipated that there will be demand for a large high quality neighbourhood park with an area of around 2 Ha, which provides for linear connections and is within 400m walking distance of all new residents. Based on demand of future residents the proposed parkland will likely include children's play equipment, picnic and BBQ facilities, passive open space areas, and small scale exercise areas.

The proposed 'central green spine' will provide 9.41Ha, including 2.01Ha of parkland alongside the riparian corridor, containing a high quality neighbourhood park, and will be within 400m walking distance of all residents. This provision of green space equates to around 29% of the total site area, representing a significant proportion of the site. Including open landscaped detention basins and additional flood affected area, the central green spine increases to 11.46Ha (35.5% of the Precinct). The linear nature of this open space will allow a north/south connectivity corridor through the TRP with bicycle and walking paths. The dedicated riparian corridor and proposed parkland will be publicly accessible and will contribute substantially to the visual amenity of the area and provide a focus of a substantial green space for the TRP.

Blacktown City Council acknowledges recent trends away from the traditionally accepted level of provision to a more qualitative approach to open space provision. Notwithstanding this, the TRP is located adjacent the Stonecutters Ridge Golf course and Bells Creek riparian corridor will be publicly accessible and will contribute substantially to the visual amenity of the area and provide a focus of a substantial green space for the TRP.



The scale of the precinct does not meet the thresholds and population estimates to justify the provision of district open space or community facilities. An analysis of the surrounding open space and proposed social infrastructure confirms a wide range of services and facilities are existing and will be provided in the surrounding areas to meet some additional needs of the TRP residents. Further, it is anticipated that the Special Infrastructure Contribution (SIC) payments will contribute towards the implementation of district and regional level facilities that will be used by the future residents of the TRP.



1

Introduction

The report provides preliminary population projections for future development and outlines the provision of open space and community facilities in the context of surrounding open space and development controls that apply to the development.

1.1

Background

In 2006 the NSW Government announced plans outlining the future of land releases in the North West and South West Growth Centres of Sydney. The Growth Centres will together provide for 180,000 homes over the next 30 years through staged delivery of infrastructure coordinated with land releases and a focus on sustainability to achieve world's best practice standards.

The Townson Road Precinct (TRP) is contained within the North West Growth Centre (NWGC), which in addition to the South West Growth Centre, which was established in 2005 by the NSW Government, assists in the supply of land for urban development to sustainably prepare and manage Sydney's growth between 2006 and 2036. The NWGC includes approximately 10,000ha and aims at providing 70,000 new dwellings for 200,000 people.

1.2

Development Context

The TRP is roughly rectangular in shape, located on the southern side of Townson Road, has a total area of 32.2ha and a developable area of 22ha. Vehicular and pedestrian access to the TRP is currently available from Townson Road.

The TRP is comprised of 10 lots located in the south western part of Sydney's North West Growth Centre, to the north of established areas of Blacktown (refer to figure 1).

The TRP is a release area previously located within the Schofields West Precinct and is situated east of the Marsden Park Industrial Precinct (MPIP), north of the Colebee Precinct and west of the Stonecutters Ridge development. Rural land is located to the north of precinct and is used for light grazing and rural residential purposes. Bells Creek Riparian Corridor is located along the western side of the TRP.



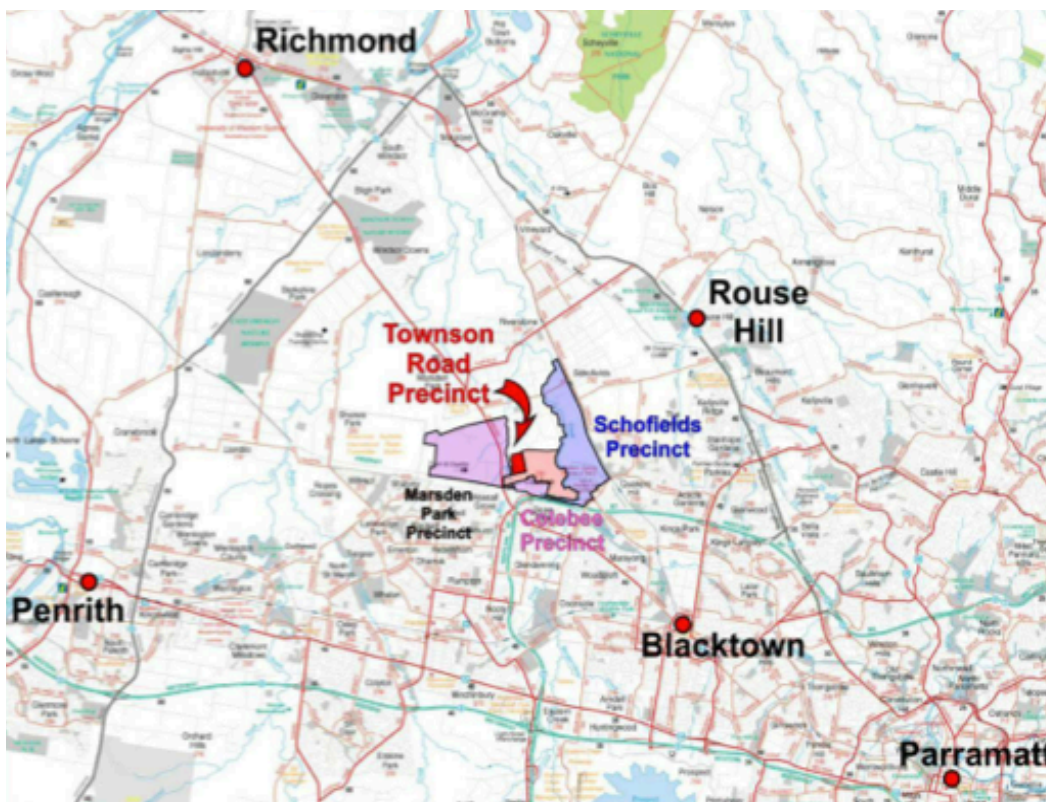


Figure 1 – Context of Townson Road Precinct
(Source: Traffix Consulting)

1.3 Scope of this study

This open space report provides specialist advice to support the preparation of the Townson Road Precinct Plan with regard to:

- Demographic profile for the TRP; and
- Open space and community facilities requirements of the TRP, having regard to the regional context, the GCC Development Code, existing open space facilities and services in the adjoining areas and likely needs of the incoming residential population.

1.4 The study process

Preparation of this report has involved:

- Discussions and meetings with representatives of the NSW Department of Planning and Infrastructure (DPI) and Blacktown City Council (BCC);
- Review of existing plans, policies and background studies from BCC, the former Growth Centres Commission and the DPI;
- Analysis of the social context of the TRP, including demographic analysis of the surrounding district population (using 2011 ABS census data for the local area); and
- Review of the preliminary Indicative Layout Plan (ILP) prepared by GDS and estimated yield being provided in the precinct.

2 Policy Framework

A number of policies have been examined as part of this study to provide context and guidance for the planning and delivery of community facilities, human services and open space for the Townson Road Precinct (TRP).

A brief outline of relevant issues contained in these policies is presented in the table below. The table also provides commentary on how the proposal responds to these policies.

Table 1. Key relevant objectives to the provision of open space and community facilities within the Townson Road Precinct

Key objectives/principals	Comment
Draft Sydney Metropolitan Strategy 2013	
• Make Sydney connected; • Create socially inclusive places that promote social, cultural and recreational opportunities; • Deliver accessible and adaptable recreation and open space; • Protect, enhance and rehabilitate our biodiversity; • Plan and deliver transport and land use that are integrated and promote sustainable transport choices; and • Improve access to major employment hubs and global gateways.	A network of off-road shared paths for pedestrians and cyclists are proposed within the 'central green spine' and along the major roads around the precinct (i.e. transit boulevards and collector roads), which will provide sustainable transport choices. These will provide for safe pedestrian and cyclist movement (separate to road traffic) linking the major destinations in the Precinct and surrounding residential areas and employment hubs. The proposed 'central green spine' will also include the protection and conservation of remnant native woodland, Bells Creek and biodiversity.
Sydney Region Growth Centres 2006	
• Create vibrant, sustainable and livable neighbourhoods that provide for community well-being and high quality local amenity; • Provide controls for the sustainability of land in those growth centres that has conservation value; and • To enable the land to be used for regional open space or recreation purposes that are consistent with the protection of its natural and cultural heritage value.	The proposed 'central green spine' will provide a high level of amenity to the precinct and will include the conservation of remnant native bushland and propose high quality public open space. The proposed pedestrian and bicycles network of paths will provide sustainable transport options. It is anticipated that contributions will be made to Council to provide any necessary upgrades or provision of regional open space and facilities to meet the needs of future communities.



Table 1. Key relevant objectives to the provision of open space and community facilities within the Townson Road Precinct

Key objectives/principals	Comment
Growth Centres Commission Development Code	
• Provide facilities and services at a local level; • Improve walking and cycling pathways; • Integrate existing infrastructure; • Provide, protect and maintain a range of open space opportunities; • Enhance safety and surveillance; and • Utilise public places and buildings to promote community identity. <u>Community facilities</u> • Provide community facilities within walking distance of residential neighbourhoods and transport nodes; • Improve access to a wide range of existing and new parks and recreational and community facilities; and • Minimise the impact of access ways on the environmental qualities of public open space. <u>Open space</u> • Integrate stormwater management and water sensitive urban design with networked open space; • Provide a balance of useable and accessible open space; • Provide an interconnected network of open spaces; • Facilitate the provision of public open space of an appropriate quality and quantity; • Facilitate the provision of public open space and its development as part of the subdivision process; • Provide a diverse mix of open spaces and community facilities designed to cater for a range of uses and activities; that can meet the needs of future communities; • Provide amenity to residential areas; • Avoid pressure to existing open space systems in surrounding areas; • Provide public open space that is pleasant, safe and usable both during daytime and at night;	The proposed interconnected 'central green spine' includes the retention of remnant native bushland, the provision of high quality public open space, an integrated stormwater management system and a interconnected network of bicycle and pedestrian paths that will provide a high level of amenity and access within the precinct and to surrounding areas. The subdivision layout has been orientated to provide casual surveillance. Lighting will ensure the proposed public parks will be safe and usable both during daytime and at night. The proposed public park will be within walking distance from each resident within the precinct. The riparian corridor will be used only for passive open space. The proposed type, quality and quantity of open space will meet the needs of the TRP residents. It is anticipated that contributions will be made to Council to provide any necessary upgrades or provision of regional open space and facilities to meet the needs of future communities.



Table 1. Key relevant objectives to the provision of open space and community facilities within the Townson Road Precinct

Key objectives/principals	Comment
• Provide residents with accessible passive and active recreational opportunities; • Provide open space that promotes local character and identity; • Provide play spaces, which are designed and located to be safe and convenient and to assist in childhood development; • Retain existing stands of remnant vegetation and to associate them with passive recreational facilities; • Provide open space for a diversity of interests catering for a wide range of users.	

Blacktown City Council Social Plan 2006-2010

• Early Life: lack of services for youth, family and transport, travel distances and the impacts this had on families and limited aboriginal services; • Social Support: A lack of services: youth and family, poor public transport, a limited supply is a need to locate shaded and seated rest areas in parks so they can be better used, poor street lighting and footpaths; • Addiction: Undesirable people and behaviours; and • Service development: The fragmentation, lack of integration, under resourcing and poor funding of human services.	The precinct will include a local public park with an area of 2.01ha. The facilities within the park will be designed to cater for families and will likely include children's play equipment, picnic and BBQ facilities, passive open space areas and small scale exercise areas. The proposed local public park will be within walking distance from the residents within the precinct and the proposed subdivision layout will encourage casual surveillance of the proposed park. The park will likely be provided with footpaths, lighting, trees, and benches and will be integrated into the local pedestrian network.
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Blacktown City Council Cultural Plan

• The Cultural Plan aims to increase community participation through cultural development and provide citywide access to cultural development opportunities for all residents; and • The strategy aims to incorporate arts and cultural services in new and existing community facilities, involving the community in any developments to create ownership and involvement.	The proposed local public park will help provide the precinct with a sense of community and social interaction.
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Table 1. Key relevant objectives to the provision of open space and community facilities within the Townson Road Precinct

Key objectives/principals	Comment
Wellness through Physical Activity Policy	
Blacktown Council's Wellness Vision aims "to promote physical activity in the community as a contribution to achieving physical, mental, cultural, social and environmental health and wellbeing".	The proposed grid pattern local street network will encourage accessibility for pedestrians, cyclists and public transport. An off-road shared pedestrian and bicycle route will be provided along the proposed 'central green spine' which is located east of Bells Creek. Off-road shared paths for pedestrians and cyclists are proposed along the major roads around the precinct (i.e. transit boulevards and collector roads). These will provide for safe pedestrian and cyclist movement (separate to road traffic) linking the major destinations in the Precinct and surrounding residential areas.
Blacktown Recreation and Open Space Strategy	
• The provision and development of sports grounds within a hierarchy; • The provision of key facilities for some sports and organized activities; • Promoting community and sport development; • The development of Blacktown as the sporting capital of Western Sydney; • Catering for informal recreation, particularly the provision and development of parks; • The provision of parks and trails; • Local parks and playgrounds and youth facilities; • The future provision and development of aquatic and indoor facilities; • Directions for the protection, enhancement and maintenance of natural areas including bushland and watercourses; and • Opportunities for using facilities and supporting community participation.	The precinct will include a centralised local public park with an area of 2.01ha. The facilities within the park will be designed to cater for families and will likely include children's play equipment, picnic and BBQ facilities, passive open space areas and small scale exercise areas. The proposed local public park will be within walking distance from local residents and will be integrated into the local pedestrian network. The proposed subdivision layout will encourage casual surveillance of the proposed public local open space. The proposed 'central green spine' will include an integrated stormwater management system which will protect the water quality of Bells Creek and the native remnant bushland located within the riparian corridor will be retained to provide a habitat for biodiversity within the region.



Table 1. Key relevant objectives to the provision of open space and community facilities within the Townson Road Precinct

Key objectives/principals	Comment
Key issues which need to be considered in planning for open space areas within the BCC area include: • Equity: there is a high demand for sports grounds and other areas of open space due to the large proportion of families and young people and the anticipated growth in physical activity participation rates; • Quality: There will be a high priority for further development of reserves; • Access: Council needs to continue to provide for the needs of people accessing open spaces and recreational facilities; • Safety: Safe open space facilities; and • Sustainability: Balance values of biological diversity, ecological integrity and intergenerational equity with community demands and needs.	It is anticipated that contributions will be made to Council to provide any necessary upgrades or provision of regional open space and facilities to meet the needs of future communities.

4 Existing open space and community facilities

4.1 Existing and approved open space

The suburbs surrounding the TRP are either relatively recent new development areas or are to be developed in the future. A number of open space parcels and recreation facilities have been provided to cater for the new communities. The main open space and facilities in proximity to the TRP are discussed below.

799 Richmond Road (Colebee Release Area)

To the south of the TRP is 799 Richmond Road, which has been released for development and is being subdivided for residential lots. There are currently a number of DA approvals for the site, including a single large park with an area of over 1 hectare. This open space is within walking distance of the Townson Road Precinct. Additionally, a planning proposal to rezone a part of the site along Richmond Road to allow a neighbourhood centre has now been published. Refer to Figure 2 below for details of the approved locations of open space within 799 Richmond Road.

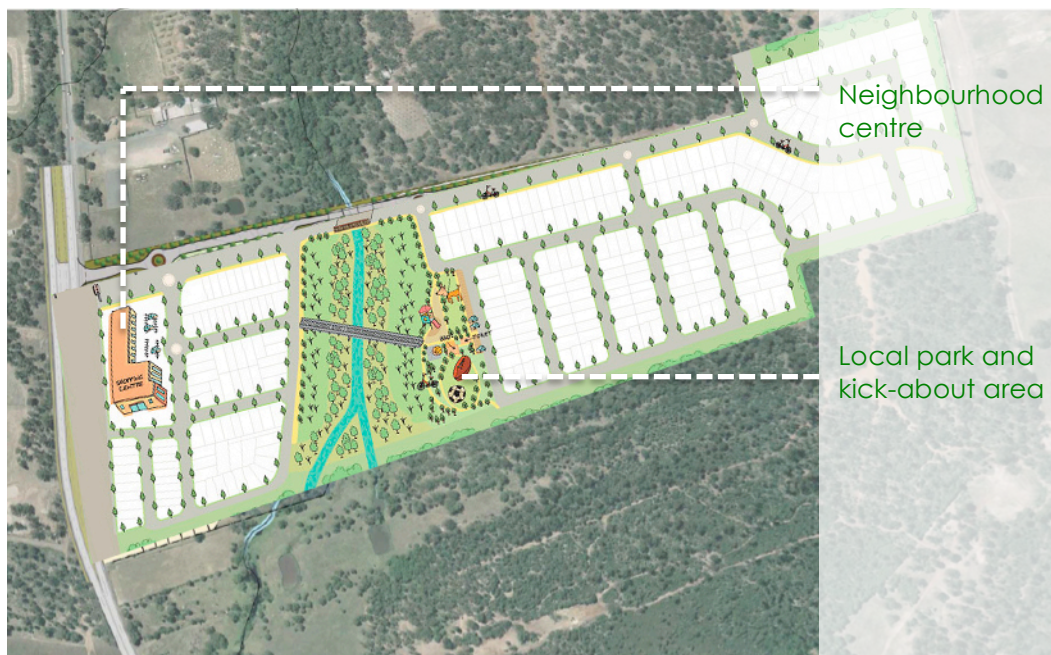


Figure 2 – Approved open space within 799 Richmond Road
(Source: Greenway Living)

Stonecutters Ridge Development (Colebee release area)

Directly to the east of the TRP is the Stonecutters Ridge development, which contains a master planned development including a golf course. Construction has commenced on 840 dwellings centred on the Greg Norman designed golf course and the Colebee Access Road links into the signalised intersection as the main entry to the facility. The development will comprise approximately 2,000 residents, golf course and associated facilities. The major elements of the golf course are:

- 18 holes and practice facilities;

- Approximate length of 6,500m;
- Facilities to support 130 contestants and support staff;
- Conference and/or tournament briefing facilities;
- Hospitality facilities;
- 18.5ha of riparian corridor revegetation, 10.1ha of other native planting; and
- 5ha of combined native and exotic planting, 8ha of wetlands and 40ha of mown areas.

The Stonecutters Ridge Development provides the following parks and reserves:

- 1 local neighbourhood park of 700sqm;
- 2 medium sized parks of 5,000sqm each;
- 1 medium sized local neighbourhood park of 3,000sqm; and
- An aboriginal archaeology precinct of 10,500sqm.

While the large areas of open space listed above may attract use by future residents of the TRP, neighbourhood and local open space in surrounding areas are designed to service local populations and as such will be too distant to be used extensively by TRP residents.



Figure 3 – Stonecutters Ridge private and public open space
(Source: www.stonecuttersridge.com.au)

Marsden Park Industrial Precinct (MPIP)

The MPIP will feature 70ha of commercial land, 40ha of bulky goods retailing, 206ha of industrial land, a mix of residential housing close to the planned Marsden Park town centre just to the north of the MPIP to accommodate 3,500 people and 63ha of conservation land and open space.

The plan indicates a 16ha recreation and conservation area zone will be provided west of the subject site. At this stage, there are few details of the planned town centre or the population for the MPIP.

Marsden Park Precinct (MPP)

The MPP totals some 1,800ha and is expected to accommodate 10,000 dwellings and some 50ha of public recreation space. The MPP will provide a network of open space comprising neighbourhood parks, sports fields and transmission corridors linking most areas within the precinct.

Ten neighbourhood parks and nine active parks (doubling as playing fields) will incorporate 18 sports fields and are distributed throughout the MPP within walking distance of residential areas. Local sporting fields will accommodate four double fields and other recreational activities including a baseball field, 15 netball courts, 15 basketball courts and 19 tennis courts. An aquatic and community centre are proposed to the south of the site.

Other surrounding areas of open space

Table 2 below provides a summary of the other areas of open space surrounding the TRP, which may be used by future residents.

Table 2. Areas of open space within proximity to the Townson Road Precinct			
Park/Reserve and suburb	Area	Type of open space	Distance
Schofields Precinct			
Schofields Park	4.6ha	Park with play and picnic facilities	4.8km
Nirimba educational precinct	-	High quality sports and recreational facilities, including tennis courts, football and soccer fields, swimming pool and gym. Open to general public use	2.5km
Hassall Grove and Bidwill			
Mittigar Reserve	25ha	1 playing field, indoor pavilion, netball courts and picnic area along Bells Creek corridor	2km
Hanna Reserve	11ha	1 playing field	3.2km
Bidwill Reserve	4.7ha	1 playing field, some netball courts, and recreational walks	4.1km
Glendenning and Deans Park			
Upperby Reserve	5.5ha	1 playing field and a park	1.6km
Glendenning Reserve	5.4ha	1 playing field	2.1km
Joe Mcaleer Park	4.7ha	Oval	2.3km



Table 2. Areas of open space within proximity to the Townson Road Precinct

Park/Reserve and suburb	Area	Type of open space	Distance
Other			
Western Sydney Park lands	-	27km long of parklands containing a mix of active and passive open space	16m

4.2 Existing community facilities

Community centres and facilities

There are no education, cultural, community centres and health and social welfare facilities located within the TRP. The local community facilities located within the immediate locality of the TRP include:

- The Nirimba Education Precinct opened in 1999 and is located 2km to the south-east of the TRP. The precinct shares a university (University of Western Sydney), TAFE, secondary and primary school and a preschool;
- The Marsden Park Primary School and Ahmadiyya Mosque are located within the Marsden Park Industrial Precinct to the west;
- William Dean Public School and Hassall Grove Pre-School and Child Centre and located 2km to south of the TRP; and
- A neighbourhood centre was opened in 2012 within the Stonecutters Ridge development to the east of the site.

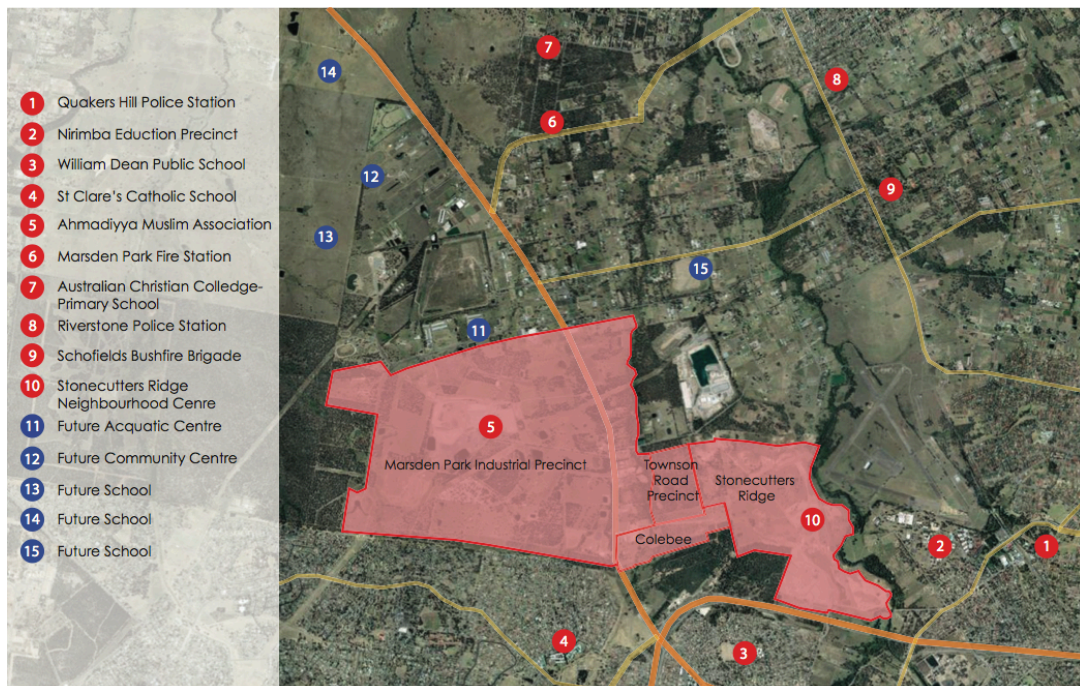


Figure 4 – Existing community facilities in the surrounding area (shown in red)

Emergency services

There are no emergency services located within the TRP. However, there is a rural fire services located near the Schofields town centre to the north-east and rural fire station located within the Marsden Park Precinct to the north. There are two nearby police stations located in Quakers Hill and Riverstone.

Marsden Park Precinct (MPP)

The following schools and community facilities will be provided within the MPP:

- One aquatic leisure centre;
- Two Community Resource and Recreation Hubs (CRRH). The larger CRRH will accommodate a youth centre, performing art/cultural centre, district level community centre and a library and the small CRRH will accommodate local community facility and possibly a youth centre; and
- Three primary schools and one K-12 school.



5 Preliminary demographic projections

5.1 Rapid growth

North West Sydney has experienced high levels of growth over the past decade. New housing development and ongoing planning for the North West Growth Centre have created higher demand for open space and recreational areas.

To the south, across the M7, suburbs developed between the 1950s and 1990s and are now established residential areas. However, rapid residential development to the west and east has occurred more recently over the past decade, as part of Sydney's North West Sector.

5.2 Projected development yields

GDS has prepared a preliminary masterplan for the site and the development yield will be a minimum of approximately 336 dwellings (15 dwellings per hectare).

5.3 Estimated population

The Department of Planning uses a household size of 2.9 people per household when projecting the demographic characteristics of the North West Growth Centre. This occupancy rate has been used to estimate the population for the TRP from the estimated dwelling yield.

There are few release areas in the region that have been fully developed. The 'Ponds' and 'Kellyville ridge' are not considered ideal development sites to compare household occupancy rates with, as the TRP will provide a more affordable alternative for young families with smaller dwelling and lot sizes.

Applying the average occupancy rate above to forecast dwelling numbers has resulted in the following minimum population estimates:

Table 3. Projected minimum dwelling yield for the Townson Road Precinct			
Dwelling Type	Minimum dwellings	Occupancy rate	Minimum residents
Detached houses	336	2.9	974

5.4 Demographic characteristics

Forecasts of the age or household characteristics of the future population has been based on analysis of the market profiles of a number of housing estates in surrounding areas using data obtained from the 2011 census.

At this stage, it is considered too early to predict the specific age structure or other demographic characteristics of the precinct's future population. However, residents in this area are expected to share characteristics of populations of recent land releases in other nearby parts of western Sydney.



Table 4. Estimated age demographic of the Townson Road Precinct

Attribute	%	Population
0-4 years	8.4	82
5-9 years	7.7	75
10-14 years	7.6	74
15-19 years	7.2	70
20-24 years	6.8	66
25-29 years	7.5	73
30-34 years	8	78
35-39 years	7.8	76
40-44 years	7.2	70
45-49 years	6.8	66
50-54 years	6.1	59
54-59 years	5.3	52
60-64 years	4.6	45
65-69 years	3.1	30
70-74 years	2.2	21
75-79 years	1.6	16
80-84 years	1.1	11
85 and over	0.9	9
Total	100	974

This breakdown is a useful starting point in estimating specific facility needs associated with open space and parks in the area outlined in the following sections. These figures will however need to be further refined as more detailed planning for the area takes place.

Some additional common features of residents of the Blacktown City Council LGA relevant to estimating open space requirements include:

- 59% of households had children. This will equate to 198 families living in the development based on a minimum of 336 households;



- A high proportion (30.9%) of residents are likely to be young and aged between 0 – 17; and
- A high proportion of households being approximately 68% or 228 houses, are projected to be owner occupied (either outright or purchasing).



6 Open space assessment

6.1 Open space standards

The Growth Centres Commission (GCC) Development Code provides guiding thresholds for the provision of social infrastructure and open space. Refer to the indicative thresholds in the table below.

Table 5. Growth Centres Commission Standards for open space and recreation	
Type of facilities	Benchmark (No. per population)
Overall Open Space	2.83ha: 1,000 people
Neighbourhood Open Space	1: 2,000 people
Local Open Space	1:10,000 people
District Open Space	1:100,000 people
Local Sports Grounds	1:10,000 people
District Sports Grounds	1:30,000 people
Regional Sports Grounds	1:200,000 people
Local Tennis Courts	1:10,000 people
District Tennis Centre	1:30,000 people
Equestrian	1:30,000 people
Lawn Bowls	1:30,000 people
Netball/Basketball Local	1:10,000 people
Netball/Basketball District	1:30,000 people
District Aquatic Centre	1:100,000 people
Regional Aquatic/Indoor Sports Centre	1:300,000 people

The scale of the precinct is below the thresholds identified in the GCC Development Code required to support neighbourhood and local open space, being 2,000 and 10,000 people respectively.

The GCC development code stipulates an overall open space area of 2.83 hectares per 1,000 persons. With a projected population of 974 people, the TRP would be required to contain approximately 2.75.Ha of overall open space. While the overall benchmarks include regional level facilities, the scale of the development is below the GCC Development Code thresholds, is not able to accommodate these and therefore alternative contributions for required open space will need to be considered.



From a review of other recent Growth Centre Precinct releases and rezonings, it is evident that reduced benchmarks have been adopted in the precinct planning process. A summary of the guidelines used for Riverstone, Alex Avenue and the Marsden Park Industrial Precincts and the implications for the TRP are listed in the table below:

Table 6. Blacktown City Council Adopted Open Space Benchmarks		
Facility	Benchmark	TRP Requirement
Parks	1.9ha per 1,000 people	1.85ha
Playing fields	1: 1,850 people	N/A
Tennis courts	1: 4,000 people	N/A
Netball courts	1: 3,500 people	N/A
Playgrounds	Neighbourhood (1:500)	Two Neighbourhood playgrounds
	District (1:2,000)	

As indicated in the table above, based on previous benchmarks in the North West Growth Centres Area, 1.85ha of park area is required for a population of 974 people. The relatively small scale of the Townson Road precinct is below the thresholds to support regional level parks and open space.

BCC has identified a range of issues associated with pocket parks, including maintenance, management, user satisfaction and overall site viability. Council as a result, generally prefers to plan for a minimum park size of 0.3ha. Further, the GCC Development Code requires local parks within 400m of most dwellings. During previous discussions with BCC, it was suggested that one larger centralised park including neighbourhood playground be provided.

6.2 Recommended provision of open space

Quantum

Given the relatively small scale of the site, open space requirements within the TRP are limited to local neighbourhood open space within 400m walking distance of new residents. It is anticipated that there would be demand for a single neighbourhood park with a minimum area of around 2 ha.

The TRP will include 2.01ha of open space, which excludes the riparian corridor, drainage areas, flood prone land and creek lines. The location of the precinct along the Bells Creek corridor provides an opportunity to provide an integrated expanse of green space for the precinct. The proposed 'central green spine' will provide a wide, linear, safe and appealing network of open space to support shared use for a large number of people. This central green spine is a total of 9.41ha, including the riparian corridor (7.4ha) and one park (2.01ha). If the open landscaped detention basins (1.57ha), and an additional area of 4,806sqm to the southwest that is flood affected are also included, this central green spine increases to 11.46Ha. The provision of green space within the central spine equates to approximately 29% of the total precinct area (35.5% including the



basins and the additional flood affected area). This will provide substantial visual amenity and a combination of passive and active green space. Refer to Figure 5 below for details of the central green spine. The grid-like pattern of the subdivision allows for excellent connectivity. Pedestrian and cycle paths are envisioned to be located along the spine to connect into paths to be delivered adjoining the site, including along the Townson Road/Transit Boulevard to the north and the Collector Road to the south. The proposed open space master plan would satisfy the BCC adopted benchmark standards for the provision of overall open space including local parks and playgrounds for the TRP.



Figure 5 – Provision of open space within the Townson Road Precinct
(Source: Mecone)

While the entire riparian corridor will not be used for recreational purposes, a portion of it will be useable and the overall area will contribute substantially to the visual landscaped amenity of the area and provide a focus of a substantial green space for the TRP. Furthermore, the TRP is located adjacent to the Stonecutters Ridge Development. Residents of the TRP will be able to enjoy access to the Stonecutters Ridge Golf Course, which will provide significant open space benefits in line with the original concept for the release area. Refer to Table 7 below for details of the open space provision in the TRP.

Table 7. Townson Road Precinct Open Space Provision		
Area	Size	Details
Neighbourhood Park	2.01Ha	Central neighbourhood park providing access with a maximum distance of 400m to all residents
Riparian corridor	7.4Ha	Bells Creek corridor along Western boundary of Precinct



Table 7. Townson Road Precinct Open Space Provision

Area	Size	Details
Flood affected area along riparian corridor	0.48Ha	Southwest precinct
Detention basin 1	0.802Ha	Southwest precinct
Detention basin 2	0.77Ha	Northwest precinct
Total	11.46Ha	

Access to open space for the site in the surrounding area is very good with seven nearby open space reserves providing a range of active open space facilities. Overall surrounding release areas provide over 43ha of open space, including the golf course, which equates to more than 10 times the open space required under the development code. The combination of the two substantial green spaces to the east and west of the precinct, being the golf course and the riparian corridor will again contribute substantially to the visual amenity of the TRP. Refer to Figure 6 below for details on the context of the Townson Road Precinct green space in relation to the surrounding Precincts.

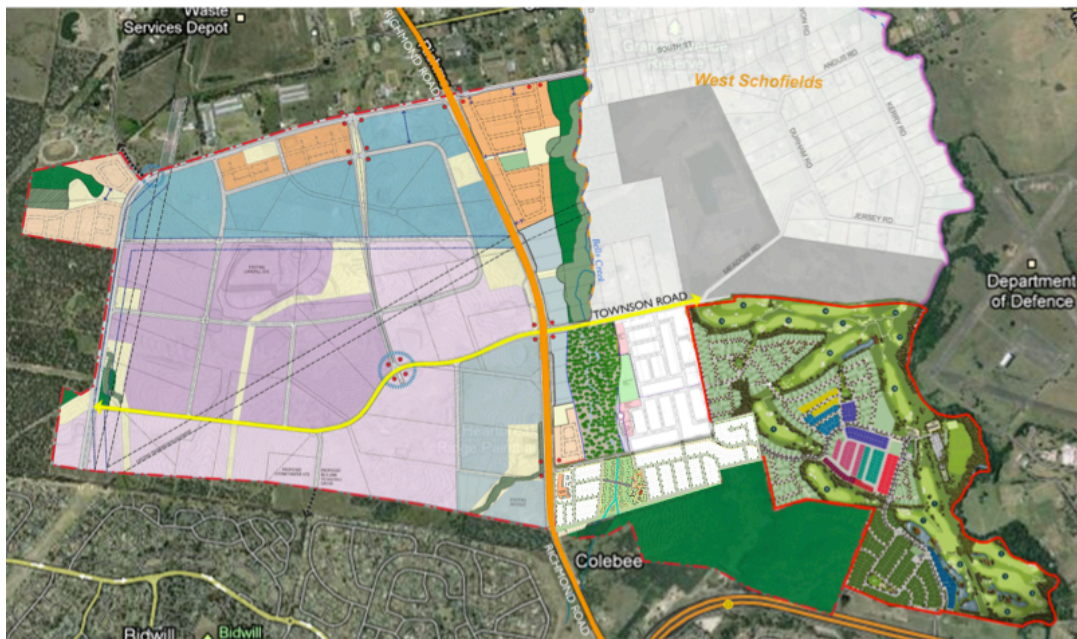


Figure 6 – Townson Road Precinct in context of surrounding area

The TRP is not of a sufficient scale to necessitate the provision of regional open space such as sports grounds. Despite the numerical requirements of the development code, BCC acknowledges recent trends away from the traditionally accepted level of provision to a more qualitative approach to open space provision.

Function

This study identifies that the future development will contain a mix of families with young children. Local open space is therefore important for encouraging informal interaction and creating opportunities for new and existing residents to meet and build networks, both at a local and wider community level. In addition, local open space encourages family activity, for recreation and exercise as well as family gatherings. As such the facilities within parks on the site should be designed to cater for this household type. This may include:

- Children's play equipment;
- Picnic and BBQ facilities;
- Passive open space areas; and
- Small scale exercise areas.

Council's Playground Strategy provides directions for the provision, development, management and maintenance of playgrounds throughout the LGA. Based on the hierarchy in the provision of parks and playgrounds identified in Council's strategy, the proposed playground is considered a 'local park' and will cater for everyday play needs of the local children. The playground is in walking distance from the residential lots and will be primarily accessed by pedestrians. Complementary facilities such as accessible pathways, seating and trees will be provided.

6.3 Quality of open space

The landscaping design intention of the precinct is to achieve high quality local open space integrated with the riparian corridor to provide connectivity in the form of shared bicycle and pedestrian paths in a bushland setting, breaking into local parks, which can provide BBQ facilities, tables and chairs, play equipment, small scale exercise equipment and associated amenities.

The design of the open space within the development is proposed to be undertaken to BCC's minimum standards. It is proposed that the parks be dedicated to BCC on completion.

6.4 Contributions

As the demand for open space within the TRP will be limited to local open space, it is anticipated that contributions will be made to regional level facilities in a similar way to Stonecutters Ridge and the Voluntary Planning Agreement for 799 Richmond Road. A specific contribution regime would be provided in the form of a voluntary planning agreement that would be informed by current Blacktown Section 94 Plans. For example, this could be in the form of payment towards barbeques and associated amenities for regional playing fields, upgrades to supporting facilities and similar items identified by BCC as necessary for the area.



7 Community facilities assessment

7.1 Demand for community facilities

This section considers the community facilities that will be required to meet the needs of the future Townson Road Precinct (TRP) population, estimated to reach a minimum of approximately 974 people.

In social infrastructure, facilities and open space planning there are commonly considered three levels of community facilities:

- Sub-regional and regional level services, comprising major facilities for a population of over about 50,000 people.
- District level services are more specialist services which operate on a broader district catchment (about 15,000 - 50,000 people); and
- Neighbourhood level services and facilities (4,000 - 12,000 people);

The demand for community facilities has been identified using benchmarks in the Growth Centres Development Code (GCDC). The table on the following page shows the indicative need for a large number of facilities in this wider area.

Table 8. Growth Centres Guiding thresholds for the provision of social infrastructure

Type of facilities	No. required* (NWGC)	Benchmark (No per population)	Size (site area)
Education			
Public Primary Schools	22	1:1,500 new dwellings (approx.)	3 ha / 2.3ha (if joint use)
Public High Schools	5	1:4,500 dwellings (approx.)	6 - 10ha
Tertiary	1		
Health and social welfare			
Community Health Centre		1:20,000 people	2,000sqm (for 80,000 people)
Hospital		2 beds: 1000 people	
Aged Care: • Aged Care Housing • High Care (Nursing home) • Low Care (Hostel) places		10,000 (centre) 40 beds: 1,000 people 70yrs+ 48 places: 1,000 people 70yrs+	
Youth Centres		1:20,000 people	1,000-1,500sqm
Community Service Centre		1:60,000 people	3,000-3,500sqm
Childcare facility		1 place: 5 children 0-4 yrs	
After school care facility		1 place: 25 children 5-12 yrs	



Table 8. Growth Centres Guiding thresholds for the provision of social infrastructure

Type of facilities	No. required* (NWGC)	Benchmark (No per population)	Size (site area)
Culture			
Branch Library		1:33,000 people	2,400sqm
District Library		1:40,000 people	2,400sqm
Performing Arts/ Cultural Centre		1:30,000 people	0.24 - 8ha
Emergency services			
Ambulance			To accommodate 12 ambulances
Fire Station			2,000sqm min
Police Station			4,000sqm (first 10 yrs)
Community centre			
Local	-	1:6,000 people	2,000 - 2,500sqm
District	-	1:20,000 people	1,500sqm - 2,400sqm

Assessment

This assessment of the need for community facilities considers existing facilities and the future demographic profile of the area. Figure 7 identifies community facilities have been identified in the immediate catchment to the development. The needs analysis is broken down into Regional/sub-regional, district and local facilities, summarised in Table 9 and discussed in more detail below.

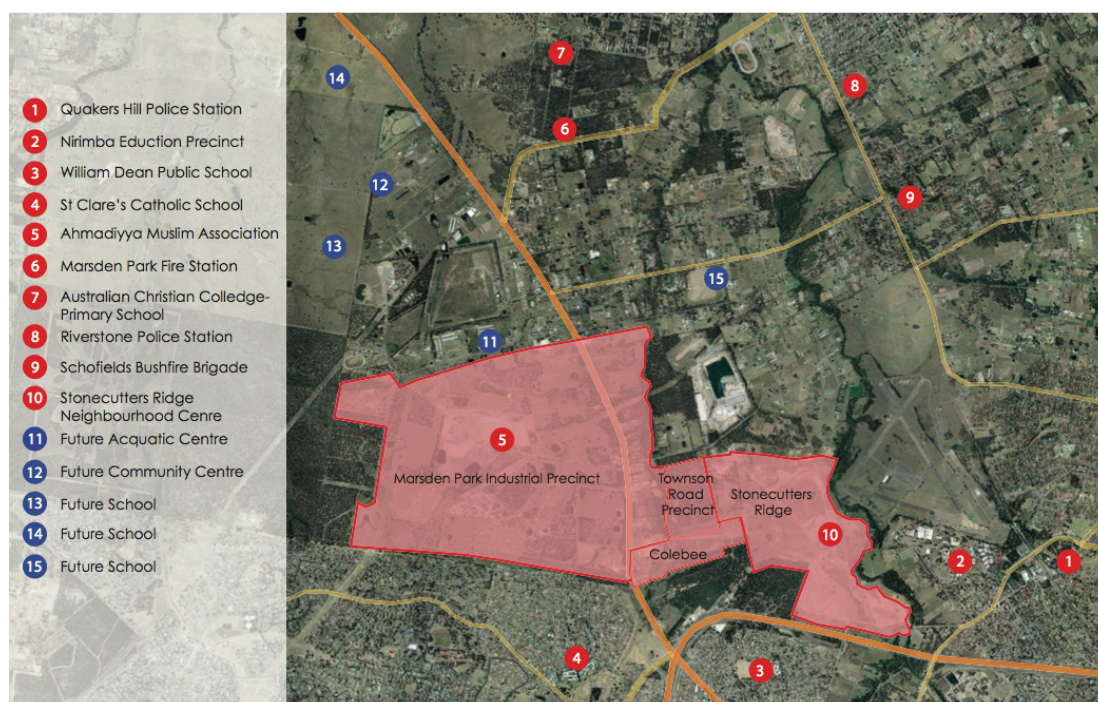


Figure 7 – Existing and future community facilities in the surrounding area)

Table 9. Estimated Community Facilities Requirements

Type of facilities	Benchmark (No per population)	Size (site area)	Required (based on 336 dwellings)
Education			
Public Primary Schools	1:1,500 new dwellings (approx.)	3 ha / 2.3ha (if joint use)	0.22
Public High Schools	1:4,500 dwellings (approx.)	6 - 10ha	0.07
Tertiary			
Health and social welfare			
Community Health Centre	1:20,000 people	2,000sqm (for 80,000 people)	0.05
Hospital	2 beds: 1000 people		0.97 beds
Aged Care:			
• Aged Care Housing	10,000 (centre)		0.1 centres
• High Care (Nursing home)	40 beds: 1,000 people 70yrs+		2.28 beds
• Low Care (Hostel) places	48 places: 1,000 people 70yrs+		2.7 places
Youth Centres	1:20,000 people	1,000-1,500sqm	0.05 centres
Community Service Centre	1:60,000 people	3,000-3,500sqm	0.02 centres
Childcare facility	1 place: 5 children 0-4 yrs		16.4 places
After school care facility	1 place: 25 children 5-12 yrs		4.5 places
Culture			
Branch Library	1:33,000 people	2,400sqm	0.03 branches
District Library	1:40,000 people	2,400sqm	0.02 libraries
Performing Arts/Cultural Centre	1:30,000 people	0.24 - 8ha	0.03 centres
Emergency services			
Ambulance		To accommodate 12 ambulances	
Fire Station		2,000sqm min	
Police Station		4,000sqm (for first 10 yrs)	
Community centre			
Local	1:6,000 people	2,000 - 2,500sqm	0.16 local centres
District	1:20,000 people	1,500sqm - 2,400sqm	0.05 district centres



Sub-Regional and Regional Facilities

The scale of the TRP is below the thresholds identified in the GCC Development Code and is not considered large enough to justify the provision of a range of district or sub-regional community facilities. Community needs assessments undertaken by the Department of Planning and Infrastructure which have supported structure and precinct plans for the North West Growth Centre have identified relevant Sub-regional and Regional Facilities that include the future development of the TRP. While these facilities have a very broad catchment that will extend well beyond the North West Growth Centre the development will contribute to the need for these facilities. Nearby facilities include the Nirimba Education Precinct in Quakers Hill, the Rouse Hill Regional Centre and Rouse Hill Regional Park. The development of the land will contribute towards State Infrastructure Contributions that will in part fund Sub-regional and regional facilities.

District Facilities

The scale of the TRP is below the thresholds identified in the GCC Development Code and is not considered large enough to justify the provision of a range of district community facilities. The development of the area will contribute towards the need for such facilities. Nearby existing or planned district level facilities include:

- Quakers Hill police Station,
- William Dean public school in Dean Park,
- St Clair's Catholic School in Hassall Grove
- Ahmadiyya Mulsim Association in Marsden Park,
- Marsden Park fire station,
- Australian Christian College primary school in Marsden Park,
- Riverstone police station
- Schofields bushfire brigade,
- Stonecutter ridge neighbourhood centre,
- Future aquatic centre in Marsden Park,
- Future community centre in Marsden Park,
- A number of schools planned in the Marsden Park and Schofields precincts.

Based on the future population projections the proposed development is likely to generate demand for district facilities as follows:

- Approximately 115 primary aged school children
- Approximately 114 high school aged children
- Approximately 132 people above 60 years of age requiring health and associated facilities targeted at retirees.

Therefore it is recommended that the Schofields West Precinct incorporate both primary and high school level education facilities during the Precinct planning stage to cater for the future population within the wider precinct and to provide some capacity for the Townson Road Precinct.

Local Community Facilities

Like Regional/sub-regional and district facilities the development is not of a scale to justify local facilities on its own. However, the future population will create demand for services elsewhere. Currently there are few local community facilities in the immediate vicinity of the site. The primary local community facility within is



the Stone Cutters Ridge Community Facility. Two Community Resource and Recreational Hubs are planned in the nearby Marsden Park Precinct, which will include a library as well as community and cultural development facilities. The proposed development of the Townson Road Precinct will benefit from these facilities. Regarding this assessment and the generated demand for local community facilities the following is noted:

- Approximately 82 children under the age of 5. This age cohort will create demand for child care and community facilities supporting young families including the Blacktown Council Hub model.
- Approximately 219 school age children that will require facilities such as after school care (approximately 4.5 spaces for primary aged children) and general community space.

Retail and Local Services Centre

In addition to the above a retail centre is planned in the approved development at 799 Richmond Road, which will provide local and day-to-day services to the future residents of the TRP. These will include a small supermarket, local retail and space for local services such as banks and real estate agents. This centre, which is identified in Figure 2, will be within 1 km of all TRP residents and will form part of a seamless development between 799 Richmond Road and the TRP.

7.2 Contributions

Residents of the TRP will contribute to the demand for district and regional level facilities in the wider area. It is anticipated that the Special Infrastructure Contribution (SIC) payments will contribute towards the implementation of district and regional level facilities that will be utilised by the future residents of the precinct. In terms of neighbourhood facilities, the surrounding area will cater for a number of the facilities required at this level, with the future development of the West Schofields Precinct expected to provide facilities that will provide some capacity for the Townson Road Precinct. Additionally, it is noted that the proposed low-density residential zoning of the site will allow for childcare and seniors living development to occur should there be an immediate identified need in the area.



Conclusion

This report has considered the need for the provision of open space and community facilities to meet the needs of the minimum projected population of 974 persons in the Townson Road Precinct (TRP) of the North West Growth Centre (NWGC). The needs assessment has considered surrounding release areas within the NWGC that would contribute to open space and recreation demand and has taken into consideration the likely demographic characteristics of the TRP, provisions in adjoining precincts and methods used to work out rates of provision and relevant policies.

Based on these findings and the projected population for the development site it is anticipated that there will be demand for one high quality neighbourhood park with an area of approximately 2Ha. The proposed open space within the TRP will be relatively small scale given the open space requirements and limited to local neighbourhood open space within walking distance of new residents. The proposed concentrated open space is consistent with the open space benchmarks for the NWGC. Based on demand of future residents the proposed open space will likely include children's play equipment, picnic and BBQ facilities, passive open space areas, and small scale exercise areas.

The TRP is not of a scale to warrant the provision of community facilities within the precinct and does not directly result in the need for particular community facilities. However, the proposed population of the precinct will generate the demand for community facilities across a range of age groups and services. It is expected that the Townson Road Precinct population will make use of existing and future surrounding facilities where there is capacity, and that the future development of the West Schofields Precinct will provide a range of community facilities including education facilities to provide additional capacity. Additionally, contributions will be required to provide these facilities in surrounding areas.



