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1.0 Introduction

This Open Space and Community Facilities Impact Assessment has been prepared by Ethos Urban to support a planning proposal to increase the permissible building height and consequently development yield of 34-72 Tallawong Road, Rouse Hill (the site). The purpose of this assessment is to assist Blacktown City Council (BCC) to better understand the additional demand for open space and community facilities generated by the planning proposal in accordance with a condition of the Gateway Determination dated 23 January 2019.

The planning proposal primarily seeks to amend the maximum height of buildings from 16m to 26m for 34-58 Tallawong Road, and a minor (<100m²) portion of 72 Tallawong Road, Rouse Hill.

1.1 Scope

This Open Space and Community Facilities Impact Assessment is intended to help facilitate a discussion with BCC and ultimately to inform arrangements and agreements for the funding and delivery of additional community and open space infrastructure. While this report identifies the quantum and type of facilities anticipated to be required to service the population, additional analysis may be required to determine the optimal and equitable means to provide open space and community facilities on site and in the local area.

To facilitate this preliminary Open Space and Community Facilities Impact Assessment, open space and community facilities have been defined as:

- Children and family services and facilities;
- Community resource hub;
- Branch library; and
- Public open space (active and passive).

Open space and community facilities such as education facilities, health care services and emergency services, sport stadiums and galleries are not included in this assessment. These infrastructure items will be addressed via other State Government processes and are not the responsibility of local government.

1.2 Methodology

To satisfy the purpose of this assessment within the scope outlined above, the following methodology has been employed:

- Analyse and review the open space and community facilities planning framework relevant for the Riverstone East and Area 20 Precincts, including planned provision of open space and community facilities;
- Estimate the population increase likely to result from the increased dwelling yield that would be possible as a result of the Planning Proposal (hereafter referred to as the proposed development);
- Analyse the existing and future demographic profile of the local area to determine the demographic characteristics resident population of the proposed development outcome for the site;
- Review and determine the appropriate benchmarks to calculate the additional open space and community facilities required to support the population of the proposed development outcome for the site; and
- Calculate the demand for open space and community facilities required to support the population of the proposed development outcome of the Planning Proposal.

1.3 Data sources and assumptions

Data sources used to compile this assessment include:

- Household and Population Census, Australian Bureau of Statistics – 2011 and 2016;
- Bureau of Transport Statistics Employment and Industry Forecasts – 2014 (as at September 2017);

- Social Infrastructure Assessment Riverstone East Precinct, Elton Consulting, 2015;
- North West Growth Centre Social Infrastructure Assessment, GHD – 2015;
- Draft North West Priority Growth Area Land Use and Infrastructure Implementation Plan, Department of Planning and Environment – 2017;
- Tallawong Road Urban Design Study, Ethos Urban – May 2018;
- Priority Growth Areas Open Space Audit – North West Area, GHD – 2016;
- Section 94 Contributions Plan No.22L – Rouse Hill (Land) – March 2018;
- Section 94 Contributions Plan No.22W – Rouse Hill (Works) – March 2018;
- 34-72 Tallawong Road Planning Proposal, Ethos Urban – May 2019; and
- Architectural Plans accompanying SPP 17-00028, Kann Finch.

Assumptions applied to complete this assessment include:

- The population and site area benchmarks for the provision of open space and community facilities outlined in the New South Wales Growth Centres Development Code and Blacktown City Council contribution plans accurately reflect the demand for open space and community facilities;
- Dwelling occupancy rates for future development outlined in the Rouse Hill Contributions Plan (Contributions Plans 22L and 22W, prepared by Blacktown City Council);
- The proposed number of dwellings and other relevant development parameters are as per the Urban Design Study prepared by Ethos Urban and dated May 2019;
- This includes the following number of dwellings:
 - 34-42 Tallawong Road:
 - Existing permissible: 630 (approx.)
 - Proposed with greater height: 859
 - Additional: 230 (approx.)
 - 50-58 Tallawong Road:
 - Existing permissible: 445 (approx.)
 - Proposed with greater height 669
 - Additional: 224 (approx.)
 - 72 Tallawong Road:
 - No assumed notable development potential of the <100m² component of this lot included in the planning proposal.
- The bedroom mix of the proposed development accurately reflects future development on the site;
- The contribution catchment area relevant for the planning of open space and community facilities within Riverstone East consists of the Alex Avenue, Riverstone, Riverstone East and Cudgegong Road (Area 20) Precincts;
- Travel zones 3943, 3949, 3960, 3959, 3958, 3953, 3946, 3944, 3941, 3940, 3935, 3933, 3939, 3952, 3938, 3948 accurately represent the Riverstone East contribution catchment area; and
- The demographic profile for the contribution catchment area, reported by the Bureau of Transport Statistics (BTS), accurately reflects the existing and future demographic profile of the area.

2.0 Planning Proposal

It is proposed to increase the permissible maximum height of buildings, and consequently the development yield of land at 34-72 Tallawong Road, Rouse Hill. As outlined in the Urban Design Study, approximately 859 dwellings could be accommodated on 34-42 Tallawong Road and 669 dwellings could be accommodated at 50-58 Tallawong Road with the proposed changes.

To determine the additional demand for local open space and community facilities generated by the proposed uplift under the planning proposal, it is important to understand the dwelling mix of potential development.

At this preliminary stage, it is understood that future development on the site will provide a mix of one, two and three bedroom apartments. **Tables 1** and **2** outline the proposed dwelling mix and yield of development under revised height controls.

Table 1 Dwelling mix - 34-42 Tallawong Road

Dwelling Type	Proportion	Dwelling Count
One Bedroom/One Bedroom + Study	23%	194
Two Bedrooms	67%	580
Three Bedrooms	10%	85
Total	100%	859

Table 2 Dwelling mix – 50-58 Tallawong Road

Dwelling Type	Proportion	Dwelling Count
One Bedroom/One Bedroom + Study	23%	157
Two Bedrooms	64%	427
Three Bedrooms	13%	85
Total	100%	669

For further details of the proposed development, refer to the Urban Design Study.

3.0 Open space and community facilities planning framework

Over the next ten years, the North West Priority Growth Area (NWPGA) will support the delivery of approximately 33,000 dwellings and will be home to approximately 250,000 people¹. The NWPGA includes 14 precincts which are subject to detailed land use and infrastructure planning.

The subject site is located within the Riverstone East Precinct which is approximately 656 hectares in size and bounded by Schofields Road to the south, Windsor Road to the north east and First Ponds Creek to the west.

A number of studies have been completed to inform the location and provision of open space and community facilities within the NWPGA and Riverstone East Precinct which include the North West Growth Centre Social Infrastructure Assessment (2015), Priority Growth Areas Open Space Audit – North West Area (2016) and Social Infrastructure Assessment Riverstone East Precinct (2015).

To determine the demand for open space and community facilities generated by the proposed development outcome for the site it is important to understand how the existing planning framework describes the future demand, provision and benchmarks of open space and community facility in the Riverstone East Precinct.

Outlined below are the key plans and policies that relate to the future demand, provision and benchmarks for open space and community facilities for the NWPGA and Riverstone East Precinct. For further information on the planning and policy framework for the site refer to the detailed planning proposal that this study accompanies.

Growth Centres Development Code

The Growth Centres Development Code (the code) was developed by the Growth Centres Commission to guide the planning and design of development in Sydney's Northwest Growth Centre and South West Growth Centre. The code sets out principles and design elements that are linked to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006* (the Growth Centres SEPP) and the Structure Plan. The document provides detailed information on the planning and design of a range of social infrastructure items, including community facilities and open space. In addition, the code outlines population benchmarks for the provision of social infrastructure items including education, health, community and cultural facilities, emergency services and open space. **Table 3** below outlines the population benchmarks for local infrastructure as described in the code.

Table 3 Social infrastructure benchmarks

Type of facility	Benchmark (number per population)	Size (site area)
Childcare Facility	One place: 5 children 0 to 4 years	
After School Care Facility	One place: 25 Children 5 to 12 years	
Branch Library	1:33,000 people	2,400 m ²
District Library	1:40,000 people	2,400 m ²
Local Community Centre	1:6,000 people	2,000 m ² to 2,500 m ²
District Community Centre	1:20,000 people	1,500m ² to 2,400 m ²
Open Space and Recreation	2.83ha; 1,000 people (may be refined through specific studies)	

Source: Department of Planning

The code is not intended to provide a prescriptive standard for social infrastructure. It is intended to stimulate ideas and to provide a guide to best practice. With that limitation noted it does provide some direction on the appropriate benchmarks to facilitate this assessment.

¹ Department of Planning and Environment 2017

North West Priority Growth Area Land Use and Infrastructure Implementation Plan

The *North West Priority Growth Area Land Use and Infrastructure Implementation Plan* (the Implementation Plan), released in May 2017, outlined plans for the growing North West Priority Growth Area and the infrastructure needed to support growth. It provided an update to the planning framework for the NWPGA in light of the extent of urban development and demand for housing that has occurred since the release of the North West Growth Centre Structure Plan 2006. At this time, it is unclear when the Implementation Plan will be finalised or if changes will be made to the plan as exhibited in 2017.

The Implementation Plan considered the framework set in the draft West and West Central District plans released by the Greater Sydney Commission in late 2016 (now finalised as the *Western City District Plan*), and provided precinct planning and rezoning across the NWPGA, and a guide to future urban structure including new centres to support places for offices, shops, cafes and supermarkets, open space networks for recreation and connections with green space, and future road and passenger rail networks. It also provided a schedule of regional and state infrastructure, including open space and community facilities, to be funded and delivered across the priority growth precincts.

It acknowledges that when rezoning precincts, an assessment of the demand for active and passive open space was conducted across the entire priority growth area. Current planning for open space includes:

- 659 hectares for conservation land;
- 187 hectares for regional open space;
- 338 hectares for local open space; and
- 382 hectares for riparian corridors.

The Implementation Plan also identified that more social infrastructure will be required to service the higher than anticipated dwelling densities and therefore a larger population than was anticipated when precinct plans were prepared. In particular, it identified that additional social infrastructure required to service future population may include a new public school, a local community centre, additional sports ground and embellishment of facilities in Riverstone Park.

The implementation plan also identifies potential parts of the Green Grid. The Green Grid was identified in *A Plan for Growing Sydney* and the District Plans and is designed to connect the whole of Western Sydney through green corridors. Currently funding to acquire and embellish regional green corridors needs to be resolved, with options to utilise developer charges to fund the grid being explored.

Riverstone East Priority Precinct Stages 1 and 2 Finalisation Report

The Riverstone East Priority Precinct Stages 1 and 2 Finalisation Report implement planning controls on the rezoning land within the Riverstone East Priority Precinct across two stages. The rezoning has the potential for up to 3,500 new homes.

The final indicative layout plan, as illustrated **Figure 1**, demonstrates the subject site is proximate to key local open space and community facilities planned for the area. The plans for stages 1 and 2 were finalised in August 2016.

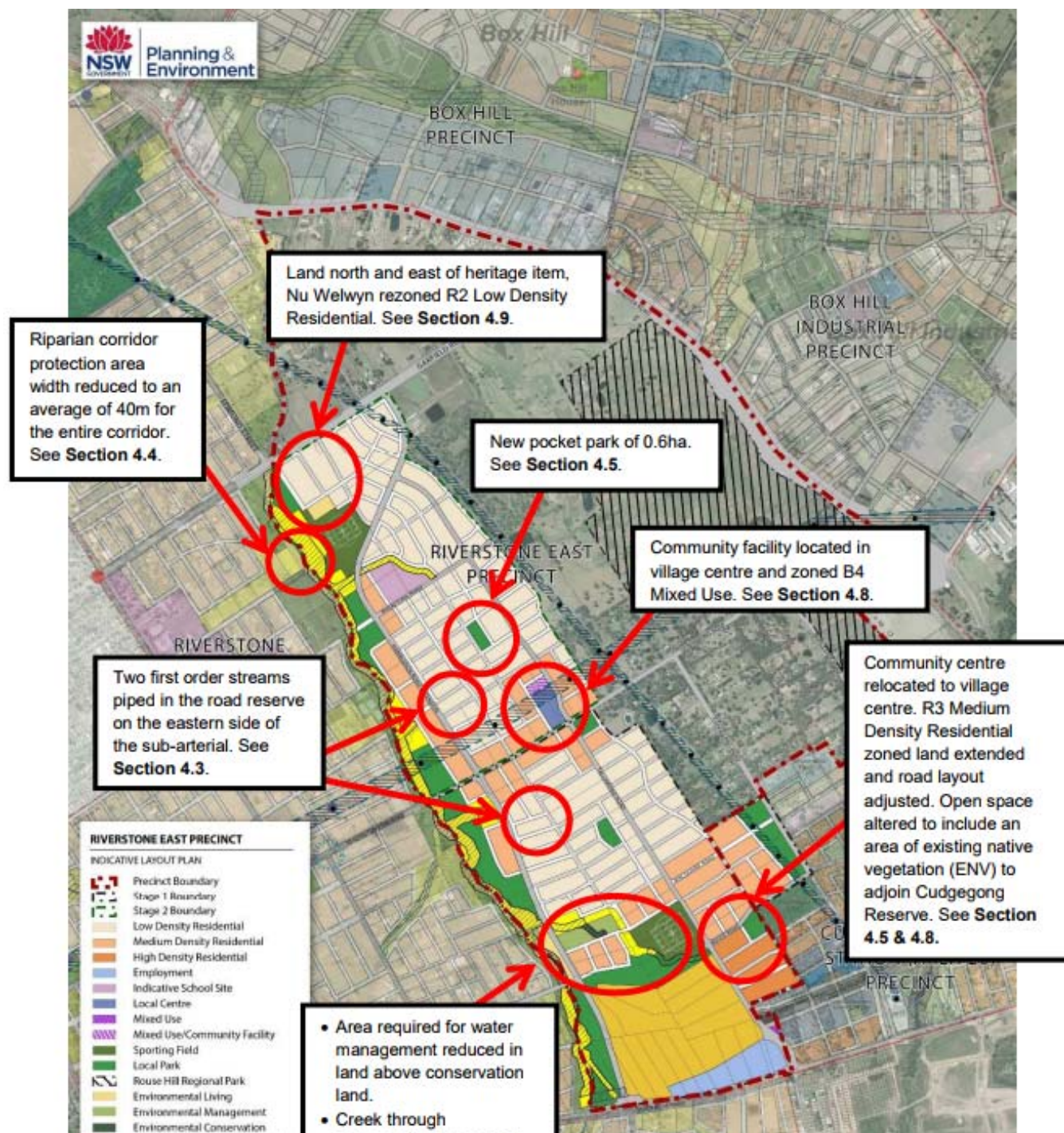


Figure 1 Final indicative layout plan for Stage 1 and 2 of the Riverstone East Precinct

Source: Department of Planning and Environment

The report outlines a total of 34.2 hectares of local open space (active and passive) and 0.6 hectares of community facilities are to be delivered across stages 1 and 2.

The report also outlines that Council is preparing a draft Section 94 Contributions Plan to fund local infrastructure (roads, drainage, open space and community facilities) required to service development of the precinct. A Contributions Plan was finalised in March 2018 covering parts of the Riverstone East Precinct.

Plans for Stage 3 of the precinct have not been released. The timing of exhibition and rezoning of this will align with the future delivery of water, sewer and electricity services.

Social Infrastructure Assessment Riverstone East Precinct

The social infrastructure assessment prepared to inform the Riverstone East Implementation Plan provides clear direction on the additional social infrastructure required in the precinct to service the additional population growth. It concluded the additional open space and community facilities required to support the growing population of the Area 20 and Riverstone East Precincts included:

- a district community centre of approximately 1,000m²;
- three primary schools;
- 86 hectares open space for active and passive uses; and
- eight double sporting fields.

Blacktown City Council Infrastructure Planning

In March 2018, Council adopted the *Section 94 Contributions Plan No.22W – Rouse Hill (Works)* and the *Section 94 Contributions Plan No.22L – Rouse Hill (Land)* that apply to the Area 20 Precinct and Stages 1 and 2 of the Riverstone East Precinct. These Contributions Plans determine the planning and provision of local open space and community facilities within the Riverstone East Precinct in catchment areas. With each catchment, there is land to be acquired (or is already acquired) or an identifiable “list” of works that are scheduled for provision.

It's noted that the open space and community facilities that Council plan to deliver within the relevant catchment area include a community resources hub, library, children and family services and facilities, aquatic centre and open space (active and passive).

Council's contribution plans also outline assumed occupancy rates for future development within the local area as outlined in **Table 4**.

Table 4 Assumed occupancy rates

Dwelling mix	Occupancy rate
One bedroom	1.2 persons/dwelling
Two bedrooms	1.9 persons/dwelling
Three plus bedrooms	2.7 persons/dwelling

Source: Blacktown City Council

The assumed occupancy rates outlined in **Table 4** provide some insight in the potential future demographic profile of the local area and population of the proposed development outcome of the Planning Proposal.

4.0 Demographic profile

To better understand the demand for open space and community facilities generated by the proposed development it is critical to consider the likely population and demographic composition of the local area and future residents. Outlined below is the forecast demographic profile for the Riverstone East Contributions Catchment Area and proposed development.

1.1 Contributions Catchment Area

Small area demographic forecasts from the Bureau of Transport Statistics (BTS) indicate the contributions catchment area for Riverstone East will experience significant growth in population and dwellings.

As outlined in **Table 5** the population of the contributions catchment area is forecast to increase from 8,467 residents in 2011 to 50,340 residents by 2031. This growth equates to an increase of approximately 494.54% and an increase of 41,873 residents.

Table 5 Population and occupied private dwellings

Date	Population	Dwellings
2011	8,467	3,091
2016	11,839	4,541
2031	64,334	24,836

Source: BTS

To support this strong growth in population, an additional 26,660 dwellings are forecast to be constructed between 2011 and 2031 within the contributions catchment area. Forecast demographic characteristics of the contributions catchment area indicate a gradual shift towards an older demographic between 2011 and 2031. As outlined in **Table 6** the 65+ age cohort is forecast to increase its proportion of the total population, from 12.1% in 2011 to 20.7% in 2031, while the 20-34 age cohort is declining from 21.0% in 2011 to 15.8% in 2031. Similarly, the 0-4 and 5-19 cohorts are also declining as a proportion of total population.

Table 6 Age profile forecast

Age Cohort	2011		2016		2031	
	Count	Proportion	Count	Proportion	Count	Proportion
0-4	599	7.1%	790	6.7 %	2,846	5.7 %
5-19	1,735	20.5 %	2,258	19.1 %	9,310	18.5 %
20 - 34	1,779	21.0 %	2,302	19.5 %	7,925	15.8 %
35 - 64	3,320	39.2 %	4,600	38.9 %	19,795	39.3 %
65+	1,025	12.1 %	1,875	15.9 %	10,430	20.7 %
Total	8,458		11,825		50,307	

Source: BTS

The small area BTS demographic forecasts for the contributions catchment area indicate the area is expected to undergo significant urbanisation and accommodate an ageing population. This has important implications for the location and type of open space and community facilities required to support and ageing population within the contributions catchment area.

4.1 Future development

To determine the population and demographic profile of the proposed development, assumptions on the occupancy rate and age profile must be made. For the purposes of this assessment, the occupancy rates and age profile of future potential development on the site has been based on those outlined in **Tables 4 and 6** above.

With these assumptions the population of the proposed development has been estimated to be 1,607 people. **Tables 7 to 9** below provide a breakdown of the population and demographic estimate of the proposed development on 34-42 Tallawong Road, while **Tables 10 to 12** provide details on 50-58 Tallawong Road.

Table 7 Estimated population of 34-42 Tallawong Road (existing controls)

Dwelling mix	Number of dwellings	Occupancy rate	Population
One bedroom and one bedroom with study	170	1.2 persons/dwelling	204
Two bedrooms	436	1.9 persons/dwelling	828
Three bedrooms	24	2.7 persons/dwelling	65
Total	630		1,097

Source: Blacktown City Council & Ethos Urban analysis

Table 8 Estimated population of 34-42 Tallawong Road (proposed controls)

Dwelling mix	Number of dwellings	Occupancy rate	Population
One bedroom and one bedroom with study	194	1.2 persons/dwelling	233
Two bedrooms	580	1.9 persons/dwelling	1,102
Three bedrooms	85	2.7 persons/dwelling	230
Total	859		1,564

Source: Blacktown City Council & Ethos Urban analysis

Table 9 Demographic profile of the proposed development of 34-42 Tallawong Road at 2031

Age cohort	Proportion of estimated population	Estimated population
0-4	6.7%	107
5-19	19.1%	307
20-34	19.5%	313
35-64	38.9%	625
65+	15.9%	255

Source: BTS & Ethos Urban analysis

Table 10 Estimated population of 50-58 Tallawong Road (existing controls)

Dwelling mix	Number of dwellings	Occupancy rate	Population
One bedroom and one bedroom with study	102	1.2 persons/dwelling	122
Two bedrooms	285	1.9 persons/dwelling	542
Three bedrooms	58	2.7 persons/dwelling	157
Total	445		821

Source: Blacktown City Council & Ethos Urban analysis

Table 11 Estimated population of 50-58 Tallawong Road (proposed controls)

Dwelling mix	Number of dwellings	Occupancy rate	Population
One bedroom and one bedroom with study	157	1.2 persons/dwelling	188
Two bedrooms	427	1.9 persons/dwelling	811
Three bedrooms	85	2.7 persons/dwelling	230
Total	669		1,229

Source: Blacktown City Council & Ethos Urban analysis

Table 12 Demographic profile of the proposed development of 50-58 Tallawong Road at 2031

Age cohort	Proportion of estimated population	Estimated population
0-4	6.7%	83
5-19	19.1%	238
20-34	19.5%	243
35-64	38.9%	485
65+	15.9%	198

Source: BTS & Ethos Urban analysis

5.0 Demand for open space and community facilities

To determine the open space and community facilities required to support the additional population generated by the proposed uplift, benchmarks for the provision of local open space and community facilities need to be established. A review of the open space and community facilities planning framework for the NWPGA and Riverstone East Precinct, as outlined in **Section 2**, has identified several population and site area benchmarks for the provision of local open space and community facilities. **Table 13** provides a summary of the population and site area benchmarks for open space and community facilities.

Table 13 Open space and community facilities benchmarks

	Benchmark	Site area	Site area per person
Children and family services and facilities	1:10,000 residents	3,000m ²	0.3m ²
Community resource hub	1:20,000 residents	2,000m ²	0.1m ²
Branch library	1:33,000 residents	2,400m ²	0.07m ²
Open space (active and passive)	1,000 residents	2.83 hectares	28.5m ²

Source: North West Growth Centre Development Code, Blacktown City Council & Ethos Urban analysis

The population and site area benchmarks outlined in **Table 13** should not be considered a fixed standard for provision. Further studies would be required to refine the type, quality and volume of local open space and community facilities required for the population of Riverstone East Precinct but for the purpose of this preliminary assessment are considered suitable.

With the benchmarks for the provision of local open space and community facilities understood, the additional demand for open space and community facilities generated by the proposed development can be determined.

34-42 Tallawong Road, Rouse Hill

For 34-42 Tallawong Road, **Table 14** below outlines the estimated demand for open space and community facilities generated by the existing planning controls, for an estimated 630 dwellings accommodating 1,097 persons, and the demand generated by the revised planning controls, for an estimated 859 dwellings accommodating 1,564 persons.

As outlined in **Table 14**, the proposed development would generate an additional demand for approximately 219m² of community facilities and 13,310m² of open space (for active and passive uses) above what would be generated by the existing planning controls.

Table 14 Demand for open space and community facilities – 34-42 Tallawong Road

	Existing controls	Proposed development	Additional demand
Children and family services and facilities	329m ²	469m ²	140m ²
Community resource hub	110m ²	156m ²	47m ²
Branch library	77m ²	109m ²	33m ²
Open space (active and passive)	31,265m ²	44,574m ²	13,310m ²

50-58 Tallawong Road, Rouse Hill

For 50-58 Tallawong Road, **Table 15** below outlines the estimated demand for open space and community facilities generated by the existing planning controls, for an estimated 445 dwellings accommodating 821 persons, and the demand generated by the revised planning controls, for an estimated 669 dwellings accommodating 1,229 persons.

As outlined in **Table 15**, the proposed development would generate an additional demand for approximately 192m² of community facilities and 11,628m² of open space (for active and passive uses) above what would be generated by the existing planning controls.

Table 15 Demand for open space and community facilities – 50-58 Tallawong Road

	Existing controls	Proposed development	Additional demand
Children and family services and facilities	246m ²	369m ²	122m ²
Community resource hub	82m ²	123m ²	41m ²
Branch library	57m ²	86m ²	29m ²
Open space (active and passive)	23,399m ²	35,027m ²	11,628m ²

Overall

Overall, the revised height controls would enable development that would generate additional demand for approximately 411m² of community facilities and 24,938m² of open space (for active and passive uses) above what would be generated by the existing planning controls.

6.0 Discussion

The subject land adjoins a proposed park and playing field/s on Tallawong Road, and is located close to district and regional open space infrastructure in the form of First Ponds Creek, Second Ponds Creek, and Rouse Hill Regional Park. These will provide a range of passive and active recreation opportunities, including potentially for walking, cycling and organised ball sports.

It is noted that subject land also adjoins Cudgegong Reserve. As the primary role of this reserve is for environmental conservation, its ability to contribute to passive and active recreation needs is more limited than that of other areas, although it is planned to have some passive recreation functions, including a proposed expansion of the land area of the park to the west to create additional space for passive recreation.

The site will be well connected to this open space infrastructure through a permeable road network that includes Rouse Road.

The land itself will make an important contribution to open space infrastructure by providing a new urban plaza having an area of around 2,200m². Supporting this is a network of through site connections and widened street verges that will accommodate and encourage walking and passive recreation. This will provide a partial contribution towards the additional demand for public open space generated by the proposed development.

While not meeting the entire amount of open space on-site, as considered under benchmarks, the final outcome is considered to be acceptable as:

- The land has a high degree of accessibility to a range of local and regional open space infrastructure.
- There should be consideration for allocating the most proximate land in the precinct to housing, achieving optimal land use and transport integration outcomes, as reflected in the current zoning for the site under the Riverstone East Indicative Layout Plan.
- The proposed urban plaza is appropriate in the context, as opposed to a larger 'green' space, for a precinct with an urban desired future character that is aligned with the needs of the typical demographic of higher density, transit-oriented centres.

The increased yield proposed for the overall site will result in additional Section 7.11 contributions to Council. This will provide council with an increased ability to deliver additional and better provisioned open space and community facilities in an appropriate location.