

REDBANK EXPANSION AREA (KEMSLEY PARK)

322 GROSE VALE ROAD, NORTH RICHMOND



COMMUNITY INFRASTRUCTURE SCOPING STUDY

PREPARED FOR



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Project 24640, 01 August 2024

REDBANK EXPANSION AREA
COMMUNITY INFRASTRUCTURE SCOPING STUDY



A Scoping Study to the Hawkesbury City Council on the capacity and opportunities within the community infrastructure of North Richmond to accommodate the new households proposed in the Redbank Expansion Area (Kemsley Park)

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1.0 Introduction



> Figure 1: The Expansion Area (Red Boundary) in the Redbank Estate

1.1 Why This Scoping Study?

Since 2011 Redbank Communities has been constructing and delivering homes in North Richmond. It's master planned community at Redbank comprises a 180 hectare vision to integrate a mix of housing choices with environmental conservation areas, community facilities, retail services and memorable and attractive open spaces and public domain areas.

It now seeks to embark on the delivery of the last stage of the Redbank project – a 35 hectare infill expansion into Kemsley Park.

Every local Government area, including Hawkesbury, is under pressure to provide more housing opportunities. Equally, this pressure extends to challenges to ensure that the provision and capacity of community facilities can commensurately keep pace with the increased demand that this creates.

Redbank Communities is acutely aware of these challenges. The development of the Redbank Estate to date has contributed over \$65 million to community infrastructure. It recognises that the future delivery of the last stage of the Redbank project – a 35 hectare extension into Kemsley Park. – must be neighbourly and harmonious in terms of its relationship with the households and community groups of North Richmond.

A major component of this focus is to ensure that the provision of community facilities and services, both existing and future, can continue to accommodate the demands of existing households and families, whilst also enabling new households and families to enjoy the same access without any negative consequences on the overall supply and capacity of facilities for both users.

There is no reason why existing communities and new communities cannot collegiately enjoy mutually beneficial improvements to services and facilities by new development.

This document addresses this important subject. It identifies the provision of existing community facilities and services in North Richmond, analyses their known capacity to accommodate new demand and identifies possible opportunities and constraints to augment and improve community well-being and quality of life.

This document is not a social impact assessment. It does not undertake any demographic analysis of North Richmond nor does it survey existing use of, and demand for, community facilities. No consultation has been undertaken with agencies, user groups or stakeholders.

The purpose of this scoping study is to look broadly at the current situation in North Richmond and identify any possible matters that warrant further investigation as part of Council's consideration of the rezoning planning proposal.

1.2 Recognising the Community Demand

The existing and future households within, and visitors to and users of, North Richmond will typically use the areas community facilities. Though for some, the use may be ephemeral as North Richmond functions both as a place of residence and as a place of arrival / departure or employment. It therefore provides for a wide cross section of the community.

North Richmond has an opportunity. Significant public and private money will be invested in infrastructure, development and other public assets. The potential for 'a win' for existing households and 'a win' for new households is evident.

However, estimating need and demand is notoriously difficult and depends on the timing of the increase in demand, the character of the population (age, income, household family structure etc) and the level of service already provided (and planned to be provided) by the service deliverers.

The provision of social infrastructure extends into much larger catchments and includes a number of stakeholders (both Government and NGO) that goes beyond the scope of this assessment.

The outcomes of this scoping study will confirm whether or not further investigation is required.

1.3 Defining Community Infrastructure

Planning for community infrastructure is an integral part of the land use planning process for areas experiencing growth. It ensures high-quality outcomes for growing communities and helps ensure that community facilities and services can meet the needs of existing and future communities.

In a broad sense community infrastructure extends from Council managed human service facilities such as parks community halls and recreation centres to any Council works that support the role of North Richmond. This includes public domain works (e.g. footpaths).

Community infrastructure also extends to State Government managed services (such as emergency services, education, regional access roads and health) and community welfare programs that fall within the mission of other stakeholders and other NGOs (non-government organisations).

Community infrastructure also includes private investment in facilities and services that, on first appearance, may not appear to have a community role. This includes neighbourhood shopping centres, cafes and child care centres and other private ventures that, while they operate for a profit, nonetheless have an important role in community cohesion, quality of life and well-being.

Redbank Communities is in the business of community building. This ultimately dictates its participation in the form and delivery of community infrastructure.

Thus the Master Plan for the Redbank Expansion Area must, in collaboration with the existing investment in community facilities within the Redbank Estate, be viewed with a strategic asset management focus. New demand will apply to investment by Council and the NSW State Government in new and existing assets and infrastructure. New demand will also impact private property and assets and the whole range of services and quality of life of the community.

In the Redbank Estate it requires sufficient land to be assigned for community infrastructure such as parkland, recreation, pathway networks and private sector led investment

In the established areas of North Richmond, it requires attention to ensure that existing community facilities such as legacy infrastructure, schools and roads can meet the needs of existing and future communities.

2.0 The Development Context

2.1 The Site in the Redbank Estate

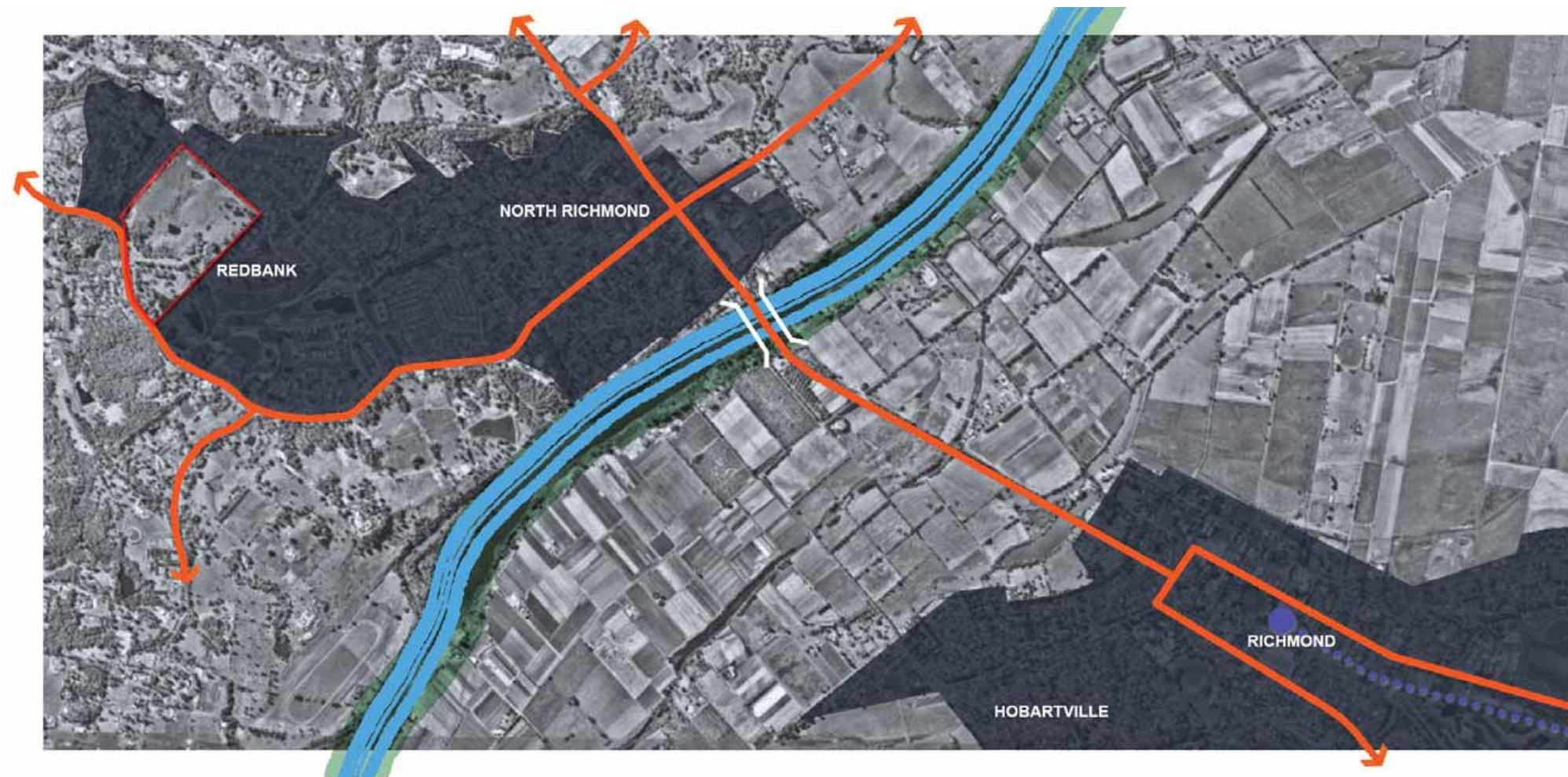
The site, known as Kemsley Park, comprises a 35 hectare parcel of land known as No. 322 Grose Vale Road. It is located 2.5 km west of the North Richmond Town Centre and forms an expansion of the Redbank Estate master planned community.

The Redbank Estate is a 180 hectare community of approximately 1,400 dwellings and includes 34 hectare (nearly 20%) of open space, conservation area and waterways.

A wide range of community facilities and services (both public and private sector) form part of the master plan and include a local centre anchored by a neighbourhood supermarket, a function / cafe centre, future affordable housing, a veterinary hospital and retirement village and aged care. Provision has also been made for a new bus service through the Estate.



> Figure 2: The relationship between the site and Redbank Estate Amenities
(image source: Redbank Communities)



> Figure 3: The relationship between the site, Richmond and North Richmond

2.2 The Locality

The traditional land owners of North Richmond and surrounding district are the Darug people. Since European settlement North Richmond has grown into a town in its own right.

Today North Richmond is home to approximately 6,695 residents. The population is gradually growing with the development of the Redbank Estate and other smaller projects.

North Richmond also forms part of Richmond to the south. North Richmond and Richmond are separated by the Hawkesbury River. It is this separation that gives North Richmond its own identity.

The river performs as a physical boundary between the two urban areas due to the presence of the flood plain that prevents development and it is an important landscape and environmental asset for North Richmond.

However, the river can also be barrier to movement given the limited capacity of the road bridge that crosses it and the propensity for it to suffer significant flood events.

North Richmond has therefore emerged as the focal point of the river crossing. It is the intersection and meeting place of three major pathways at the bridge: Grose Vale Road, Bells Line of Road and Terrace Road.

Given this function (and environmental constraints), North Richmond has also developed its own suite of facilities and services to meet community needs.

These include primary and high schools, local shopping and a number of recreation ovals.



Site Character



2.3 The Development Vision

The vision for the development of the Redbank Expansion Area ((Kemsley Park) comprises a number of principle elements:

- A legible interconnected 'grid pattern' of walkable streets and open spaces with approximately 5.0 kilometres of footpaths;
- An indicative dwelling yield within the site of approximately 300-350 dwellings and an indicative population of 960 to 1,120 persons based on an average dwelling occupancy of 3.2 persons; and
- The provision of 5.8 hectares of greenspace comprising a central local neighbourhood park and hilltop park, including preservation and re-vegetation of existing remnant vegetation in the western part of the site.

> Figure 4: Site Development Vision

3.0 Local Infrastructure



> Figure 5: The Site in the Estate's Blue -Green Grid

3.1 Local Parks and the Blue - Green Grid

Acquisition of land and construction of local parks are primarily the responsibility of the Hawkesbury City Council. However, to ensure that new residents and families can enjoy improved access to a greater area of open space Redbank Communities has been constructing the parks in the Redbank Estate on behalf of Council and dedicating the land to Council. It will continue to do so in the Redbank Expansion Area. This is considered more effective than providing financial contributions.

Redbank Communities has embraced its responsibility in this area and has gone beyond the obligations of a conventional developer. Innovative actions include:

- The development of Peel Park within the Redbank Estate. It has been classified by Hawkesbury City Council as a regional park and is a large 6 hectare multi use facility. In 2023 Redbank Communities invested \$6 million to the upgrade of the park. The upgrade included 2 sporting fields, netball/basketball courts, fenced play area for young children, a skate plaza, cricket nets, picnic facilities and shelter as well as toilets and a large dog park;
- Numerous partnerships with local schools and not for profit organisations to use open spaces for fundraising initiatives and coordinating community events.
- The development of Redbank Village playground situated adjacent to the Butlers Café in the village centre. It is a family friendly fenced area with a waterplay area as well as swings and other play equipment including a climbing wall.
- A partnership with Council to continue to manage and maintain the open space and dams via a 5 year agreement in a cost effective manner.

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Image of Richmond Swimming Centre Upgrade (Top) and
Turnbull Oval Upgrade (Bottom)

(Source: Redbank Communities)

- A number of existing water bodies have been maintained and enhanced. These create a natural cooling effect throughout the estate. The waterbodies are interconnected with open space parkland extensively planted with canopy tree species to create a green corridor extending from the southern most point of the Redbank Estate to Redbank Creek in the north. Extensive planting of native shrubs also creating an understorey corridor to expand the range fauna habitat;
- Parklands include community spaces to enable a diversity of activities including play equipment, sport and outdoor exercise equipment which supports community health and recreation. These are connected by 32 kilometres of paths and tracks facilitating healthy environment objectives.
- Appointment of Muru Mittigar for weed control in public spaces throughout the Redbank Estate. This involvement is continuing through the current planning for a “cultural burn” in a section of Cumberland Plain Woodland adjacent to Redbank Expansion Area (Kemsley Park) as a method of weed control.

These initiatives and commitments, and particularly the continuing of the area’s “blue and green grid” (open space corridors and waterways) will continue and extend into the Redbank Expansion Area (Kemsley Park).

3.2 Recreation

Hawkesbury City Council is responsible for the provision and management of regional recreation facilities including district active recreation facilities and sporting ovals.

Redbank Communities has invested in the construction of two sporting ovals to serve its residents and the existing communities of North Richmond and Richmond generally (given sporting teams often travel to fields further away to compete at neighbouring facilities). These will serve the Redbank Expansion area. It also has developed a comprehensive footpath network that links recreation facilities, open spaces, the neighbourhood centre and waterways with dwellings inside and outside the Estate.

In the 2023-2024 State Budget the NSW Government has committed, as part of its Westinvest initiative (Western Sydney Infrastructure Grants Program) to fund the following additional facilities that will serve the area:

- \$30.3 million for the Upgrade of Richmond Swimming Centre project which will include a new flexible eight lane 50 metre heated pool to allow for swimming year-round;
- \$23.9 million towards the \$26.7 million North Richmond Community Precinct project which will deliver new community facilities including a library, emergency evacuation centre, an indoor sports stadium and performing arts studios; and
- \$4.78 million with a Council co-contribution of \$3.76 million for the Turnbull Oval upgrade project which will include a two-storey grandstand (with seating, function rooms, kitchen, storage and gym), additional female change rooms, playground and lighting.

3.3 Emergency Services

The existing emergency services in the Hawkesbury Local Government Area service the Redbank Estate and Expansion Area. They will receive part of a \$94.7 million state wide injection by the NSW Government announced in the 2023-2024 budget to support emergency service provision.

Furthermore, and particularly relevant, the NSW State Emergency Service will receive additional funding for critical resources in flood rescue coordination, operational enhancements, and fleet expansion to ensure a more effective response to floods and natural disasters.

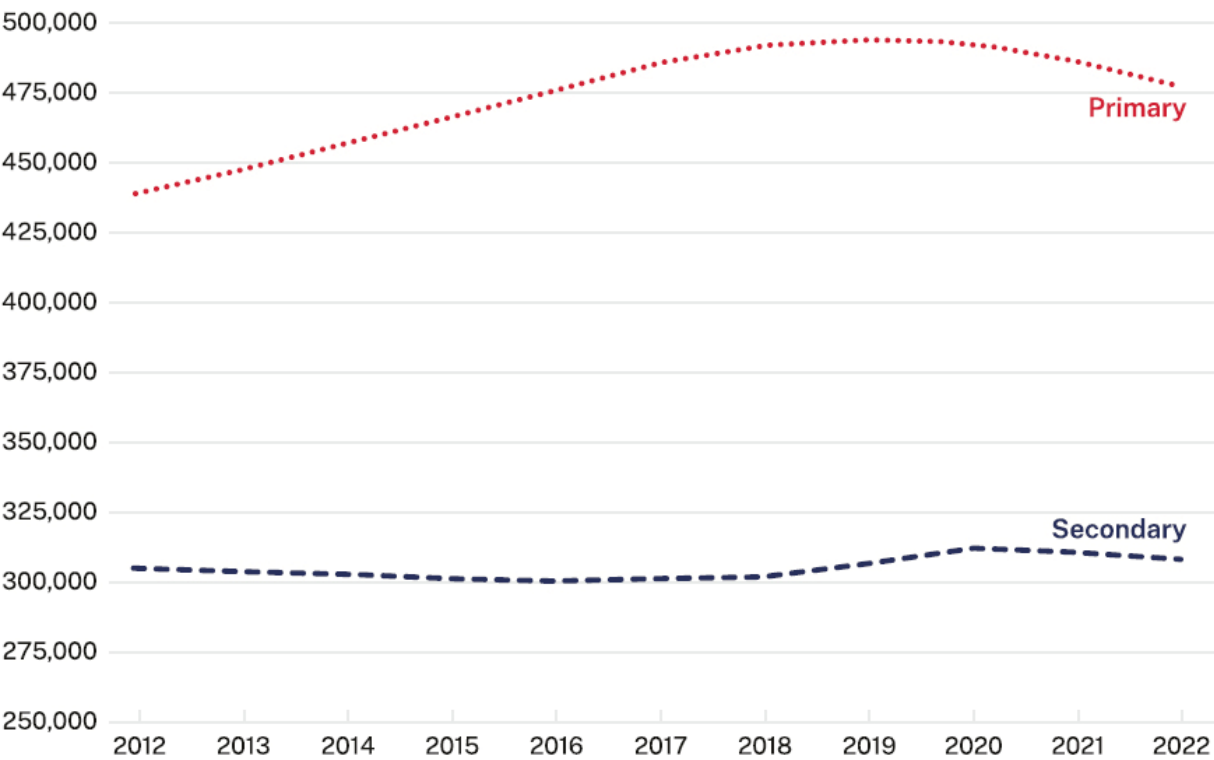
4.0 Locality Infrastructure

	School		
	Colo High School	Grose View Public School*	North Richmond Public School**
2019	912	236	238
2020	884	249	265
2021	876	242	264
2022	837	242	244

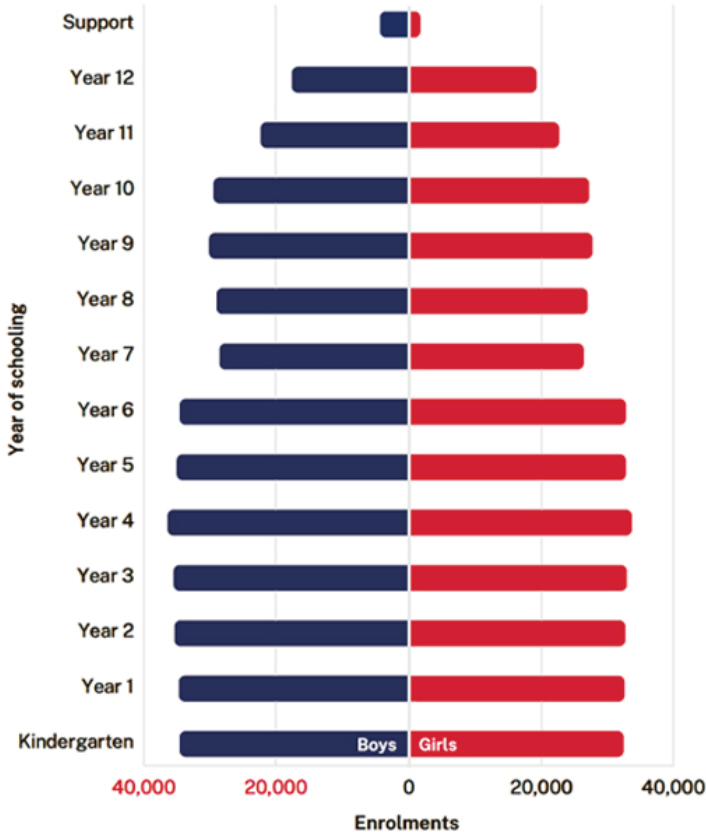
* The Redbank Expansion Area (Kemsley Park) falls within the Grose View Public School Catchment area.

** This primary school currently takes the existing Redbank Estate student demand.

Primary and secondary enrolments (FTE) in NSW government schools, 2012–2022



Enrolments (FTE) in NSW government schools by year of schooling and gender, mid-year 2022



4.1 Education

Analysis and informal survey by Redbank Communities has identified static or declining government school enrollments within the physical catchment of the Redbank Estate and Expansion Area.

The table illustrates some of the data collected by Redbank Communities.

This decline is consistent with declines being recorded, broadly throughout NSW according to figures release by the NSW Department of Education.

This is possibly not surprising given the aging population of North Richmond. Data released by .idcommunity and Hawkesbury City Council for North Richmond supports this interpretation.

Given the increased demand generated by families moving to the Redbank Estate and the aging population it is reasonable to assume that, in the absence of any other evidence, demand from the Redbank Estate is sustaining the viability of local schools in North Richmond and surplus capacity is being absorbed by new families without any loss of service to existing families.

Recognising the evolving characteristics of the population the NSW Government has announced in the 2023-24 budget funding to deliver a new Tertiary Agricultural Centre of Excellence co-located with Western Sydney University - Hawkesbury campus.

> Figure 6: Data from Redbank Communities' survey of local schools (top); and
Dept of Education NSW enrolment figures. Source: NSW Department of Education, Schools and Students: 2022 Statistical Bulletin

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4.2 Health

There are a large number of GP centres available at North Richmond including numerous dental facilities.

The primary health care facility with accident and emergency services that serves the area is the Hawkesbury Hospital at Windsor. This facility is operated by the Nepean Blue Mountains Local Health District. (The partnership with St John of God Health Care concluded on 1st July 2024).

The facility is a 131 bed hospital with community health service as well as 24 hour emergency, medical, surgical, diagnosis, maternity, neonatal, paediatric, palliative, intensive and coronary care and a Chemotherapy Unit led by Hawkesbury Living Cancer Trust

The demand on the hospital is expected to decrease with the construction of the new \$700 million Rouse Hill Hospital. Currently households in new residential estates in Box Hill and Rouse Hill are understood to patronise the Hawkesbury hospital for their medical needs.

The Nepean Hospital also serves the Redbank Estate and North Richmond. It is a full tertiary hospital providing a full range of medical services including specialty medical care like emergency care, coronary care, intensive care, maternity, neonatal intensive care, surgery, paediatric rehabilitation, diabetes and mental health services for the entire Nepean and Blue Mountains Health District. Nepean Hospital is an easy 25-minute drive from the Redbank Expansion Area at North Richmond.

Locally, The North Richmond Urgent Care Service has recently opened. This facility is funded by NSW Health and provides access to urgent, but not life threatening, health care particularly in times of flood events. It is open every day of the year between 8.00 am and 8.00pm.

4.3 Housing Affordability and Senior Living

According to the 2021 Census, in the Hawkesbury statistical division:

- 26% of households rent;
- The average car ownership is a high 2.3 vehicles per household and 54% use cars to access employment (39% work from home or do not work);
- The predominant occupations are in traditional “blue collar” industries and other comparatively lower paying jobs (only 29 % are in professional or managerial positions considered to be better paying).

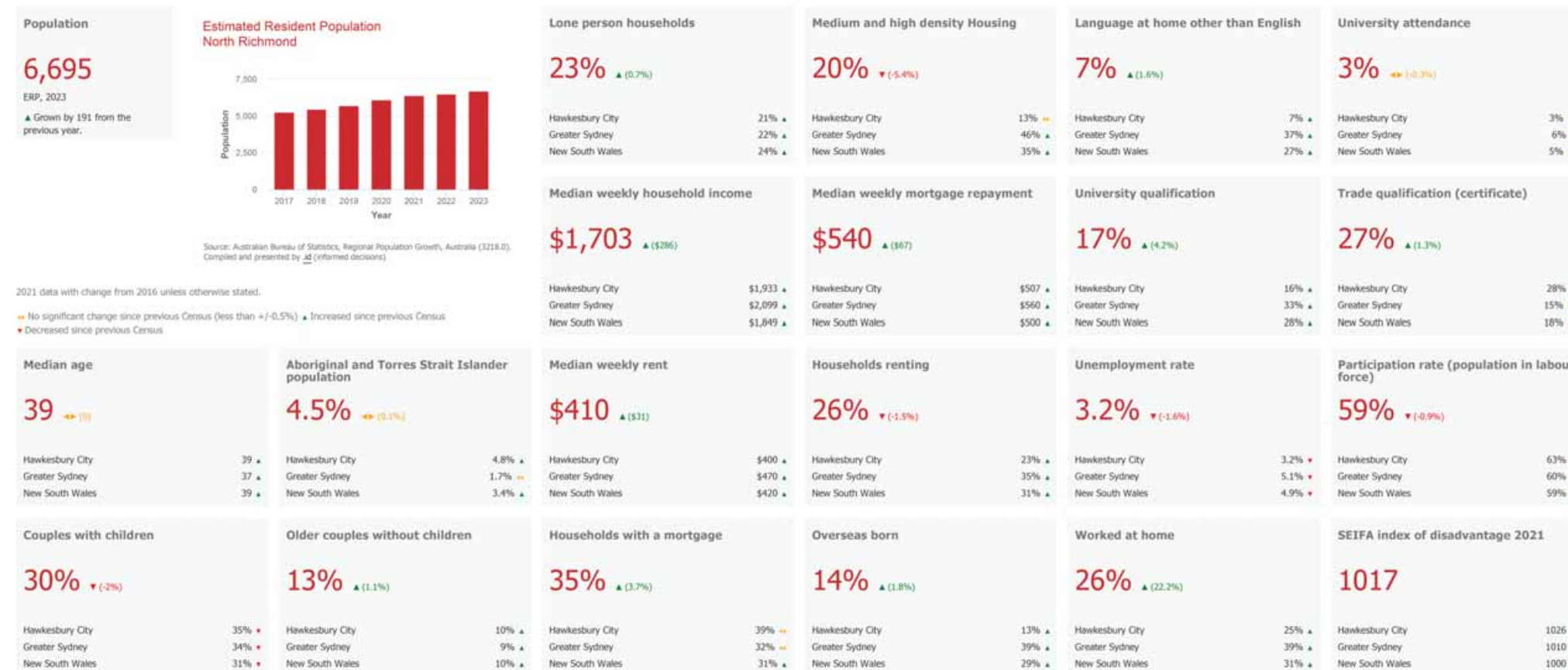
Data released by .idcommunity and Hawkesbury City Council for North Richmond (refer to Figure 7) supports this interpretation.

Housing affordability, in terms of the capacity of a household to meet mortgage commitments of a median priced home, is a significant issue.

Redbank Communities is committed to provide some dwelling lots for affordable housing in the Redbank Expansion Area (Kemsley Park). This approach is considered to be a more effective solution than providing financial contributions that give no certainty to the timing of provision.

North Richmond

Population highlights



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Redbank Communities has agreed with LinkWentworth to enter into an arrangement to manage the affordable housing on its behalf guaranteeing achievement with the NSW Government's affordable housing objectives.

Data released by .idcommunity and Hawkesbury City Council for North Richmond also indicates an aging population and at the commencement of the Redbank Estate there was community concern regarding the ability for local residents to remain in North Richmond and "age in place." This was addressed by prioritisation in Stage 1 of the project by Redbank Communities to develop the RSL LifeCare Nursing Home (Ron Middleton VC Gardens) and seniors living development (Kingsford Smith Village).

The nursing home has 80 beds and the seniors village has 192 independent living homes that have brought increased choice for households seeking to downsize and remain in North Richmond.



> Figure 8: Sydney Water Upgrade (Source: Sydney Water)

RSL LifeCare also provides in-home care to other households living within the Redbank Estate and further afield as an age in place service.

These facilities complement existing facilities in the area including:

- Kurrajong & District Community Nursing home;
- Uniting Hawkesbury Richmond;
- Hawkesbury Living at Richmond operated by The Richmond Club;
- Fitzgerald Aged Care at Windsor; and
- Windsor Country Village at Vineyard.

4.4 Roads and Access

The function of North Richmond as the intersection of multiple routes seeking to cross the River has been recognised by the NSW Government in the 2023 -2024 budget.

The following investments in upgrading road infrastructure of the area have been committed:

1. \$377.2 million over four years for the new Richmond Bridge over the Hawkesbury River and traffic improvements between Richmond and North Richmond (jointly funded with the Australian Government) The primary objective of this project is to reduce congestion between Richmond and North Richmond and for future growth. It will also improve flood resilience with the upgrade route to deliver 1 in 20 chance per year resilience and improved safety on road corridors between and around Richmond and North Richmond; and
2. Bells Line of Road Upgrade program, to enable a safer journey between the Blue Mountains and Richmond, a project funded by the Australian Government with \$36.4 million over four years.

Furthermore, Redbank Communities has entered into an agreement with the NSW Government and Hawkesbury City Council to fully fund a new River crossing, the Grose River Bridge and connecting roads. (TfNSW is responsible for property acquisition).

Of particular relevance, the bridge and road have been designed with a pavement RL that exceeds the 1 in 100 AEP.

The bridge and road will provide significantly enhanced road access to Sydney in times of flood when the main bridges at Windsor and North Richmond may be cut by floodwaters. The project is in its final approval and design phase with construction expected to commence once land acquisition is completed by TfNSW, with an approximate construction time of between 15-18 months.

4.5 Utility Infrastructure

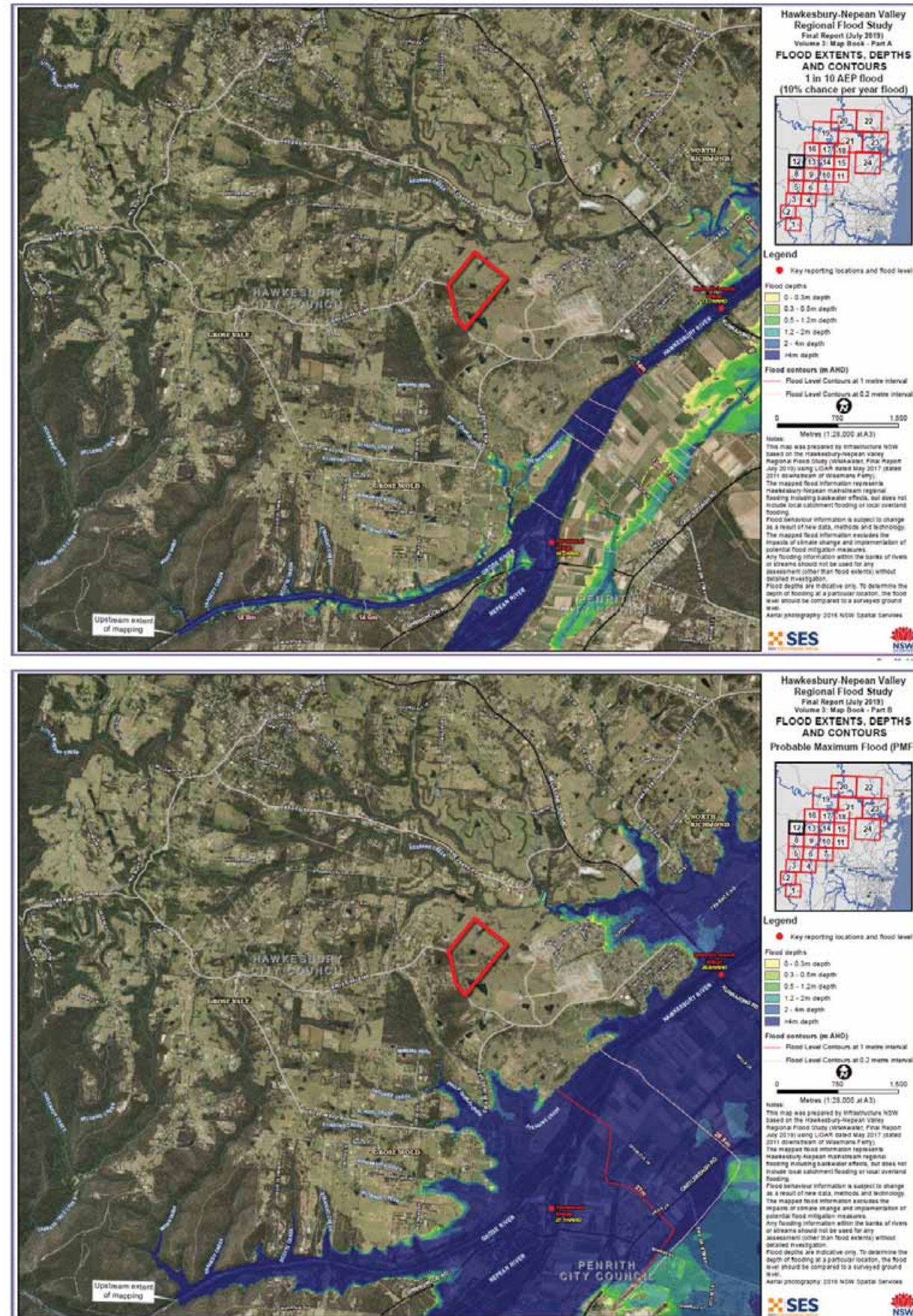
Sewer and Water

The Redbank Estate and Expansion Area are already connected to Sydney Water sewer and water networks. This is consistent with the direction given in Hawkesbury City Council's Residential Strategy and its subsequent affirmation in Sydney Water's Growth Servicing Plans (that recognise and anticipate the development of the Redbank Estate and Expansion Area).

To enable sufficient capacity for service, Redbank Communities entered into a commercial agreement with Sydney Water at the beginning of the Redbank Estate project to either construct or fund both waste water and potable water infrastructure, the capacity of which was designed and scaled to service both Redbank and Redbank Expansion Area (Kemsley Park).

More recently and separately, Sydney Water has commenced its \$200 million North Richmond to Richmond transfer program and is continuing with its \$193.3 million Richmond Water Recycling and Wastewater Treatment Plant Consolidation Plan to meet the needs of Richmond's growing population.

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Energy

A Substation was built for Stage 1 and has ample capacity for Redbank development as well as Redbank Expansion Area (Kemsley Park).

Broadband

Redbank Communities has an ongoing business relationship with NBN to provide a connection for housing in the Redbank Estate which will continue into the Redbank Expansion Area (Kemsley Park).

4.6 Flood Risk Management

The NSW Government has recognised that flood risk management in the Hawkesbury – Nepean Valley is a significant issue for safety of communities within this part of Sydney.

The Redbank Estate and Expansion Area are not located in areas that are subject to a 1 in 10 AEP or Probable Maximum Flood (PMF) Events.

In July 2023 Infrastructure NSW confirmed to Redbank Communities that the communities in The Redbank Estate and North Richmond have not been identified in the HNV Flood Evacuation Road Resilience program given they are not at risk from these types of localised flash flooding events.

The Hawkesbury SES in July 2024 also advised in writing that identified flood evacuation routes out of North Richmond are not required as there is no risk to life. Access is available via high ground to the west along Bells Line of Road.

> Figure 9: The Site in the Flood Maps. 1in 10 AEP (top) and PMF (bottom)

The North Richmond community centre is identified as the evacuation centre for subsector 18. (The sector within which the site is located). In 2023 the NSW State Government announced \$23.97 million funding for the redevelopment of the North Richmond Community Precinct to provide a fit-for-purpose emergency evacuation centre to support the community who reside west of the river.

Furthermore, the NSW and Australian Governments has committed \$33 million, to implement the Hawkesbury Nepean Valley (HNV) Flood Evacuation Road Resilience program, the aim is to address local flooding on identified flood evacuation routes in the Valley via more than 100 infrastructure improvements that will help people evacuate safely ahead of a flood in the Valley.

4.7 Public Transport

The Redbank Expansion Area is served by the public transport that serves the Redbank Estate and has capacity. This comprises:

- Bus route 680 runs from North Richmond to Richmond and picks up and drops off on Grose Vale Road adjacent to the Redbank Estate and the Redbank Expansion Area (Kemsley Park);
- Heavy rail runs from Richmond Station to join with the T1 western line at Blacktown;
- Bus route 678 runs from Richmond to Penrith; and
- Park and ride facilities are also available at Tallawong Station to allow access to the Metro North West Line.

5.0 Private Sector Investment



Caring 4 Kids Redbank Team

5.1 Child Care Centres

There are a number of child care centres in North Richmond to cater for families' needs. These include:

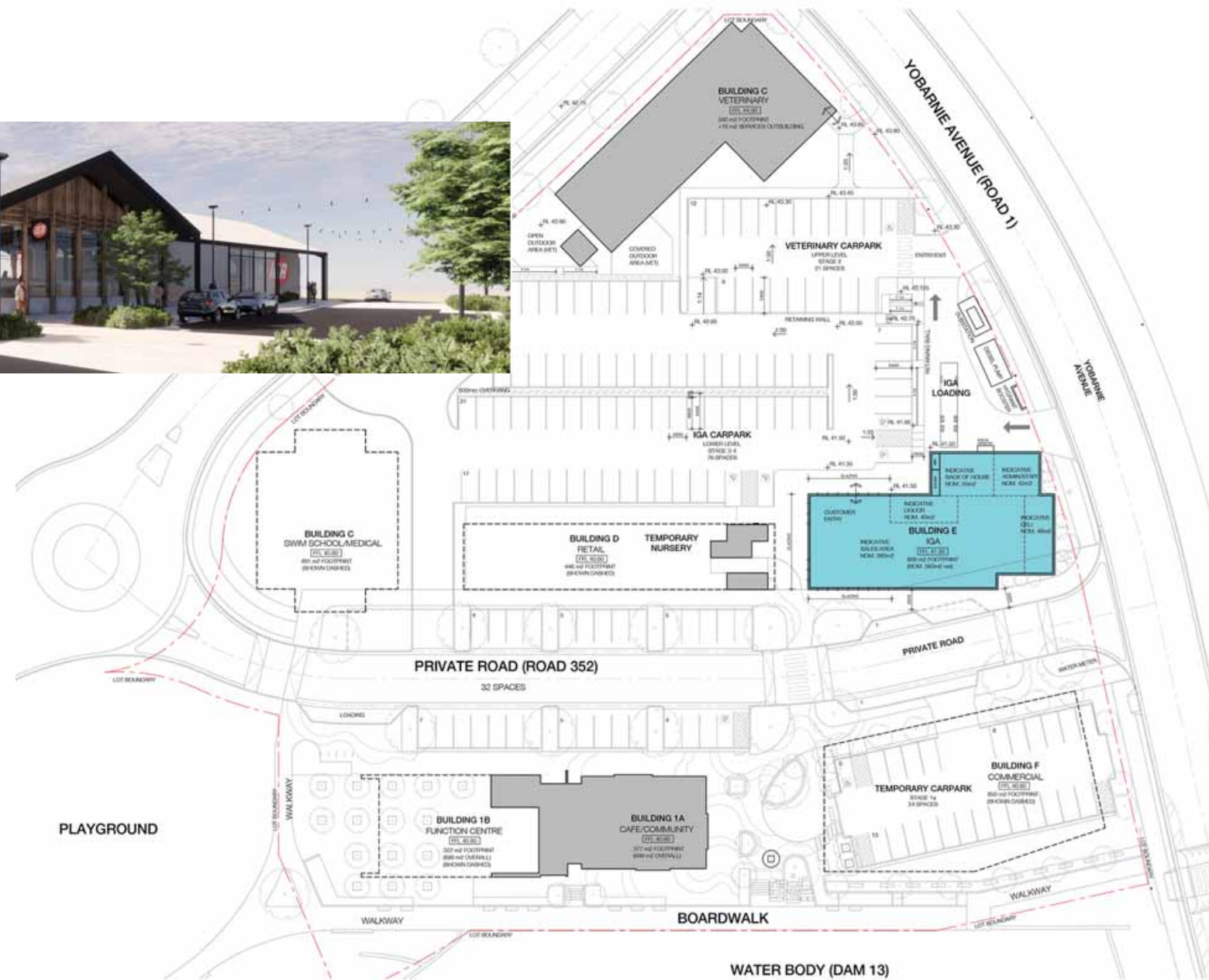
- a Caring 4 Kids Kindergarten at Elizabeth Street North Richmond. This 82 place centre is located directly opposite the North Richmond Public School.
- A new centre currently under construction in Riverview Street North Richmond. This centre will be 60 places and is directly opposite the North Richmond shopping centre.
- Community Kids North Richmond, which is located at 31-33 Riverview Street North Richmond. It is a 39 place centre located directly opposite Aldi.

Other centres are located within an easy drive of North Richmond are located at Kurmond, Richmond, Clarendon, Agnes Banks, Windsor and Bligh Park.

Locally, Redbank Communities has a child care centre in the Redbank Estate to cater for the additional demand generated by the young local families who move to the Redbank Estate or who may come from neighbouring established suburbs.

The Centre is centrally located opposite the neighbourhood centre and is managed by Caring 4 Kids. It has accommodation for 88 places and is intended to meet not only the existing demand in the Estate and adjoining established suburbs, but also the demand in the Expansion Area as families cycle through their growth milestones, and the demand transitions and is replaced with the demand by new growing families taking up residence in the Estate.

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Redbank Village Centre Master Plan and Artists Impression of Supermarket under construction

5.2 Entertainment, Leisure and Shopping

Facilities delivered by the private sector contribute a vital community service.

Within the Redbank Estate, Redbank Communities is advancing the development of the Redbank Village Centre. Stage 2 is currently under construction. Ultimately it will comprise a neighbourhood scale supermarket and specialty stores anchored by the Butler' Pantry café and function centre. The Pantry already serves as an important meeting place for residents of the Estate and North Richmond.

In North Richmond and beyond there are many small and large businesses that can cater for the future residents in the Expansion Area and that will, correspondingly potentially enjoy increased patronage and expenditure from new families who move to North Richmond to reside in the Estate. Such facilities include:

- The higher order shopping centres in North Richmond and Richmond;
- The Hawkesbury Cinema;
- Richmond Players Theatre, Richmond;
- Hawkesbury Race Club (horse racing);
- Polo, Richmond;
- Starfish Aquatics Private learn to swim school, North Richmond;
- Golf courses at Richmond, Windsor and Lynwood;
- The Northo Hotel in North Richmond and 3 hotels in Richmond; and
- The Panthers Group registered club in North Richmond and the Richmond Club.

6.0 Conclusion

This Scoping Study has taken a broad overview of the community infrastructure, facilities and services that serve the Redbank Estate and the Expansion Area (Kemsley Park). It has analysed the general characteristics and identified their opportunities and constraints to serve the needs of new households in the proposed development of Kemsley Park.

The proposed development site is fortunate in that generally the existing facilities in the established parts of North Richmond and neighbouring areas that serve North Richmond will have the capacity to service the new homes in the development. Importantly, in many circumstances, such as education provision, the new population will improve the sustainability of the existing publicly funded services.

The proposed development site and North Richmond generally are also fortunate in that a variety of new facilities, services and open space opportunities are being proposed by Council and State Government agencies. These new facilities will complement those in the established areas, and those to be provided within the Redbank Estate.

This will ensure that a comprehensive range of local and locality level facilities and infrastructure will be available for the new population.

The report has not identified any fundamental issues that will require further consideration as the planning investigations for the rezoning of the Redbank Expansion Area progress.

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COMMUNITY INFRASTRUCTURE SCOPING STUDY

01 August 2024

