50 Busby Street, South Bathurst

Social and Community Needs Assessment

Prepared for Kirana Property Pty Ltd

March 2024



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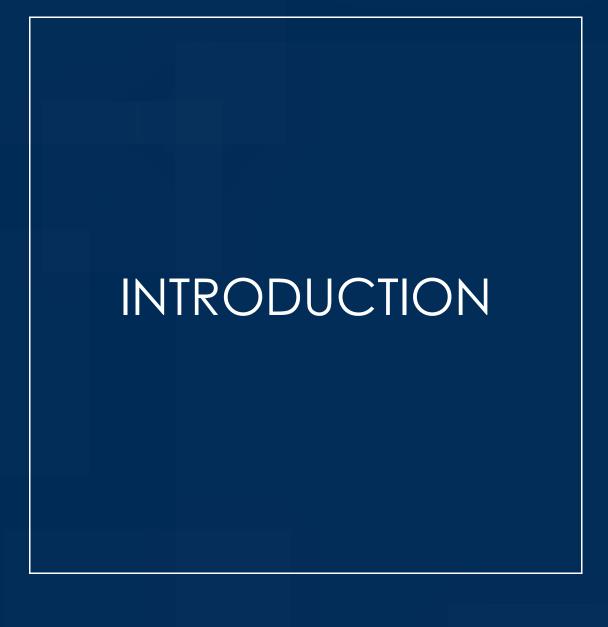
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1.0 INTRODUCTION

This report has been prepared for Kirana Property Pty Ltd (the proponent) to accompany a planning proposal that would rezone a site in South Bathurst to enable a medium density residential development. The proposal relates to a site of approximately 11,700 square metres, located at 50 Busby Street, South Bathurst, approximately two kilometres from the Bathurst CBD and currently occupied by a vacant 62-bed aged care facility.

The indicative concept design developed along with the proposal includes a total of 97 dwellings consisting of 63 apartments and 34 townhouses, as well as two small commercial spaces, communal facilities, and shared open space areas. Based on these indicative designs, we anticipate a population of 188 residents at the site at full development, taking into account the likely product mix and proportion of downsizers and young families.

Bathurst has experienced population growth in recent years, drawing both families and young adults to the area from the surrounding LGAs and from the fringe of Western Sydney, and this growth is projected to continue into the future. In accommodating this growth, Council wishes to ensure that it can support future residential development with appropriate infrastructure, including social infrastructure. We understand based on the *Bathurst 2036 Housing Strategy*, which discusses need to improve housing diversity, that Bathurst Regional Council (Council) is supportive of housing development in suitable locations, including unconstrained greenfield release areas, and infill development where appropriate.

1.1 Purpose of this report

The proponent has engaged HillPDA to prepare a Social and Community Needs Assessment to consider the potential implications of the proposal in terms of social infrastructure needs, provision, and access.

This Community and Social Needs Assessment report has been prepared to:

- Examine the social and community needs and social infrastructure provision of the Bathurst LGA
- Assess the social and community needs of the future population anticipated at the site, with regard for the current and future population characteristics
- Inform the development and assessment of the proposal for the site.

1.2 The site

The property that this report refers to is located at 50 Busby Street, South Bathurst (the site). It is legally described as Lot 212, DP 1289265.

The site is located in South Bathurst, around two kilometres south of the Bathurst CBD. The existing development at the site consists of two buildings that constitute the former St Catherine's Aged Care Facility (currently vacant). The site fronts Busby Street to the north and Prospect Street to the west, with neighbouring residential properties to its south, and a property known as Logan Brae (a historic mansion) to its east.



The site and its immediate surrounds are shown in Figure 1.

Figure 1: The site and surrounds



Source: HillPDA, Metromap (2023)

1.3 Context

In terms of the broader context of the site, it is located within the suburb of South Bathurst, which abuts the main street grid of Bathurst to the north. South Bathurst consists mainly of low-density residential land uses, and transitions to peri-urban and rural land uses to the south and east.

Beyond South Bathurst, the land to the west serves educational and recreational purposes, most notably including the large Charles Sturt University campus. Further south, land generally consists of rural land uses, as well as accommodating the Mt Panorama Motor Racing Circuit and its associated facilities. To the east lies the railway line and the Macquarie River and its floodplain, as well as commercial and light industrial areas.

1.4 Access

Road access is via Busby Street and Prospect Street. By road, the site is around five minutes from the Bathurst CBD. Further afield, the nearby city of Orange is approximately 45 minutes west by car, via the Mitchell Highway, whilst the Great Western Highway provides road access to Sydney, a journey of around three hours.

1.4.1 Public transport

Public transport access from the site is provided by bus, with a stop located adjacent to the site on Prospect Street, near its intersection with Busby Street. This stop is served by a selection of routes within Bathurst's bus network, which provides access to Orange, Lithgow, various local suburbs, as well as a loop service to the Bathurst CBD and railway station. Finally, private coaches operate a route from Orange to Sydney via Bathurst.



Table 1: Bus services and access from the site

Route	Description	Nearest stop	Distance	Frequency		
526	South Bathurst – West Bathurst Town Loop – Clockwise	Rose St before Prospect St	e 350m (15- minute walk) Four morning and four afternoon/ever services on weekdays and five services Saturdays			
528	West Bathurst – South Bathurst Town Loop – Anticlockwise	Prospect St after Busby St	Adjacent to the site	Four morning and three afternoon/evening services on weekdays and five services on Saturdays		

Bathurst railway station, around one kilometre northeast of the site, can be accessed via bus or an approximately 17-minute walk along Havannah Street. The station provides public transport access to Orange and Dubbo to the west, and Lithgow and eventually the wider Sydney rail network to the east. Travel by rail to Sydney's Central station is a journey of between 3.5 and 4 hours.

In addition to the above, Bathurst Airport is a small airport located approximately seven kilometres east of the Bathurst CBD. Bathurst Airport does not currently provide regular passenger service.

1.4.2 Active transport

Active transport connectivity to and from the site is limited. Neither Busby Street nor Prospect Street have footpaths or bicycle infrastructure. Sections of the nearby Havannah Street (which provides access to the Bathurst CBD from the site) have a footpath on one side only, and there are no pedestrian crossings in the immediate vicinity of the site.

Council's 2022 report on its *Active Transport Survey 2021* indicated that in general, Bathurst residents believe that active transport infrastructure provision is poor. The vast majority of respondents indicated that their priority to improve active transport in the LGA would be to provide more footpaths and cycle paths.

1.5 The proposal

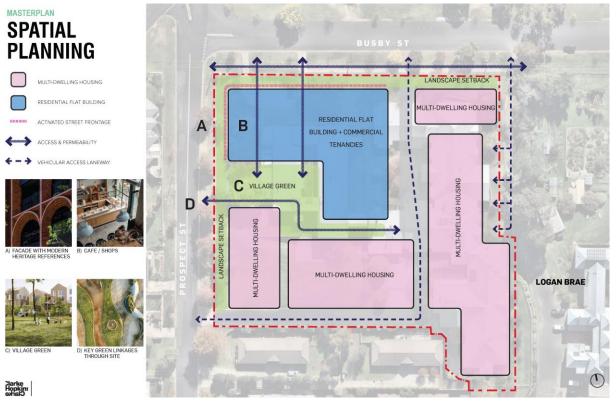
The proposed concept plan for the site largely seeks to retain the existing topography of the land and establish a medium density residential development with a focus on landscape amenity and sustainability. The proposal would transform the site of a vacant aged care facility into a family-friendly residential community that celebrates the unique character of the site. Overall, the concept proposal for the site consists of:

- A total of 97 dwellings, with 63 apartments and 34 townhouses
- Two commercial spaces (totalling around 220 square metres), suited for a café, deli, or small local store
- A community outdoor area
- Communal facilities.

Whilst the target market for the proposal would firm during the detailed design phase, the proposal has been designed to appeal to smaller households looking to downsize, first home buyers, and young families seeking a property with high levels of amenity and within close proximity to the CBD. An indicative masterplan of the proposal is shown in Figure 2.



Figure 2: Indicative site masterplan



Source: Allera

The above proposal is dependent on changing several of the planning controls for the site. This requires a planning proposal (PP), to be submitted to Council for consideration and approval. The changes being sought consist of rezoning the site, increasing the height limit, and including an additional permitted use. These are shown in Table 2.

Table 2: Current and	l proposed planning	g controls for the site
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Control	Current	Proposed
Land use zone	R1 General Residential	R3 Medium Density Residential
Height limit	• 9 metres	12 metres (townhouse precinct)16 metres (apartment precinct)
Minimum lot size	• 550 square metres	• 1,300 square metres to be consistent with minimum lot size for residential flat buildings
Additional permitted use	• n/a	Food and drink premises

SOCIAL BASELINE

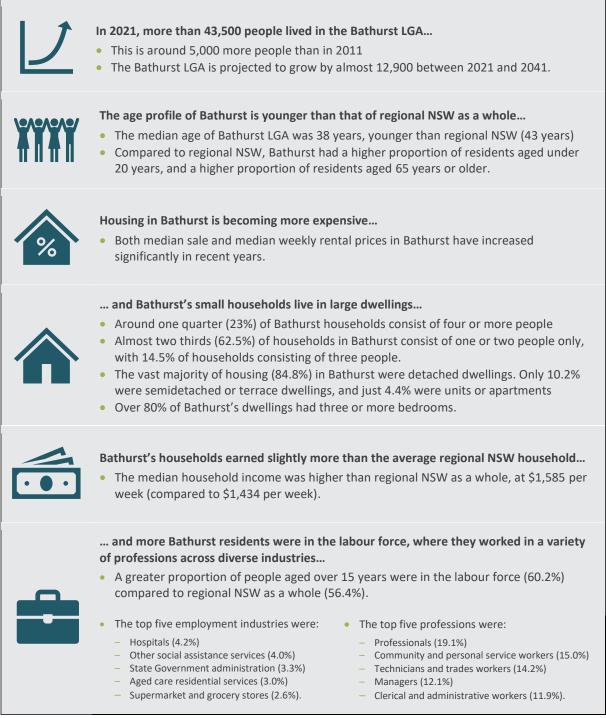


2.0 SOCIAL BASELINE

In this section, we provide a brief overview of selected demographic features of the community surrounding the site. Establishing a 'social baseline' through key demographic attributes contextualises the proposal, helping to identify factors that could potentially contribute to a higher than expected level of community and social need arising from the proposal, or that could lead to the proposal exacerbating existing issues.

Table 3 identifies some of the key social and economic trends and indicators that inform the social baseline.

Table 3: Selected demographic indicators, Bathurst LGA



Source: ABS Quickstats (2022), profile.id (2022)



Overall, the demographics of the Bathurst LGA are similar in many ways to other regional cities around NSW. This includes its relatively high proportion of residents aged over 65, and its preference for large detached dwellings and smaller household sizes. In contrast, however, its population is somewhat younger overall, and proportionally consists of more people within the workforce.

Bathurst is projected to experience significant growth over the period to 2041 of 1.1% per year, and will require diverse new housing stock to accommodate its residents and support its strategic aims.¹

For more information on the potential social impacts of the proposal, refer to the *Socio-Economic Impact Assessment* by Atlas Economics.

¹ profile.id (2023).

SOCIAL AND COMMUNITY NEEDS ASSESSMENT



3.0 SOCIAL AND COMMUNITY NEEDS

As shown in the previous section, the Bathurst community is anticipated to grow and change over the coming years. This changing population will have additional and divergent social and community needs that will need to be accommodated appropriately and in a way that can be sustainably delivered by Council.

In this section, we provide a review of existing social infrastructure in the area surrounding the site. To inform an understanding of the potential impact of the proposal on social and community needs, we then provide a projection of the population anticipated to reside at the site (assuming full development), as well as its age structure. Utilising best-practice social infrastructure provision benchmarks, we assess the proposal against the supply of social infrastructure and identify any shortfalls in quantity or access.

3.1 Social infrastructure

Generally speaking, social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of communities. A network of social infrastructure is important to communities and contributes to social identity, inclusion and cohesion, and is invariably used by all at some point in their lives, often on a daily basis.

This section provides an overview of the following types of existing social infrastructure:

- Recreation and open space
- Libraries and community facilities
- Education and childcare
- Healthcare.

Social infrastructure, like any form of public infrastructure, is designed with a finite capacity and intended to service a particular catchment. To that end, social infrastructure can be classified using a hierarchy of service provision as described below in Figure 3.

Figure 3: Hierarchy of infrastructure provision



Source: Adapted from Bathurst Open Space Strategy (2020) and Government Architect NSW (2020), Greener Places Design Guide.

3.1.1 Recreation and open space

Recreation and open space areas are important to communities not just for their physical and mental health benefits for the individual through facilitating exercise and sports, but also because of their contribution to community cohesion and the development of social bonds. Recreation and open space areas can also provide environmental benefits including relating to water management and urban heating.



The following section considers the current provision of recreation and open space in the area surrounding the site.

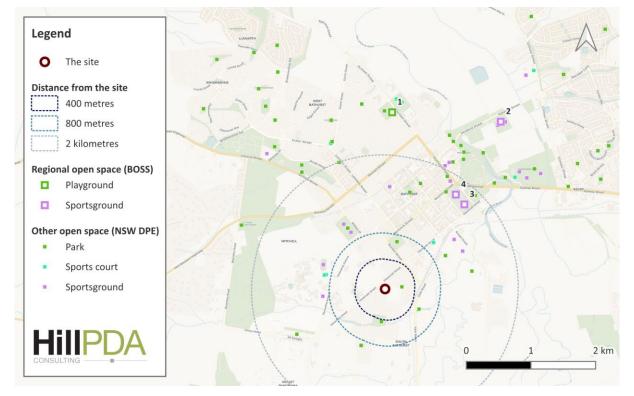


Figure 4: Map of regional and other passive and active recreation space in Bathurst and surrounds

Source: HillPDA, NSW DPE Points of interest layer (2024), Bathurst Regional Council Bathurst Open Space Strategy (2020)

Table 4: Regional recreation	facilities identifi	ied under the BOSS
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ID	Name	Туре	Description	Size	Distance
1	Bathurst Adventure Playground	Playground	Regionally significant playground providing recreational activities for able bodied persons as well as a number of play items designed for people with disabilities.	4.2ha	2.5km
2	Ann Ashwood Park	Sportsground	Sportsground with two rugby union fields, change rooms, club house, lighting, grandstand, and amenities.	8.2ha	3.0km
3	Bathurst Sportsground	Sportsground	Sportsground with turf cricket field, athletics track, rugby league field, canteen, toilets, change rooms, grandstand, and lighting.	4.1ha	1.6km
4	Carrington Park	Sportsground	Sportsground with football/rugby league/rugby union field, canteen, toilets, change rooms, grandstand, and lighting.	4.6ha	1.7km

Source: HillPDA, Bathurst Regional Council Bathurst Open Space Strategy (2020)

The figure and table above show that whilst there are recreation and open space areas distributed throughout Bathurst, most of the regional-level recreation facilities are centred around the Bathurst CBD and the Macquarie River, separated from the site by more than one kilometre.

There are several parks located nearer to the site, however, including Jaques Park and Milltown Park, both less than 400 metres from the site boundary. The nearest sporting open space is George Park, a sportsground with two cricket ovals and cricket nets, located around 850 metres from the site. The upgrade and extension of nearby Leena Street (currently underway) would provide the future residents of 50 Busby Street access to multisport facilities in the Charles Sturt University campus, within approximately one kilometre of the site.

Table 5 shows recreation and open space facilities within two kilometres of the site.



Name	Туре	Description		Distance (m)
Milltown Park	Park	Road reserve park with grassed area and trees, and small playground.	0.17	160
Jaques Park	Park	Park with large, grassed area and trees, creek and riparian area, medium sized playground, off-leash dog area, and cricket pitch.	3.65	350
Ray Morcom Reserve	Nature reserve	Riparian nature reserve.	0.81	500
Centennial Park	Park	Park with large, grassed area and trees, public toilets, medium sized playground, off-leash dog area, and cricket pitch.	4.88	540
George Park	Sportsground	Two cricket ovals, cricket nets.	6.8	850
College Road Park	Park	Park with grassed area and trees, half-court basketball, medium sized playground.	0.5	850
Switchyard Park	Park	Cleared grassed area.	1.6	900
Police Paddock	Sportsground	Large multisport complex with two cricket ovals, two soccer fields, amenities and lighting.	10.5	900
Charles Sturt University campus	Sportsground	Three ovals, four outdoor tennis courts, two outdoor netball courts, and various grassed areas with trees and footpaths.	9.0	1,000
Proctor Park	Sportsground	Large multisport complex with 12 soccer fields, change rooms, club house, lighting, and amenities.	9.9	1,100
Loco Oval	Sportsground	Cricket oval.	1.4	1,170
Machattie Park	Park	Urban landscaped park with grassed area and trees, artificial lake, seating, footpaths, picnic tables, and rotunda.	2.4	1,400
Majellan Bowling Club	Sportsground	Two bowling greens associated with the bowling club.	0.3	1,500
Kings Parade	Park	Urban landscaped park with grassed area, trees, seating, footpaths, and war memorial.	1.0	1,600
Quota Park	Park	Pocket park with trees, footpath, and seating.	0.2	1,700
Alan Morse Park	Sportsground	Multisport park with two cricket ovals, athletics track and field facilities, and amenities.	6.4	1,800
Haymarket Reserve	Park	Roadside park with grassed area, footpaths, seating, and croquet court.	0.8	1,850

Table 5: Local and district recreation and open space facilities within two kilometres of the site

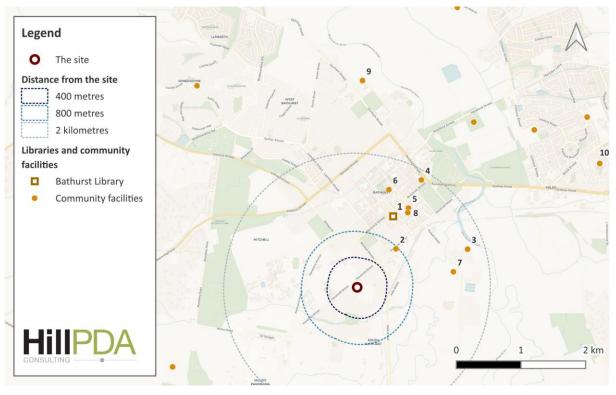
3.1.2 Community facilities

Community facilities such as libraries and community centres serve important functions in providing facilities and amenity to residents, generally at a low cost or free of charge. They can also serve as a 'third space' between work or school and home, enabling residents to relax and socialise in the community. These facilities can be especially important in smaller or regional communities and can enable clubs, societies and other social groups to grow.

Figure 5 and Table 6 below show those community facilities in Bathurst within around two kilometres of the site, as well as additional key facilities located further from the site.



Figure 5: Libraries and community centres in relation to the site



Source: HillPDA, NSW DPE Points of interest layer (2024)

Table 6: Community facilities near the site

ID	Name	Туре	Description	Distance
1	Bathurst Library	Library	Bathurst's central branch library.	1.2km
2	Bathurst Men's Shed	Community group	Program supporting men's health and wellbeing.	0.8km
3	Bathurst Greyhound Racing Club	Community group	Greyhound racing club and track. Large venue available for hire on non-race days.	1.8km
4	Bathurst City Croquet Club	Community group	Small clubhouse with meeting room, kitchen, and two croquet lawns.	1.9km
5	Bathurst Information & Neighbourhood Centre	,	Neighbourhood centre hosting a variety of programs targeted at fostering community cohesion.	1.5km
6	Bathurst Memorial Entertainment Centre	Cultural facility	Performing arts and entertainment centre, hosting an annual calendar of events. Includes a theatre with a capacity of 642 persons and a hall with a capacity of 550 persons, as well as conference rooms.	1.6km
7	Bathurst District Football Association	Community group	Football club house.	1.5km
8	Bathurst Seymour Centre	Disability and seniors support	Not-for-profit providing support to carers, seniors, and people living with disability.	1.4km
9	Bathurst PCYC	Community group	Youth charity providing community youth programs. Facilities include a gymnastics facility and boxing ring.	3.1km
10	Kelso Community Centre	Local community centre	Offers free programs and services including a weekly playgroup, health clinics, Women's Group and youth programs. Also offers computer and internet access, outdoor recreation area, sports field and basketball court.	4.0km

Bathurst has a selection of community facilities, with most affiliated with social or sporting clubs or other groups. This also includes several sporting clubs further away from the site to the west and south in the Mt Panorama



area. This includes the Bathurst Rifle Club, Cycling Club, and Golf Club. Regardless, most of the major community facilities available in Bathurst are located in central Bathurst, within two kilometres of the site. This includes Bathurst's library, which is just over one kilometre from the site, as well as the Bathurst Information and Community Centre, around 1.5 kilometres from the site.

3.1.3 Education and childcare

Social planners and Council are reliant on the NSW Department of Education (and any relevant private school providers) to provide input into planning for education facilities and provision, especially early in the master planning process. Nonetheless, it is important to consider the level of education provision available near a site due to the importance of education access.

Figure 6 shows education and childcare facilities relevant to the site.

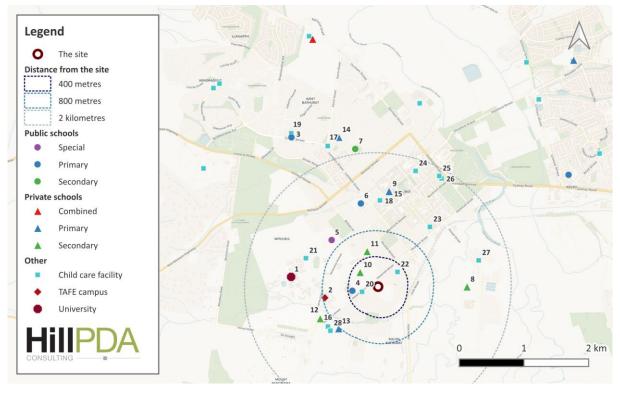


Figure 6: Map of education and childcare facilities in relation to the site

Source: HillPDA, NSW DPE Points of interest layer (2024)

The site is well-located in relation to important educational institutions in Bathurst, most notably the Bathurst campuses of Charles Sturt University and TAFE NSW. Both of these facilities are located near the site, to its west, and are shown in Table 7.

Table 7: Higher education institutions located near the site

ID	Name	Туре	Distance (km)
1	Charles Sturt University, Bathurst Campus	University	1.0
2	TAFE NSW - Bathurst	TAFE	0.8

Bathurst has a wide range of schools, most of which are located immediately to the south and west of the Bathurst CBD. Within roughly two kilometres of the site, there are a total of 12 schools, consisting of five government schools and seven independent schools. Of these, there are six primary schools, five high schools, and one special school.



The nearest primary school to the site is Bathurst South Public School, a government primary school located in South Bathurst, less than 400 metres west of the site. The nearest high school to the site is St Stanislaus' College, a private school, located 50 metres northwest of the site, across Havannah Street. The nearest public high school is the Denison College of Secondary Education, Bathurst High Campus, located in Bathurst, two kilometres north of the site boundary. Table 8 lists the schools located near the site.

ID	Name	Туре	Sector	Enrolment (2022)	Distance (km)
3	Bathurst West Public School	Primary	Government	533	2.6
4	Bathurst South Public School	Primary	Government	217	0.4
5	Carenne School	Special	Government	110	1.0
6	Bathurst Public School	Primary	Government	477	1.3
7	Denison College of Secondary Education	Secondary	Government	960	2.1
8	MacKillop College	Primary	Catholic	680	1.4
9	Cathedral Catholic Primary School	Primary	Catholic	358	1.5
10	St Stanislaus' College, Sunnyside	Secondary	Independent	_*	0.3
11	St Stanislaus' College	Secondary	Independent	594	0.6
12	Skillset Senior College	Secondary	Independent	139	1.0
13	St Philomena's Catholic Primary School	Primary	Catholic	218	0.9
14	The Assumption Catholic Primary School	Primary	Catholic	372	2.4

Table 8: Schools located near the site (bold text indicates the catchment school for the site)

Source: NSW Department of Education (2022)

*Note: enrolment data not recorded for sub-campuses

Bathurst also has numerous childcare providers. These are shown in in Table 9.

In total, there are four services providing outside school hours care (OSHC), with a total of 279 approved places. There are eight services providing long day care (LDC), with a total of 493 approved places. Additionally, there is one dedicated preschool service, with 40 places. The nearest OSHC to the site is St Phil's OSHC, approximately one kilometre to the south. The nearest LDC is Bathurst Little Learning Centre, located just 200 metres east of the site.

Table 9: Childcare facilities located near the site.

ID	Name	Туре	Approved places	Distance (km)
15	Cathedral OSHC	Outside school hours care	80	1.5
16	St Phil's OSHC	Outside school hours care	60	1.0
17	Assumption OSHC	Outside school hours care	79	2.3
18	Jenny's Kindergarten and Early Learning Centre	Long day care	132	1.3
19	Gowrie NSW Bathurst West OSHC	Outside school hours care	60	2.7
20	Bathurst Little Learning Centre	Long day care	23	0.2
21	Mitchell Early Learning Centre	Long day care	70	1.1
22	SDN Hamilton Street Children's Education and Care Centre	Long day care	52	0.4
23	Keppel Street Kindy	Long day care	39	1.2
24	Elizabeth Chifley Presbyterian Preschool	Preschool	40	1.9
25	Bathurst Family Day Care	Family day care	N/A	1.9
26	Scallywags Long Day Care and Preschool	Long day care	60	1.9
27	Goodstart Early Learning Bathurst	Long day care	77	1.6



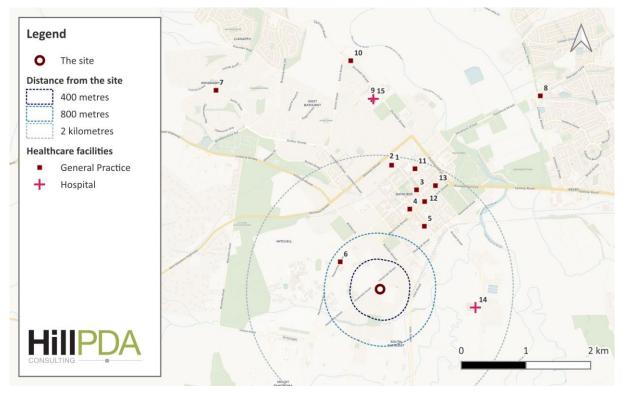
ID	Name	Туре	Approved places	Distance (km)
28	Lowri MACS	Multifunctional Aboriginal Children's Service Centre	40	1.1

3.1.4 Healthcare

Healthcare access can be taken for granted in metropolitan areas, though in rural and regional areas, health outcomes can differ significantly and interact with other issues including isolation, socioeconomic disadvantage, dangerous professions, and climate risk. Additionally, people in regional areas may have to travel further to access healthcare, especially for conditions or injuries requiring specialist treatment. As such, access to healthcare can be an important part of social infrastructure, and housing that is poorly located in relation to healthcare facilities can become an equity issue.

Figure 7 and Table 10 below healthcare facilities relevant to the site.

Figure 7: Map of healthcare facilities in relation to the site



Source: HillPDA, DPE *Points of interest layer* (2024); healthdirect.gov.au (2024) **Table 10: Healthcare facilities in Bathurst and surrounds**

ID	Name	Туре	Billing	Distance (km)
1	Russell Street Specialist Centre	General practice	Fees and bulk Billing	1.9
2	Dr Caroline Renko	General practice	Fees and bulk Billing	1.9
3	Macquarie Family Medical Centre	General practice	Bulk billing only	1.6
4	headspace - Bathurst	General practice	No fee	1.3
5	Loxley House Family Practice	General practice	Fees and bulk Billing	1.2
6	Ochre Medical Centre Bathurst	General practice	Fees and bulk Billing	1.0
7	Westpoint Medical Practice	General practice	Fees and bulk Billing	4.0
8	Kelso Medical Centre	General practice	Fees and bulk Billing	3.9



ID	Name	Туре	Billing	Distance (km)
9	Bathurst Community Health Centre	Community health centre	Bulk billing only	2.9
10	WeCare Health	General practice	Fees and bulk Billing	3.6
11	George Street Medical Practice	General practice	Fees and bulk Billing	1.9
12	Russell Street Medical Centre	General practice	Fees and bulk Billing	1.5
13	Busby Medical Practice	General practice	Fees apply	1.8
14	Bathurst Private Hospital	Private hospital	Fees apply	1.5
15	Bathurst Base Hospital	Public hospital	Bulk billing	2.9

Bathurst is well-served by 13 general practitioners, as well as both a public hospital and private hospital. However, these services are centralised in and around the Bathurst CBD. The nearest general practitioner to the site is Ochre Medical Centre Bathurst, located within the Charles Sturt University campus, approximately one kilometre west of the site.

Bathurst's public and private hospitals are located approximately 2.9 kilometres north and 1.5 kilometres east of the site boundary respectively. Additionally, there are several specialist medical facilities within two kilometres of the site, including Bathurst Cardiology on the Charles Sturt University campus, and Laverty Pathology to the north in the Bathurst CBD.

There is also a planning proposal currently underway for a Bathurst Integrated Medical Centre. Should the proposal proceed, it would be a six-storey medical facility providing hospital, medical centre and education uses and ancillary multilevel carpark in the Bathurst CBD, approximately two kilometres north of the site.

3.2 Population at the site

In order to assess the potential social and community needs impact of the proposal, we must consider the scale and nature of the population number anticipated to reside at the site. To do this, we have gathered data on the number of people per dwelling in the Bathurst LGA and applied our findings to the concept proposal.

It is noted that any development that could eventuate at the site may differ from the assessed design concept. The findings of this section are therefore indicative only, based on the information available at present.

3.2.1 Projected population

The simplest approach to project the population at the site would be to take the average number of persons per dwelling across the Bathurst LGA and apply it to the proposal. As at the 2021 Census, dwellings in Bathurst housed an average of around 2.5 people. Appling this rate to the proposal would result in a population of 239 people at the site at full development, as shown in Table 11.

Dwelling type	Persons per dwelling	Proposed dwellings	Projected population
All	2.5	97	239
Total	n/a	97	239

Source: HillPDA, ABS TableBuilder (2022)

We consider the above to be unsuited to projecting population at the site, as the overall persons per dwelling across the Bathurst LGA is skewed by larger households in separate dwellings, which are not proposed for the site. Whilst Bathurst dwellings overall had around 2.5 persons on average; at the 2021 Census, apartment dwellings in Bathurst housed around 1.4 people, whilst the average semi-detached housed around 1.7 people.

Applying these rates to the proposal may provide a more realistic projection and is shown in Table 12. This approach gives a projected population of 146 people at the site at full development.



Table 12: Population projection, 2021 Census data (by dwelling type)

Dwelling type	Persons per dwelling	Proposed dwellings	Projected population
Apartment/unit	1.4	34	57
Semi-detached/terrace	1.7	63	89
Total	n/a	97	146

Source: HillPDA, ABS TableBuilder (2022)

We have found that apartment and terrace dwellings in Bathurst are typically 1970s and 1980s constructions, and vary significantly in size and amenity. Such dwellings are likely to attract smaller households (e.g. older couples and singles), leading to the relatively small household sizes observed in the Census data above. We therefore consider the above estimate to be too low for the site, as the proponent anticipates that the dwellings would be targeted to a mix of households (including young families and downsizers) than observed in existing smaller dwellings in Bathurst.

To ensure a realistic projection to base our assessment on, we have developed a modified rate based on the Census data and our expectations for the proposal. This approach gives a projected population of 188 people at the site at full development, as shown in Table 13.

Table 13: Adopted population projection

Dwelling type	Persons per dwelling	Proposed dwellings	Projected population
Apartment/unit	1.8	63	113
Semi-detached/terrace	2.2	34	75
Total	n/a	97	188

Source: HillPDA

3.2.2 Projected age structure

In terms of social and community need, the size of any additional future population in an area is critically important, however, the age of any future residents is also important.

People of different ages require different types of services and facilities, or need to them more frequently. It is therefore important to consider the age distribution of the projected population at the site in our assessment of social and community need. To do so, we have compared the projected population at the site with the existing age distribution of Bathurst LGA residents (as at the 2021 Census).

By combining the above figure and the observed 2021 Census age structure of the Bathurst LGA, we can generate an age distribution of the projected population at the site. This is broken down by 'service age groups'; categories developed by demographers .id to reflect typical 'life stages' and support the consideration of demand for different types of services (.id, 2023).

Table 14 shows the projected age distribution of future residents at the site (assuming full development). The largest group is projected to be adults aged from 35 to 59 years, with almost 60 such residents. Around 40 residents at the site are anticipated to be aged under 18 years, with most of these being primary and secondary schoolers. Around 20 residents at the site are anticipated to be aged between 60 and 69 years, with a further 25 aged 70 years or over.



Table 14: Age distribution of projected population at the site

Service age group (age range in years)	Bathurst LGA age distribution	Projected population at the site
Babies and pre-schoolers (0–4)	5.7%	11
Primary schoolers (5 – 11)	8.9%	17
Secondary schoolers (12 – 17)	8.3%	16
Tertiary education and independence (18 – 24)	9.2%	17
Young workforce (25 – 34)	13.0%	24
Parents and homebuilders (35 – 49)	17.9%	34
Older workers and pre-retirees (50 – 59)	12.3%	23
Empty nesters and retirees (60 – 69)	11.7%	22
Seniors (70 – 84)	10.6%	20
Elderly aged (85+)	2.4%	4
Total	100.0%	188

Source: HillPDA, ABS TableBuilder (2022)

3.3 Assessment

This section assesses the social and community needs projected to arise at the site, assuming full development as per the indicative concept proposal. The findings of the previous sections are considered alongside best practice social infrastructure provision benchmarks.

Benchmarks and provisioning rates in this section have been derived from a variety of sources, including:

- Bathurst Regional Council, *Bathurst Open Space Strategy* (2020)
- NSW Growth Centres Commission, Growth Centres Development Code (2006)
- Library Council of New South Wales, Standards and Guidelines for NSW Public Libraries (2020)
- Transport for New South Wales, Central Precinct Renewal Program: Social Infrastructure and Health Impact Assessment (2022)
- City of Parramatta, Community Infrastructure Strategy (2020)
- Queensland Government South East Queensland Regional Plan 2005–2026: Implementation Guideline No. 5 – Social infrastructure planning (2006).

3.3.1 Community facilities

Indicative benchmarking for community facilities is provided in Table 15.

Table 15: Community and cultural facilities benchmarks

Туре			The proposal		
	Metric	Existing	Parameter	Need	Additional need
Youth centre	1:20,000 residents	0	188	<0.01	Met
Local community centre (2,000-2,500sqm)	1:6,000 residents	2	188	0.03 or 60-75sqm	Negligible
Library	1:33,000 residents	1	188	<0.01	Met

The above shows that the small population at the site would be insufficient to generate need for a youth centre, community centre, or library.

Whilst there is no existing dedicated youth centre in Bathurst, several of the facilities identified in section 3.1.2 provide youth-oriented spaces, activities, and programs. This includes the Bathurst Information and



Neighbourhood Centre, Bathurst PCYC, and the Kelso Community Centre. Considered as a whole, these facilities are likely to meet Bathurst's needs, and the proposal would not significantly add to that.

The additional need for a local community centre generated by the proposal is negligible, and Bathurst's two existing community centres are likely to be adequate for this need. There are a range of existing community facilities that would likely meet the various ancillary community space needs of the anticipated population at the site (such as hireable space for community meetings or events), and several of these are located within two kilometres of the site.

Further to the above, the concept proposal includes provision for a small community space. This aligns with the anticipated additional community floorspace (60-75 square metres) generated by the proposal. Assuming appropriate management protocols would be in place and that the space would be suitable for a range of purposes, the provision of this space would reduce any additional pressure placed on community facilities by the proposal. In particular, this is likely to limit the additional demand for event and meeting spaces generated by the proposal, with future residents able to make use of the on-site space for this purpose.

Finally, the proposal is not anticipated to generate significant additional demand for library services. The existing Bathurst Library is located within a reasonable distance from the site and serves the Bathurst LGA, providing a range of services and amenities.

3.3.2 Education and childcare

Research and planning for schooling provision and demand forecasting is the responsibility of the NSW Government Department of Education, and considers a wide range of factors relating to supply and demand of primary and high school education. Nonetheless, this section provides indicative benchmarking for education and childcare services to inform an understanding of the potential scale of any impact on existing services in the local community.

Indicative benchmarking for early childhood (e.g. long day care, preschools), as well as primary and secondary school needs has been undertaken below in Table 16.

Туре			The pro	posal	
	Metric	Existing	Parameter	Need	Additional need
Childcare (long day care)	1 place:2.48 children 0-4 years	493	11	5	Negligible
Childcare (outside school hours care)	1 place:2.7 children 5-11 years	279	17	7	Negligible
Public primary school	1:6,000 residents	3	188	0.03	Negligible
Public high school	1:33,000 residents	1	188	<0.01	Negligible

Table 16: Childcare and education benchmarks

Note: childcare need figures have been rounded up.

In total, the proposal is projected to result in demand for an additional 12 childcare places, consisting of five LDC places and seven OSHC places. Overall, childcare provision in the local area is considered to be sufficient to meet the additional need anticipated from the proposal.

From the services considered in the study (refer section 3.1.3), there were a total of 493 approved places for LDC; or an average of around 60 approved places per centre. Considering the number of centres and their proximity to the site (as well as noting that additional centres in Bathurst and surrounds located further from the site were not considered), the five additional LDC places anticipated to be required from the proposal are likely to be accommodated within the existing supply of centres.



In terms of OSHC, local supply is somewhat more limited, with 279 approved places in total: an average of around 70 places per centre. The proposal is anticipated to generate demand for seven additional OSHC places. This still represents a small increase overall, and is likely able to be accommodated within the existing services.

It is noted, however, that this study did not consider whether the identified childcare services had vacancies. Should the existing childcare provision in Bathurst and surrounds be significantly constrained, the above would exacerbate this.

As noted previously, projecting and planning for future enrolment demand is the responsibility of the NSW Government Department of Education. Nonetheless, the benchmarks above provide an indication of the scale of demand that would be generated as a result of the proposal. In total, the proposal is projected to be home to 16 primary school aged children and 17 would be high school aged children: a total of 33 school aged children.

The catchment primary school for the site (Bathurst South Public School) had a total of 217 full time equivalent enrolments in 2022. The anticipated 16 primary school aged residents at the site would likely represent a notable increase for the public catchment school alone, although this would be unlikely considering the selection of non-government primary schools available in the local area. The total 2022 enrolment for the primary schools included in the study (refer section 3.1.3) was 2,175 full time equivalent places. The additional number of primary school aged residents anticipated for the site is negligible in this context.

The catchment high school for the site (Denison College of Secondary Education Bathurst Campus) had a total of 960 full time equivalent enrolments in 2022. The anticipated 17 high school aged residents at the site would likely represent a fairly negligible increase for this school. Additionally, as for local primary schools, the alternative offerings available in the local area recorded a total of 2,373 full time equivalent enrolments in 2022, again suggesting that the increase would be negligible overall.

3.3.3 Healthcare

In general, Bathurst is well-served in terms of healthcare overall, with numerous general practitioners and both a public and private hospital.

Whilst benchmarks are not available for general practitioner services, provisioning rates are available for community health centres, and stipulate the provision of one centre for every 20,000-30,000 residents. This is indicated in Table 17.

Ture	Beatria		The pro	posal	a dallatera da se al
Туре	Metric	Existing	Parameter	Need	Additional need
Community health centre	1:20,000 – 30,000 residents	1	188	<0.01	Met

Table 17: Community healthcare services benchmark

Though Bathurst's existing population indicates need for more than one community health centre and the existing provision is just one, considering the presence of numerous general practitioners and both a public and private hospital, it is likely that Bathurst's healthcare needs are being met. Any short-term unmet need would likely be fulfilled by the many local general practitioners and other smaller specialists. As these services would operate commercially, their provision would be market-driven.

Further, the additional population projected at the site is insufficient to impact the overall situation in Bathurst. It is noted, however, that with the centralised nature of Bathurst's healthcare facilities, additional residents in South Bathurst may increase demand for place pressure on the sole general practitioner located in South Bathurst.



3.3.4 Recreation and open space

In the *Bathurst Open Space Strategy* (BOSS), Council identifies desired open space types in the LGA. Within each type, where relevant, hierarchies of provision are identified.

This framework is shown in Table 18.

Table 18: Classification of	open space in Bathurst
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Function	Hierarchies	Description
Community park	Local District Regional	Parks that are predominantly developed for general recreation and community use. These parks may include active elements such as youth spaces or outdoor gyms.
Sport	District Regional	Spaces developed for formal organised sport.
Special	N/A	Public land developed for special purposes such as showgrounds or motor racing.
Dual purpose	N/A	Public open space with a primary function other than recreation (such as drainage or buffering) where recreation is anticipated as a secondary use, or facilities have been provided to facilitate recreation.
Nature	N/A	This could include detention/retention basins with dual use as informal sporting fields. Conservation and bushland areas which are predominantly in a natural state and riparian corridors which have not been developed as riverside/creekside parks and may only have a pathway.
Other	N/A	Other open space and formed drains including buffer lands, undeveloped open space, overland flow paths or where the purpose is unknown.

Source: Bathurst Regional Council, Bathurst Open Space Strategy (2020)

Within the above framework, desired levels of provisioning have been identified along three key metrics:

- Minimum level of supply (area)
- Minimum level of development (embellishment)
- Minimum level of opportunity (access).

Table 19 provides an overview of the guiding standards for open space supply from the BOSS.

Table 19: Minimum level of open space supply by hierarchy and distribution

Supply rate	Local	District	Regional
Recreation 3ha:1,000 people	Park (0.5ha minimum) or node (0.2ha minimum) within 400m safe walking distance.	Larger and more developed park (preferably greater than 1 ha) within 2km	Opportunistic provision
Sport 1.5ha:1,000 people	For Rural Villages: a minimum provision of a multi-use field or space (e.g. sports courts) – minimum area of 1.5ha. Provision for Bathurst urban areas is provided as District types.	For Bathurst urban areas larger sporting parks accommodating several users, with preferred minimum size 5ha.	Opportunistic provision
Natural areas	Provided "opportunistically to protect habitat, lan significance to the local or regional community."	dscape, healthy riparian corridors or cul	tural areas of

No minimum level of supply.

Source: Bathurst Regional Council, Bathurst Open Space Strategy (2020)

3.3.4.1 Recreation

Table 20 shows benchmarks for recreation areas applied to the proposal.



Table 20: Recreation facilities benchmarks

	Metric	Existing (within 2km)	The proposal		
Туре			Parameter	Need	Additional need
Recreation area Overall	3ha:1,000 people	12.8ha	188	0.56ha	Negligible
Local park	0.5ha within 400 metres	3.8ha	n/a	n/a	Met
District park	1ha within 2km	11.9ha	n/a	n/a	Met
Play space	1:1,500 people	4	188	0.1	Met

As shown above, the site has adequate supply of recreation areas and facilities and meets the overall supply metric, with a large supply of recreation land within two kilometres of the site. Notably, this includes many of Bathurst's most embellished and important parks.

Within 400 metres of the site, Jaques Park is likely to be sufficient to meet everyday recreation needs of residents and (in combination with the smaller Milltown Park) far exceeds the minimum provision rate. It is noted, however, that the poor level of active transport infrastructure is likely to limit the usefulness and utilisation of parks near the site. Residents may feel pressured to drive rather than walk or cycle due to safety or access concerns, and may instead use facilities further from the site.

A total of four parks within two kilometres of the site were identified to contain playgrounds, of varying quality and scale. This meets the identified provision metric above, however, some of Bathurst's playgrounds are significantly more embellished than others, and parks with low embellishment or amenity (such as Milltown Park) may contribute less to meeting this provision rate.

In addition to the above, the identified regional park, the Bathurst Adventure Playground, lies just beyond the two kilometre catchment from the site boundary, at 2.5 kilometres away. This park serves the wider region and includes a range of play equipment suited to different ages and abilities, and is reasonably accessible from the site.

It is also noted that the concept proposal for the site includes a community outdoor area. Whilst the level of open space and recreation provision for the site meets the identified criteria, providing embellishments, equipment, and landscaping within this area would be a significant benefit to any future population at the site, as well as residents of the surrounding area.

Further, as noted in section 3.1.1, the site is near the Charles Sturt University campus, which includes a large amount of open space area. Though arrangements to these areas may vary depending on location-specific factors, it is likely to contribute significantly to open space access for residents in the local area, for example through providing numerous walking tracks and grassy, shaded areas.

3.3.4.2 Sport

Table 21 shows benchmarks for sporting areas applied to the proposal.

Table 21: Active open space facilities benchmarks

	Existing		The pro		
Туре	Metric	(within 2km)	Parameter	Need	Additional need
Sporting area Overall	1.5ha:1,000 people	46.2ha	188	0.18ha	Negligible



		Existing	The proposal		
Туре	Metric	(within 2km)	Parameter	Need	Additional need
Multicourt facility with multiple courts (e.g. netball, basketball, tennis)	1:10,000 residents	2	188	0.02	Met
Multisport field e.g. oval or organised sport field	1:5,000 residents	6	188	0.04	Met

As shown above, the site has adequate supply of sporting areas and facilities and meets the overall supply metric, with a large supply of sporting land within two kilometres of the site.

The nearby Charles Sturt University campus includes a wide range of sporting facilities, including multisport fields, tennis courts, and netball courts, with several located less than one kilometre from the site boundary.

The nearest sporting open space is Jaques Park, 350 metres from the site, which contains a grassed area with a cricket pitch. The nearest formal sporting fields (George Park) is located around 850 metres from the site. Five formal open space areas were identified within two kilometres of the site, notably including three large (five hectares or greater, i.e. district-scale) multisport complexes: Police Paddock, Proctor Park, and Alan Morse Oval. Additionally, the regional sporting facilities of Carrington Park and Bathurst Sportsground are less than two kilometres from the site, providing a good level of access to these high quality facilities. In combination with the other sporting facilities further from the site, Bathurst appears to have a high level of provision of sporting fields and ovals.

It is also noted that the concept proposal for the site includes a community outdoor area. Whilst this space is unlikely to be suitable for a formalised sporting area, embellishments that enable or encourage casual or informal sporting activities would be highly beneficial to future residents at the site. This would particularly benefit those residents most impacted by the poor active transport in the area. Design features that enable the community's children and teenagers to play casual sport or games closer to home would be a significant benefit, and interventions to enable this should be considered at the detailed design phase.





4.0 CONCLUSION

This report has been prepared to consider social and community need impacts in relation to a planning proposal to enable a medium density residential development of a site south of the Bathurst CBD. The proposal pertains to a site of around 11,700 square metres, located at 50 Busby Street, South Bathurst, which is currently occupied by a vacant 62-bed aged care facility.

The indicative concept design that has been developed to accompany the planning proposal includes a total of 97 dwellings, consisting of 63 apartments and 34 townhouses, as well as two commercial spaces, communal facilities, and shared open space areas. Based on this concept, we anticipate that at full development, the proposal would likely house a mixture of downsizers and young families, with a total population of 188 residents.

Our assessment considered the social and community need implications of the proposal based on our population projections. These projections were analysed in combination with existing social and community facilities and Council's *Bathurst Open Space Strategy*, as well as other best-practice guidelines.

We evaluated the proposal against the identified provision benchmarks requirements and found that, when fully developed:

- The small projected population at the site is not sufficient to generate demand for any additional facilities in Bathurst. It would, however, contribute additional demand across all social infrastructure types to varying degrees.
- Existing community facilities (including libraries and community centres) would adequately meet the small additional demand generated by the projected population at the site. By one metric, the site would generate additional demand for a small amount of (60-75 square metres) community space.
- The site would be home to 33 school-aged residents. This was shown to be a very small amount of additional demand compared to existing enrolment at the various government, non-government, primary, and secondary schools located near the site, and would likely be accommodated easily.
- The site would generate demand for an additional 12 childcare places, split across long day care (five places) and outside school hours care (seven places). This was shown to be a small amount compared to the number of approved places across existing local childcare services.
- The large number of healthcare services (including two hospitals) located in and around Bathurst were considered to be adequate to meet the small additional need generated by the proposal. We note, however, that general practitioners are largely concentrated in central Bathurst, and the proposal may exacerbate existing pressure on the sole provider in South Bathurst.
- Recreation open space provision was considered to be adequate, with the site having access to sufficient quantities of local parks within 400 metres, and of district level parks and play spaces within two kilometres.
- Sporting open space provision was also considered to be adequate, and any future residents at the site would have access to several large multisport facilities within two kilometres of home.

Our assessment did, however, identify a small number of social and community need issues, which may affect the overall impact of the proposal by amplifying the small additional needs identified in this assessment. These include:

• Poor provision of active transport infrastructure (e.g. footpaths or cycle paths) in the immediate surroundings of the site, as well as across the local area more broadly.



Combined with the above, the location of much of the social infrastructure identified in this assessment in or near the Bathurst CBD would reduce accessibility and active transport safety from the site. As such, any future residents may experience increased car dependence.

In addition to the above, our assessment has identified a selection of interventions that could either mitigate potential impacts of the proposal, or to improve the benefits that it would generate. These are:

- At the detailed design phase, consider how best to incorporate design features and embellishments in the community outdoor area that enable and encourage informal sport and play. This could include (for example) adaptive spaces that help to facilitate children playing. This would help to mitigate the lack of sporting facilities within walking distance of the site.
- At the detailed design phase, coordinate with Council and/or the relevant State Government agency to consider how the proposal can best facilitate active transport. The scope of this intervention could be extended beyond the site (for example, through a voluntary planning agreement) to provide (for example) a pedestrian crossing, or footpaths across a longer section of Prospect Street or Busby Street.

Overall, we consider that the proposal can be supported from a social and community needs perspective.



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