

Attachment 6: Social Infrastructure Statement prepared by Elton Consulting

112 Talavera Road, Macquarie Park

Social infrastructure statement

Client:
Meriton Group

Date:
13 September 2017

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Date	13 September 2017
Document name	112 Talavera Road Macquarie Park Social Infrastructure Statement
Version	Final

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1 Introduction

This Social Infrastructure Statement (SIS) has been prepared for the Meriton Group to inform a Planning Proposal to amend building heights and floor space ratio controls. The Planning Proposal would enable the Meriton Group to increase housing supply at 112 Talavera Road, Macquarie Park (the site). The increased residential component of the proposed development would result in future added population. The purpose of the SIS is to identify any social infrastructure needs that would be required to support the added population generated.

1.1 Project description

The Planning Proposal site is located at the edge of the M2 Motorway and Herring Road within the Macquarie Park Corridor. The Macquarie Park Corridor plays an important employment centre role and provides commercial, technology and research opportunities. The area is currently subject to many renewal projects due to its proximity to key public transport, health and education infrastructure. Meeting the needs of future residents is understood within this ever more urbanised setting.

No change is sought to the zoning of the site which is currently zoned B4 Mixed use. This B4 zone enables residential development to be mixed with other suitable business, office, retail and other uses.

The Planning Proposal seeks to increase the current site height limit and floor space ratios to allow for taller buildings. This amendment is predicted to increase the number of dwellings allowed from 879 to 1269. A key anticipated community benefit of this approach is better urban design allowing more ground level open space. This is likely to improve pedestrian connectivity and access to communal spaces.

The Planning Proposal is supported by a public benefit offer that proposes contributions to social infrastructure including:

- » Providing affordable housing dwellings
- » Providing new onsite publicly accessible open space
- » Contributions to improve regional open space in the surrounding area
- » The future development will include a new large childcare centre (90+ places).

1.2 Scope of the report

This SIS will consider the likely added demand for community facilities, human services and open space (together known as social infrastructure) by the people who would occupy the added 390 dwellings. The SIS has been prepared at a high level suited to this initial Planning Proposal application stage. Other cumulative or social impact issues generated by the added dwellings, such as longer construction periods, should be considered in more detail at later stages of planning for the site.

The SIS did not involve any new community consultation but has considered the community consultation findings of the *Herring Road Macquarie Park Finalisation Report* (2015). These noted an existing expectation that added social infrastructure and open space will be needed to support population growth in Macquarie Park. The SIS will help in quantifying these added social infrastructure needs. The SIS does not make any specific recommendations about the ways in which the demand should be met.

2 Social Infrastructure Statement

2.1 Site context

The site is located within the Macquarie University (Herring Road) Priority Precinct. The status of Priority Precinct recognises the broader strategic context of Macquarie Park being in a transport corridor and centre of economic importance. Planning for Priority Precincts recognises a need for co-operation between state and local governments to deliver infrastructure, including social infrastructure.

2.2 Existing social infrastructure

Table 1 outlines examples of relevant social infrastructure near the site.

Table 1 Nearby existing social infrastructure

Existing facilities	Brief description	Approximate distance from site
Community centres, libraries and cultural facilities		
Macquarie University Art Gallery	Holds regular exhibitions that are open to the public	600m
Macquarie University Library	Restrictions apply to members of the public for borrowing	850m
North Ryde Library	Facilities include toy library, free Wi-Fi, public computers	3.3km
Lifelong education		
Macquarie University	126ha campus including sports facilities	900m
Greenwood Macquarie Park Childcare	162 approved places for long day care for 0 to 6-year olds Vacancies currently showing for all ages	On current site
Goodstart early learning North Ryde	53 approved places for long day care for 0 years to over pre-school ages Some current vacancies except for 0 to 2 year olds	400m
Health and Wellbeing		
Macquarie University Hospital	A private not-for-profit teaching hospital	210m

Existing facilities	Brief description	Approximate distance from site
Ryde Hospital (public)	Within the Northern Sydney Local Health District, providing inpatient, outpatient and community services	4.1km
Entertainment		
Macquarie Centre (Retail, cinemas, fresh food, medical centre and pharmacy, postal services)	Major shopping centre owned by AMP Capital Retail Trust General trading hours 9:30 am to 9pm	450m
Public transport		
Macquarie Centre Bus stand	Major interchange with access to over 20 routes	450m
Macquarie University Train Station	On the North Shore Line Wheelchair accessible	450m
Recreation		
Christie Park	Sports fields used for soccer, has access to BBQ's , picnic area and toilets	300m
Lane Cove National Park (Shrimptons Creek Trail) (Tunks Hill picnic area)	670ha regional open space containing walking tracks, cycling trails, canoeing and boating facilities, campgrounds, picnic and BBQ facilities	(1.3km) (2.1km)

Source: Mychild.gov.au and acecqa.gov.au/national-registers accessed 8/9/2017.

Table 1 shows that the site presently has good access to a range of social infrastructure types.

Gaps in current access include:

- » local community centre
- » public library
- » local open space (parks and playgrounds).

There are several planning policy documents that discuss this existing need for social infrastructure within Macquarie Park, including:

- » *City of Ryde draft Social and Cultural Infrastructure* (2014) identifies the need for a district level facility within Macquarie Park.
- » *City of Ryde Community Hubs Plan* (2012) adopts an approach of delivering community hubs in high growth centres.
- » *City of Ryde Integrated Open Space Plan* (2012) identifies a local open space deficit.
- » *Draft Macquarie Park Recommendations Paper* (2013) makes recommendations including to provide fitness trails and urban plazas.
- » *Macquarie University (Herring Road) Finalisation Report* (2015) suggests the need for local parks dispersed throughout the precinct.

2.3 Planned social infrastructure

Recognising the growth planned for the Macquarie University (Herring Road) Priority Precinct, it is understood that several major new community and open space facilities are currently planned. This includes several facilities nearby the site including:

- » A new regional library and creative hub as part of the renewal of Macquarie Centre¹
- » A new regional civic precinct (1 Devlin Road)²
- » Shrimptons Creek Precinct Activation³
- » An indoor recreation facility and public open space (62-82 Talavera Road)⁴

It is anticipated that the district and regional scale of these planned facilities will enable them to meet the needs of a significant proportion of expected population growth in the area.

2.4 Likely future population

To help understand the impact of the added population of the Planning Proposal, Table 2 shows some key characteristics of the current population. The profile of the City of Ryde LGA is shown for comparison purposes.

Table 2 Key Macquarie Park population characteristics 2016

	Macquarie Park	Ryde LGA
Population number (2016)	8,509	121,807
Age groups	%	%
Babies and pre-schoolers (0-4 years)	5.9	6.1
Primary school aged (5-11 years)	3.5	7.5
Secondary schoolers (12-17 years)	1.9	5.5
Tertiary education and independence (18 to 24 years)	23.3	10.7
Young workforce (25-34 years)	30.9	18.2
Parents and homebuilders (35-49 years)	17.9	21
Older workers and pre-retirees (50-59 years)	5.6	11.7
Empty nesters and retirees (60-69 years)	5.3	9.1
Seniors and the elderly (70+ years)	5.7	10.1
Households	%	%
Couple with children	18.2	34.5
Couples without children	28.2	23.6

¹ Subject to Voluntary Planning Agreement between AMP Capital and City of Ryde Council

² More information at <http://www.ryde.nsw.gov.au/Business-and-Development/Major-Development/Ryde-Civic-Precinct-Redevelopment>

³ More information at <http://www.ryde.nsw.gov.au/Recreation/Parks-and-Sportsgrounds/Works-and-Improvements/SCPA>

⁴ Subject to Voluntary Planning Agreement between Holdmark and City of Ryde Council

	Macquarie Park	Ryde LGA
Single parent families	5.7	8.5
Group household	9.3	5.4
Lone person	29.3	22.3
Dwellings	%	%
Owned outright	12.5	28.3
Owned with mortgage	16.5	28.3
Rented (total)	63.5	37.1
Proportion of households with no registered motor vehicles	22.4	11.4
Cultural background	%	%
Percentage overseas born	60.4	46.9

Source: <http://profile.id.com.au/ryde> accessed 8/9/2017

Assuming the future population of residents will be similar to the current Macquarie Park suburb profile, Table 2 shows that they will be characterised by:

- » High proportions of lone person households
- » High proportions of young adults 18-34 years
- » Relatively low proportions of children
- » Relatively low proportions of older people
- » Higher proportions of people renting their accommodation
- » Higher proportions of cultural diversity.

To forecast the population numbers, Table 3 shows current occupancy rates by dwelling type.

Table 3 Average occupancy rates 2016

Area	High density	Medium density	Low density	All dwellings average
Macquarie Pak	2.13	2.08	2.1	1.94
Ryde LGA	2.15	2.48	3.14	2.48

Source: ABS Community Profile (2016) Code SSC12437 (SSC)

Applying the average high-density occupancy rate of 2.1 persons suggests the Planning Proposal will result in a total added population of around 800 people (shown in Table 4).

Table 4 Projected population change

Site	Dwelling yield	Average household size (persons)	Estimated Population
Current	879	2.1	1,846
Proposed	1,269	2.1	2,665

Source: Meriton Group, 2017

2.5 Likely future demand for social infrastructure

This section identifies the likely social infrastructure needs for a future added population of around 800 people at the site. The assessment relies on standards and thresholds available using a desktop review of City of Ryde policy documents and Elton Consulting knowledge of best practice community facility and open space provision standards.

Community centres

The existing demographics of the Macquarie Park population suggests community centres in the area will need to especially accommodate:

- » The needs of households with young children (such as playgroups)
- » Opportunities for cultural expression and celebrations of diversity (including language classes for new migrants)
- » Catering for single person households who may feel socially isolated and renters who may experience increased insecurity of tenure by providing programs and events that facilitate social connections
- » Social programs and activities for young people.

City of Ryde S94 Development Contributions Plan interim update (2014) standards for provision are one community centre of 600-800sqm for every 7,000 – 10,000 persons. On this basis, the added population would not trigger a need for provision of a local community centre.

There are no existing community centre near the site. This means the added population is likely to increase pressure on existing nearby community centres in North Ryde and Epping.

The planning for a Library and Creative hub at Macquarie Centre and Ryde Civic Precinct Redevelopment is likely to have substantial capacity. As well as addressing the existing current shortfall it is likely to meet the needs of the added site population.

Residents living in high density will have limited adequate space at home for some activities such as meeting friends, entertaining guests and holding celebrations. Leading practice in high density locations suggests residents need good access to facilities outside their home such as an onsite communal lounge room or function room that offers a gathering place to meet.

Library facilities

New libraries are typically planned according to benchmarks contained in the NSW State Library publication *People Places: A Guide for Public Library Buildings in NSW* (2012). This suggests 39sqm of library floor space be provided for every 1,000 people for populations between 20,000 and 35,000 people. The demand generated by the added population at the site would likely result in some increased pressure experienced at North Ryde and Epping local libraries.

The planned provision of a regional library as part of the Library and Creative hub at Macquarie Centre would be likely to have substantial capacity to cater for the library needs of the added site population.

Cultural facilities

Cultural facilities such as galleries, performance and entertainment venues are typically provided at a district and regional level. The planning for the Ryde Civic Precinct Redevelopment includes a 400 seat performance venue to replace the current ageing Civic Hall and is likely to have substantial capacity. A proportion of the added population could be expected to want to access more locally focused spaces designed for smaller scale creative and cultural activities. This demand may place some increased pressure on local studio, workshop, rehearsal and exhibition space.

Lifelong education

The higher education needs of the added population would largely be met through existing university and TAFE facilities, including Macquarie University.

Planning for the secondary and primary school education needs of added populations is the responsibility of the Department of Education. In urban renewal areas such as Macquarie Park, government policy suggests optimising use of existing school assets. Nearby public schools include Kent Road Public School and North Ryde Public School. Enrolment data suggests that these local schools are undergoing moderate levels of enrolment growth. It is understood that a new primary school on Smalls Road (about 4km from the site) is planned to open in 2020⁵. When built, it could be expected that this school would have capacity to cater for the primary school needs of the added site population.

Based on 3.5% of the future population being primary school aged and 2% high school aged, 28 places in local primary schools and 16 places in local high schools would be needed. Some of this demand is likely to be met by independent private school providers.

Many residents are likely to be households with children. A proportion of these are likely to want to access different forms of childcare such as long day care, family day care, occasional care and playgroups. *City of Ryde S94 Development Contributions Plan interim update* (2014) standards for long day care provision are one place per 11 children aged 0 to 4 years. A more current standard for centre based care is one place per 3 children aged 0 to 4 years.

Based on 6% of the future population being babies and pre-school aged, the need for around 16 extra places in centre based childcare would be needed.

There is currently a large centre based childcare facility on the site. The proponent has provided information that this centre would be relocated within Macquarie Park before commencing any new development. This would result in no net loss of childcare places in the nearby area.

It is understood that the Planning Proposal also includes a commitment to provide a large childcare centre onsite supplying at least 90 places. This scale could be increased subject to demand and market conditions. It is highly likely that this childcare centre would have capacity absorb all demand generated by the added population.

Health and wellbeing

Residents are likely to access community health services and specialist health services such as outpatient clinics, maternal and child health services, oral health, counselling and welfare services.

The added population is likely to create some extra pressure on the capacity of local health services. This would need to be factored in to the strategic planning of the Northern Sydney Local Health District.

Based upon a benchmark of 1 GP per 1,000 people, the added population will reasonably contribute to the need for more health staff. This need is likely to be met through commercial feasibility of nearby medical practices and allied health services.

Recreation

Access to open space is regarded as critical to physical and mental wellbeing. Leading practice in high density locations suggests residents need good access to passive open space. Open space offers chances for physical activity and places for community interaction that encourage social cohesion. In high density urban areas, the quality of open space is more crucial than its quantity. High quality

⁵ More information at <http://www.dec.nsw.gov.au/about-the-department/our-reforms/innovative-education-successful-students/newschools/smalls-road-public-school>

pedestrian and cycle linkages connections are also important to link and enable better usage of spaces.

As noted in section 2.2, there is an existing shortfall of local open space in Macquarie Park. Best practice suggests that residents should ideally be within a 400m walk from open space. The site is currently within walking distance of a range of recreational facilities at Christie Park.

Open space in higher density apartment locations is usually met through a combination of public, semi-public and private open space. There are no recognised standards for open space provision in higher density locations. It is generally accepted that traditional measures using a square metre per person ratio are impractical these settings.

The Planning Proposal indicates that the site can supply close to 7% of the site area (0.13ha) as public open space in the form of a landscaped linear connection through the site. 24.5% of the site area (0.48ha) is also proposed as private open space. This totals 31% of the site area.

To suitably meet the social needs of residents, the open space should consider design that encourages social interaction, promotes safety and includes high quality embellishments such as seating and age appropriate amenities and equipment.

Public benefit offer

The Planning Proposal is accompanied by a public benefit offer. These commitments would supply social infrastructure amenities and services to the broader community as well as benefiting the future residents living onsite. The offer has the potential to offset the childcare and recreation needs of the added population. The offer may also be considered to provide relative benefits through the provision of new affordable housing and upgrades to nearby district open space.

3 Conclusion

An added population of around 800 people is likely to be generated by the Planning Proposal. This study concludes that there would be no need to construct new social infrastructure facilities to meet this demand, however some further increase in demand on existing facilities and services is likely. It is also expected that the public benefit offer that accompanies the Planning Proposal will generate some wider social benefit.

Table 5 provides a summary of the expected added social infrastructure demand for the Planning Proposal.

Table 5 Summary of likely social infrastructure demand from added population

Social infrastructure type	Brief description of likely impact
Community centres, libraries and cultural facilities	
Community facilities	Likely to require onsite provision of a meeting and gathering space, such as a function room or community lounge area (approximately 60sqm). Some added pressure on local community centres and social programs. Will contribute to demand for district level facilities such as the planned Library and Creative hub at Macquarie Centre and Ryde Civic Precinct Redevelopment.
Cultural facilities	Some added pressure on local cultural facilities. Will contribute to demand for district level creative activities such as the planned Library and Creative hub at Macquarie Centre and Ryde Civic Precinct Redevelopment.
Libraries	Some added pressure on local library facilities. Will contribute to demand for district and regional library facilities such as the planned Library and Creative hub at Macquarie Centre.
Lifelong education	
Tertiary (University)	No identified impact. A proportion of the student population may be attracted to residing at the proposed development.
Secondary (High Schools)	Some added pressure on existing local high schools. Around 16 extra places may need to be met in the public and private systems.
Primary (Primary Schools, and out of school hours care)	Some added pressure on local primary schools and on local out of hours school care and vacation care services. Around 28 extra places may be needed to be met in the public and private systems. Will contribute to demand for planned Smalls Road Primary School.
Early childhood (centre based child care)	Assuming existing facility onsite is relocated within Macquarie Park, the additional demand of around 16 places is likely to be offset through commitment to new onsite provision of at least 1 large 90+ place childcare centre.

Social infrastructure type	Brief description of likely impact
Health and Wellbeing	
Health services	Some additional need which is likely to be met by nearby medical practices. May contribute to demand for 1 new local general practitioner and additional general practice nurses.
Recreation	Local passive open space needs are likely to be met onsite. Some added pressure on existing district active open space that is likely to be offset through commitment to upgrades of Christie Park which is within walking distance of the site. Access to regional open space at Lane Cove National Park may be limited for residents without a car.
Public transport	Minimal increase in pressure on existing bus and train services.

Beyond demand for social infrastructure, it is expected that social benefits can also be achieved through further consideration of public space and building design in future stages of the proposed development.



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