

Ocean Ridge Residential Concept Plan Modification - Open Space / Demographic Summary Technical Notes (April 2025)

Sources: *Eurobodalla Recreation and Open Space Strategy 2018 ("ROSS 2018")*, *Eurobodalla Local Infrastructure Contributions Plan 2022*, *Walker Corporation, Walker Corporation Concept Subdivision Plan, AA-03, June 2024*

### Existing and forecast Dwellings and Population

Population figures are modelled on 2.13 psns/household projected for Eurobodalla Shire in 2036, (pg. 17 Contributions Plan 2022), and 1 dwelling/lot development density.

Latest population figures for precinct is 2,589 persons in 2021. The ROSS forecasts an additional 816 dwellings to be developed between 2021-2036 in the **Malua Bay-Lilli Pilli-Rosedale-Guerilla Bay** Precinct.

New housing growth is predicted to occur principally within the West Rosedale Urban Release Area ("**WR URA**").

The **WR URA** is effectively the amalgamation of the Saltwood Estate and the subject residential subdivision. Given Saltwood has been approved for 137 dwellings, and the subject Residential Estate has approval for 792 lots (1,663psns). Strategic & Infrastructure planning for the **WR-URA** has been based on an overall net growth of +929 lots in the Precinct. 2021 Census data for this precinct records a resident population of 2,589 persons. Development of the **WR-URA** is expected to add a further 1,950 persons in that precinct.

The ROSS 2018 reports an existing open space supply of 168.65 Ha in the Precinct. (p105). The majority of which (88%) is bushland reserves and only 6.1% is considered "recreation parks. "Utility open space" comprise a further 4.66% of the open space within this Precinct.

### Current open space supply

Malua Bay, Lilli Pilli, Rosedale and Guerilla Bay area has 168.65ha of open space. Recreation parks account for 6% of the total network. There are no sports parks in the area (although there is a tennis facility [specialised sport] at Malua Bay). The majority of open space is bushland reserves (88.06%).

Table 26. Malua Bay, Lilli Pilli, Rosedale and Guerilla Bay open space supply

Type of open space	ha	% of current network
» <b>Recreation parks</b>	<b>10.28</b>	<b>6.09</b>
— local recreation park	4.39	2.60
— district recreation park	4.27	2.53
— beach access park	1.62	0.96
» <b>Bushland reserves</b>	<b>148.53</b>	<b>88.06</b>
» <b>Specialised sport (tennis)</b>	<b>0.94</b>	<b>0.56</b>
» <b>Community hall</b>	<b>0.93</b>	<b>0.55</b>
» <b>Undeveloped open space</b>	<b>0.19</b>	<b>0.11</b>
» <b>Utility open space</b>	<b>7.78</b>	<b>4.66</b>

Saltwood's Masterplan does not show provision for any recreation reserves.

Notwithstanding the ROSS 2018 specifies a "Desired standards of service " for recreation open space of 3.9Ha/1,000 psns (page 44).

With an assumed population density of 2.1 psns/dwelling/lot, (consistent with the *Eurobodalla Local Infrastructure Contributions Plan 2022*), a conservative population



## Design considerations

The following elements should be considered when designing and developing a local recreation open space:

- » park to be located in a residential area and easy for residents to walk and ride to
- » facilities to be clustered in an activity area, ideally located under natural shade where possible
- » mix of 3 activity options, such as:
  - basic toddler play (spring toy, slide and swing)
  - rebound wall
  - path circuit
  - flat kick-about area
  - multi-generational equipment to service a range of age groups
  - multi-functional equipment which can be used for both play and exercise (eg. /f equipment, monkey bars)
- » picnic table and seats to be located where they can oversee and access the activity area (preferably under a shade tree), along the internal path
- » surveillance of the majority of the park should be available from adjacent properties and from the road
- » internal paths to connect to on-road pathway system and connect to the key activity area in the park. If the park can act as a short cut for pedestrians it may also encourage them to stop and utilise the facilities
- » embellishments in the parks complement those in nearby parks (increasing the range of facilities available to nearby residents) and be relevant to the local area's character and demographic
- » design and embellishment of parks reflect the demographic desires of the local catchment.

Alternatively a "District recreation open space" could be considered as an outcome catering to a wider diversity of residents, not just the future residents of the West Rosedale URA, but more broadly the Rosedale - Tomakin community who could be expected to visit that open space from Ocean Ridge, Saltwood and surrounding communities to experience and use a valued public asset to the Rosedale community.

## Description and intent

District recreation open space parcels are larger sized parks providing a range of opportunities and activity spaces for recreation. These parks have facilities to cater for large groups and are appealing to a wide range of users. District recreation parks can service several suburbs depending on population density, and are well known destinations for those people living within their catchment. Ideally, district recreation parks are located near social infrastructure such as schools, community centres and halls.

In addition, Linear recreation corridors, such as the bushland/riparian corridor that are features of the modified concept subdivision plan, promoting new and connected cycling and walking opportunities.

## Linear recreation corridors

### Description and Park Intent

These linear recreation corridors provide embellished pedestrian linkages that connect recreation facilities or open spaces, residences, community infrastructure, commercial areas or could form a circuit. The land contains infrastructure to facilitate recreation use, including a formed path and offers an attractive recreation setting. Linear recreation corridors are a key asset along beach foreshores and waterways such as rivers, estuaries and lakes.

Linear recreation corridors create a green web across communities. The purpose of this typology is to concentrate on the land-based components of the web, the parts that offer off-road walking/cycling experiences. Much of this component of the network is located along drainage corridors and other easements (rail, telecommunications) and therefore the land usually has dual-functionality as utility land.

## ANALYSIS AND PROJECT RESPONSE

1. Council is recommended to work with the developer of the subject site to develop a diverse range of experiences for future users of the proposed Hilltop Park) , to create landscaped spaces suitable for use by a diversity of

households, expected to settle into the West Rosedale Urban Release Areas. The Hilltop Park will be subject to a landscape design submitted for Council approval and delivered by the developer as part of a Plan of Management, design of the park will aim to deliver a resilient, low maintenance asset which will should be designed to achieve minimal Council maintenance after handover of the asset to Council to the Eurobodalla ROSS, and comply with any environmental requirements.

2. The proposed pocket parks will be dominated by infrastructure suitable for your families and providing accessibility to the network of bushland trails, embellishment and landscaping will be hardy and involve minimal if any maintenance.
3. Recreation parks should be provided with dedicated off-street car parking spaces, as well as informative and clear way finding signage to user expectations regarding pets, shared pathways, and passive or active spaces (including links to regional off-site recreation facilities such as Barlings Beach and the Mogo MTB Trails within the adjoining State Forest) consistent with the design criteria and Intent outlined in Appendix 1 to the Eurobodalla ROSS