



Riverwood Estate
State Significant Precinct
**Social Infrastructure
Study - Stage one
addendum**

NSW Land and Housing Corporation
October 2023



Quality, accessible, future-focused, multipurpose and economically valued social infrastructure supports a strong, healthy and prosperous nation and ongoing quality of life for all Australians.”

– 2021 Australia Infrastructure Plan



Report title: Riverwood Estate State Significant Precinct Social Infrastructure Study - Addendum

Client: NSW LAHC

Version: Final

Date: October 2023

This material is made available by Cred Consulting on the understanding that users exercise their own skill and care with respect to its use. Any representation, statement, opinion or advice expressed or implied in this publication is made in good faith. Cred Consulting is not liable to any person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to in this document.

Photos on front and inside cover:
Cred Consulting

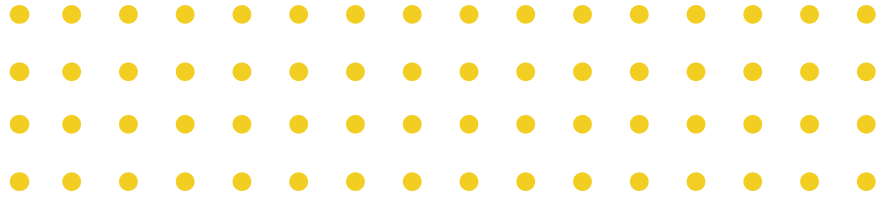


Table of Contents

1. Introduction	04
2. Forecast population.....	06
3. Social infrastructure recommendations.....	07

1. Introduction

1.1. Background

The Riverwood Estate is currently undergoing renewal by the NSW Government.

In 2022, the NSW Land and Housing Corporation (LAHC) developed a rezoning planning proposal and masterplan aimed at rezoning 30 hectares in Riverwood Estate. This proposed to renew a combination of privately owned and social housing apartments, along with shops, community facilities, and nearly 5 hectares of outdoor space. The objective was to provide 3,900 dwellings, enhance connectivity, offer public facilities, and create new open spaces.

Cred Consulting prepared a Social Infrastructure Study (broader Social Infrastructure Study) that informed the rezoning planning proposal and wider masterplan.

The NSW Government placed this rezoning planning proposal on public exhibition from August 12th to September 25th, 2022.

Since then, the project has been affected by recent market changes primarily because of significant increases in construction costs impacting on the overall viability of the project.

LAHC has implemented a revised strategy that will now focus on the delivery of an exemplar first stage of the project which will deliver approximately 420 new dwellings with less impact on existing local infrastructure.

This will enable the wider masterplan to be considered in the future to ensure it meets the aspirations of the local community and allow identified local infrastructure to be delivered in tandem.

Rezoning of an exemplar first stage will build on the previous renewal work at Washington Park noting that the land and proposed

redevelopment in this stage mirrors the 2022 exhibited planning proposal. As the proposed first stage sits within the exhibited proposal, this means the land needed for future infrastructure such as road widening will be unaffected.

1.2. Purpose of this Addendum

In response to the updated implementation strategy, which is to deliver 420 dwellings in the first stage, the purpose of this Addendum is to:

- Calculate the benchmark demand for public facilities and public open space necessary to support these 420 dwellings.
- Provide recommendations for social infrastructure to meet the requirements of the anticipated population within this first stage of the project.

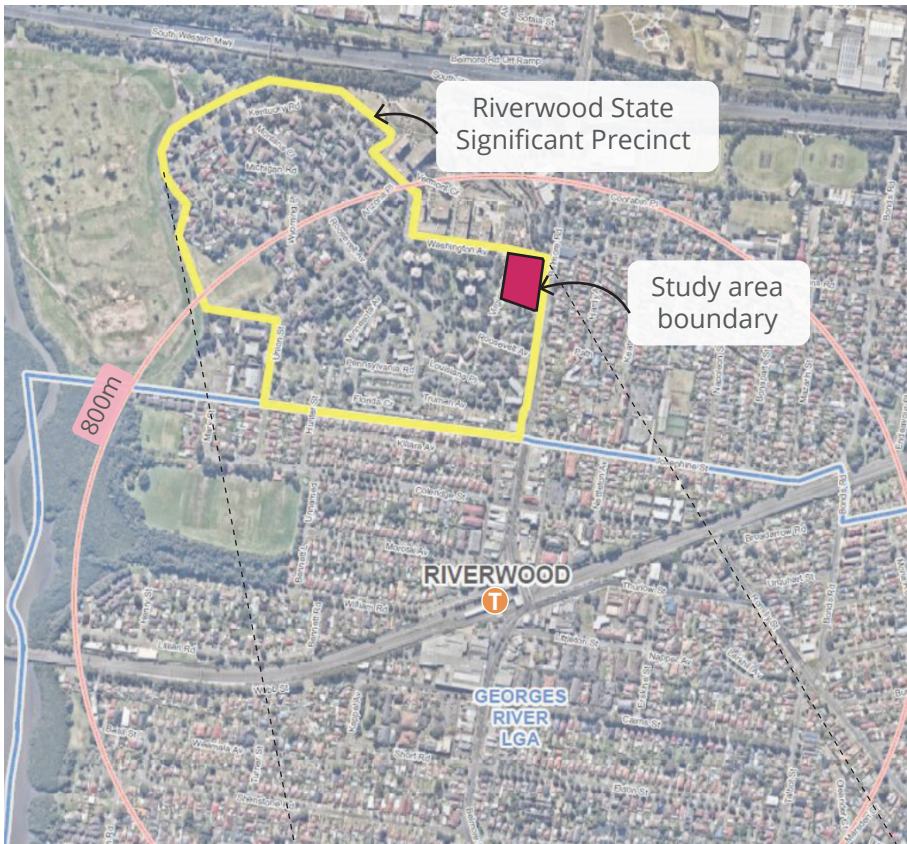
It is important to note that the social infrastructure needs and recommendations identified for the wider masterplan area, as outlined in broader Social Infrastructure Study, remain unchanged and relevant. This Addendum exclusively pertains to the first stage comprising 420 dwellings. Please refer to the broader Social Infrastructure Study for more detail.

1.3. Study area

The Riverwood Estate Significant Precinct is a 30 hectare site, located in the suburb of Riverwood within the City of Canterbury-Bankstown LGA. As shown in Figure 1, the first stage comprises of **1.63 hectare** (the study area).

The study area presently comprises 60 dwellings, which will be integrated into the stage one renewal, culminating in a total of 420 dwellings—an increase of 360 additional dwellings.

Figure 1 - Study area boundary (source: Architectus, 2023)



Revised Site Boundary - Stage 01

- ▬ Revised boundary
= 16,265m²
- ▬ Virginia Place road shift and alignment
= 2,816m²
- ▬ Block 28.1
= 4,669m²
- ▬ Block 28.2
= 6,882m²
- ▬ Belmore Road Reserve and set backs
= 1,898m²

Legend

- Stage 1
- Lot outlines
- Proposed lot boundaries from 2022 exhibition
- Height change
- FSR change



2. Forecast population

2.1. Forecast population

The average household size in Riverwood, according to the 2036 forecast.id data, is 2.91.

Applying this average household size to the 420 dwellings results in a **total forecast population of 1,222 people**. The existing population of the study area is 175 people (60 dwellings x 2.91 average household size). This implies that the stage one renewal will bring about an **additional forecast population of 1,047 people**.

For benchmarking purposes, both the total forecast population and the additional forecast population are taken into account to determine the demand for social infrastructure.

2.2. Forecast service age profile

As shown in Table 1, the service age distribution within the study area is based on SGS Economics & Planning's forecast population data for the Riverwood Estate State Significant Precinct. These forecast service age group proportions serve as the basis for age-cohort based social infrastructure benchmarking.

Table 1 - Forecast population service age groups, based on approximately 420 dwellings

Service age group	Percentage based on SGS forecast to 2041	Total forecast study area population (1,222)	Additional forecast study area population (1,047)
Babies and preschoolers (0-4)	6.4%	78 people	67 people
Primary schoolers (5-11)	8.0%	98 people	84 people
Secondary schoolers (12-17)	6.3%	77 people	66 people
Tertiary education and independence (18-24)	8.3%	101 people	87 people
Young workforce (25-34)	14.6%	178 people	153 people
Parents and home builders (35-49)	19.6%	241 people	205 people
Older workers and pre-retirees (50-59)	11.7%	143 people	122 people
Empty-nesters and retirees (60-69)	10.2%	125 people	107 people
Seniors (70-75)	11.8%	144 people	124 people
Elderly aged (75+)	3.0%	37 people	32 people
Total	100%	1,222 people	1,047 people

3. Social infrastructure needs and opportunities

Table 2 (on page 9) shows the benchmark demand calculations for social infrastructure generated by the total forecast population of 1,222 people and additional forecast population of 1,047 people.

The recommendations provided below respond to the benchmark demand and also take into consideration findings from the broader Social Infrastructure Study.

3.1. Public facilities

Community, arts, and cultural floorspace

Based on benchmarking, the total forecast population of 1,222 people will result in a benchmark demand for 312 m² multipurpose floorspace, including 98m² of community floorspace, 24 m² of cultural floorspace and 190 m² of library floorspace.

The additional forecast population of 1,047 people will result in a benchmark demand for 295 m² multipurpose floorspace, including 84m² of community floorspace, 21 m² of cultural floorspace and 190 m² of library floorspace.

It's worth noting that the study area currently benefits from well-established community centers and libraries, including the nearby Riverwood Community Centre and the newly established Riverwood Library and Knowledge Centre that can service the forecast population. However, the Riverwood Community Centre is ageing and requires refurbishment and upgrades to effectively serve its purpose and offer expanded services.

To cater to the need generated by the forecast population, through a contribution, consider making improvements to the existing Riverwood Community Centre. This decision should take into consideration the subsequent project stages, which will also present opportunities for further enhancements to the Community Centre.

Therefore, the first stage can either choose to refurbish a specific section of the Riverwood Community Centre at this stage, or request Council to allocate the contribution fund to a dedicated pool, facilitating comprehensive refurbishment once all funds are collected.

The refurbishment can include:

- Provide a purpose-built creative arts space for participation and production, including renewal of the men's shed.
- Provide a space for social enterprise/ community and capacity building programs.
- Increase and improve community program delivery space for a range of social services and programs for children, young people, seniors and culturally diverse residents.

Early education and care

The total forecast population of 1,222 people will generate a benchmark demand for 23 long day care places and 16 out-of-school hours care places. The additional forecast population of 1,047 people will generate a benchmark demand for 20 long day care places and 13 out-of-school hours care places.

It should be noted that the renewal of the study area will involve the demolition of the SDN childcare service center, which currently provides 60 places, catering to families from low socio-economic and vulnerable backgrounds.

It is recommended that an early education and care center be integrated as part of the study area's renewal or in the immediate vicinity to ensure the ongoing provision of services to the community and to address the increasing demand resulting from population growth. This center can also cater to the needs of the additional population growth resulting from the renewal of subsequent areas within the Riverwood Estate.

Schools

The total forecast population of 1,222 people will result in 98 primary school aged children and 77 high school aged children. The additional forecast population of 1,047 people will result in 84 primary school aged children and 66 high school aged children.

Planning for schools is undertaken by Schools Infrastructure NSW (SINSW) based on capacity analysis. Inputs from SINSW received during the preparation of the broader Social Infrastructure Study indicate that there is capacity at existing primary and high schools to meet population growth needs. Further consultation with SINSW will be required as subsequent areas within the Riverwood Estate are planned for renewal.

Aged care places

Based on benchmarking, the total forecast population of 1,222 people will result in a demand for 16 aged care places. The additional forecast population of 1,047 people will result in a demand for 14 aged care places.

There are no existing aged-care facilities in the area. Advocate for aged-care facilities to be provided as subsequent areas of the Riverwood Estate are planned for renewal to cater to the significant ageing population.

Hospital beds

Based on benchmarking, the total forecast population of 1,222 people and additional forecast population of 1,047 people will result in a demand for 2.8 hospital beds.

Bankstown-Liverpool Hospital planning has identified that there is a need for additional infrastructure to meet growing demand across the health district.

Communal spaces

Given the high-density nature of the housing, the cultural diversity and range of households including family households, future communal spaces within residential buildings could include spaces for noisy activities such as music practice rooms, or places for study or work.

3.2. Public open space

One local park of minimum 0.3 ha

Adopting a percentage benchmark of 15-20% of the study area indicates a demand for a 0.3 hectares local park. The whole 30 hectares site will require 4.5 to 6 hectares of public open space.

The study area has access to existing public open spaces such as Kentucky Road Reserve and Riverwood Park within an 800m proximity that can service the forecast population.

Public open spaces should be strategically allocated on a larger scale rather than being based on small site-based or stage-based development.

Therefore, the demand for a 0.3 hectares local park can either be met by developing a dedicated local park at this stage that connects to a wider network of public open spaces, or incorporated as part of a larger park, such as the planned Roosevelt Park, which is scheduled for delivery in subsequent stages of the development.

Future public open spaces should be designed with facilities that promote social connections, active lifestyles, and provide a welcoming outdoor environment, offering residents a 'backyard' experience away from apartment living. These amenities may include table tennis and games tables, exercise equipment, and playful elements. The spaces should be designed to be comfortable, cool, and connected to homes, as well as other services and facilities.

One local play space

Based on benchmarking, there is a demand for one local play space to cater to the total forecast population of 1,222 people and for the additional forecast population of 1,047 people.

Riverwood Park, situated within an 800m proximity of the study area, features a local play space that can cater to the forecast population.

Consequently, the local play space can either be delivered within a dedicated 0.3 hectares local park at this stage or incorporated into a larger park, such as the planned Roosevelt Park, scheduled for delivery in subsequent stages of the development.

Table 2 - Social infrastructure benchmarking for forecast population, Riverwood suburb

Social infrastructure type	Benchmark standards sourced from the broader Social Infrastructure Study	Benchmark demand for total forecast population (1,222)	Benchmark demand for additional forecast population (1,047)
Public facilities			
Multi-purpose community floorspace	80m ² per 1,000 residents	98 m ²	84 m ²
Library floorspace	NSW State Library floorspace calculator	190 m ²	190 m ²
Cultural floorspace	20m ² per 1,000 people	24 m ²	21 m ²
Long day care places	0.3 places per child aged 0 to 5 years.	23 places	20 places
Out of school hours care places	0.16 places per child aged 6 to 12 years.	16 places	13 places
Primary school places*	No benchmark. NSW Department of Education determines needs for school places based on capacity analysis.	98 primary school-aged children	84 primary school-aged children
High school places*		77 high school-aged young people	66 high school-aged young people
Seniors centre	1:15,000 to 20,000 people	Does not trigger a benchmark demand	Does not trigger a benchmark demand
Youth centre	1 per 20,000 people	Does not trigger a benchmark demand	Does not trigger a benchmark demand
Aged care/ high care (nursing homes)	88 places per 1,000 people aged 70+	16 places	14 places
Hospital beds	2.7 beds per 1,000 people	2.8 beds	2.8 beds
Public open space			
Public open space	15% to 20% of 1.6 ha study area	0.2 to 0.3 ha	0.2 to 0.3 ha
Sports fields	1 double playing field per 10,000 people	Does not trigger a benchmark demand	Does not trigger a benchmark demand
Indoor courts	1 per 10,000 people		
Play spaces	1 per 2,000 people	0.6 (round up to 1 play space)	0.5 (round up to 1 play space)
Outdoor multipurpose courts	1 per 10,000 people	Does not trigger a benchmark demand	Does not trigger a benchmark demand
Outdoor fitness equipment	1 per 10,000 people		
Indoor leisure centre (dry)	1 per 50,000 to 100,000 people		
Indoor aquatic centre	1 per 30,000 to 60,000 people		

Cred
CONSULTING