

# **Attachment Y**

Canberra Brickworks and Environs  
Community Needs Assessment



# Canberra Brickworks and Environs Community Needs Assessment

## Final Report

Land Development Agency

February 2015



Independent insight.



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# EXECUTIVE SUMMARY

## Context

The Canberra Brickworks and Environs (CB + E) precinct is located in the suburb of Yarralumla, South Canberra, within 10 kilometres from the Canberra city centre. It also includes a portion of land on the southern side of Adelaide Avenue that is currently part of Deakin.

The proposed CB + E precinct can accommodate 1,800 dwellings and a population of around 3,100 persons. The development will also include a commercial areas distributed across the site which will include some local retail and services for residents.

The scope of this community needs assessment includes an analysis of the following:

- existing community facilities and services;
- the accessibility to current facilities and services within a reasonable distance from the suburb of Yarralumla;
- what community facilities and services (including retail) a future Yarralumla suburb of approximately 6,000 persons would require; and
- what new facilities and services required for the Yarralumla community of 6,000 persons would best be located within the new CB + E development.

## Current and Future Population

Current demographic profile and projections for Yarralumla indicate that:

- the population of the existing suburb of Yarralumla reached a recent peak of around 3,300 residents, but is expected to fall to around 3,100 persons by 2021;
- 30% of the Yarralumla population is currently aged over 60 years;
- in comparison with the rest of the ACT, a smaller proportion of current Yarralumla residents are aged between 30 and 44 years; and
- in line with current projections for South Canberra, the population of the existing suburb of Yarralumla is expected to see significant growth in the proportion of residents aged between 65 and 79 years.

A projected demographic profile of people living in the CB +E precinct has been prepared, using information on occupants of different dwelling types from the 2011 Census. A majority of the new residents in the new CB + E precinct are expected to be aged between 20 to 59 years.

As well as doubling the current population of Yarralumla, the new development is thus likely to significantly change the demographic profile of the suburb, with a substantial increase in the number of younger adult residents.



## Community Facility Needs and Provision

Different community facilities and services are required to service local, district and regional populations. Larger facilities address demand at district and regional levels, including more specialised facilities.

While some social infrastructure facilities and services are already established in Yarralumla, many facilities and services accessible to current Yarralumla residents (and likely to be accessible to new residents of the CB + E precinct) are also available in Deakin, Hughes, Curtin, Woden, Manuka, Parkes, Barton and Civic.

## Local and District Shops

There is an existing local shopping centre in Yarralumla that includes a range of facilities and services including a supermarket, a newsagent, bakery, chemist, gift shop, dry cleaner, restaurants, cafes and professional offices. There are similar local shopping centres in Deakin and Hughes.

The shopping centre at Curtin is a larger Group Centre designed to serve a district catchment. It includes a larger supermarket, a post office agency, a newsagent, chemist, baker, gym, community bank, medical and dental services, a chiropractic centre, an optical centre, a real estate agent, a vet and a TAB outlet as well as cafes and restaurants.

The Westfield Woden Shopping Centre is the closest major shopping facility to the proposed new development at Yarralumla.

## Community Facilities

This report identifies a wide range of community facilities and services generally provided at the local or district level, and assesses the need for additional services to meet the needs of the increased population associated with the CB + E precinct. The facilities and services include:

- community halls and youth facilities;
- health facilities and services;
- aged care services;
- schools;
- child care and children's services;
- places of worship; and
- emergency services.

## Findings and Recommendations

The findings and recommendations in the report are summarised as follows:

### Retail and commercial facilities

- Provision should be made for new small-scale local shops (around 650 sq metres GFA) in the CB + E precinct on the northern side of Cotter Road as part of a commercial mixed use facility. This should ideally be located close to the main access point off Cotter Road.

- Provision could also be made for a coffee shop/mini mart located in the south-eastern corner of the new development closest to the Adelaide Avenue bus interchange, on the Yarralumla or Deakin side of Adelaide Avenue.
- Additional space for medical and allied health services could be provided as part of the commercial development proposed on the Deakin side of Adelaide Avenue. Timing of provision would need to take into account the extent of office vacancies in the adjacent professional office and peak association precinct.
- As part of the refurbishment of the Canberra Brickworks Complex, there is also likely to be scope for adjunct facilities such as a coffee shop, bar, entertainment venue or small-scale conference venue.

#### **Community meeting spaces and youth facilities**

- For an additional population of around 3,100 associated with the CB + E precinct, the specific provision of an additional community hall or youth facility is not considered to be justified.

#### **Clubs and recreation facilities**

- The inclusion of privately-owned gym (and possibly also swimming pool) facilities as part of mixed use commercial and residential sites within the CB + E precinct is likely to be financially viable. There may also be potential to include additional recreation facilities as part of the redevelopment of the Canberra Brickworks Complex. Given that the population profile of the new development area is likely to include a relatively high proportion of young adults, the attractiveness of the area for potential new residents could be improved by the addition of outdoor exercise equipment in public spaces, such as the proposed Denman Street Park.

#### **Health facilities and services**

- Existing GP and allied health services in Yarralumla and Deakin could provide services to the additional population generated by the CB + E precinct.
- There is likely to be scope for additional services to be provided in mixed use or commercial precincts on both sides of Adelaide Avenue. These additional facilities could also provide services to residents of areas outside of Yarralumla and Deakin.

#### **Aged care facilities and services**

- The suburb of Yarralumla could generate a need for around 44 residential aged care places by 2027. This demand could potentially be accommodated in one of the existing residential aged care facilities in Deakin, Hughes or Curtin.

#### **Education facilities**

- The provision of an additional Government school in the new CB + E precinct is not recommended, as current schools in Yarralumla and surrounding suburbs should be able to cater for the increased number of students generated by the new development.

#### **Child care facilities**

- The population of the CB + E precinct is not itself likely to generate enough demand for a new child care facility.
- An additional childcare centre in the CB + E precinct could be attractive for parents from surrounding areas, including the new development at Molonglo.

### **Places of Worship and religious-associated use.**

- The provision of sites for additional facilities as part of the CB + E precinct is not considered necessary.

### **Emergency Services**

- The current ACT Emergency Services Upgrade and Relocations Strategy has taken into account the general increase in population proposed for areas within 10 km of the Canberra City Centre, which would include areas such as the new CB + E precinct. Provision for additional facilities is therefore not considered necessary.

### **Timing of Provision**

- It would be desirable to provide some convenience retail facilities as soon as the population is large enough to make the facilities viable. This is likely to be associated with Stage 2 of the development. The viability of a small scale convenience shop at this time is also likely to be improved by patronage from construction workers.
- Other community facilities, such as medical services and child care, would be subject to the interest of service providers and could be included when the other elements of associated mixed use developments are constructed. This may not be until the late in the development timeframe. The provision of child care services in the midst of construction activities, however, would not generally be desirable.

# 1 INTRODUCTION

## 1.1. Project objective

This report has been prepared for the Land Development Agency (LDA). The LDA is seeking an assessment of the impact of the proposed Canberra Brickworks and Environs (CB+E) precinct on local community facilities and services, and an assessment of what new facilities and services would best be located within the proposed CB + E precinct.

## 1.2. Canberra Brickworks and Environs site

The CB + E precinct is located in the suburb of Yarralumla, South Canberra, within 10 kilometres from the Canberra city centre. Yarralumla covers an area of around nine square kilometres and accommodates a large proportion of open space, including Weston and Stirling Parks and the Royal Canberra Golf Club, as well as Government House and a number of international embassies.

The CB + E precinct is bounded by the suburban edge of Yarralumla to the east, Deakin to the southeast, Cotter Road to the south and the Royal Canberra Golf Club to the north and west (see Figure 1).

The CB + E precinct incorporates a portion of land on the southern side of Adelaide Avenue that is currently part of Deakin. Most of the land is on the northern side of Adelaide Avenue in Yarralumla and includes the heritage-listed Yarralumla Brickworks, located in the north-western corner of the site, and the land situated between Denman Street, Dudley Street, Dunrossil Drive and Cotter Road.

The development of the CB + E precinct will be guided by the revised *Canberra Brickworks and Environs Planning and Development Strategy* (the Strategy) of 2015.

## 1.3 The Canberra Brickworks and Environs Planning and Development Strategy

The LDA has advised that the proposed redevelopment of the CB + E precinct can accommodate 1,800 dwellings and a population of around 3,100. The redevelopment will also include commercial areas which will provide some local retail and services for residents.

Key principles of the *Strategy* include:

- an inclusive community;
- transit oriented design;
- walkable streets and a well-connected pedestrian network;
- sustainability;
- a variety of housing types, scales and forms to suit the diverse demographic of inner Canberra;
- heritage conservation; and
- the provision of a high-quality public domain, including a mix of urban and natural landscapes.

FIGURE 1. CANBERRA BRICKWORKS AND ENVIRONS PRECINCT



## 1.4 Community Needs Assessment scope

The scope of this community needs assessment includes an analysis of the following:

- existing community facilities and services;
- the accessibility to current facilities and services within a reasonable distance from the suburb of Yarralumla;
- what community facilities and services (including retail) a future Yarralumla suburb of approximately 6,000 persons would require; and
- what new facilities and services required for the Yarralumla community of approx. 6,000 persons would best be located within the new CB + E precinct.

## 2 BACKGROUND

### 2.1 Planning context

#### The Territory Plan

The Territory Plan is the key statutory planning document in the ACT providing the policy framework for the administration of planning. The purpose of the Territory Plan is to manage land use change and development in a manner consistent with strategic directions set by the ACT Government. The Territory Plan includes broad principles and policies that guide development, through specific land use objectives and policies.

The current planning framework for the ACT includes a hierarchy of centres with each town having a centre as a focal point for higher order retail functions, commercial services, offices and community facilities. The hierarchy of centres can be described as a 'nested hierarchy', and includes:

- Civic/Canberra CBD;
- Town Centres;
- Group Centres; and
- Local Centres.

Within the ACT there are currently established Town Centres at Woden, Belconnen and Tuggeranong, as well as the Gungahlin Town Centre which is still growing as its population catchment increases. The Town Centres of Tuggeranong and Belconnen both provided for populations of around 90,000 in 2011. The combined populations of Woden Valley, Weston Creek and South Canberra were also in the order of 90,000 in 2011, providing a similar population catchment for the Woden Town Centre.

**Town Centres** provide the main focus for the district population for shopping, community and cultural facilities, entertainment and recreation. The nearest Town Centre to the CB + E precinct is the Woden Town Centre. Many residents of Yarralumla are also likely to access the Canberra CBD for facilities otherwise provided in Town Centres.

**Group Centres** in the ACT provide a wide range of retail, business, community, and recreation services. The dominant role of Group Centres is the provision of major food retailing serving nearby suburbs. The population catchment for Group Centres would generally be in the order of 15,000 – 25,000 people. The nearest Group Centre to the CB + E precinct is the Curtin Group Centre. Many current Yarralumla residents may also choose to access Group Centre facilities at Manuka.

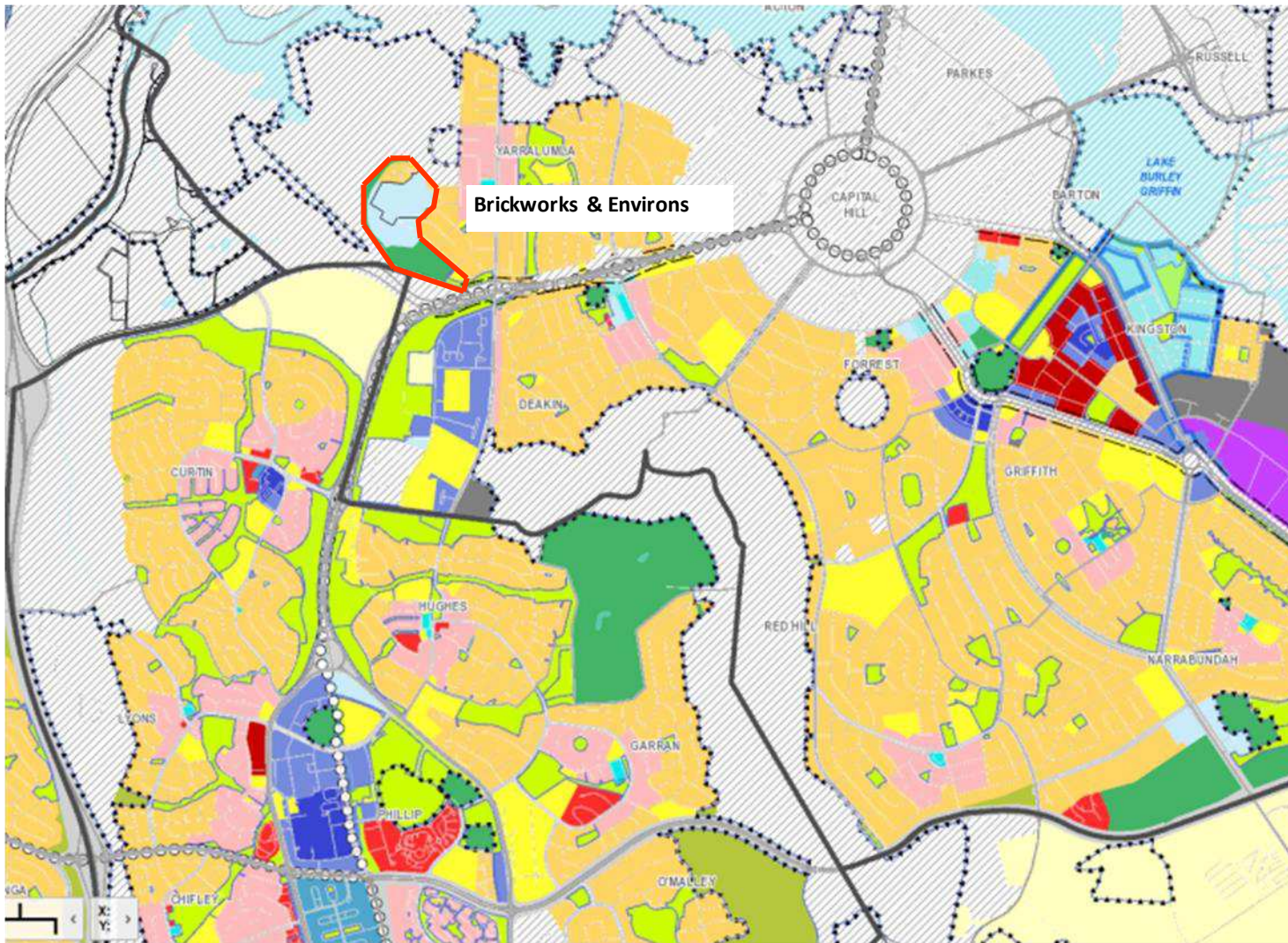
**Local Centres** provide for convenience shopping, community and business services to meet the daily needs of the local population. Unless otherwise specified, the ACT Territory Plan provides for a maximum height of 2 storeys for development in local centres.<sup>1</sup> The population catchments for Local Centres would generally be in the order of 3,000 – 10,000 people. The nearest Local Centre to the CB+ E precinct is the Yarralumla Local Shops.

The Territory Plan includes a description of the different land use zones and provides for the inclusion of different activities and structures in different zones. Current zoning for the CB + E site includes RZ1 Suburban; CZ6 Leisure and Accommodation; PRZ1 Urban Open Space and PRZ2 Restricted Access Recreation Zone.

Figure 2 shows the Territory Plan for the area around Yarralumla, including land use zones and overlays.

<sup>1</sup> ACT Territory Plan Part B2D.

FIGURE 2. TERRITORY MAP PLANS AND OVERLAYS



**ZONES**  
(Refer to the Territory Plan at ACT Legislation Register  
[www.legislation.act.gov.au/n/2008-27/current/default.asp](http://www.legislation.act.gov.au/n/2008-27/current/default.asp))

**Designated Areas:**  
 See National Capital Plan

**Residential:**  
 RZ1 - Suburban  
 RZ2 - Suburban Core  
 RZ3 - Urban Residential  
 RZ4 - Medium Density Residential  
 RZ5 - High Density Residential

**Commercial:**  
 CZ1 - Core  
 CZ2 - Business  
 CZ3 - Services  
 CZ4 - Local Centre  
 CZ5 - Mixed Use  
 CZ6 - Leisure and Accommodation

**Industrial:**  
 IZ1 - General Industrial  
 IZ2 - Mixed Use Industrial

**Community Facility:**  
 CFZ - Community Facility

**Parks and Recreation:**  
 PRZ1 - Urban Open Space  
 PRZ2 - Restricted Access Recreation

**Transport and Services:**  
 TSZ1 - Transport  
 TSZ2 - Services

**Non-Urban:**  
 NUZ1 - Broadacre  
 NUZ2 - Rural  
 NUZ3 - Hills, Ridges and Buffer  
 NUZ4 - River Corridor  
 NUZ5 - Mountains and Bushland

**OVERLAYS**

**S** Special Requirements apply under National Capital Plan

**FUA** Future Urban Area

Special Requirements apply flanking Main Avenues and Approach Routes (see National Capital Plan)

○ ○ ○ ○ Intertown Public Transport Route

▲ ▲ ▲ ▲ Public Land, arrows point inwards and encompass the type of public land reserve listed below (see also Chapter 10 of the Planning and Development Act 2007)

**Pa-i** Type of Public Land Reserve: (see also Schedule 3 of the Planning and Development Act 2007)

Pa - a wilderness area  
 Pb - a national park  
 Pc - a nature reserve  
 Pd - a special purpose reserve  
 Pe - an urban open space  
 Pf - a cemetery or burial ground  
 Pg - the protection of water supply  
 Ph - a lake  
 Pi - a sport and recreation reserve

**TERRITORY PLAN MAP  
 Zones and Overlays**



Community facilities provide spaces for residents, local workers and students to meet, participate in activities and programs, and for community services provision. Community services include schools, libraries, emergency services, police, health care, cultural activities and religious services. The benefits of public open space and community facilities can include economic benefits such as investment attraction and an increase in property prices due to improved amenity.

While many community facilities are provided by governments some will also be provided by the private or not-for-profit sectors. These may include schools, churches, health services and gymnasiums. In planning for new development, there will be a need to allow for land or buildings that can accommodate these services.

As shown in Figure 2, some land is specifically set aside for community facilities and is designated as **CFZ Community Facility Zone land**. Community Facility Zone objectives are as follows:

- To facilitate social sustainability and inclusion through providing accessible sites for key government and non-government facilities and services for individuals, families and communities.
- To provide accessible sites for civic life and allow community organisations to meet the needs of the Territory's various forms of community.
- To protect these social and community uses from competition from other uses.
- To enable the efficient use of land through facilitating the co-location, and multi-use of community facilities, generally near public transport routes and convenience services appropriate to the use.
- To encourage adaptable and affordable housing for persons in need of residential support or care.
- To safeguard the amenity of surrounding residential areas against unacceptable adverse impacts including from traffic, parking, noise or loss of privacy.

Across all of the developed area of the ACT, an average of around 2.22% of all land is currently zoned as CFZ Community Facility Land. This varies by District with around 2.87% in Canberra Central and 2.91% in Woden Valley.<sup>2</sup>

**The Community Facility Development Code** provides planning guidance for the provision of community facilities. The objectives of this Code are:

- To protect and enhance social amenity for all ACT residents and visitors. Social amenity includes access to services, safety and equity in the distribution of facilities.
- To maximise efficient land use, accessibility and convenience for uses through clustering related facilities and encouraging shared use.
- To protect and enhance residential amenity for ACT residents whilst meeting the need to provide access to facilities best located in the residential area.

Many community facilities, however, can also be located in other land use zones such as Residential Zones and Commercial Zones. Under the *Strategy* it is currently proposed to incorporate community facilities as part of mixed-use developments within the CB + E precinct.

## **ACT Planning Strategy (2012)**

The ACT Planning Strategy (2012) provides long-term planning policy and goals to promote orderly and sustainable development, consistent with the social, environmental and economic aspirations of the people. The ACT Planning Strategy recognises the value of the metropolitan structure and seeks to build on this foundation by establishing a more compact, sustainable city that uses its resources and infrastructure more efficiently.

The ACT Planning Strategy proposes development and urban intensification around Civic, Town and Group Centres as well as inter-town rapid transit corridors. The CB + E precinct incorporates the inter-town rapid transit corridor of Adelaide Avenue.

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<sup>2</sup> ESDD, April 2012.

The ACT Planning Strategy emphasises the importance of access to a range of community, sport and recreation facilities and services for all Canberra residents. It identifies the need to ensure everyone has access to a range of community facilities, services and opportunities for social interaction by reinforcing the role of group and local centres as community hubs. Specific actions include addressing the needs of people in greenfields estates and urban intensification areas, and identifying opportunities for mixed use developments to incorporate community facilities.

Additional information on other legislation and policies relevant to this community needs assessment can be found in **Appendix A**.

# 3 SOCIAL INFRASTRUCTURE DEMAND AND SUPPLY

## 3.1 Factors impacting on demand for social infrastructure

### Current demographic profile and projections

Table 1 shows recent population growth and projections for Yarralumla, South Canberra, Woden Valley and for the ACT as a whole. Between 2001 and 2011 Yarralumla grew by an additional 250 residents, equating to an average annual growth rate of 0.8 per cent. This was higher than the growth experienced in Woden Valley, but about half the rate of growth for South Canberra and the ACT as a whole.

Future population growth across all areas is projected to be slower than in previous years. Yarralumla and Woden Valley are both projected to experience a decrease in population, while South Canberra and the ACT will experience 1.1 per cent and 1.3 per cent annual growth respectively.

TABLE 1. POPULATION TRENDS AND PROJECTIONS

	2001	2006	2011	2016	2021	AAGR 2001-11	AAGR 2011-21
Yarralumla	3,000	3,000	3,250	3,200	3,100	0.8%	-0.5%
South Canberra	23,300	24,700	27,450	29,200	30,600	1.7%	1.1%
Woden Valley	32,500	33,100	34,200	33,650	33,650	0.5%	-0.2%
ACT	319,350	334,100	363,850	390,600	414,400	1.3%	1.3%

Source: ACT Population Projections by Suburb and Districts: 2009 to 2021 and SGS calculations.

A detailed analysis of the current demographic profile and projections for Yarralumla is included in **Appendix B**. Key points are:

- The population of Yarralumla has reached peak levels of around 3,300 residents, and the population of the existing Yarralumla suburb is expected to decline gradually to reach around 3,100 persons by 2021;
- 30% of the Yarralumla population is currently aged over 60 years;
- In comparison with the rest of the ACT, a smaller proportion of Yarralumla residents are aged between 30 and 44 years; and
- In line with current projections for South Canberra, the population of the existing suburb of Yarralumla is expected to see significant growth in the proportion of residents aged between 65 and 79 years.

The changing age profile of the suburb will impact on demand for different types of facilities and services.

## Profile for the Canberra Brickworks and Environs Precinct

As noted elsewhere in this report, the CB +E precinct is expected to include 1,800 dwellings and a population of around 3,100 persons.

To assess the potential needs for the CB + E precinct, SGS has prepared a demographic profile of people living in medium and higher density housing using information from the 2011 Census. We have then used this analysis to identify the likely characteristics of the future population of the CB +E precinct.

Advice from LDA is that these dwellings are likely to be provided in three stages. SGS has estimated the likely impact of 1,880 dwellings and an overall population increase of 3,100, using information provided by the LDA on proposed development stages. The impact is shown in Table 2.

TABLE 2. STAGES OF DEVELOPMENT (ASSUMING POPULATION TO REACH 3,100)

Stage	Dwellings	Increase in Population	Cumulative increase in Population
1	419	734	734
2	1022	1673	2407
3	439	693	3100
<b>Total</b>	<b>1,880</b>	<b>3100</b>	

Table 3 provides information on the average number of people per household for different dwelling types. The information in this table is consistent with the information used for the planning of a similar large-scale urban intensification project at East Lake. The breakdown of dwellings by different dwelling types is indicative only, but illustrates a potential dwelling mix that would deliver 1,880 dwellings and a population of 3,100.

TABLE 3. ESTIMATED POPULATION BY DWELLING TYPE

Type of Dwelling	Bedrooms	Occupancy	Dwellings	Population
Apartment	1	1.4	800	1120
Apartment	2	1.7	500	850
Apartment	3	2.2	138	304
Apartment	4	3	62	186
Mews/Terrace/TH	2	2	100	200
Mews/Terrace/TH	3	2.2	200	440
<b>Total</b>			<b>1800</b>	<b>3100</b>

Source: ABS Census of Population and Dwellings 2011, and SGS Economics and Planning calculations (consistent with information in report prepared for development of East Lake).

Using information from Table 3 and from the 2011 Census on the age profile of people in different dwelling types, SGS has prepared the following age profile of the likely future population of the CB + E precinct.

TABLE 4. PROJECTED POPULATION FOR CB + E PRECINCT

Population	Pop in terrace houses/mews	Pop in 4+ storey flats	Tot pop by age
0-4 years	43	67	110
5-9 years	31	28	58
10-14 years	25	22	47
15-19 years	31	52	83
20-24 years	79	383	462
25-29 years	94	634	728
30-34 years	73	371	444
35-39 years	54	201	255
40-44 years	45	125	170
45-49 years	38	110	149
50-54 years	35	120	155
55-59 years	29	109	137
60-64 years	27	91	118
65-69 years	16	44	59
70-74 years	9	31	40
75-79 years	6	25	31
80-84 years	4	29	33
85-89 years	3	14	17
90-94 years	1	4	5
95-99 years	0	1	1
100 years+	0	0	0
<b>Total</b>	<b>640</b>	<b>2460</b>	<b>3100</b>

As can be seen in Table 4, a majority of the new residents are expected to be aged between 20 to 59 years.

The new CB + E precinct will therefore double the current population of around 3,300 Yarralumla residents as well as potentially introduce a younger demographic living in the suburb.

More detailed information explaining how these figures have been derived is included in **Appendix B**.

### 3.2 Hierarchy of social infrastructure provision

Provision of social infrastructure is generally determined via a broad hierarchy, with different facilities required to service local, district and regional populations. The different levels of community facility provision ensure that local needs will be met, while larger facilities address demand at district and regional levels, including more specialised facilities (i.e. a range of library services, or complete theatre requirements). For residents living nearby, most district and regional facilities can also serve a local function. There can also be advantages in co-locating or coordinating the location of facilities and services. These co-location and coordination arrangements such as recreation, retail and commercial services need to take into account population catchments and hierarchies.

The catchments from which users of different community facilities are drawn vary. The size and shape of catchments are influenced by a number of factors including:

- the frequency of visits that users make to the facility;
- the number of users in the geographic catchment;
- urban form and transport systems in the region and catchment (and the ability of users to travel);
- the provision of similar and competing facilities in the region;
- provision policies of government agencies; and
- economies of scale – the differential costs of providing fully equipped smaller facilities compared with one or few fully equipped larger facilities.

The following table lists the types of community facilities included in this assessment and the catchment for each.

TABLE 5. TYPES OF COMMUNITY FACILITIES

Facility Type	Catchment
<b>Retail</b>	
Retail Services	Local, District
<b>Community meeting spaces</b>	
Community Halls	Local
<b>Health Facilities</b>	
GP Clinics	Local, District
Dentists	Local, District
Allied Health Services	Local, District
Residential Aged Care facilities	District
<b>Education Facilities</b>	
Primary Schools	Local
Secondary Schools	District
Child care facilities	Local, District
<b>Religious facilities</b>	
Places of Worship	Local, District
<b>Emergency Services</b>	
Ambulance	District
Fire	District
Police	District

Source: SGS Economics and Planning

### 3.3 Changes to social infrastructure provision over time

Most Canberra suburbs developed as part of greenfield estates have included a local centre, often adjacent to a public primary school and playing fields. In Belconnen and Tuggeranong a public high school, a Group Centre and District Playing Fields would often have been provided for each four to six suburbs. Over time, however, the populations of some suburbs and districts declined with some schools closing and some shops in local centres no longer viable. Some of the newer suburbs in these districts, such as Bruce and McKellar, were developed without public primary schools. Some local shopping centres, such as Latham, were also redeveloped for residential use.

The development of higher density housing in some areas has also been accompanied by planning requirements for non-residential use in ground floor units. This has meant that small scale commercial offices, community services and convenience food outlets, which may previously have been located in low-rise local centres, are now located on the ground floor of medium or high rise residential and commercial developments.

### 3.4 Social infrastructure access for Yarralumla residents

While some social infrastructure facilities and services are already established in Yarralumla, many facilities and services accessible to current Yarralumla residents are in Deakin, Hughes, Curtin, Woden, Manuka, Parkes, Barton and Civic. These existing facilities include:

- Aged persons accommodation;
- Arts and culture facilities;
- Libraries;
- Community activity centres and halls;
- Child care services including long day care and before/after school care;
- Schools;
- Institute of Technology;

- Other Adult and community education services;
- Health and medical services;
- Social and welfare assistance services;
- Hospitality clubs;
- Churches and other religious facilities;
- Emergency service facilities;
- Sports and other outdoor recreation facilities; and
- Parks and gardens.

In assessing the need for additional facilities in the CB + E precinct, there is a need to take into account the potential for residents to access existing facilities in Yarralumla and in surrounding areas.

The study areas for the facilities and services covered in this report therefore include the suburbs of Deakin, Hughes and Curtin, and the Statistical Subdivisions of South Canberra and Woden Valley.

**Appendix C** includes information collected through stakeholder engagement on use of current facilities.

### 3.5 Social infrastructure benchmarks

At present there are no specific benchmarks for the provision of community, sport and recreation facilities in the ACT. Findings in this report have drawn on benchmarks set in New South Wales, Queensland and Victoria and on provision elsewhere in the ACT. Details are provided in **Appendix D**.

Most established benchmarks, including those in **Appendix D**, relate to development in new greenfield areas rather than infill developments, such as the CB + E precinct. Infill developments generally have a different mix of dwelling types, household composition and age profiles from those in greenfield estates. Residents in infill developments are often able to access existing services in surrounding areas, some of which may be underutilised as a result of demographic changes over time.

### 3.6 Social infrastructure provision in comparable suburbs

Along with benchmarks adopted for the provision of social infrastructure in other jurisdictions, a comparison with other ACT suburbs with a similar population is also useful to determine what community facilities and services (including retail services) an expanded suburb of Yarralumla with a population of around 6,000 is likely to require.

The suburbs of Bruce, Watson and Lyneham have been chosen for comparison purposes. These suburbs all include elements of infill development, and are similar distances to Yarralumla from the Canberra City Centre. Their populations are around 8,000, 7,000 and 5,000 respectively. Information on the community and retail facilities in these suburbs is included in **Appendix D**.

### 3.7 Retail and associated facilities in and near Yarralumla

#### Current supply and demand

As shown in Figure 3, there is an existing local shopping centre in Yarralumla on the corner of Bentham and Novar Streets. This local shopping centre includes a range of facilities and services including an IGA supermarket, a newsagent, bakery, chemist, gift shop, dry cleaner, restaurants, cafes and professional offices. The shops are generally fully tenanted, and vacant parking spaces adjacent to the shops are limited at peak times. A café and plant nursery are also located in Weston Park, Yarralumla. Current retail floorspace (GFA) at the local shops in Yarralumla is around 1,430 sq metres.

Local shopping centres in the suburbs of Deakin and Hughes provide a range of similar services and facilities to those provided at the Yarralumla shops, and also appear to be well patronised and to have minimal vacant tenancies. There is also a café and hairdresser at Geils Court in Deakin, and a café and bar on Kent Street close to the John James Hospital. The retail floorspace (GFA) at the Deakin local shops is around 1,550 sq metres, and at the Hughes local shops is around 1,400 sq metres.

FIGURE 3. RETAIL FACILITIES



The shopping centre at Curtin is a larger group centre designed to serve a district catchment. It includes a Coles Supermarket, a post office agency, a newsagent, chemist, baker, gym, community bank, medical



and dental services, a chiropractic centre, an optical centre, a real estate agent, a vet and a TAB outlet as well as cafes and restaurants. There are some vacant shops at this centre, so there would be some capacity to accommodate increased demand. Parking is generally available in a number of car parks adjacent to the shops. The retail floorspace (GFA) at the Curtin Group Centre is around 4,000 sq metres.

The Westfield Woden Shopping Centre is the closest major shopping facility to the proposed new development at Yarralumla. This shopping centre would generally expect to serve the whole of the Woden Valley and would also provide some services to the residents of Weston Creek and Tuggeranong and to suburbs such as Yarralumla. There is scope for this Centre to expand to serve an increased population if required. Some Yarralumla residents may also choose to shop at Manuka or in the Canberra City Centre (Civic).

## Future demand

Local shopping centres in the ACT have generally been designed to provide for convenience shopping, community and business services to meet the daily needs of the local population. Local centres were previously planned to serve population catchments in the order of 5,000 to 10,000 people. Over time, however, demographic and social changes have impacted on the viability of some local shopping centres. The population of many of the suburbs built in the 1960s, 1970s and 1980s has declined as children have grown up and left home, and the average number of people per household in these suburbs has also declined.

The hierarchy of shopping centres has also been undermined by changing shopping patterns. For all practical purposes, local shopping centres no longer operate in the suburbs of Latham (population 3,602) or Macgregor (population 5,506). In the suburbs of Aranda (population 2,483), McKellar (population 2,798), Macquarie (population 2,556), Weetangera (population 2,608), Higgins (population 3,090) and Page (population 2,880) the local shops no longer include a supermarket.<sup>3</sup>

The viability of local shops is not just dependent upon the population of the suburb where the shops are located. Other key issues include proximity to other shopping centres, the socio-demographic profile (including income) of local residents, and the extent to which the shops can capture “passing trade” from residents of other areas.

The local shops in Yarralumla, Deakin (population 2,783) and Hughes (population 2,956), all appear to be well-patronised and commercially sustainable. All of these shops are located in a way that assists them to capture “passing trade” from people who are not local residents. They all also include an IGA supermarket. Cutting off current access to Yarralumla via Dudley Street may reduce “passing trade”. Unless a supermarket the size of the current Yarralumla IGA or larger is included as part of the new development, however, any reduction in “passing trade” is likely to be offset by an increase in demand from new residents.<sup>4</sup>

An issue to be considered in assessing the desirability of including additional local shopping facilities in the new CB + E precinct on the northern side of Adelaide Avenue, is the extent to which CB + E residents would use these local facilities, as there is likely to be minimal through traffic to add to the resident customer base. Even when the Brickworks Complex is open for public access, the additional traffic may not be enough to make a supermarket financially viable. Positioning new local shops in the part of the CB + E precinct close to the main traffic access point from Cotter Road would provide the best option in terms of financial viability. However, it is unlikely that there would be sufficient patronage to justify a supermarket the size of current IGA supermarkets in Yarralumla, Deakin and Hughes. A more viable option would be to include a local shopping centre as part of a commercial mixed use facility of similar size to the small local shopping centre near the intersection of Thynne Street and Eardley Street in Bruce. The retail floorspace (GFA) at this Bruce local centre is around 650 sq metres and includes a small convenience supermarket, a café and hairdresser.

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<sup>3</sup> Canberra Times, 13 January 2014 and ABS 2011 Census of Population and Dwellings.

<sup>4</sup> See Appendix D for additional information.

There may also be scope to provide a coffee shop/mini mart located in the south-eastern corner of the new development closest to the Adelaide Avenue bus interchange, or on the Deakin side of Adelaide Avenue. This would be convenient for people using the interchange as well as people from the established part of Yarralumla.

There is likely to be additional scope for commercial development (including space for medical and allied health services) on the Deakin side of Adelaide Avenue. Timing of provision would need to take into account the extent of office vacancies in the adjacent professional office and peak association precinct, as the proposed total increase of over 8,000 sq metres of commercial space is substantial.

As part of the refurbishment of the Canberra Brickworks Complex, there is also likely to be scope for adjunct facilities such as a coffee shop, bar, entertainment venue or small-scale conference venue.

As indicated above, there are currently some vacant shops at the Curtin Group Centre, so there would be some capacity to accommodate increased demand for the district-level retail services provided at this Centre. Adequate parking is also generally available in a number of car parks adjacent to the Curtin shops.

## **Recommendations**

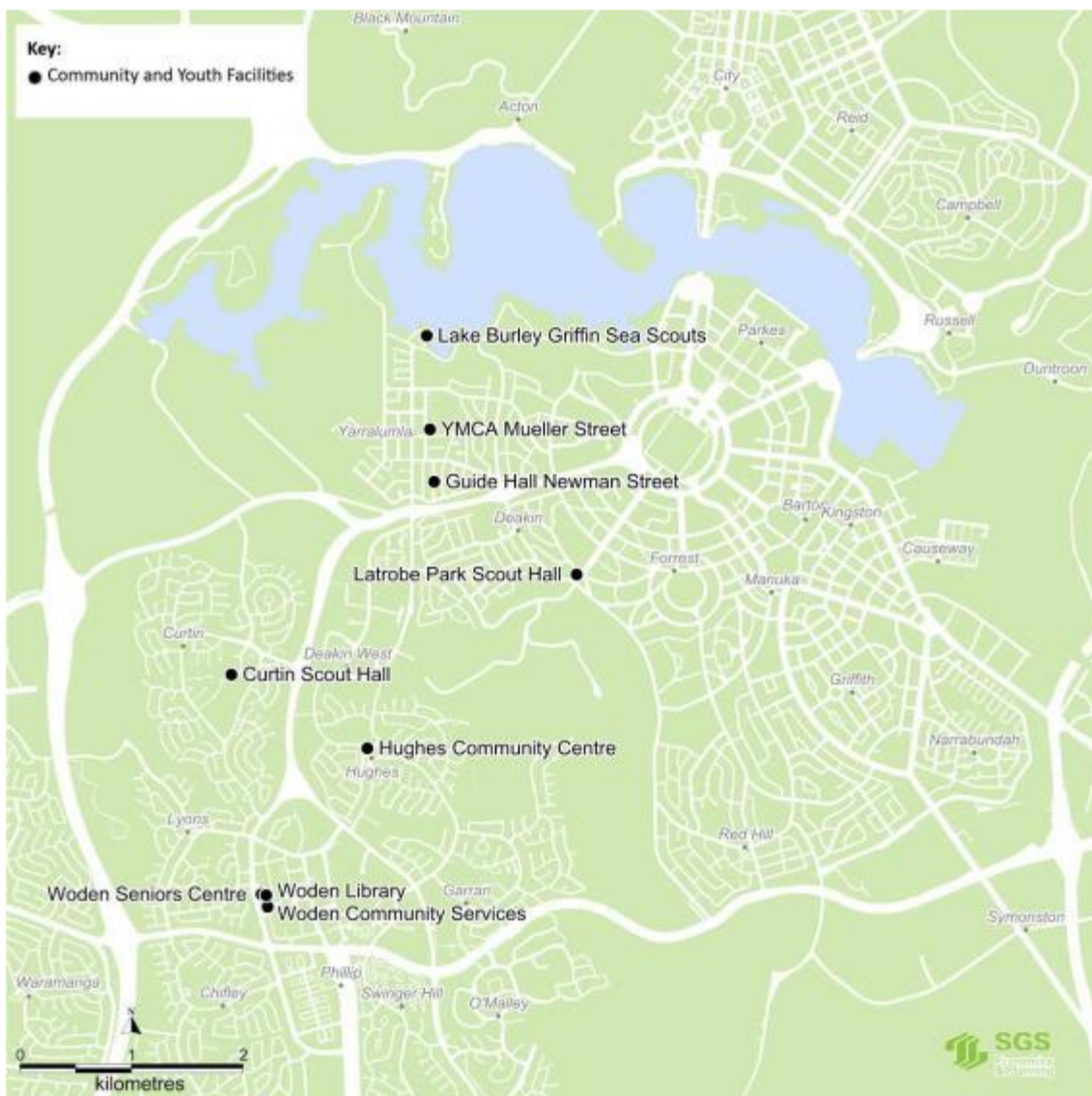
- Provision should be made for new small-scale local shops (around 650 sq metres GFA) in the CB + E precinct on the northern side of Cotter Road as part of a commercial mixed use facility. This should ideally be located close to the main access point off Cotter Road.
- Provision could also be made for a coffee shop/mini mart located in the south-eastern corner of the new development closest to the Adelaide Avenue bus stop, on the Yarralumla or Deakin side of Adelaide Avenue.
- Additional commercial development (including space for medical and allied health services) could be provided on the Deakin side of Adelaide Avenue. Timing of provision would need to take into account the extent of office vacancies in the adjacent professional office and peak association precinct.
- As part of the refurbishment of the Brickworks and quarry site, there is also likely to be scope for adjunct facilities such as a coffee shop, bar, entertainment venue or small-scale conference venue.

### 3.8 Community services and youth facilities

#### Current supply and demand

Yarralumla and surrounding areas have a range of community services, meeting facilities and youth facilities. There is a community hall that is currently leased to the YMCA. There is also a guide hall and a sea scouts hall. The community hall adjacent to the Hughes local shops is managed by the Council on the Ageing, but is used for a range of community activities. Facilities at the Woden Town Centre include a library, Woden Community Services and the Woden Senior Citizens Centre.

FIGURE 4. COMMUNITY AND YOUTH FACILITIES



#### Future demand

As noted earlier, various benchmarks are used for the provision of community meeting spaces and youth facilities in different jurisdictions. For NSW growth areas and in Greater Geelong, the benchmarks suggest that one community hall or centre be provided for a population of 6,000 and one youth centre be provided for a population of 20,000. The benchmarks for these facilities in SE Queensland are for a slightly higher level of provision.

For a population of 6,000 in Yarralumla there are already a number of meeting places and youth service facilities. These include the community hall currently leased to the YMCA, a Sea Scout hall and a Guide

hall. There are also a number of religious facilities and schools with facilities that may be accessible as general community meeting places.

For the additional population of 3,000 - 3200 associated with the CB + E precinct, the specific provision of an additional community hall or youth facility is therefore not considered to be justified.

Additional facilities to serve district populations are also likely to have capacity to serve the expanded population generated by the new development. These facilities include a branch of the ACT Library at the Woden Town Centre, a community hub in Chifley and the Council of the Ageing meeting rooms at Hughes. Planning is currently underway to improve facilities for the Woden Seniors Centre to cater for an increase in the population of older people in the Woden, Weston Creek and Inner South areas.

### **Recommendation**

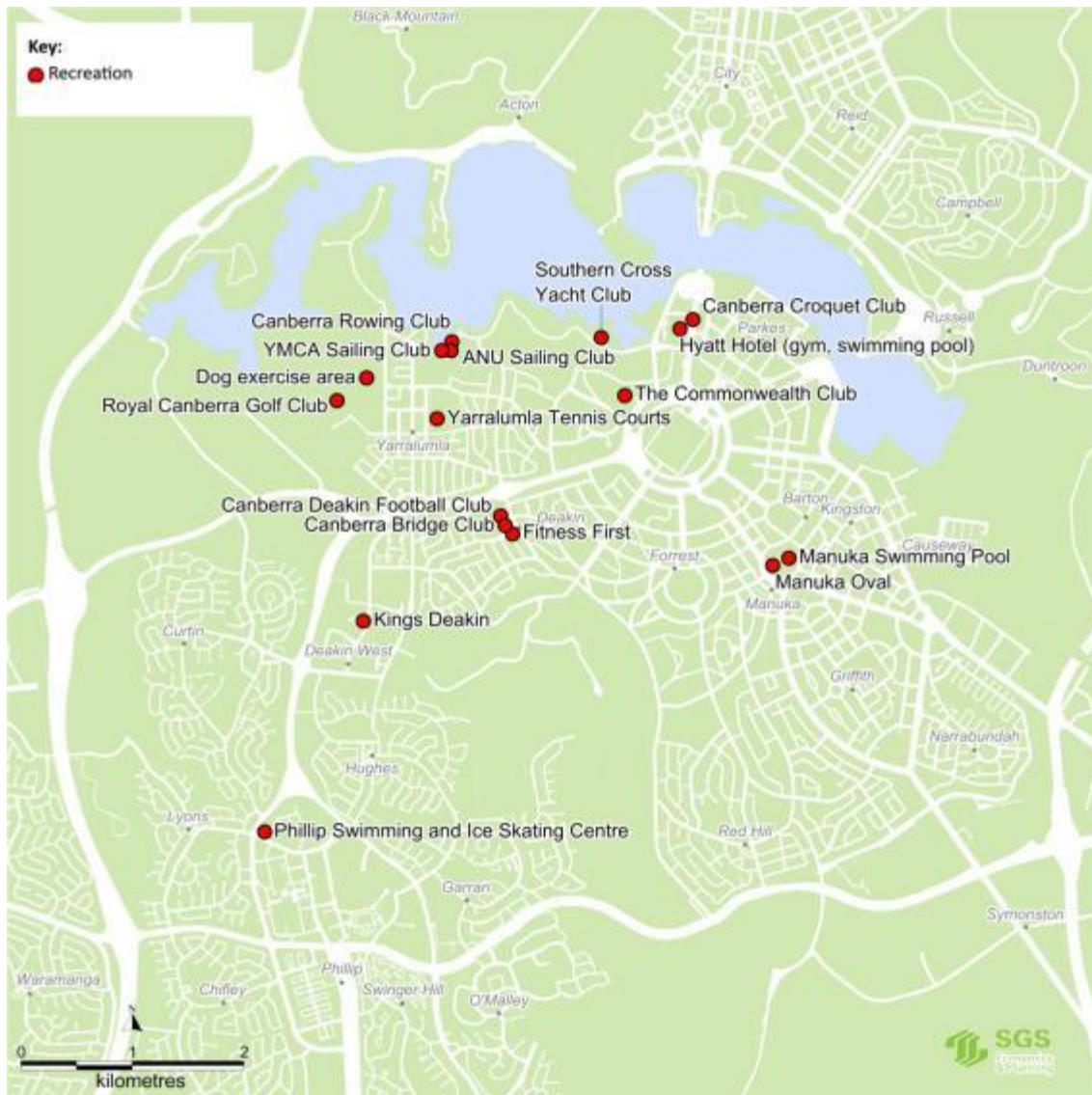
- For the additional population of 3,000 – 3,200 associated with the CB + E precinct, the specific provision of an additional community hall or youth facility is not considered to be justified.

### 3.9 Recreation facilities

#### Current supply and demand

There are a range of clubs and recreation facilities in the Yarralumla area, including golf and sailing clubs and gyms. There is a privately owned pool at Deakin (Kings Deakin), and a public pool adjacent to an ice skating rink at Woden. The location of these facilities and services are shown below.

FIGURE 5. RECREATION FACILITIES



#### Future demand

Residents of Yarralumla and surrounding areas generally have access to a range of clubs and recreation activities, although membership of some of these clubs and facilities may be restricted.

At the district level, the Woden and Inner South areas of the ACT do not have the same access as some other parts of Canberra to year around public-access swimming facilities such as the swimming pool complexes at Belconnen, Tuggeranong, Gungahlin and in Civic. Residents of the CB + E precinct may also be able to access the new swimming pool and gym facility proposed for Molonglo.

The inclusion of privately-owned gym (and possibly also swimming pool) facilities as part of mixed use commercial and residential sites within the CB + E precinct is likely to be financially viable. There may also be potential to include additional recreation facilities as part of the redevelopment of the Canberra Brickworks Complex. Given that the population profile of the new development area is likely to include a relatively high proportion of young adults, the attractiveness of the area for potential new residents could be improved by the addition of outdoor exercise equipment in public spaces, such as in the proposed Denman Street Park.

### **Recommendations**

- The inclusion of privately-owned gym (and possibly also swimming pool) facilities as part of mixed use commercial and residential sites within the CB + E precinct is likely to be financially viable.
- There may also be potential to include additional recreation facilities as part of the redevelopment of the brickworks and quarry sites.
- The attractiveness of the area for potential new residents could be improved by the addition of outdoor exercise equipment in public spaces.

### 3.10 Health facilities and services

#### Current supply and demand

There is a medical centre adjacent to the Yarralumla shops, and an allied health service is also included in the Yarralumla local shop precinct. There are also many health services in Deakin, including the Calvary John James Hospital and a cluster of associated medical practitioners, specialists and allied health providers. There are additional medical and allied health services in Curtin. The Canberra Hospital in Garran serves a regional catchment.

FIGURE 6. HEALTH FACILITIES



#### Future demand

The information in Section 3.5 includes benchmarks for the provision of health facilities and services. These benchmarks generally suggest a need for one community health centre for each population of 20,000 people. The increased population of 3,000 – 3,200 attributable to the CB + E precinct does not of itself justify the addition of another community health centre.

Benchmarks for provision of GPs and GP Medical Centres vary. Using the Australian Government guide of 1 GP for each 1,500 people, for example, would suggest a need for two additional GPs to serve the needs of the additional population in Yarralumla. The additional population is also likely to generate a similar increase in demand for allied health services.

As shown in Figure 6, there is an existing cluster of health services and facilities around the Calvary John James Private Hospital in Deakin. There is also an existing medical centre and an allied health service provider located at the Yarralumla shops.

While it is likely that existing GP and allied health services in Yarralumla and Deakin could provide services to the additional population generated by the CB + E precinct, there is also likely to be scope for additional services to be provided in mixed use or commercial sites on both sides of Adelaide Avenue. These additional facilities could also provide services to residents of areas outside of Yarralumla and Deakin.

The ACT's *Community and Recreation Facilities Locational Guidelines* suggest that Medical Centres be located close to residential areas, and in or within 200 metres of retail centres, with provision for emergency vehicle access.

In some of Canberra's established suburbs, GP services are provided through home-based businesses in residential areas, rather than in community or commercial land use areas. However, current trends are towards larger GP centres located in community facility or commercial land use areas.

Integrated Primary and Community Care Development Plans for the NSW South West Growth Centre suggest that 330 square metres of gross floor area (GFA) be allowed for a GP clinic with 10 consultation rooms.<sup>5</sup>

Examples of current suburban GP medical centres in the ACT include the Kaleen Medical Centre which is located on a block with an area of 502 square metres at 149 Maribyrnong St, and the Lyneham Medical Centre, which is located on a block with an area of 505 square metres at 62 Brigalow Street, Lyneham. Both of these centres take advantage of adjacent off-site parking.

If there was a demonstrated demand for an additional stand-alone medical centre, this could possibly be provided as part of the new precinct.

## Recommendations

- Existing GP and allied health services in Yarralumla and Deakin could provide services to the additional population generated by the CB + E precinct.
- There is likely to be scope for additional services to be provided in mixed use or commercial sites on both sides of Adelaide Avenue. These additional facilities could also provide services to residents of areas outside of Yarralumla and Deakin.

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<sup>5</sup> Integrated Primary and Community Care Development Plans for the South West Growth Centre, 2012, page 91.

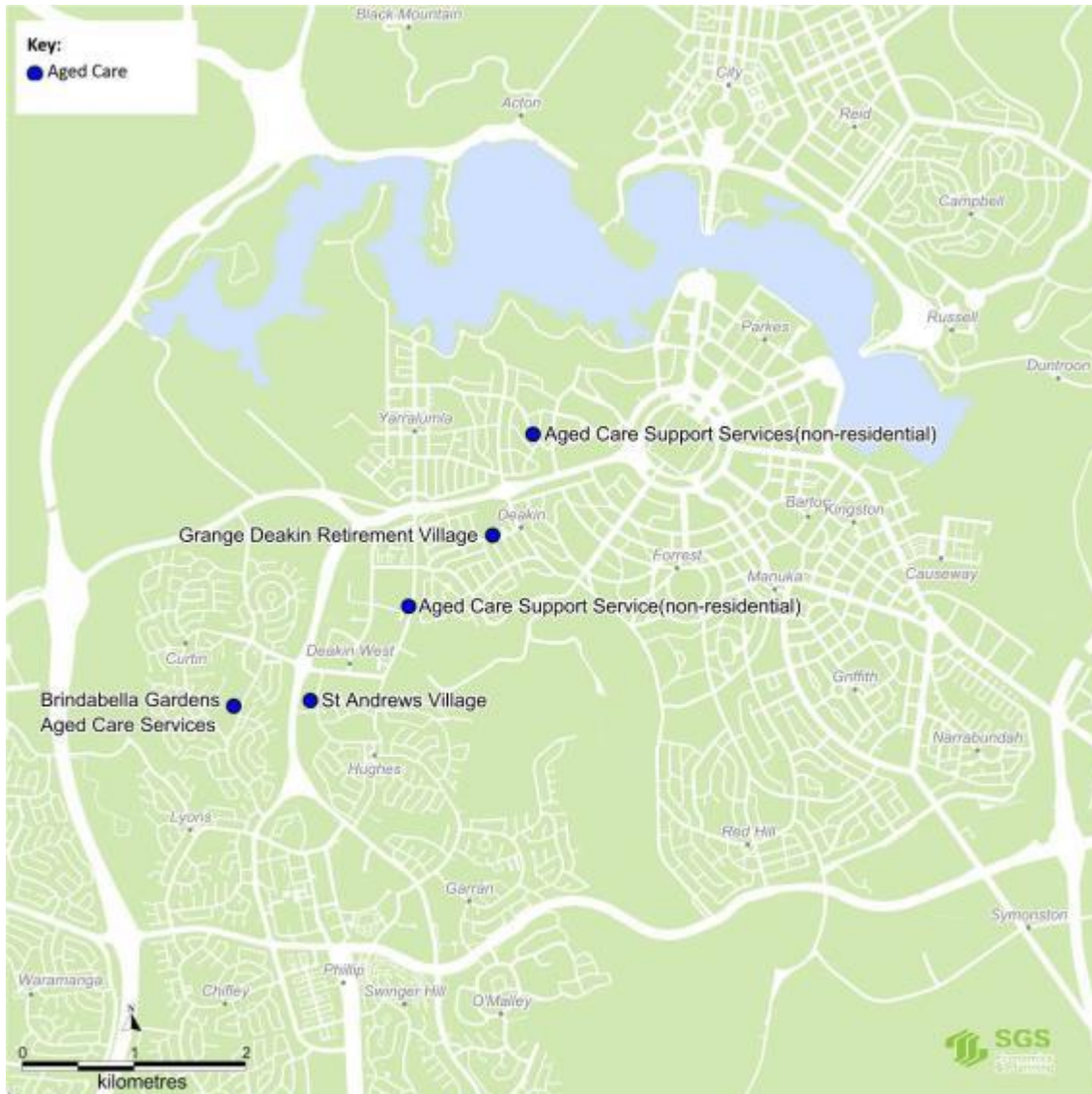


### 3.11 Aged care services

#### Current supply and demand

There are a range of residential and non-residential aged care services in the Yarralumla area. The location of these facilities and services are shown below.

FIGURE 7. AGED CARE SERVICES



#### Future demand

There are a number of aged persons accommodation facilities and services in Yarralumla, Deakin, Curtin and Hughes. As indicated in Table 5, provision for these facilities and services is generally considered from a district perspective. As the population ages, however, there is also likely to be an increasing demand for both supported and independent living units suitable for older people. As discussed in Section 3.1, the proportion of the population in all age groups over 50 is already higher in Yarralumla and Deakin than it is for the ACT as a whole. The population of older people in South Canberra, Woden and for all of the ACT is also projected to continue to increase.

Much of the funding for residential aged care and support services for older people is provided by the Federal Government. Until recently, recurrent funding for high care (nursing home) and low care (hostel) supported residential accommodation was allocated by the Federal Government in response to

applications received from service provider organisations. The general basis for allocations of funding was for 88 beds per 1,000 persons aged 70 + for this supported accommodation. Under changes applying from 1 July 2014, there will be a greater priority given to funding for Home Care Packages, and more flexible service delivery arrangements. From 1 July 2014 the distinction between funding for high care and low care residential accommodation places will also be removed.

At the time of the 2011 Census there were 376 people aged 70+ living in the suburb of Yarralumla. The information in Table 4 suggests that the new development will add an estimated 127 additional people aged 70+ to the suburb, giving a total of around 500 people aged 70+. Using the previous benchmark of 88 residential aged care places for each 1,000 people aged 70+, indicates that the suburb of Yarralumla could generate a need for around 44 residential aged care places by 2027. This demand could potentially be accommodated in one of the existing residential aged care facilities in Deakin, Hughes or Curtin.

Around 5.3% of Australians over the age of 65 years currently live in retirement villages. By 2027 when the CB + E precinct is complete, there are likely to be around 760 people aged 65+ living in Yarralumla. If 5.3% of these people are seeking retirement village accommodation, there will be a demand for around 40 retirement village places, some of which may be units shared by couples.

The most recent population projections for the ACT indicate that by 2062 around 22.5% of the ACT population is likely to be aged 65 years and over, and that 18% will be aged 70 years and over. Applying these percentages to the projected population of 6,000 for Yarralumla, suggests that there could be as many as 1,350 people aged 65 and over, and 1,080 people aged 70 years and over by 2062. This would indicate a need for around 90 supported residential aged care places (based on guidelines discussed above). Of the population aged 65+ in Yarralumla, around 150 may also seek to live in a retirement village.

In the longer term the need for additional nursing homes and retirement villages will partly depend on the needs and preferences of older people, including their preference for outreach support rather than specific older persons accommodation.

Given the relatively high value of land in Yarralumla, any aged persons accommodation is likely to be through a higher density development than is the case for many of the existing retirement villages and residential accommodation facilities in other parts of the ACT. The Goodwin Homes development at Crace could provide a model for consideration. The Crace development is in a commercial mixed use zone.

## **Recommendations**

- The suburb of Yarralumla could generate a need for around 44 residential aged care places by 2027. This demand could potentially be accommodated in one of the existing residential aged care facilities in Deakin, Hughes or Curtin.

### 3.12 Schools

#### Current supply and demand

Access to places in Government schools is generally subject to the Priority Enrolment Area (PEA) for that school. Children residing in the PEA for a school must be accepted into that school, although special arrangements apply for some shared PEAs. Some specialist schools do not have PEAs, but have other placement criteria. As shown in Figure 8, there are a number of schools in Yarralumla and surrounding suburbs.

The PEA for the Yarralumla Primary School currently includes all of Yarralumla and part of Deakin.

High school students living in Yarralumla are currently within the PEA for the Alfred Deakin High School in Deakin. The PEA for the Alfred Deakin High School also includes Curtin, Deakin (Part of Deakin also has a shard PEA with Telopea Park High School), Garran, Hughes, Lyons and Part of Phillip.

College students (Yr 11-12) living in Yarralumla are currently within the PEA for Narrabundah College. The PEA for Narrabundah College also includes Barton, Deakin, Forrest, Fyshwick, Griffith, Harman, Kingston, Narrabundah, Oaks Estate, Parkes, Red Hill and Symonston

FIGURE 8. SCHOOLS



## Future demand

### Primary schools

The Yarralumla Primary School had an enrolment of 241 pupils at the end of 2014.<sup>6</sup> Census information suggests that there were 237 students of primary school age living in Yarralumla in 2011. However, only around 60% of these students (145 students) are likely to be attending a Government School.<sup>7</sup> The Priority Enrolment Area for the Yarralumla Primary School currently includes part of Deakin. Information from the 2011 Census indicated that there were around 270 students of primary school age living in Deakin. Adding 60% of these students (160) gave a potential enrolment of 305 students if all of Deakin was included in the Yarralumla Primary School Priority Enrolment Area.

The information in Table 4 indicates that there could be an additional 82 children of primary school age in the new CB + E precinct. If 60% of these students sought to attend Yarralumla Primary School, the current school enrolment could be increased by around 50 students to give a total enrolment of around 300 students. These additional students could be accommodated at the Yarralumla Primary School, with a reduction in the enrolment of children living outside the Yarralumla area if necessary. The Government Primary Schools in close-by suburbs of Hughes and Garran had 321 students and 525 students respectively in 2014.<sup>8</sup>

### High schools and secondary colleges

Students living in Yarralumla currently have priority access to the Alfred Deakin High School in Deakin for Years 7-10 education and to Narrabundah College for Years 11 -12 education. As well as Yarralumla, the Priority Enrolment Area (PEA) for Alfred Deakin High School includes the suburbs of Curtin, Deakin (Part of Deakin has a shared PEA with Telopea Park High School), Garran, Hughes, Lyons, Yarralumla and Part of Phillip.

Alfred Deakin High School had an enrolment of 783 students in 2014.<sup>9</sup> As indicated in Table 4, the new CB + E precinct is likely to generate around 65 additional students of high school age, around 40 of whom are likely to seek to attend a Government high school. These additional students could be accommodated at Alfred Deakin High School, with amendments to the PEA boundaries if necessary.

Narrabundah College has an enrolment of 928 students in 2014<sup>10</sup>. Table 4 shows that the new CB + E precinct is likely to generate around 42 additional students of Yr 11-12 school age, around 25 of whom are likely to seek to attend a Government secondary college. These students could be accommodated at either Narrabundah College or at the Canberra College (Woden Campus).

## Recommendation

- The provision of an additional Government school in the new CB + E precinct is not recommended, as current schools in Yarralumla and surrounding suburbs should be able to cater for the increased number of students generated by the new development.

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<sup>6</sup> Myschool website., 2014

<sup>7</sup> In 2013, 57% of all full time school students in the ACT attended a Government school. Source: ABS Cat. No 4221.0, page 18.

<sup>8</sup> Myschool website, 2014

<sup>9</sup> Myschool website, 2014

<sup>10</sup> Myschool website, 2014.



Many of the more recently developed long day care centres in the ACT can accommodate 100-120 children at one time, while some of the older centres accommodate less than 50 children.

While the population of the CB + E precinct may not itself likely generate enough demand for a new child care facility, the location of the CB + E precinct between where people live and where they work is likely to mean that an additional childcare centre in this location would be attractive for parents from surrounding areas, including the new development at Molonglo. As indicated in **Appendix C**, most long day care facilities in the Yarralumla and Deakin areas are currently full.

Provision of a site for an additional long day care centre where there is good access to the intertown public transport network could also encourage use of public transport for at least part of the journey to work for some parents.

The ACT's Community and Recreation Facilities Locational Guidelines suggest that long day care facilities:

- be located on major journey to work routes, or have easy vehicle access near major work places;
- be separated from correctional facilities, industrial areas, roads with high traffic volumes and safety hazards such as bodies of water; and
- be co-located with pre-schools or primary schools or with occasional care services if practical.

The size of the parcel of land needed for a long day child care facility will depend to some extent on the number of child care places to be included and the potential for sharing of land for parking, etc. The Harrison Early Childhood Centre, for example, is located on a block of land with an area of 2,400 square metres.

In addition to long day care for children under school age, there is also a need for occasional day care services for children, before and after school child care services and children's holiday programs.

Occasional care child care services in the ACT are generally provided in town centres, or in locations that enable parents to use other co-located or nearby facilities such as health services. Occasional care is sometimes provided in facilities that also offer long day care services.

In the ACT the provision of before and after school care is often provided on site at primary schools, or on sites adjacent to primary schools.

## **Recommendations**

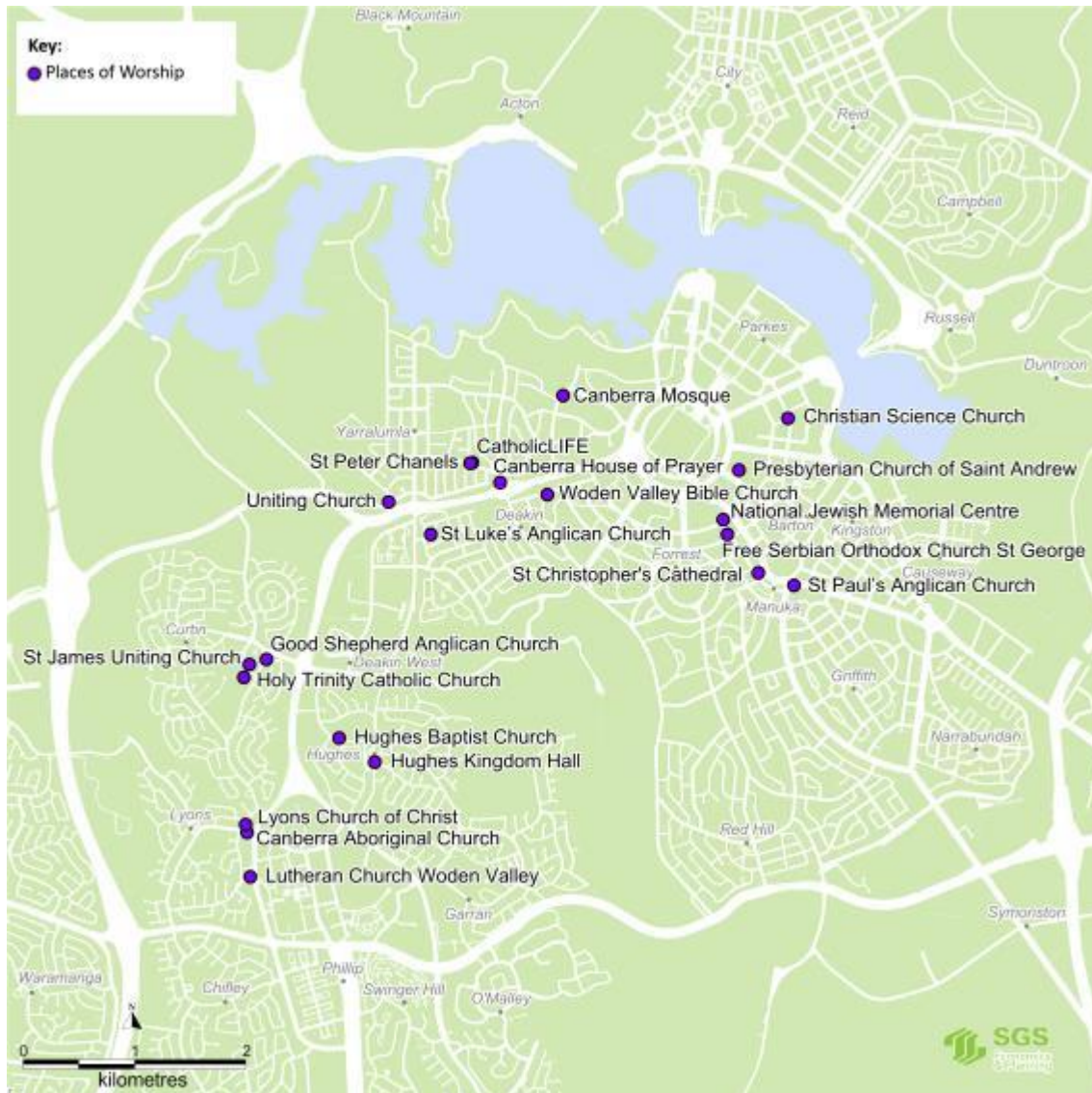
- The population of the CB + E precinct may not itself generate enough demand for a new child care facility.
- An additional childcare centre in the CB + E precinct would be attractive for parents from surrounding areas, including the new development at Molonglo.

### 3.14 Places of worship

#### Current supply and demand

Figure 10 below, shows the location of churches and other places of worship in Yarralumla and surrounding suburbs.

FIGURE 10. PLACES OF WORSHIP



#### Future demand

As shown in Figure 10, there are a number of places of worship and places for religious-associated use in Yarralumla and surrounding suburbs. To some extent this is likely to reflect the generally higher church attendance of the population when these suburbs were first developed.

The ACT's *Community and Recreation Facilities Locational Guidelines* suggest that a Place of Worship should be located close to residential areas, and near major car parking areas if parking demand is not met on site. Noise separation or adequate noise buffering from residential areas is also required. Co-location with related non-government schools should be considered.

A 2009 Research Paper *Future planning for religious community in the ACT*, prepared for the ACT Planning and Land Authority, identified key trends and issues including:

- a significant increase in the proportion of the population who do not identify with any religion;
- a significant decrease in identification with many traditional Christian denominations, particularly the larger Protestant Churches;
- low and declining rates of attendance at weekly church services for many who identify with Christian denominations, including Catholic (15% attendance), Anglican (5% attendance), Uniting (10% attendance) and Presbyterian or Reformed churches (7% attendance);
- the emergence and growth of ‘mega churches’ which are generally evangelical and linked to the Pentecostal or Baptist movements; and
- recent patterns of immigration into Australia have led to notable increases in identification with non-Christian religious groupings, including Buddhism, Islam and Hinduism.

A general finding in this Research Paper was that planning in the ACT will need to accommodate a trend away from worship at the neighbourhood parish level in favour of ‘mega’ places of worship.

Pentecostal and evangelical groups in the ACT and elsewhere have generally sought to establish places of worship much larger than the more traditional neighbourhood churches, and also seek to draw their congregations from much larger catchments. This is in contrast to the general preference of traditional Christian denominations for smaller places of worship in local areas such as parishes. However, the ability of these traditional denominations to continue to fund local facilities and services is also likely to be constrained in the future if participation continues to decline.

Many non-government schools include places of worship on site, which should also be taken into account when assessing the need for additional facilities.

The Research Paper *Future planning for religious community in the ACT*, also mentioned that:

- many local churches have a role in the provision of community programs, or provide venues for other community activities; and
- some religious groups do not have dedicated premises but meet in local halls or other facilities.

Given the number of churches and other places of worship already established in Yarralumla and surrounding suburbs, the provision of sites for additional facilities as part of the CB + E precinct is not considered necessary.

## **Recommendation**

- The provision of sites for additional facilities as part of the CB + E precinct is not considered necessary

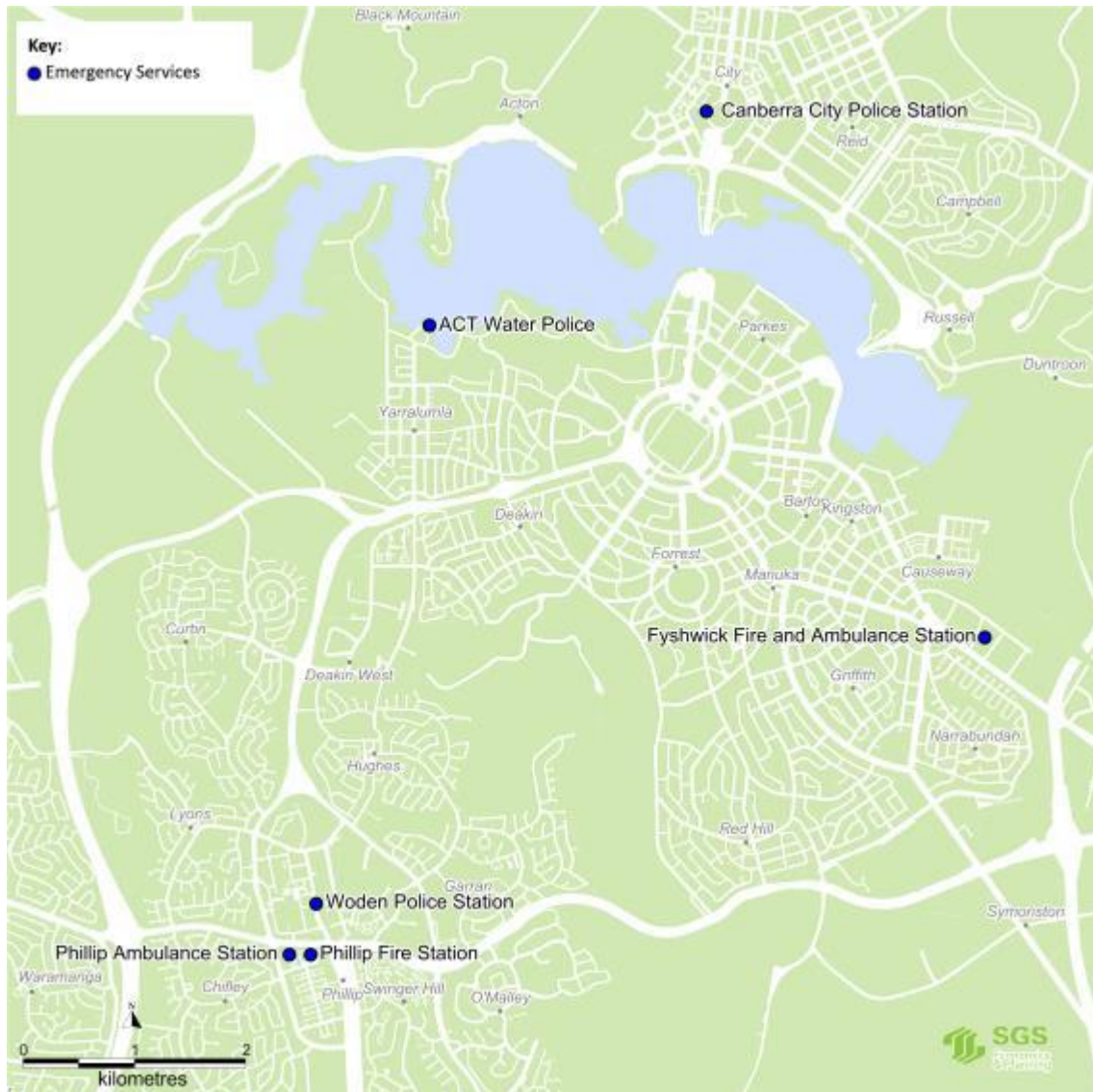


### 3.15 Emergency services

#### Current supply and demand

Figure 11, below, shows the location of emergency service facilities that currently provide services to the suburb of Yarralumla.

FIGURE 11. EMERGENCY SERVICES



#### Future demand

The ACT Emergency Service Agency has recently prepared an Upgrade and Relocations Strategy to identify where emergency services would be best located to provide optimal coverage for the ACT community into the future.

Ambulance and fire services are required to meet prescribed response time targets, and assessment of locations for emergency services are done at the 'whole of ACT' level.

The current Upgrade and Relocations Strategy is already taking into account the general increase in population proposed for areas within 10 k of the Canberra City Centre, which would include areas such as the new CB + E precinct.

### **Recommendation**

- The current ACT Emergency Services Upgrade and Relocations Strategy has taken into account the general increase in population proposed for areas within 10 kilometres of the Canberra City Centre, which would include areas such as the new CB + E precinct. Provision for additional facilities is therefore not considered necessary.

# 4 KEY FINDINGS AND RECOMMENDATIONS

Yarralumla is one of Canberra's oldest and most conveniently located suburbs. It is within 10 kilometres of the City Centre which, as part of the ACT Government's plan to make the City more sustainable, is the catchment area targeted for an increase in housing and population density.

Yarralumla was first developed at a time when land was relatively cheap. When compared to the suburbs currently being developed in areas such as Gungahlin and Molonglo, Yarralumla residents have relatively good access to community and recreation facilities.

The development of the CB + E precinct will include up to 3,000 – 3,200 additional residents and will require the provision of some new retail and community facilities.

The most pressing need for additional community facilities and services generated by the new CB + E precinct will be at the neighbourhood/local level. The population catchments used for planning local centres are generally in the order of 5,000 to 10,000 people, although some local centres serve suburbs with current populations lower than 5,000. The additional population generated by the CB + E precinct would generally be expected to be part of the catchment that could be served by the existing Yarralumla local shopping centre, although parking provisions at the Yarralumla local shops may need to be augmented.

## 4.1 Retail and community facilities

Recommendations for specific facilities are summarised below.

### Retail and commercial facilities

- Provision should be made for new small-scale local shops (around 650 sq metres GFA) in the CB + E precinct on the northern side of Cotter Road as part of a commercial mixed use facility. This should ideally be located close to the main access point off Cotter Road.
- Provision could also be made for a coffee shop/mini mart located in the south-eastern corner of the new development closest to the Adelaide Avenue bus interchange, on the Yarralumla or Deakin side of Adelaide Avenue.
- Additional space for medical and allied health services could be provided as part of the commercial development proposed on the Deakin side of Adelaide Avenue. Timing of provision would need to take into account the extent of office vacancies in the adjacent professional office and peak association precinct.
- As part of the refurbishment of the Canberra Brickworks Complex, there is also likely to be scope for adjunct facilities such as a coffee shop, bar, entertainment venue or small-scale conference venue.

### **Community meeting spaces and youth facilities**

- For the additional population of 3,000 – 3,200 associated with the CB + E precinct, the specific provision of an additional community hall or youth facility is not considered to be justified.

### **Clubs and recreation facilities**

- The inclusion of privately-owned gym (and possibly also swimming pool) facilities as part of mixed use commercial and residential sites within the CB + E precinct is likely to be financially viable.
- There may also be potential to include additional recreation facilities as part of the redevelopment of the brickworks and quarry sites.
- The attractiveness of the area for potential new residents could be improved by the addition of outdoor exercise equipment in public spaces.

### **Health facilities and services**

- Existing GP and allied health services in Yarralumla and Deakin could provide services to the additional population generated by the CB + E precinct.
- There is likely to be scope for additional services to be provided in mixed use or commercial sites on both sides of Adelaide Avenue. These additional facilities could also provide services to residents of areas outside of Yarralumla and Deakin.

### **Aged care facilities and services**

- The suburb of Yarralumla could generate a need for around 44 residential aged care places by 2027. This demand could potentially be accommodated in one of the existing residential aged care facilities in Deakin, Hughes or Curtin.

### **Education facilities**

- The provision of an additional Government school in the new CB + E precinct is not recommended, as current schools in Yarralumla and surrounding suburbs should be able to cater for the increased number of students generated by the new development.

### **Child care facilities**

- The population of the CB + E precinct may not itself generate enough demand for a new child care facility.
- An additional childcare centre in the CB + E precinct would be attractive for parents from surrounding areas, including the new development at Molonglo.

### **Places of Worship and religious-associated use.**

- The provision of sites for additional facilities as part of the CB + E precinct is not considered necessary.

### **Emergency Services**

- The current ACT Emergency Services Upgrade and Relocations Strategy has taken into account the general increase in population proposed for areas within 10 km of the Canberra City Centre, which would include areas such as the new CB + E precinct. Provision for additional facilities is therefore not considered necessary.

## 4.2 Timing of Provision

It would be desirable to provide some convenience retail facilities as soon as the population is large enough to make the facilities viable. This is likely to be associated with Stage 2 of the development. The viability of a small scale convenience shop at this time is also likely to be improved by patronage from construction workers.

Other community facilities, such as medical services and child care, would be subject to the interest of service providers and could be included when the other elements of associated mixed use developments are constructed. This may not be until the late in the development timeframe. The provision of child care services in the midst of construction activities, however, would not generally be desirable.

# APPENDIX A

## ACT Planning System and Policies

This Appendix provides additional information about the ACT Planning system and planning policies relevant to the development of the C B + E precinct.

### **The Australian Capital Territory (Planning and Land Management) Act 1988 (Cth)**

The *Australian Capital Territory (Planning and Land Management) Act 1988* (Cth) (the PALM Act) identifies the National Capital Authority as an Australian Government agency with a number of responsibilities, including the preparation and review of the National Capital Plan (NCP). In addition to the NCP, the PALM Act also requires the ACT Government to prepare and administer a Territory Plan. The PALM Act makes it clear that the Territory Plan must be consistent with the NCP and that if there is any inconsistency between the two plans, the NCP prevails over the Territory Plan.

The key objective of the NCP is to ensure that Canberra and the ACT are planned and developed in accordance with their national significance. The NCP also includes several key objectives that apply throughout the ACT and several elements that apply in specific locations. For example, S.10(1) of the PALM Act provides that the NCP may specify areas of land that have the special characteristics of the National Capital to be 'Designated Areas' and sets out the detailed conditions of planning, design and development in those 'Designated Areas' and the priorities to be addressed in carrying out such planning, design and development.

The NCP identifies that three primary factors are relevant in deciding the extent of the Designated Areas. The three primary factors are:

1. Canberra hosts a wide range of National Capital functions – activities which occur in Canberra because it is the National Capital and which give Canberra a unique function within Australia;
2. Griffin's strong symbolic design for Canberra Central has given the National Capital a unique and memorable character; and
3. Canberra's landscape setting and layout within the Territory have given the Capital a garden city image of national and international significance.

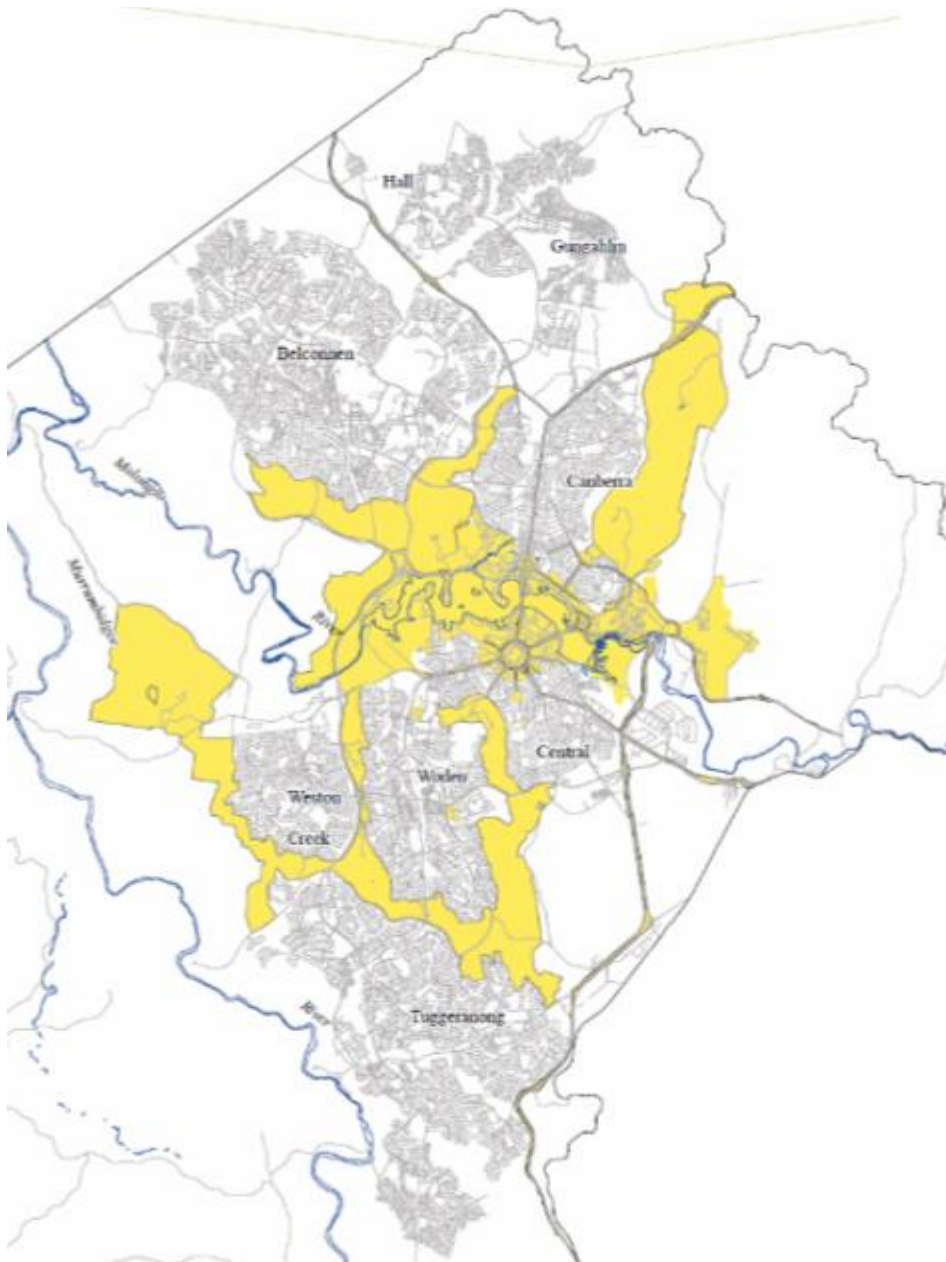
The National Capital functions include:

- Parliamentary uses
- Key Australian Government policy departments which have a close association with Parliament
- Official residences of the Prime Minister and the Governor-General
- Diplomatic Missions of foreign countries
- Major national institutions such as the High Court, Australian National Gallery, the National Library of Australia, and
- Major national associations.

The Designated Areas are shown in , and comprise the following areas:

- Lake Burley Griffin and its foreshores
- the Parliamentary Zone
- the balance of the Central National Area (CNA) adjoining the Lake and the Parliamentary Zone, and extending from the foot of Black Mountain to the airport
- the Inner Hills which form the setting for the CNA, and
- the Main Avenues and Approach Routes between the ACT Border and the CNA.

FIGURE 12. NATIONAL CAPITAL PLAN: DESIGNATED AREAS



Source: National Capital Authority

Within the Designated Areas, the NCA has the sole responsibility for determining the detailed conditions of planning, design and development, and for Works Approval. Designated Areas are excluded from the provisions of the Territory Plan and are controlled by the provisions of the NCP (s.25 (1)(b)(i) and s.25(6) of the PALM Act

Section 27(1) of the PALM Act enables the relevant Minister to declare specified areas in the ACT to be National Land if the land is, or is intended to be, used by or on behalf of the Commonwealth.

Currently, the Diplomatic estates at Yarralumla, Deakin and O'Malley are within Designated Areas, and have been declared National Land.

## **Transport for Canberra (2012)**

The ACT Government released a new transport policy, Transport for Canberra in March 2012, which updates and replaces the 2004 Sustainable Transport Plan and compliments the ACT Planning Strategy.

The focus is on creating a transport system that:

- is integrated with land use planning
- makes active travel like walking and cycling the easy way to get around
- provides sustainable travel options and reduces transport emissions
- is safe for moving people however they get around
- is accessible for everybody whatever their level of mobility at any time or place, and
- is efficient and cost effective, providing value for money for the government, business and the community by managing travel demand across the whole transport system.

Transport for Canberra also identifies Journey to Work Targets, which includes a target of 23 per cent of all trips to be via walking, cycling or public transport by 2016. In order to achieve this target increased development within Town Centres and along major transport routes will be essential.

## **Canberra Social Plan (2011)**

The *Canberra Social Plan 2011* is a high-level policy framework for the ACT Government's ongoing investment in the people of Canberra. It has built on the foundation of the 2004 Plan, and renewed the ACT Government's commitment to building a strong, vibrant and inclusive community.

The 2011 Plan:

- articulates the Government's commitment to collaboration and strengthening partnerships as the cornerstone of an inclusive community
- provides direction for planning and service delivery
- guides new Government initiatives, and
- maintains the commitment to reporting against the 2004 *Canberra Social Plan* targets.

Commitments by the ACT Government in the *Canberra Social Plan* include:

- Better co-ordination and planning of infrastructure and services (through the ACT Infrastructure Plan and Strategic Asset Management Plans) to meet the diverse needs of Canberrans and maximise the liveability and sustainability of the city.
- Systematically addressing barriers to participation through legislation, policy development, information, and implementation of services.
- Delivery of programs that enable people of diverse backgrounds and abilities to share community benefits.
- Strengthening the Territory's commitment to active and sustainable transport by linking cycling, walking and public transport with supportive land use around public transport corridors. Flexible transport options that address transport disadvantage and more frequent public transport in suburban areas will form part of building a comprehensive and sustainable transport system. The



transport system will also be supported by a safe and connected road network and smart parking policies aimed at managing congestion and private travel demand.

- Investing in community infrastructure that promotes connection and allows for diverse activities. For example, new Regional Community Centres are providing long term tenancies for over 40 community organisations across Canberra and new neighbourhood halls provide meeting and recreational space for the benefit of local communities.
- More flexible use of schools, libraries and civic places through co-location and provision of common facilities for art, sport, recreation, gardening, bringing together communities of interest and supporting everyday social interaction.

The *Canberra Social Plan* also identified the need for a liveable community to give highest priority to the principles of access, equity and participation.

## **ACT Strategic Plan for Positive Ageing 2010 – 2014 and Action Plan**

The ACT Strategic Plan for Positive Ageing 2010-2014 provides a blueprint for a coordinated approach across Government and the community to support positive ageing and an age-friendly city where older people are respected, valued and supported to actively participate. It was developed in 2009 by the ACT Office for Ageing in partnership with the ACT Ministerial Advisory Council on Ageing, and guided by an Interdepartmental Committee.

The Plan includes seven strategic priorities that closely align with the World Health Organisation's Checklist of Essential Features of Age-Friendly Cities. The priorities and goals include:

- **Information and Communication** - People in the ACT easily access information about healthy living, retirement planning, support services and products, entitlements, and community groups and clubs.
- **Health and Wellbeing** - People in the ACT maintain their health and wellbeing across their lifespan to allow them to age positively and to actively participate in their community as they get older.
- **Respect, Valuing and Safety** - Seniors feel respected and valued and experience the ACT as a safe place to live and visit.
- **Housing and Accommodation** - ACT seniors access appropriate and affordable housing.
- **Support Services** - Seniors use appropriate, timely and accessible support services to assist them to maintain active and relatively independent lives.
- **Transport and Mobility** - Seniors easily move around in their community through personal, community and public transport, and walkways.
- **Work and Retirement** - People plan for their retirement and, once retired, continue to actively participate in our community through paid and unpaid work, and through educational and recreational activities.

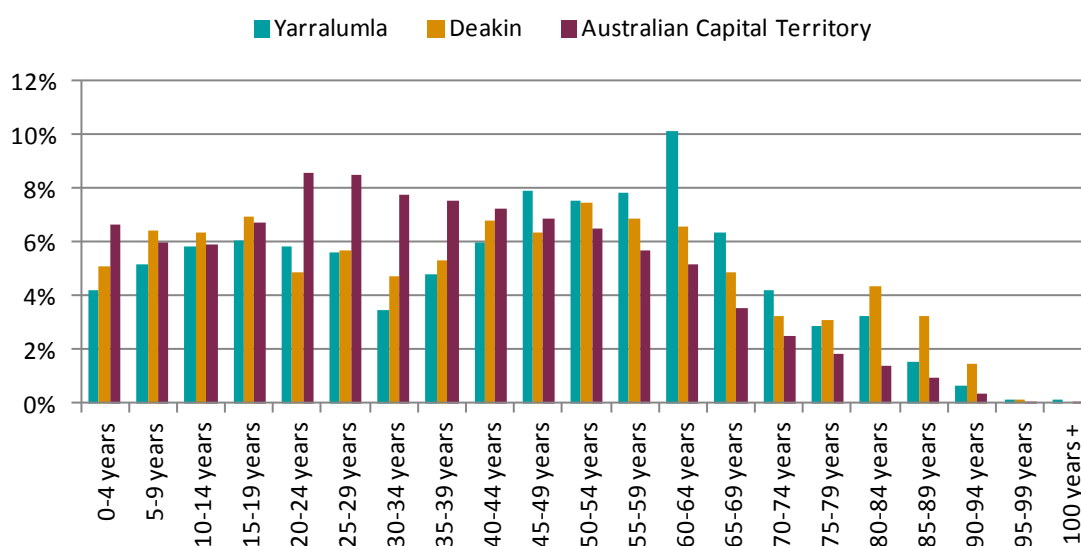
# APPENDIX B

This appendix provides additional information on the demographic profile and population projections relevant to Yarralumla and the development of the C B + E precinct, as well as information and assumptions on dwelling structures and tenure.

## Population

Figure 13 illustrates the age profile of Yarralumla, Deakin and the ACT. It shows that around 30 per cent of the Yarralumla population is aged over 60 years (compared to 27 per cent of Deakin residents and 15 per cent of the wider ACT population). Conversely, a smaller proportion of Yarralumla residents are aged between 30 and 44 years. The continued ageing of the population will have implications on demand for services, particularly health services.

FIGURE 13. POPULATION BY AGE - YARRALUMLA, DEAKIN AND ACT



Source: ABS Census: Counting Persons, Place of Usual Residence (2011)

## Place of birth

Table 6 shows place of birth for residents of Yarralumla, Deakin and the ACT. Australia is the most common birthplace for residents of all three locations. A relatively high proportion of residents were born in other English speaking countries, including England, New Zealand and the USA. Compared to the other locations Yarralumla has a slightly higher proportion of residents born in England.

TABLE 6. PLACE OF BIRTH

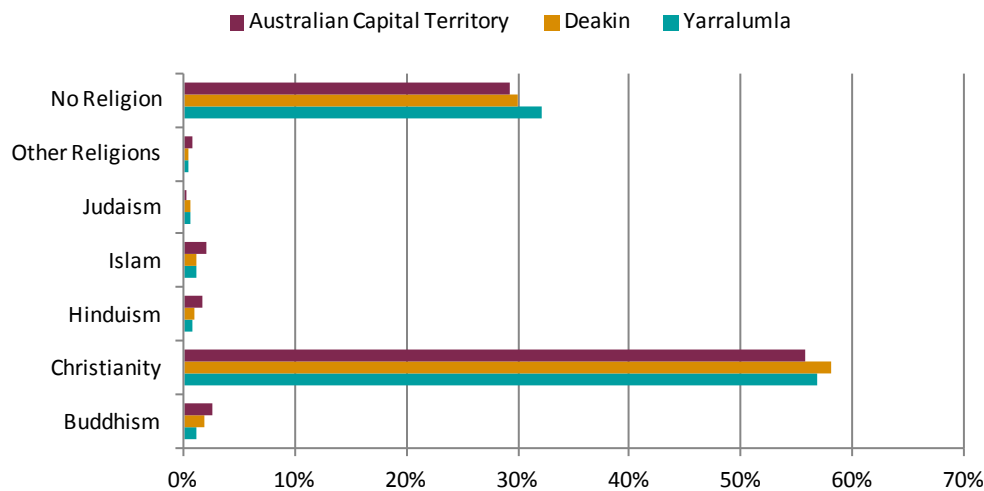
Yarralumla			Deakin			ACT		
Place of birth	#	%	Place of birth	#	%	Place of birth	#	%
Australia	2,111	72%	Australia	2,005	72%	Australia	255,052	71%
England	191	7%	England	157	6%	England	13,049	4%
New Zealand	47	2%	New Zealand	55	2%	China	6,591	2%
India	42	1%	India	32	1%	India	5,887	2%
USA	36	1%	USA	30	1%	New Zealand	4,387	1%
South Africa	34	1%	Germany	26	1%	Vietnam	2,956	1%
Italy	23	1%	Italy	26	1%	Philippines	2,422	1%
China	22	1%	Malaysia	26	1%	USA	2,417	1%
Germany	21	1%	China	25	1%	Germany	2,332	1%
Scotland	20	1%	South Africa	19	1%	Sri Lanka	2,268	1%
Other	371	13%	Other	379	14%	Other	59,857	17%

Source: ABS Census (2011)

## Religion

Christianity is the most common religious affiliation in Yarralumla, Deakin and the ACT. Around a third of the population of all areas do not identify a religious affiliation.

FIGURE 14. RELIGIOUS AFFILIATIONS

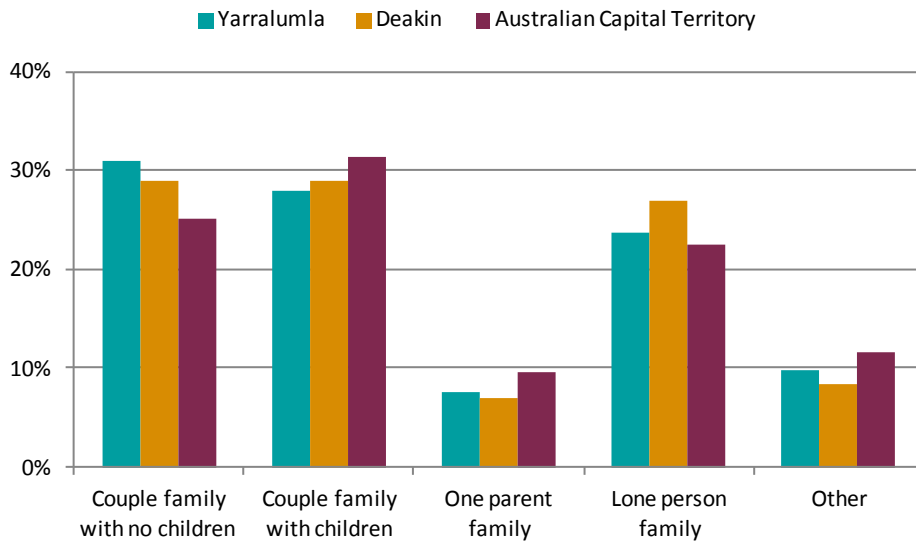


Source: ABS Census (2011)

## Household composition

Figure 15 shows household composition for Yarralumla, Deakin and the ACT. Compared to other locations, Yarralumla has a slightly higher proportion of couple families with no children, and a slightly smaller proportion of couple families with children. Yarralumla has a higher proportion of one parent and lone person households than Deakin, however these are lower than for the ACT. The high proportion of couple families with no children and lone person households within Yarralumla contributes to the relatively older population within the area.

FIGURE 15. HOUSEHOLD COMPOSITION – YARRALUMLA, DEAKIN AND ACT



Source: ABS Census (2011)

## Dwellings and employment

### Population and dwelling ratios

Table 7 shows number of dwellings, population and population per dwelling ratio in 2011. The average number of people per dwelling in Yarralumla was 2.1, smaller than that of both Deakin (2.3) and the ACT (2.5).

TABLE 7. POPULATION AND DWELLINGS BY AREA

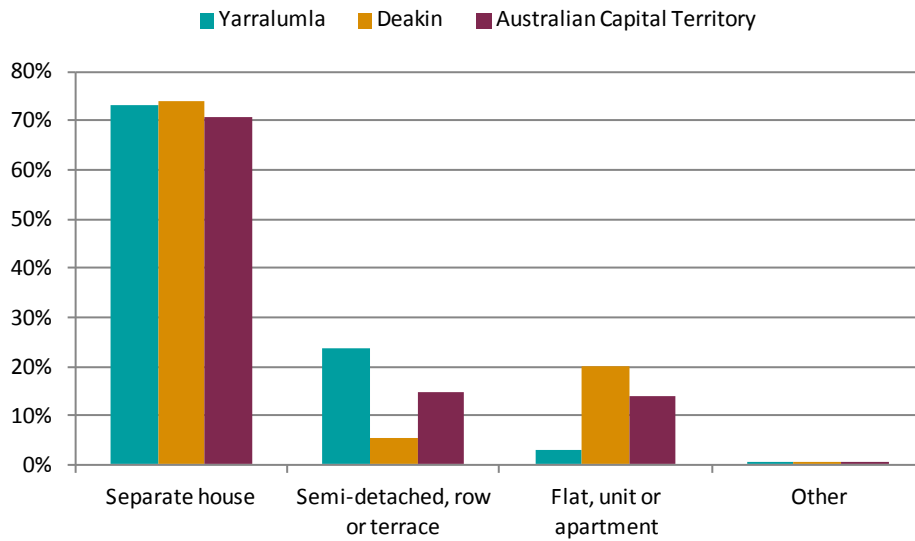
Area	Persons (place of usual residence)	Dwellings	No. of people per dwelling
Yarralumla	2,780	1,310	2.1
Deakin	2,918	1,293	2.3
ACT	356,586	145,473	2.5

Source: ABS Census (2011); SGS calculations

### Dwelling structure

Figure 16 shows the share of different dwelling types for Yarralumla, Deakin and the ACT for 2011. All three locations have a similar proportion of separate houses (around 70 per cent). Yarralumla has a significantly higher proportion of semi-detached, row or terrace type houses (24 per cent), while Deakin has the highest proportion of flat, units or apartments (20 per cent).

FIGURE 16. DWELLING TYPE – YARRALUMLA, DEAKIN AND ACT

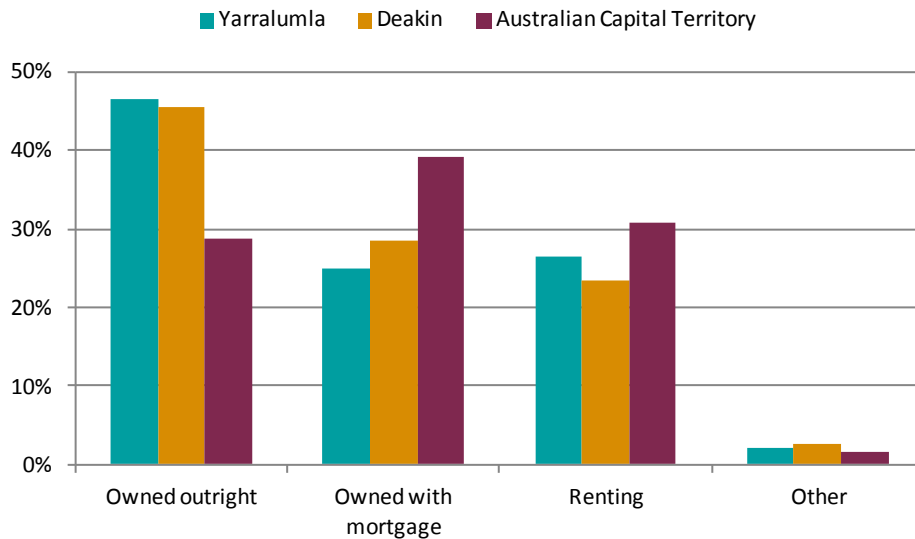


Source: ABS Census (2011)

### Tenure

Figure 17 below shows housing tenure for Yarralumla, Deakin and ACT residents. Compared to the ACT (29 per cent), a higher proportion of Yarralumla (46 per cent) and Deakin (46 per cent) residents own their houses outright. This most likely reflects the age and relatively high level of income of the Yarralumla population.

FIGURE 17. HOUSING TENURE

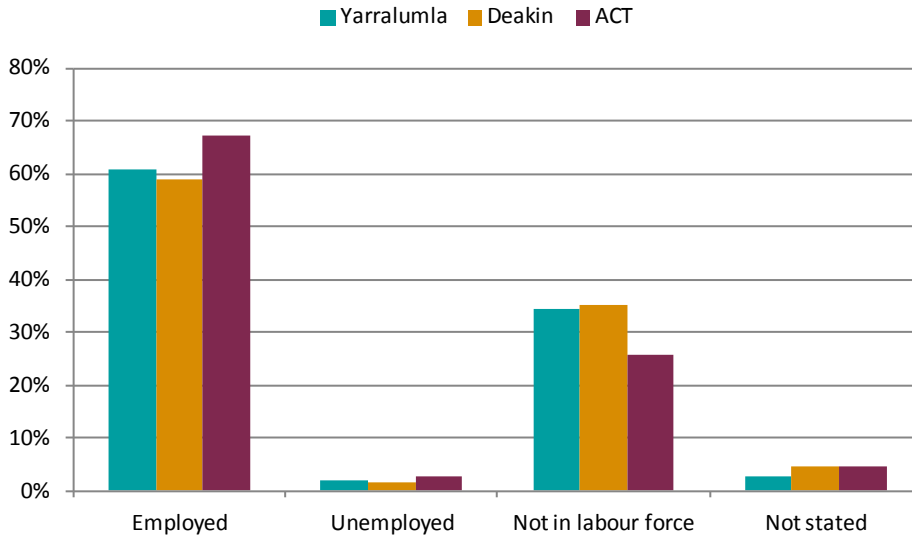


Source: ABS Census (2011)

### Employment

Figure 18 shows the status of employment for Yarralumla, Deakin and ACT residents. Around 60 per cent of Yarralumla and Deakin residents are employed, slightly less than the ACT as a whole. Yarralumla and Deakin both have a higher proportion of residents not in the labour force, a reflection of the proportion of the population above retirement age.

FIGURE 18. LABOUR FORCE STATUS – YARRALUMLA, DEAKIN AND ACT



Source: ABS Census (2011)

Table 8 shows employment, by industry, for Yarralumla, Deakin and ACT residents. It highlights that the proportion of residents employed in each industry is broadly similar between all areas. For example, the highest employing industry for Yarralumla (28 per cent), Deakin (31 per cent) and ACT (33 per cent) residents is public administration and safety, followed by the professional, scientific and technical service industry. Compared to Deakin and the ACT, Yarralumla has a higher proportion of residents employed in health care and social services as well as in education and training.

TABLE 8. EMPLOYMENT BY INDUSTRY - YARRALUMLA, DEAKIN AND ACT

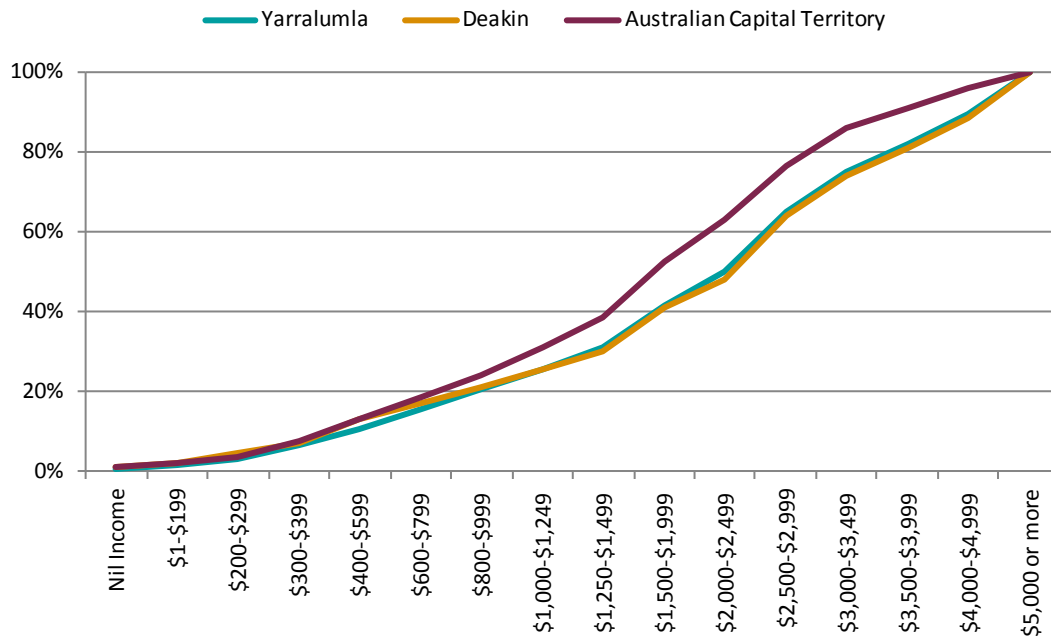
	Yarralumla		Deakin		ACT	
	#	%	#	%	#	%
Agriculture, Forestry and Fishing	5	0.3%	4	0.3%	355	0.2%
Mining	-	0.0%	-	0.0%	95	0.0%
Manufacturing	20	1.4%	22	1.7%	4,026	2.1%
Electricity, Gas, Water and Waste Services	6	0.4%	8	0.6%	1,490	0.8%
Construction	70	4.7%	49	3.7%	11,987	6.2%
Wholesale Trade	17	1.2%	11	0.8%	2,418	1.3%
Retail Trade	69	4.7%	69	5.2%	14,836	7.7%
Accommodation and Food Services	77	5.2%	72	5.4%	11,282	5.8%
Transport, Postal and Warehousing	21	1.4%	10	0.8%	4,404	2.3%
Information Media and Telecommunications	37	2.5%	26	2.0%	3,665	1.9%
Financial and Insurance Services	33	2.2%	41	3.1%	3,555	1.8%
Rental, Hiring and Real Estate Services	44	3.0%	19	1.4%	2,432	1.3%
Professional, Scientific and Technical Services	231	15.7%	226	17.0%	19,138	9.9%
Administrative and Support Services	40	2.7%	17	1.3%	4,613	2.4%
Public Administration and Safety	406	27.5%	410	30.8%	64,112	33.2%
Education and Training	158	10.7%	124	9.3%	17,144	8.9%
Health Care and Social Assistance	180	12.2%	152	11.4%	17,977	9.3%
Arts and Recreation Services	31	2.1%	26	2.0%	3,301	1.7%
Other Services	31	2.1%	45	3.4%	6,215	3.2%
<b>Total</b>	<b>1,476</b>	<b>100.0%</b>	<b>1,331</b>	<b>100.0%</b>	<b>193,045</b>	<b>100.0%</b>

Source: ABS Census: Persons, Place of Usual Residence (2011)

## Income

Figure 19 shows the difference in weekly income between Yarralumla, Deakin and ACT residents. Weekly income for Yarralumla and Deakin residents is relatively similar with a higher proportion of residents in these locations earning higher incomes than residents of the ACT more broadly. The median weekly income for Yarralumla and Deakin residents is between \$2,500 and \$2,999. This compares to a median weekly income of between \$1,500 and \$1,999 for ACT residents.

FIGURE 19. WEEKLY HOUSEHOLD INCOME – YARRALUMLA, DEAKIN AND ACT



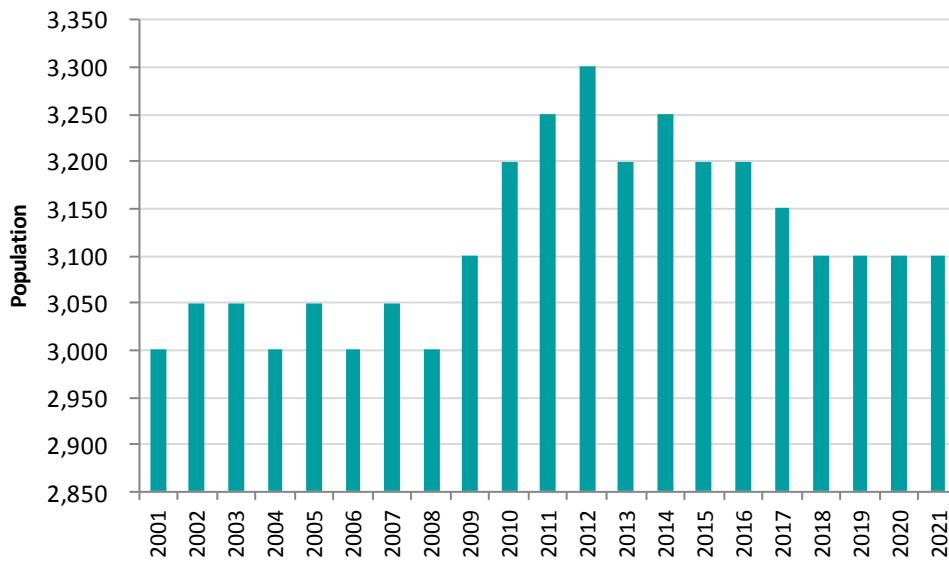
Source: ABS Census (2011)

## Population projections

Figure 20 illustrates the recent past and projected population of Yarralumla to 2021, without taking into account the CB + E precinct. It shows that the population has already reached peak levels of around 3,300 residents, and that the population is expected to decline gradually to reach a round 3,100 persons by 2021. This projected trend for the broader suburb will have implications for community facilities and services as data indicates that demand levels for some services in the future will be less than they currently are. However, the age profile of the future population is also projected to change,<sup>11</sup> impacting demand for different types of facilities and services.

<sup>11</sup> The population of Canberra is projected to continue to age, with the median age expected to rise from 34 years in 2012 to 39 years by 2042 (<http://www.cmd.act.gov.au/policystrategic/actstats/projections/act/total>)

FIGURE 20. YARRALUMLA POPULATION, 2001 TO 2021

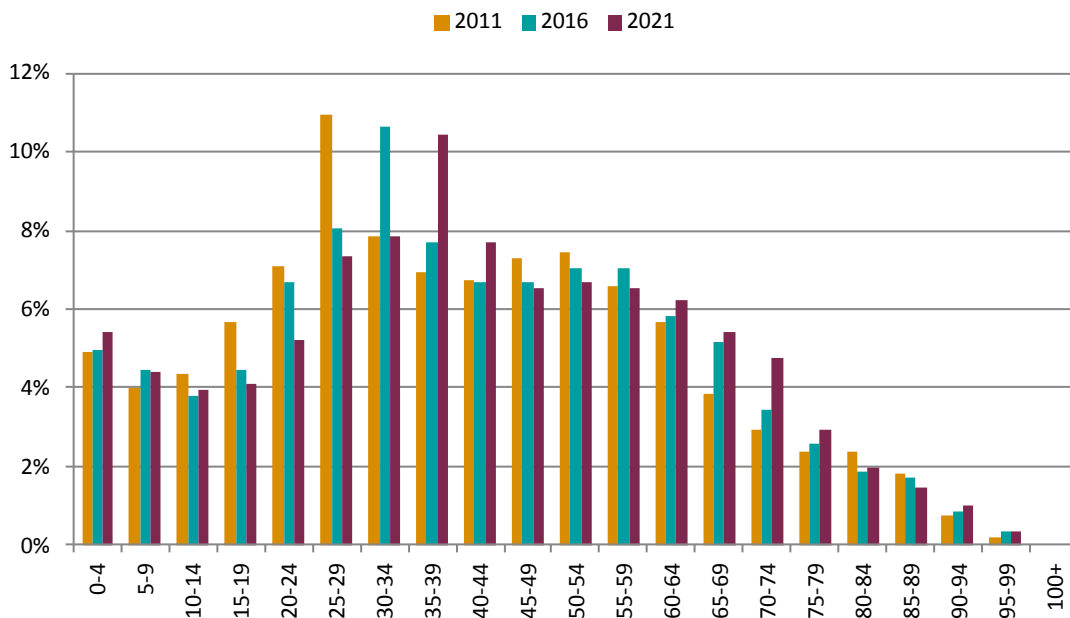


Source: ACT Population Projections by Suburb and Districts: 2009 to 2021

The following figures show the projected change in the age distribution of residents of South Canberra, Woden Valley and the ACT.

Figure 21 shows that the most significant changes within the age profile of South Canberra between 2011 and 2021 will occur with residents aged 25 to 40 years. There is also projected to be significant growth in the proportion of residents aged between 65 and 79 years.

FIGURE 21. PROJECTED AGE PROFILE, SOUTH CANBERRA

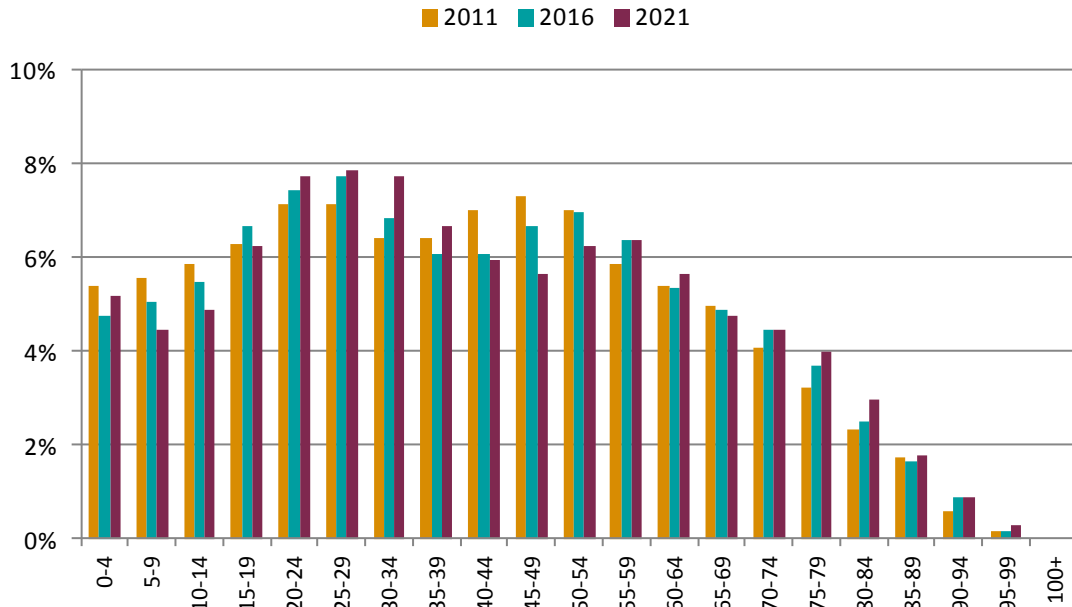


Source: ACT Population Projections by Suburb and Districts: 2009 to 2021



Figure 22 shows the projected age distribution for Woden Valley residents to 2021. Compared to South Canberra, changes within the age profile of Woden Valley residents will be less. While the proportion of residents aged 20 to 39 years and 75 to 89 years is projected to grow to 2021, there is projected to be a decline in the proportion of residents aged between 0 and 19 years and 40 to 49 years. This will result in decreased demand for children’s services and schools within the area.

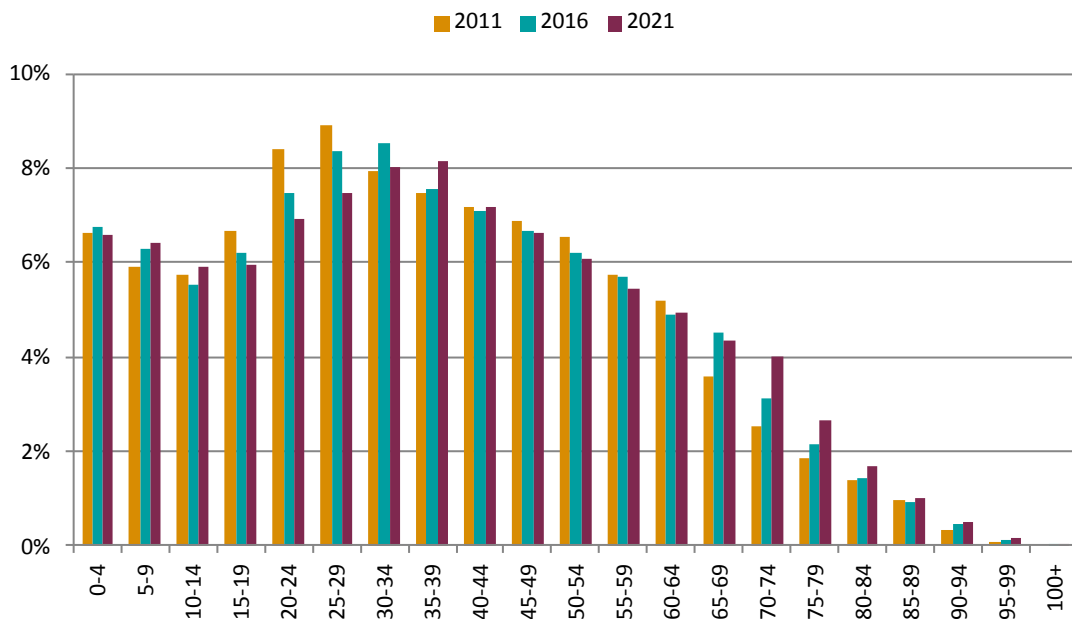
FIGURE 22. PROJECTED AGE PROFILE, WODEN VALLEY



Source: ACT Population Projections by Suburb and Districts: 2009 to 2021

Figure 23 shows the expected ageing of the ACT population to 2021 with residents aged 65 and above projected to increase as a proportion of total population.

FIGURE 23. PROJECTED AGE PROFILE, ACT



Source: ACT Population Projections by Suburb and Districts: 2009 to 2021

Table 9 provides a breakdown by age of people living in different types of dwellings in the ACT in 2011. This information has been used to assess the age profile of people likely to be living in the C B + E precinct (see Table 4).

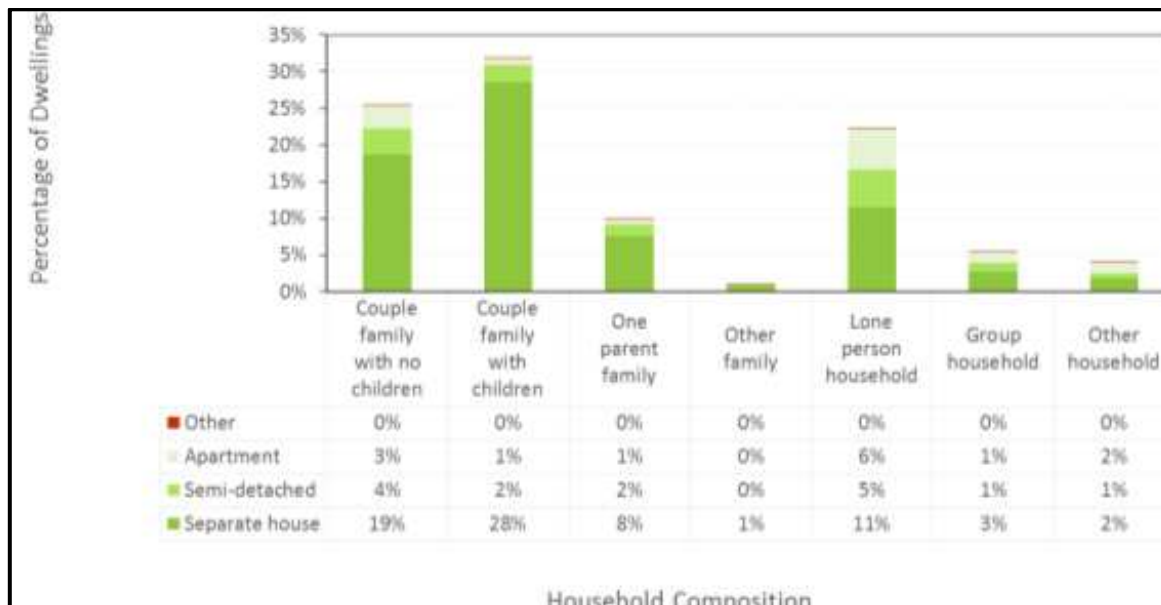
TABLE 9. PROPORTIONS OF PERSONS BY DWELLING STRUCTURE AND AGE, ACT 2011

Age	Separate house	Semi-detached, row or terrace house, townhouse etc with one storey	Semi-detached, row or terrace house, townhouse etc with two or more storeys	Flat, unit or apartment in a one or two storey block	Flat, unit or apartment in a three storey block	Flat, unit or apartment in a four or more storey block	Other/Not Stated	Total
0-4 years	7.26%	6.99%	6.76%	4.96%	3.94%	2.72%	1.18%	6.60%
5-9 years	7.02%	4.42%	4.78%	2.38%	1.83%	1.13%	0.57%	5.95%
10-14 years	7.07%	3.19%	3.86%	1.76%	1.13%	0.89%	5.58%	6.09%
15-19 years	7.17%	3.64%	4.85%	3.06%	2.54%	2.10%	13.54%	6.80%
20-24 years	6.81%	7.84%	12.38%	11.28%	14.48%	15.56%	25.84%	8.78%
25-29 years	6.35%	11.27%	14.61%	19.32%	24.57%	25.78%	7.63%	8.54%
30-34 years	6.67%	10.34%	11.37%	14.23%	15.42%	15.08%	5.27%	7.75%
35-39 years	7.56%	7.99%	8.39%	8.27%	8.61%	8.18%	5.03%	7.56%
40-44 years	7.77%	6.17%	6.97%	6.44%	5.43%	5.09%	4.95%	7.29%
45-49 years	7.51%	5.11%	6.00%	5.14%	4.90%	4.48%	5.09%	6.92%
50-54 years	7.12%	4.92%	5.43%	5.13%	4.76%	4.87%	4.63%	6.57%
55-59 years	6.16%	4.90%	4.48%	4.23%	3.58%	4.42%	4.03%	5.71%
60-64 years	5.50%	4.89%	4.19%	3.92%	2.62%	3.69%	3.00%	5.08%
65-69 years	3.69%	4.19%	2.45%	2.50%	2.00%	1.77%	1.82%	3.43%
70-74 years	2.52%	4.03%	1.38%	1.89%	1.36%	1.26%	1.52%	2.42%
75-79 years	1.74%	3.69%	0.87%	1.86%	1.11%	1.02%	1.64%	1.79%
80-84 years	1.19%	3.39%	0.69%	1.58%	0.88%	1.17%	2.54%	1.39%
85-89 years	0.66%	2.22%	0.42%	1.44%	0.61%	0.57%	3.36%	0.92%
90-94 years	0.18%	0.68%	0.11%	0.52%	0.21%	0.18%	2.04%	0.33%
95-99 years	0.03%	0.11%	0.02%	0.06%	0.03%	0.03%	0.70%	0.07%
100 years+	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.01%
<b>Total</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>	<b>100%</b>

The ABS may have adjusted small values to avoid release of confidential data; therefore, aggregated figures may be also adjusted. Source: Australian Bureau of Statistics (2013) Census of Population and Housing 2011, Table Builder; and SGS Economics and Planning calculation

Figure 24 shows the household composition by different dwelling types for the ACT as a whole in 2011.

FIGURE 24. PERCENTAGE OF DWELLINGS BY TYPE AND STRUCTURE AND HOUSEHOLD COMPOSITION - ACT 2011



The ABS may have adjusted small values to avoid release of confidential data; therefore, aggregated figures may be also adjusted.  
 Source: Australian Bureau of Statistics (2013) Census of Population and Housing 2011, Data-Packs: Statistical Areas 2; and SGS Economics and Planning calculation

### Changes in dwelling occupancy rates over time

In accordance with general practice, the ACT’s population projections take into account the overall ageing of the population and the tendency for occupancy rates in new dwellings in green field suburbs to increase in the first few years as the number of children in family households increases.

The population estimates for the CB + E precinct in this report have been based on the average occupancy of dwellings being stable over time. This reflects both the relatively low proportion of couple households or sole parent households with children living in higher density housing (see Figure 24), and the relatively high proportion of renters living in higher density housing.

Information from the 2011 Census indicates that in the ACT the proportion of dwellings owned outright or being purchased varies between different dwelling types as follows:

Separate house	78.6%
Attached house/townhouse, etc	51.2%
Unit, apartment, etc	29.2%

**All dwelling types 68.4%**

As shown in Table 3, the assessment undertaken in this report is based on the assumption that the CB + E precinct will include 300 townhouses or attached dwellings and 1500 units or apartments. Using the above information from the 2011 Census indicates that around 1208 or 67% of these dwellings are likely to be occupied by renters. In general, it is assumed that renters would be less likely than home owners to choose a dwelling that has capacity beyond current household needs.

# APPENDIX C

## Stakeholder Engagement

This Appendix provides information collected through stakeholder engagement undertaken for this project in late 2014.

TABLE 10. STAKEHOLDER ENGAGEMENT UNDERTAKEN AS PART OF CB+E COMMUNITY NEEDS ASSESSMENT

Stakeholder	Comments /Information
Education & Training Directorate, Schools Planning Section	“We believe that there is capacity in our system to cater for the development”.
Yarralumla Primary School, Administration Office.	Current enrolment is 349, including 40 pre-school children and 46 at the Montessori School. (This leaves 263, which is close to the number of 241 on the myschool website). Yarralumla Primary School offers an English-Italian bi-language program. This attracts students from some families outside the Priority Catchment Area.
Greek Australia Preschool and child care	Offers child care and pre-school for ages 2 years to pre-school. Currently has some capacity for extra students.
Child Care Services	Information on the website <a href="http://www.careforkids.com.au/child-care/yarralumla/2600">www.careforkids.com.au/child-care/yarralumla/2600</a> indicates that there is some spare capacity at the Greek Australia Preschool and Child care Centre, at YWCA Yarralumla After School Care and Canberra Girls Grammar School Outside School Hours Care. Services currently provided at The Learning Tree, Deakin School for Early Learning, Deakin Early Education Centre and Canberra Girls Grammar Early Learning Centre have no vacancies.
Southside Community Services, Community Development Officer.	Southside Community Services provides a range of services including child, youth and family support services. Home and Community Care is currently provided to some clients living in Yarralumla. This program provides outreach support to older people and people with disabilities. All services are currently near capacity. Changed funding arrangements currently being implemented will enable clients to choose a service provider. People living in Yarralumla will generally have access to services provided by Southside Community Services, Woden Community Services or Communities@work.

Council on the Ageing, Hughes Community Hall	COTA provides advocacy and information to assist older people in areas such as housing. The Hughes Community Hall is used by a range of organisations, and is heavily used during the day by the University of the Third Age (U3A).
Uniting Church Hall at Yarralumla, hall bookings officer.	As well as church-related activities, the hall is also used regularly by dance groups and choirs. There are also larger events such as an Art Show and Garage Sale. The hall has also been used for community meetings and consultations. The Uniting Church facilities are also used for regular weekly services by a Samoan Church group. The Uniting Church has capacity to accommodate, and would welcome new members from the CB & E development.
Yarralumla Residents Association	<p>Have prepared a substantial submission identifying a range of issues including:</p> <ul style="list-style-type: none"> <li>• more information sought on public transport options, community facilities and planned new amenities;</li> <li>• detailed plans for restoration &amp; adaptive reuse of the Brickworks site needed;</li> <li>• more green space as part of the development, retention of trees and existing walking trails; and</li> <li>• increased parking at local shops, medical centres &amp; other facilities in Yarralumla &amp; Deakin.</li> </ul>
Yarralumla Local Shops , IGA supermarket owner	<p>Concern that many of the current customers of the Yarralumla supermarket use Dudley Street to enter or leave Yarralumla, and will no longer be able to do so. This will impact the viability of the Yarralumla IGA.</p> <p>Concern that the proposed additional sq metres of commercial space could include a Woolworths supermarket. This would not be appropriate in a site that is not a Group Centre or Town Centre, and would jeopardise the viability of local shops at Yarralumla, Deakin and Hughes.</p> <p>Parking at the Yarralumla local shops is a current concern that is being discussed with TAMS. An increase in cafes at the Yarralumla local shops has meant that there is a need for more short term parking for people who just want to go to the supermarket or chemist.</p>
Territory and Municipal Services (TAMS)	Initiatives are being pursued to address parking near the Yarralumla shops.

# APPENDIX D

This appendix provides additional information on social infrastructure benchmarks and social infrastructure provision elsewhere.

## **Social Infrastructure benchmarks in other jurisdictions**

Table 11 to Table 14 show the various benchmarks for the provision of community and recreation facilities in New South Wales, Queensland and Victoria. The comparison of benchmarks shows that recommended benchmarks vary as some include a provision ratio, others specify catchment areas, and others nominate age cohorts. There are also differences between jurisdictions in the way that terminology is used.

TABLE 11. COMMUNITY FACILITY GUIDELINES

Facility type	NSW	Qld UDLA	Greater Geelong
Community hall/centre	1:6,000 people	Neighbourhood centre 1:2,000-3,000 people	1: 6,000-10,000 people
Arts facilities, theatres, performance space	1:30,000 people	1:30,000-150,000 people	1: 50,000-200,000 people
Libraries	1:33,000-40,000 people	1:15,000-30,000 people	1: 6,000-15,000 people
Youth centres, including Scout/Guide halls	1:20,000 people	1:10,000-20,000 people	1: 20,000 people

Sources: NSW Dept of Planning and Infrastructure Growth Centres Development Code – Local and district community facility requirements for Austral- Leppington North, p 60.

NSW South West Growth Centre Development Code Precinct Development Parameters Oct 2006, page A11.

Queensland Community Facilities ULDA Guideline No 11, pages 6,7,9, [www.dsdp.qld.gov.au/resources/guideline/pda/guideline-11-community-facilities.pdf](http://www.dsdp.qld.gov.au/resources/guideline/pda/guideline-11-community-facilities.pdf).

Greater Geelong Sustainable Communities Infrastructure Development Guidelines, P 46

TABLE 12. HEALTH AND AGED CARE GUIDELINES

Facility type	NSW	Qld UDLA	Greater Geelong
Hospitals	2 beds:1,000 people	Likely to serve a catchment of over 100,000 people	Public 2.6 beds: 1,000 people Private 1.7 beds: 1,000 people
General practice and specialist medical services	1 integrated primary health GP:1,300 people – also identifies Australian Govt. preference for 1 GP: 1,500 people.	Included in community health centre provision	1.48 GP: 1,000 people
Community health centre	1:20,000 people	1:20,000-30,000 people	Early Childhood Centre 1: 4,000 – 6,000 people Community Health Centre 1: 20,000- 30,000 people
Aged persons accommodation and services	High care nursing home 40 beds: 1,000 people 70+ years Low care hostel 48 places: 1,000 people aged 70+ years	Aged care/respite facility 1:7,000-10,000 people	High care nursing home 40 beds: 1,000 people aged 70+ years Low care hostel 48 places: 1,000 people aged 70+ years

Sources: NSW Dept of Planning and Infrastructure Growth Centres Development Code – Precinct Development Parameters Oct 2006, page A11 and Social Infrastructure & Demographic Assessment – Catherine Fields (Part) Precinct, page 31.

Queensland Community Facilities ULDA Guideline No 11, page 7, [www.dsdp.qld.gov.au/resources/guideline/pda/guideline-11-community-facilities.pdf](http://www.dsdp.qld.gov.au/resources/guideline/pda/guideline-11-community-facilities.pdf).

GREATER GEELONG SUSTAINABLE COMMUNITIES INFRASTRUCTURE DEVELOPMENT GUIDELINES, P 46

TABLE 13. EDUCATION AND CHILD CARE GUIDELINES

Facility type	NSW	Qld ULDA	Greater Geelong
Long day child care	1 place:5 children 0-4 years	NA	1: 4,000-8,000 or 1: 5-7 children aged 0-4 years
After school and holiday child care	1 place:25 children 5-12 years	Located with primary school	1: 12,00-15,000 people
Preschools	NA	1:7,500 – 10,000 population	Kindergarten for a population of 3,000 – 5,000
Government Primary school education	1:1,500 new dwellings	1:3,000 dwellings	NA
Government High school education	1:4,500 new dwellings	1:17,000 dwellings	1: 20,000 people
TAFE	NA	District 1: 50,000+ people Regional 1: 150,000+ people	District 1: 30,000 people Regional 1: 150,000 people
Universities/higher education	NA	1:250,000+ people	1: 150,000 – 200,000 people

Sources: NSW Dept of Planning and Infrastructure Growth Centres Development Code – Local and district community facility requirements for Austral- Leppington North, p 60,62,64 and NSW South West Growth Centre Development Code Precinct Development Parameters Oct 2006, page A11.

Queensland Community Facilities ULDA Guideline No 11, pages 7,8,9, [www.dsdp.qld.gov.au/resources/guideline/pda/guideline-11-community-facilities.pdf](http://www.dsdp.qld.gov.au/resources/guideline/pda/guideline-11-community-facilities.pdf)

Greater Geelong Sustainable Communities Infrastructure Development Guidelines, P 46

TABLE 14. EMERGENCY SERVICES AND PUBLIC SAFETY GUIDELINES

Facility Type	NSW	Qld ULDA	Greater Geelong
Fire and rescue	NA	Over 25,000 people	1:25,000-30,000 people
Ambulance	NA	1:25,000 people	1:25,000-30,000 people
Police services	NA	1:20,000-30,000 people	1:25,000-30,000 people

Sources: Queensland Community Facilities ULDA Guideline No 11, pages 6,7,8, [www.dsdp.qld.gov.au/resources/guideline/pda/guideline-11-community-facilities.pdf](http://www.dsdp.qld.gov.au/resources/guideline/pda/guideline-11-community-facilities.pdf).

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## Social Infrastructure provision in comparable suburbs in the ACT

Along with benchmarks adopted for the provision of social infrastructure in other jurisdictions, a comparison with other ACT suburbs with a similar population is also useful to determine what community facilities and services (including retail services) an expanded suburb of Yarralumla with a population of around 6,000 would require.

### Bruce

The residential areas of the suburb of Bruce have been built in stages, with the first stage (often referred to as “South Bruce”) developed over 20 years ago. Building of subsequent stages is continuing with new apartments and townhouses still coming on the market in the northern and north-western parts of the suburb.

Bruce had a population of 6,390 at the time of the 2011 Census. Retail and commercial facilities in Bruce are spread over several locations. There is a small local shopping centre near the intersection of Thynne Street and Eardley Street. This local centre includes a small convenience supermarket, a café and hairdresser. There are other commercial and professional service offices close by, and a separate cafe, restaurant and service precinct in Braybrooke Street. The University of Canberra campus also includes on-site retail and food service facilities.

Bruce includes a number of facilities that serve regional populations. These include the University of Canberra, the Bruce Campus of the Canberra Institute of Technology, Calvary Hospital, Radford College (a non-government co-ed school covering years K-12), Canberra Stadium, the CISAC pool and gym complex, older persons accommodation (including supported accommodation) facilities and child care services. Some health facilities, such as specialist doctors and allied health services, are provided on the Calvary Hospital site. Additional hospital and allied health services are also being built on the site of the University of Canberra. There are no Government schools located in Bruce, with students living in Bruce accessing Aranda and Kaleen Primary Schools, Canberra High School and Ginninderra College in adjacent suburbs. There are also no stand-alone places of worship, but there are some worship facilities on sites primarily used for other purposes such as aged persons accommodation or non-government schools.

### Watson

Watson had a population of 5,123 at the time of the 2011 Census. A large part of the suburb of Watson was developed in the 1960s, mainly as detached housing, but with some units also included. More recently, the northern part of the suburb has been developed with a much higher proportion of attached town houses and apartments.

The suburb of Watson includes a long-established local shopping centre with an IGA supermarket and a number of smaller shops and cafes. At the northern edge of the suburb is a mixed use precinct that includes a petrol station and motel. This precinct serves a broader client group, particularly people travelling on the Federal Highway between Canberra and Sydney. There is also a caravan park.

Watson includes a Government primary school, and the Rosary Catholic Primary School. It also includes Canberra Technology Park and a campus of the Australian Catholic University. The Canberra Potters Society is located in Watson. There are also a number of churches and child care facilities. There are no residential aged care facilities in Watson, but there is a nursing agency located in Mary Kitson Street, Watson.

## Lyneham

Lyneham had a population of 4,484 at the time of the 2011 Census. Much of the older part of Lyneham was developed in the 1960s, although there has since been redevelopment of some of this lower density housing, particularly around the Lyneham Local shops and along the Northbourne Avenue corridor.

The area north of Ginninderra Drive was developed in the late 1980s, much of it for medium density housing.

The Lyneham local shopping centre is a vibrant hub that includes an IGA supermarket, restaurants, cafes, a chemist, a newsagent, hairdresser, speciality shops and licensed premises. Adjacent to the Lyneham Local shops is a medical centre, a dentist and other small scale professional offices. Other medical and allied health services are located nearby.

There is a separate but smaller local shopping centre at North Lyneham. This shopping centre includes a mini-mart, restaurant and take away food shop, medical and dental facilities, a hairdresser and other professional offices. On Mouat Street there is also a motel and an inn with a beer garden.

Access by car between the older part of Lyneham and the area north of Ginninderra Drive is via main arterial roads. There is a direct walking and bike path connection via an overpass over Ginninderra Drive.

Lyneham includes a Government primary school that serves a local population catchment, and a Government high school that serves a number of inner North suburbs as well as Lyneham. Within Lyneham there is also a non-government school, Brindabella Christian College. Brindabella Christian College is a co-ed school covering all years from preschool to Year 12. There is also an on-site child care centre on the Brindabella Christian College campus.

In addition to the child care facility at the Brindabella Christian College, there is another long day care centre in Wattle Street. Lyneham Primary School includes on-site after-school care. There are two residential aged care facilities on Archibald Street, Lyneham. There are also a number of places of worship and religious-associated use in Lyneham, including a Buddhist Centre and Monastery.

The suburb of Lyneham also includes a number of sporting and recreational facilities that serve a regional population. These are generally in the north to north east of the suburb and separate from the main residential areas. These facilities include tennis, hockey and netball centres and playing fields, a golf course, a race course for horses and Exhibition Park in Canberra (EPIC). There is also the Kamberra Wine and Function Centre and the Canberra Veterinary Hospital. The Yowani Country Club, which manages the golf course, also includes bowling greens, motel units, a restaurant and conference facilities.

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