

## **EXECUTIVE SUMMARY**

### **Background**

The Land Management Corporation (LMC) is planning for the release of land (Northfield Stage 3) in early 2005. Extensive human services planning work was undertaken in the early 1990's for the first stage of the Northfield development, now known as Regent Gardens. It is intended that this work is reviewed and any current requirements for human service provision identified.

It is anticipated that the development will be of substantially higher density than that achieved in Northgate to date. In this early stage of planning the density will be around 25 dwellings per hectare (gross) resulting in around 2300 dwellings, a proportion of these may be SAHT properties.

The objective of this study is to assist the LMC in identifying human service requirements for Northfield Stage 3 and particularly, to determine if land is required for facility provision.

### **Socio-Demographic Profile**

As a contextual note to the study, Planning SA population projections show a significant growth in the 65 plus age group, within the metropolitan region of Adelaide. This, in part, is the result of the ageing of a large cohort of baby-boomers after 2011. The proportion of population 65 years or over in South Australia is expected to increase from 14% of the total population to 23% by 2026. In the same period the proportion of children aged 0-14 years old is expected to decline from 20% of the total population to 16% by 2026.

Northfield Stage 3 located within the Eastern SLA of the City of Port Adelaide Enfield is experiencing a steady population increase. Projected growth for the SLA in the 2001-2006 period is estimated to be over 8,000 residents. 25-39 year olds will remain a steadily growing group, but the major increase in population will be in the 40-64 year olds and the 75 plus.

The Eastern SLA also has the highest housing tenure within the City of Port Adelaide Enfield, and given the high home ownership in the new suburbs, it is likely that Oakden(RG) and Walkley Heights will have comparatively non-mobile and hence stable and gradually ageing populations. The small size of the blocks and the convenient location of these suburbs may decrease mobility further, as these are two features which would tend to attract people to stay as they age. Thus it is likely that the age distribution of these two suburbs will 'mature' and become more like the Adelaide population over the next one-two decades, stabilising towards fewer of child-bearing age and of pre-school age, and more teenagers, empty nesters, and those aged 65 plus years.

While it is expected that the development will reflect the population trends of the Eastern SLA and the neighbouring suburbs, a process or mechanism must be developed for regularly reviewing and monitoring the population growth and characteristics generated by the Northfield Stage 3 residential development. It will be important to monitor and manage the impacts on social and physical infrastructure. The demographic change may for example precipitate expansion of services and recreation opportunities to support an 'ageing in place' community.

### **Capacity of Existing Community Facilities and Services**

Northfield Stage 3 represents the final stage of the Northfield development. As an infill development the emphasis in human service planning is on proximity of existing services, co-location and upgrading, expanding or changing their role. Funding for human services is primarily through Government based services, such as, education, health and welfare services, and Local Government in community and recreational services. In recent years, in part due to Government policy, the non-Government sector has increased its capacity and services and now plays a significant role in the delivery of human services, a point highlighted in the Northfield development area and surrounding suburbs.

To meet the ongoing needs of the surrounding community and residents in the new development, Government schools will require significant upgrading of facilities, and the development of Out Of Hours School Care Programs. There is, however, sufficient space available in government, non-government schools and tertiary centres to absorb any increase in enrolments with the Northfield Stage 3 development in 2005.

Working families need support within the local environment. Out of School Hours Programs and places need to be increased. Childcare places will also need to be monitored in the first phase of the development. While existing child care places are adequate for current population a potential residential increase of 30% 'couples with children' households of approximately 2300 housing allotments in the Northfield development will put strain on existing services.

Integration of existing and new residential development will be critical to the success of the Project. There will be a marked difference in housing quality, landscaping and socio-economic profile from adjacent suburbs – in particular the suburb of Greenacres located to the south of the Northfield Stage 3 development. Social and physical integration could be assisted through a Community Development Programme and a neighbourhood based facility located in the southern end of the development.

Additional benefits to the community, especially new residents, would be obtained through the introduction of a community development process to

identify specific needs, explore options to meet these and to introduce residents to the range of services available in adjacent areas.

Health and medical services are currently provided through Government services and private medical centres. Consultation identified a number of unaddressed health and welfare issues, along with lack of bulk billing in the surrounding area. Local medical services have the capacity to expand and adequately respond to any increased demand. Government health services are happy to provide a further outreach service if suitable facilities were available for counselling and group work.

The size, shape and location of open space to encourage active and passive recreation opportunities are critical to meet the needs of the incoming community, particularly given the potential density of the development. While the surrounding suburbs have a range of small parks with BBQ's and small sporting fields it will be important to provide a sense of open space within the development site. The reserves have been established based on past demographics and needs, while many of the needs for open space and recreational opportunities will not change, with the completion of the development it will be time for a review, based on capacity to upgrade and integrate with the needs of the incoming residents. Opportunity exists to facilitate and integrate the range of active and passive recreation and learning opportunities provided at both Government and non-Government schools.

Adequate funding will need to be made available for the establishment of effective traffic control and calming measures along with an appropriate community and public transport system within Northfield and in the broader development site.

A process or mechanism must be developed for regularly reviewing and monitoring the population growth and characteristics generated by the stage 3 residential development. It will be important to monitor and manage the impacts on social and physical infrastructure, ie school enrolments, child care provision, out of school hours and vacation care, and recreation. The demographic change may for example precipitate expansion of services and recreation opportunities. It will be important to involve key stakeholders in a planning process to ensure continued monitoring and coordination with regard to the provision of community services and facilities. Specifically to identify any increased demand in services and requirements for new, or changes to services and facilities to ensure a quality residential environment with a high standard of amenity.

### **Identification of any land take requirements by agencies for Stage 3**

Providing opportunities for casual contacts and non-threatening social interaction is the first step towards developing a supportive community environment. Getting people out of their cars and onto the streets, providing a small neighbourhood-

shopping precinct, which all ages can walk too is promoted by the National Heart Foundation under the SEPA principles. The social and recreation needs of families, empty nesters and those living alone are predominantly for spaces which allow for informal passive and active pursuits including walking, gathering with family and friends, and social development groups. Integration of residents, suburbs and of a number of functions in one location will be an important community asset.

There is a need for a local neighbourhood shopping precinct at the southern end of the Northfield development, readily accessible to the both the incoming community and existing suburbs of Greenacres and Hillcrest.

The Review also identified that there is no current need, nor in the foreseeable future, for any land take requirements for human service provision in the project area.