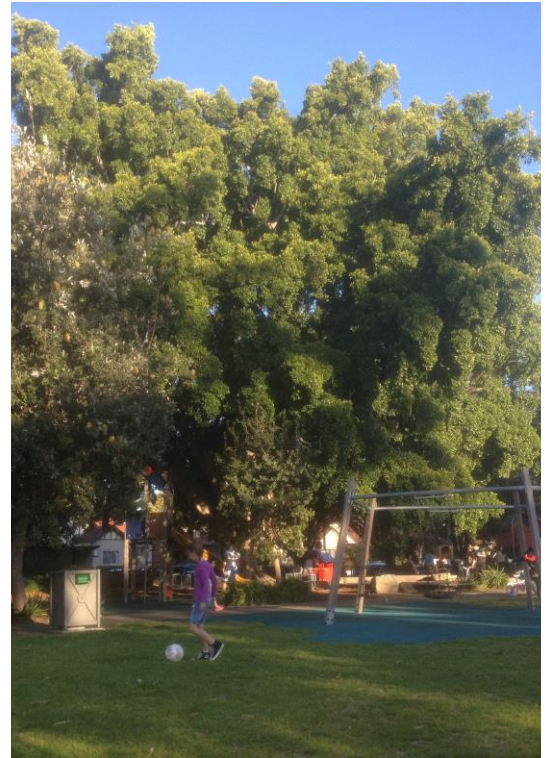




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# Pondicherry Part Precinct Social Infrastructure Assessment

**Client:** Greenfield Development Company

**Date:** 25 September 2020

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# 1 Introduction

Elton Consulting has been engaged by the Greenfield Development Company (GDC) to undertake a social infrastructure assessment for the Pondicherry Part Precinct (the Site). The objective of our assessment is to identify the social infrastructure that will be needed to support the future community and consider the adequacy of the social infrastructure included in GDC's Planning Proposal for the Site.

This document is structured in three sections:

- » Introduction – this includes Site context, project scope and methodology
- » Existing situation – this reviews relevant policy directions, provides a demographic analysis of the local area, and examines existing and proposed social infrastructure of relevance to the Site
- » Future demand and requirements – this outlines our approach to planning social infrastructure, forecasts the size and demographics of the future community, estimates the community's social infrastructure requirements and considers social infrastructure in GDC's Planning Proposal.

## 1.1 The Planning Proposal

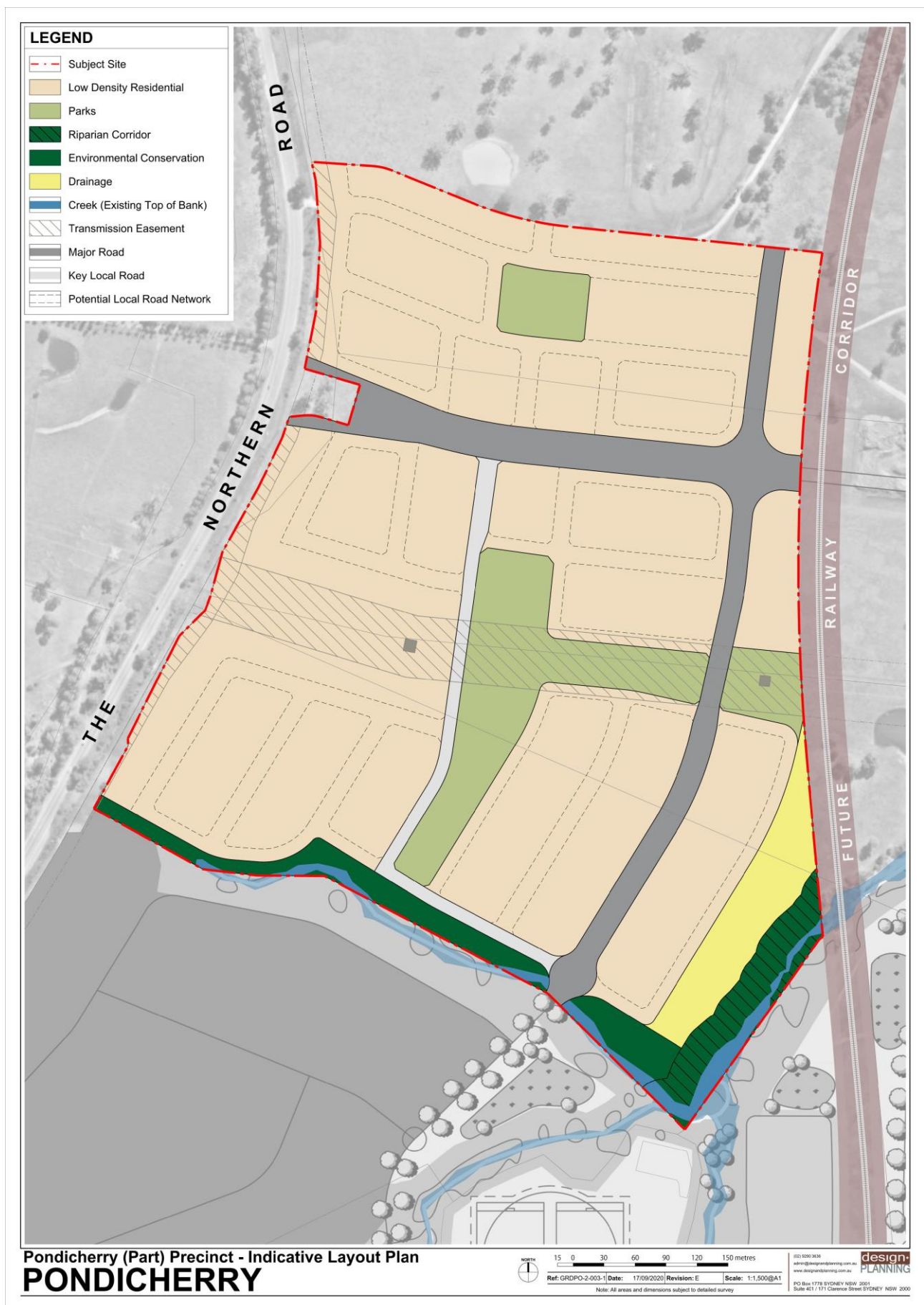
The Planning Proposal is for the development of approximately 400 residential lots in the Pondicherry Part Precinct. The Precinct (**Figure 1**) is located directly to the north of Oran Park off The Northern Road.

## 1.2 Scope of our assessment

Our assessment will consider the requirements for open space, recreational and community facilities generated by the future community of the Site, specifically:

- » Community (including libraries, halls, community centres) and recreational facilities
- » Open space
- » Educational institutions including public and private schools, TAFE and university campuses
- » Public and private health services
- » Child care
- » Aged care
- » Police and emergency services.

**Figure 1 The Pondicherry Part Precinct**



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## 1.3 Methodology

Our assessment comprises the following tasks:

Task	Description
Document review	<p>We undertook a review of key policies, strategies and directions to understand the strategic and planning context of the local area, including:</p> <ul style="list-style-type: none"><li>» State government policies and strategies, such as the development of the Western Parkland City, which provided context for regional growth and change looking forward. This was important in understanding the role the Site will play in the future in supporting Sydney's third city</li><li>» Camden Council's strategic directions and policies to strengthen the Local Government Area's (LGA) offering and ensure that the services and facilities delivered on the Site are 'in step' with Council's approach</li><li>» Relevant draft plans, studies for the precinct, health directions and supporting documents to provide insights into land capability, liveability directions and design principles. This has helped determine what can be provided on Site, what is needed in the area and highlighted potential service delivery gaps.</li></ul>
Demographic analysis	<p>We analysed demographics to determine the community profile of similar green field developments and the broader LGA. The community profiles were used to understand social and economic characteristics of the area now and into the future.</p> <p>An expected community profile was developed highlighting expected demographic characteristics. We developed a forecast community profile based on comparable areas and considering dwelling mix, and occupancy rates. Our estimated total population was then used in conjunction with benchmarks to determine the quantum of social infrastructure required.</p>
Needs analysis	<p>We identified and mapped existing social infrastructure within a two-kilometre radius of the Site to determine its distribution and clustering across the area.</p> <p>Using this information and expected demand generated by the future community we prepared a needs analysis using provision rates and Council benchmarks.</p>
Consultation	<p>We spoke with Camden Council and the Department of Education. These discussions:</p> <ul style="list-style-type: none"><li>» Highlighted opportunities and challenges specific to the LGA and new greenfield developments in the area</li><li>» Provided information on future service/facility delivery plans, expected demand generated and proposed facilities</li><li>» Helped form and tailor the social infrastructure assessment so they address local issues and build on current and future opportunities where appropriate.</li></ul>
Social infrastructure assessment	<p>We assessed the social infrastructure required by the future community and developed recommendations to address community needs in a manner that is 'in step' with Council and best practice.</p>

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## 2 Policy and planning framework

This chapter summarises directions of relevance for the Site from key State Government and Camden Council policies and plans. These policies also provide the criteria against which social infrastructure provision for the Planning Proposal may be reviewed. More broadly, our policy review also identifies the social objectives directed at ensuring the communities created within the assessment area will be socially sustainable.

Relevant directions from the following State Government plans and policies are summarised below:

- » A Plan for Growing Sydney (2014)
- » Towards our Greater Sydney 2056 (2016)
- » NSW Greater Sydney Regional Plan: A Metropolis of Three Cities (2018)
- » Western City District Plan (2018)
- » Western Sydney City Deal (2018)
- » Greener Places and related guidance by GAO
- » South Western Sydney Health and Arts Strategic Plan 2018-23 (2018)
- » South Western Sydney Local Health District Strategic Plan 2018-2021 (2018)
- » State Environmental Planning Policy (Sydney Region Growth Centres) (2006)
- » The Growth Centres Development Code (2006)
- » TransGrid Easement Guidelines for Third Party Development
- » Other policies from State Government social infrastructure agencies.

### 2.1 Key themes and strategic directions

#### The Western City

The Site is part of the Greater Sydney Commission's Western City. The Western City is central to accommodating the growth of Greater Sydney. The Greater Sydney Commission estimates the Western City will house approximately 1.5 million residents by 2056 and be a thriving economic centre, well connected by various transport links. Due to its strategic proximity to the Western Sydney Airport, the Western City will comprise an 'Aerotropolis' that provides a range of economic opportunities.

The Western City will link new communities in land release areas with existing communities in the greater Penrith to Eastern Creek area through a North South Rail Link. A City Deal has been created for Western Sydney, with the involvement of relevant councils, state and federal government. The Western Sydney City Deal includes six commitments: connectivity, jobs for the future, skills and education, liveability and environment, planning and housing and implementation and governance.

The South Creek Corridor, which extends from Narellan to Hawkesbury, has been identified as a key organising principle for developing the green infrastructure that will support liveable neighbourhoods across the Western City. It has been described as the 'green spine' of the of the Western City and will play an important role in providing active and passive open space, community use, ecological conservation and urban cooling.

#### Western Sydney Airport

The Western Sydney Airport is the economic catalyst for the development of the Western City. The Aerotropolis will become a new economic hub of national importance supporting a range of industries and world class facilities. The connection of a freight link will further establish the Aerotropolis as an economic hub of Greater Sydney providing more efficient industrial transport links.

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Connecting residents and commuters with the Aerotropolis is essential for both economic growth and the 30-minute city. The NSW Government has announced a corridor for the North South Rail Link to connect Western Sydney Airport with communities running from Macarthur to St Marys while express buses are planned from the major metropolitan hubs such as Penrith, Liverpool and Campbelltown.

## **Housing supply, choice and affordability**

Increasing housing supply and diversity and improving housing affordability are central to the vision of Sydney as a 'strong global city, a great place to live'. Residents at varying stages of life require homes which reflect and facilitate their lifestyles. Consequently, housing diversity is essential in ensuring residents are not forced to move away from their social networks due to changing housing needs.

The State Government has identified three development approaches which will provide housing supply and dwelling diversity across Western Sydney; urban renewal, local infill development and new communities in land release areas. Ensuring the most suitable housing type, or mix of housing types, is applied to each development approach will contribute to housing choice in the Western City. However, some areas of Western Sydney will not be appropriate for major development due to their isolation, lack of infrastructure or character. Good strategic planning considers housing supply and the suitability of significant development in order to create liveability communities.

The Western City will be situated in a new land release corridor which spans from Oran Park and Leppington to the southern side of the M4 and will include greenfield areas such as Luddenham, Kemps Creek, Greendale and Orchard Hills. Within this context, the NSW Government has identified the need to balance accelerated housing supply across Sydney, in order to relieve housing prices, with the need to build strong communities which are liveable, sustainable and safe. Priority precincts are currently being used as a flexible planning mechanism to promote the development of new homes across the Sydney Region while the proposed Western City provides long-term solutions to Sydney's housing crisis.

## **Infrastructure for supporting communities**

The development of the Western City, the Western Sydney Airport and general increase in housing supply across Greater Sydney all require supporting infrastructure. Providing infrastructure to support a well-connected city is of utmost importance for both the Western City and the Aerotropolis to achieve its potential. The NSW Government has identified a goal for the Western City to be a '30-minute city' – with integrated transport and other infrastructure. The 30-minute city will further contribute to the productivity of the region and connect residents and residential areas with metropolitan centres/clusters. The provision of transport, health services, emergency services, community facilities and social services are necessary to support residents and a growing workforce. However, ensuring infrastructure is built where and when it is required, and that it is accessible to all community members is an important aspect of responsible and sustainable regional development.

The Western City and new developments will also need to provide the foundations for successful communities. New communities and new residents in existing communities require spaces and opportunities for social connection. Social infrastructure can encourage residents to interact with each other through a range of activities such as; use of active spaces, sharing passive spaces, and community spaces for classes and meetings. Social infrastructure will play an important role in shaping a liveable city.

The Western City District Plan also recognises the important role social infrastructure plays in supporting social connections. In Western Sydney, areas which have a high density of social connectors (such as sporting organisations, clubs and facilities which enable social connection) are characterised by frequent public transport, cultural and economic diversity, high provisions of social infrastructure and diverse housing mixes. The collocating of social infrastructure with other services and daily needs helps build social relationships within communities.

## **Healthy lifestyles and liveable areas**

As the South West Local Health District (SWLHD) continues to grow, planning and caring for the health and wellbeing of existing and future residents will become increasingly important. Currently the SWLHD faces many health challenges relating to lifestyle choice and individual behaviour, such as adult and childhood obesity and diabetes. Improving the health and wellbeing of communities has been framed through a social determinants of



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health approach within the SWLHD Strategic Plan 2018-2023. Consequently, employment and education are two central themes in the SWLHD Strategic Plan 2018-2023. Similarly, in 2018 the SWLHD released their *Health and Arts* initiative. Based on the principle that creativity and the arts provide therapeutic, preventative and social benefits – especially for aging residents (who are expected to increase by 48% by 2021) – the initiative looks to connect carers, the elderly and people living with disabilities with creative services to improve quality of life.

In order for individuals and communities to live more active and healthy lifestyles, residents need to have access to a range of spaces and services which facilitate and promote activity and creativity. New and existing communities need opportunities for passive and active recreation, creative expression and active transport. Designing spaces which consider social determinants of health, particularly social and community context and neighbourhood and built environments, directly supports positive health outcomes for communities.

### Utilisation of constrained lands

The ability to use constrained lands, such as land affected by utility easements, for recreation purposes supports active living and wellbeing. Camden Council's Constrained Lands Policy allows the use of constrained lands on the conditions that the proposed uses and landscaping are in line with:

- » Council's guiding principles and strategies which provide for the dedication of these lands to Council if there is demonstrable public benefit by, for example, enabling pedestrian connections, natural play or off-leash dog areas
- » TransGrid's Easement Guidelines for Third Party Development which allow a range of uses subject to approval, including sporting facilities, open recreation areas, parking facilities, cycleways and walking tracks.

Council advises that developers who intend to utilise constrained land should include these intentions in the early stages of the planning process.

These policies provide the opportunity to deliver additional open space in the Pondicherry Part Precinct along the TransGrid easement running through the Site. With strict prohibited uses, the open space will have to be low scale (with all vegetation below maximum four metres) and have unrestricted access for service and maintenance.

## 2.2 Other State Government policies and documents

Other State Government policies relevant to the planning of social infrastructure for the SWPGA are identified below. We discuss elements of these policies where relevant in the following sections of this report:

- |  |   |
|--|---|
| » State Infrastructure Strategy 2018-2038 (2018)   | » Planning for School Infrastructure, NSW Auditor General's Report (2017)                           |
| » Western Sydney Infrastructure Plan (2014)  | » School Assets Strategic Plan, NSW Department of Education (2017)                                  |
| » Sydney's Open Space South West Subregion Audit (2014)  | » NSW Auditor General's Report on sharing school and community facilities (2017)                    |
| » Planning new schools, school safety and urban planning advisory guidelines, Department of Education (2015) | » The Sydney Green Grid 3 South West District, Government Architect's Office, (2017)                |
| » Healthy Urban Development Checklist, NSW Department of Health (2009)                                       | » State Environmental Planning Policy (Educational establishments and child care facilities) (2017) |
| » NSW Draft Recreation and Open Space Planning Guidelines for Local Government (2010)                        | » Child Care Planning Guideline (2017)  |
| » People Places: A Guide for Public Library Buildings in NSW (2013)  | » Draft Everyone Can Play Guidelines (2018).  |

## 2.3 Camden Council policies and directions

We have reviewed the following local policies and reference them throughout the report where appropriate:

- » Camden 2040 Community Consultation Report
- » Camden Growth Centres Section 94 Contributions Plans (2017)
- » Camden Recreational Demand Study (2014)
- » Camden Sportsground Strategy (2014)
- » Camden Council Community Wellbeing Policy (2003)
- » Camden Child Care Review (2015)
- » Camden Council Economic Development Strategy (2013)
- » Dedication of Constrained Lands Policy.



### Implications for the Pondicherry Part Precinct

The Site is situated in an area which is expected to undergo significant change in the coming decade. The area will be economically defined by the Aerotropolis and supporting strategic centres north and south of Western Sydney (Nancy Bird-Walton) Airport. City shaping infrastructure such as the airport, North South Rail Link and freight logistics, are currently being planned or already under construction. Aerospace, agriculture, freight, education and research are expected to be the economies of the future in Western Sydney providing jobs close to residents of the Western City.

As the Western City develops the Site will change from rural/greenfield development to a more populated urbanised area part of the South West Priority Growth Area (SWPGA). The Site will become a transit orientated development with a proposed station at Oran Park as part of the North South Rail Link, supporting the 30-minute city concept. It will also be one of many new developments which will house residents of the new Western City, providing housing supply and choice to support the region.

The Site's proximity to South Creek provides an opportunity to align the delivery of active and passive recreation with broader strategic directions regarding green corridors. In the future there may be opportunities to integrate active transport links between development sites along South Creek enhancing and preserving green corridors.

Ensuring residents' needs are met on site or in the local area, where appropriate, will be key to providing access to facilities and services for the future population of the Site. The expected growth in the region provides opportunities for more high-quality facilities and services. However, significant population growth will place increasing demand on existing services such as hospitals, libraries, community services and schools. It cannot be assumed that all the needs of residents on the Site can be met offsite and awareness of the cumulative impact of social infrastructure shortfall in the context of a rapidly changing area will need to be considered in our social infrastructure assessment.

## 3 Existing social context

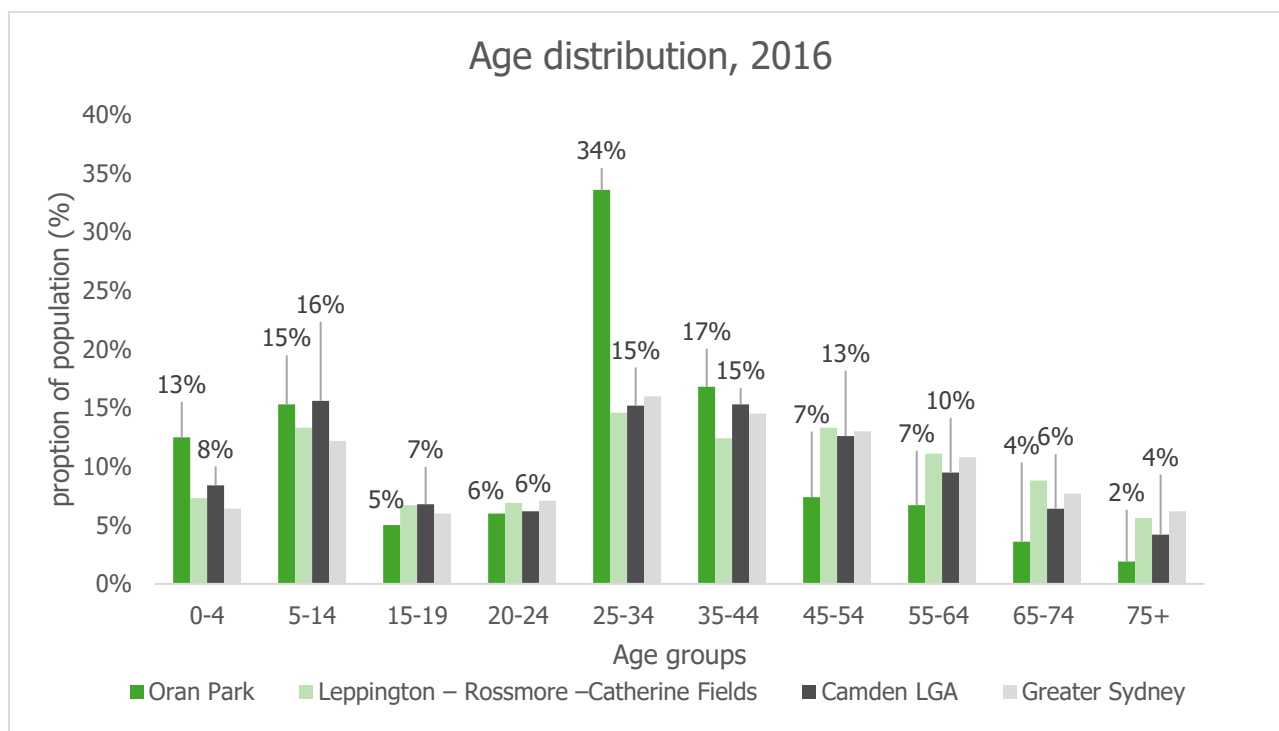
### 3.1 Demographic context

We have identified key characteristics of the local population to assist in understanding the social context of the proposed development and in identifying potential needs for social infrastructure.

Camden's community profile has been prepared by Profile.id, based upon analysis of the 2016 Census of Population and Housing (Australian Bureau of Statistics). Camden LGA has been divided into a number of small areas in the community profile.

The Site falls within the Oran Park small area. **Figure 2** below compares Oran Park small area with Leppington-Rossmore-Catherine Fields small area, which lies to the north east of the site. We also included comparisons with Camden LGA and Greater Sydney to identify significant population characteristics. The small areas do not correspond precisely to the assessment area, but nevertheless give an indication of the characteristics of the population now living in that part of Camden.

**Figure 2 Age distribution, 2016**



Source: Australian Bureau of Statistics, 2016

We have also reviewed Oran Park resident surveys undertaken from December 2016 to May 2019 to understand how demographics have changed in this area since the 2016 Census.

### Key Population characteristics

#### Demographics

Greater Sydney has experienced significant population growth over the past five to ten years. Oran Park and Camden LGA have had comparable rates of population growth over the past five years, with Camden LGA increasing by nearly 20,000 residents.

The population moving into the new suburb of Oran Park is significantly younger than the comparable areas. It has:

- » Particularly high proportions of babies and preschool aged children (12.5%) and young working age adults (33.6%)
- » High proportions of couples with children (58.2%) compared with Camden LGA (55.1%) and Greater Sydney (49.5%)
- » A significantly lower proportion of people aged 65 years and older (5.5%) than the comparison areas (Camden LGA – 10.6%, Greater Sydney – 13.9%)
- » A lower proportion of lone person households (10.6%) than the comparison areas (Camden LGA – 13.7%, Greater Sydney – 21.6%).

The Oran Park resident surveys demonstrate these trends have continued with the highest proportion of new residents being in the 25-34 and 35-44 year groups (over 50%) and large proportions in the 0-4 and 5-11 year groups (around 25%).

This demographic profile is consistent with that in other newly established greenfield areas, but will change over time (see box below).



### **Greenfield Futures – considerations for community demographics**

- » New land release areas tend to have a high proportion of young families and young homebuilders initially due to a range of economic, cultural and market driven factors. Once a greenfield estate is established, the composition of the community can be expected to change as families age in place, children leave home, couples separate and group homes or large family homes emerge.
- » New land release areas can be expected to have a higher proportion of residents with a mortgage. This may impact mortgage stress rates compared to more established suburbs which have a higher proportion of older residents and residents who have lived in the area for a long time (i.e. have had more opportunity to repay their mortgage and accumulate capital).
- » Dwelling mix plays a large role in attracting residents and their relative life stage, consequently impacting median age, household composition and age groups.

Source: id., Greenfield Futures, <https://blog.id.com.au/2018/housing-analysis/greenfield-futures/>, 01/03/18, accessed 12/08/19

## **Liveability**

The median personal weekly income of residents of Oran Park is \$968, 15% higher than that of the LGA and 26% higher than that of Greater Sydney. Median family and household income were similar to Camden LGA and higher than the Greater Sydney average. Despite higher median incomes, residents of Oran Park experience greater rental stress than the broader LGA and greater mortgage stress than the LGA and Greater Sydney. This means the income to rent/mortgage repayment ratio is higher in Oran Park than other areas.

Oran Park is more advantaged than most other areas within Sydney, with an The Index of Relative Socio-Economic Disadvantage (IRSD) score of 1,080.7<sup>1</sup>. The IRSD considers factors which impact socio-economic relative disadvantage including those relating to income, quality of life, employment, accessibility and connectivity. Unlike other indexes, IRSD only measures relative disadvantage. Oran Park is above the national median IRSD (1,000) and in the 91<sup>st</sup> percentile<sup>2</sup>.

<sup>1</sup> <https://profile.id.com.au/camden/seifa-disadvantage-small-area?WebID=220>

<sup>2</sup> <https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/2033.0.55.001~2016~Main%20Features~IRSD~19>



## Diversity

Oran Park is more culturally diverse than Camden LGA, but less than Greater Sydney. When compared to the LGA, there is a lower proportion of Aboriginal and/or Torres Strait Islander people (1.7% compared to 2.5%) but higher proportions of overseas born residents (31.1% compared to 22.6%). When compared to Greater Sydney, Oran Park has a similar Aboriginal and/or Torres Strait Islander population (1.7% compared to 1.5%) but significantly lower rates of overseas born residents (31.1% compared to 42.9%).

The composition of overseas born residents in Oran Park is similar to that of Camden LGA, with the United Kingdom, New Zealand and India being the top three countries of birth.

The Oran Park resident surveys seem to indicate increasing population diversity with up to 45% of new residents in some surveys being from non-English speaking countries, including India, Nepal and Iraq.



### Implications for the Pondicherry Part Precinct

Given the Site's location and development characteristics, we expect the new community will be similar to that of Oran Park. Broadly speaking, the Site will most likely have:

- » A high proportion of young families and couples at the 'homebuilder' stage of life
- » Fewer older residents and lone person households
- » Low levels of disadvantaged households
- » Relatively high cultural diversity compared to the LGA.

Based on this assessment, the future population will generate specific demand for schools, childcare, playspaces, active and passive recreation opportunities for a range of ages, and family orientated community activities. Because of the potential community similarities between Oran Park and the Site there is a risk that any social infrastructure shortfall in specific age groups (such as primary schools) will be intensified due to the close proximity of the communities.

Services and facilities on the Site should be designed and planned to accommodate family and age distribution changes once the community establishes itself over time. This will mean designing multipurpose, flexible and accessible spaces.

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## 4 Existing and proposed social infrastructure

We have identified existing and proposed social infrastructure to understand the availability of facilities, services and open space and their capacity to meet the needs of the future population.

### 4.1 Assessment framework

Social infrastructure is commonly classified in three levels – local, district and regional infrastructure. The framework considers the capacity of the services and facilities, the role of local centres within a hierarchy and the distance travelled to access facilities and services.

#### Local level services and facilities

The defining features of this tier are the proximity and serviceability of the social infrastructure. Traditionally local level services and facilities accommodate the needs of the local neighbourhood. These social services and facilities tend to be up to 500 metres from investigation sites. Local level social infrastructure includes:

- » Local shops and services
- » Childcare centres and primary schools
- » Local parks and playgrounds
- » Medical centres
- » Spaces for informal meetings and gatherings
- » Spaces for formal activities such as a community centre.

#### District level services and facilities

District level services and facilities tend to cater for broader catchment areas – approximately 20,000 to 50,000 people. The distance from investigation sites tends to be 2km. To maximise utilization of district level services and facilities they need to be well serviced by public transport and relatively central. District level social infrastructure includes:

- » Secondary schools and other learning facilities
- » Cultural and civic facilities – including libraries and community creative spaces
- » Active and passive open spaces
- » Clusters of medical and community services, and shops
- » Entertainment and leisure spaces
- » Individual and family support services, and services addressing issues such as welfare, legal aid, employment and housing
- » Emergency and safety services
- » Services and facilities for specific population groups, for example younger and older people, people with disabilities, people from culturally and linguistically diverse backgrounds and communities.

#### Sub-regional and regional level facilities

Sub-regional and regional level facilities are major facilities and services which cater to 100,000+ in urban areas. The distance from sites of interest is much more liberal but in general 5-10km, however major regional services beyond this boundary are still considered. Sub-regional and regional level social infrastructure includes:

- » Hospitals and large health services
- » Tertiary education institutions including universities and TAFE colleges
- » Major active spaces and sporting facilities, including stadiums, regional parks, and botanic gardens
- » Specialist higher order entertainment and leisure facilities
- » Major cultural and civic facilities such as performing arts venue, exhibition space, local government branch office, and major libraries.

Social infrastructure is provided by a mixture of non-government organisations, the private sector, and all levels of government. Consequently, supply demand economics is a key driver for private services and facilities while government services are determined by a combination of funding, strategic planning, and Section 7.11 contributions.

Ensuring all aspects of the community have access to social services and facilities requires effective planning and reserving areas for future use. For public/government services and facilities, providing social infrastructure needs to be considered and planned for during the rezoning phase of a project. This is less important for private sector services which tend to respond to where and how space is available within the free market.

## 4.2 Existing and proposed social infrastructure

There is currently no social infrastructure on the Site as it is a greenfield development. Existing facilities and services are located to the south of the Site in Oran Park, which is a rapidly developing area identified as a local centre within the Western Parkland City. When completed it will contain a range of local facilities and open space to serve the forecast precinct population with district and sub-regional facilities planned to serve the southern part of the SWPGA. Some of these facilities have already been delivered.

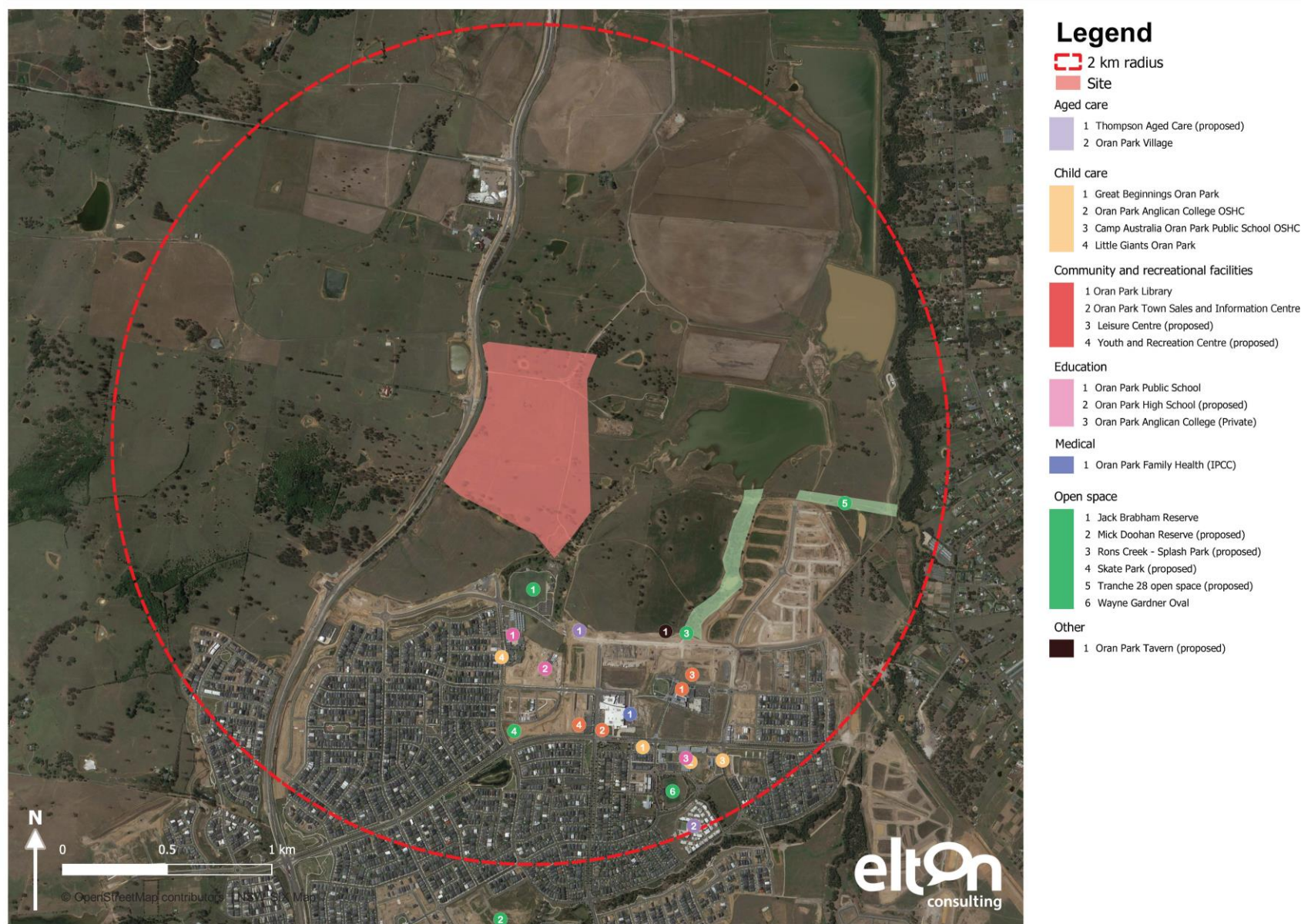
**Figure 3** overleaf identifies major social infrastructure within a two-kilometre radius of the Site.

### Community and recreational

In the two-kilometre analysis area there are two community and cultural facilities; the Oran Park Town Sales and Information Centre and the Oran Park Library. The Oran Park Town Sales and Information Centre includes a temporary meeting place for the community, while the Oran Park Library includes a range of community facilities. was completed mid 2018 costing \$14 million. The new library is two stories and with a floor space of 2,500m<sup>2</sup> includes a community resource centre and five meeting rooms. The front of the library includes public space which was designed to act as a civic plaza for outdoor public events.

Name	Size	Function	Inclusions
Oran Park Town Sales and Information Centre	Not known	Local	» Community room
Oran Park Library	2,500m <sup>2</sup>	District	» District level library facilities » Community resource centre » Five community meeting rooms » Outdoor civic plaza

**Figure 3 Pondicherry Part Precinct – existing and proposed social infrastructure**





## Proposed community and recreational facilities

Two additional facilities are proposed at Oran Park, including a new community centre in Julia Reserve and a new leisure centre near the Oran Park Library.

Name	Size	Function	Inclusions
Julia Reserve Youth and Recreation Centre	Not known	District	<ul style="list-style-type: none"> <li>» Work office spaces</li> <li>» Multipurpose meeting rooms</li> <li>» Kitchen facilities</li> <li>» Cultural activity and performance space</li> </ul>
Leisure Centre	Not known	District	<ul style="list-style-type: none"> <li>» Indoor aquatic hall, including 50 metre competition pool, leisure/learn to swim pool and change rooms</li> <li>» Health and fitness area with gym, spin room and two multipurpose rooms</li> <li>» Indoor sporting facilities with four sports courts</li> <li>» Dry facilities including a creche, offices and a café</li> <li>» Car parking</li> </ul>

## Open space

Oran Park has two open space facilities within the two-kilometre boundary, Jack Brabham Reserve and Wayne Gardner Oval. The northern part of Jack Brabham Reserve shares a boundary with the Site, while Wayne Gardner Oval is located further to the south of the site near the Oran Park Anglican College. Together, these two facilities deliver three full size playing fields within two-kilometres to the Site.

Name	Size	Category	Inclusions
Jack Brabham Reserve	2.69ha	Local	<ul style="list-style-type: none"> <li>» Two full size playing fields with lights</li> <li>» Club house and training facilities</li> <li>» Children's playspace</li> <li>» Car parking</li> </ul>
Wayne Gardner Oval	1.52ha	Local	<ul style="list-style-type: none"> <li>» One full size playing field with lights</li> <li>» Play equipment</li> <li>» Club house</li> <li>» Car parking</li> </ul>

## Proposed open space and recreation facilities

In close proximity to the Site, there are four proposed open space and recreational facilities:

- » **Julia Reserve (Skate Park)** – A new skate park including a basketball court and parkour area strategically located near the proposed Youth and Recreation Centre, due for completion in February 2020
- » **Mick Doohan Reserve** – Just outside the two-kilometre radius, Mick Doohan Reserve will be a large open space which connects to Kolombo Reserve/Creek, a tributary of South Creek. It will incorporate four full sized playing fields (or two AFL/cricket fields), eight netball courts, two multipurpose courts and three playspaces. It is scheduled for completion in the first quarter of 2021

- » **Rons Creek – Splash Park** – a proposed regional recreational facility to the east of the site and will include youth and junior play areas, a splash park and passive open space along Rons Creek. The splash park is scheduled to open in January 2020
- » **Tranche 28 Open Space** – proposed open space connecting Rons Creek to South Creek that will provide a green east-west connection through a large section of the future Pondicherry Precinct.

We also note the Pondicherry Lakes to the east of the Site provide the opportunity for additional open space and recreation uses. A range of options are being considered for the Lakes including development of an online wet basin system. These options are subject to detailed planning.

Major regional open space and recreational facilities proposed for the region have secured funding through the Western Sydney City Deal. These include:

- » **Narellan Sports Hub** – a district level sports hub featuring 44 netball courts, athletics facilities and car parking for 1,000 vehicles. Stage 1 is currently completed and Stage 2 is under construction<sup>3</sup>
- » **Nott Oval upgrade** – Camden's first synthetic soccer field<sup>4</sup>. It is expected to play an important role in supporting elite and professional soccer, including a potential home ground and training facility for the new A-League club, Macarthur FC<sup>5</sup>
- » **Fergusons Land Premier Cricket Facility** – a district level cricket facility which once completed will have two premier turf pitches, one synthetic pitch, lighting for two ovals, amenities building, car parking for 140 cars, training nets and maintenance storage sheds<sup>6</sup>
- » **Water play parks and youth play spaces at Curry Reserve** – Stage 1 has been completed and includes a fully accessible water play park with additional parking. Stage 2 is expected to be completed by spring 2019 and will include new amenities including adult hoist and wheel chair hire facility<sup>7</sup>
- » **The Billabong Parklands** – a regional level revitalisation of Apex Park which will include a swimming lagoon and zero-depth play area. The project is expected to help decrease urban heat and provide local economic opportunities through tourism
- » **Kirkham Park** – two new rugby fields which will service a local need and a BMX complex which will address district to regional level demand<sup>8</sup>.

Name	Size	Category
Julia Reserve (Skate Park)	Approximately 2.5 ha	Local to district
Mick Doohan Reserve	Approximately 10.4 ha	District
Rons Creek – Splash Park	Approximately 2.5 ha	Regional
Tranche 28 Open Space	Subject to detailed planning	District to regional
Narellan Sports Hub	Approximately 23.8 ha	District
Nott Oval upgrade	Approximately 2.3 ha	Regional
Fergusons Land Premier Cricket Facility	Not known	District
Curry Reserve – water play parks and youth play spaces	Approximately 2.4 ha	District

<sup>3</sup> <https://www.camden.nsw.gov.au/major-developments/major-council-projects/narellan-sports-hub/>

<sup>4</sup> <https://www.macarthuradvertiser.com.au/story/6243139/camdens-first-synthetic-football-field-to-be-built-in-narellan/>

<sup>5</sup> <https://www.a-league.com.au/macarthur-fc>

<sup>6</sup> <https://www.camden.nsw.gov.au/assets/pdfs/Media-and-News-Desk/media-releases/2018/Media-Release-Have-your-say-on-proposed-premier-cricket-facility.pdf>

<sup>7</sup> <https://www.camden.nsw.gov.au/major-developments/major-council-projects/curry-reserve-water-play-space/>

<sup>8</sup> <https://www.camden.nsw.gov.au/major-developments/major-council-projects/kirkham-park-playing-fields/>

The Billabong Parklands	Approximately 4.2 ha	Regional
Kirkham Park	Approximately 22.4 ha	Regional

## Education

The analysis area is serviced by one public school, Oran Park Public School, and one private school, Oran Park Anglican School. We note enrolments for Oran Park Public School have increased substantially in recent years from 469 in 2016, 786 in 2017 to 1,150 in 2018.

The Western Sydney University campuses located in Penrith and Campbelltown, the University of Sydney's agriculture and veterinary campuses in Cobbitty and Bringelly, and the TAFE colleges in Liverpool, Campbelltown, Penrith and Macquarie, are key tertiary education facilities which service the greater area.

Name	Enrolments (2018)	Function
Oran Park Public School	1,150 students	Local
Oran Park Anglican College (private)	543 students	Local

## Proposed education facilities

Currently Oran Park Public School is being expanded with an additional 24 new learning spaces to be available from early 2020 to increase its capacity. Further Oran Park High School was completed in 2020 and has opened for Year 7 and 8 students in term 1 2020. Once fully operational, the school will accommodate 2,000 high school students<sup>9</sup>.

Name	Size	Function
Oran Park High School	2,000 student capacity	Local

The NSW Department of Education is also building a new primary school at Catherine Park with capacity for 1,000 students, just outside of the analysis area for this study. It is expected the school will be completed late in 2021.

## Emergency and justice services

There are currently no emergency or justice services in the analysis area or Oran Park. The nearest police services are in Narellan and Green Valley, which are around 7 and 22 kilometres from the Site respectively. The closest ambulance services are at Camden Hospital and Campbelltown Hospital, approximately 11 and 15 kilometres away.

## Proposed emergency and justice services

A new fire and rescue station, Oran Park Fire and Rescue, is planned to open in 2020<sup>10</sup>.

## Health

The major hospitals closest to the Pondicherry Precinct are located in more established urban hubs such as Camden, Campbelltown, and Liverpool. Those hospitals are 10, 15 and 26 kilometres from the Site respectively. Campbelltown and Liverpool Hospitals are also already undergoing capacity upgrades in preparation for future population growth.

Oran Park has one public health facility, Oran Park Family Health, which is part of the Integrated Primary and Community Care (IPCC) centre network. The IPCC network aims to increase community wellbeing and reduce

<sup>9</sup> [https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/o/oran-park-new-high-school/Oran\\_Park\\_HS\\_June\\_2019\\_project\\_update.pdf](https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/o/oran-park-new-high-school/Oran_Park_HS_June_2019_project_update.pdf)

<sup>10</sup> <https://www.emergency.nsw.gov.au/Pages/media-releases/2015/Tender-issued-for-new-Fire-Rescue-NSW-Western-Sydney-headquarters.aspx>

hospital admittance through local disease prevention and interventional care<sup>11</sup>. The IPCC network is supported by the NSW SWLHD.

Services provided at Oran Park Family Health include general medicine and family health care, women and men's health, paediatrics and childhood immunisations.

Name	Size	Function	Inclusions
Oran Park Family Health	642m <sup>2</sup>	District	<ul style="list-style-type: none"> <li>» 8 general practice consulting rooms</li> <li>» 3 bed treatment room</li> <li>» 5 Allied Health Consulting rooms</li> <li>» Specialist suites</li> <li>» Space for medical imaging, pathology collection and physiotherapy</li> </ul>

## Aged Care

Within the analysis area there is one aged care facility, Oran Park Village. Oran Park Village is a retirement village that includes a range of private facilities accessible to residents, emergency call services and onsite medical and physiotherapy professional and spaces. Currently there are 71 villas and 16 apartments on site.

### Proposed aged care

A new aged care facility, Thompson Aged Care, is proposed north of the Oran Park Town Centre near the Site boundary. It will include a 240-bed care facility and a dementia wing.

The existing Oran Park Village has also proposed to expand its site to accommodate an additional 67 new villas and an 80-bed residential age care facility.

## Childcare

There are currently two long day care and two out of school hours care facilities in the analysis area.

The spatial distribution of childcare facilities reflects local demand within the area, influenced by site costs and ease of access for parents. Due to the private nature of childcare services, changes in demand will influence the supply of services and geographical distribution of these services over time.

Name	Places	Function	Capacity
Great Beginnings Oran Park	130	Centre Based Day Care	Vacancy
Oran Park Anglican College OSHC	Not known	Before and after school care Vacation care	No Vacancy
Camp Australian Oran Park Public School OSHC	Not known	Before and after school care Vacation care	Vacancy
Little Giants Oran Park	134	Centre Based Day Care	Not known

<sup>11</sup> This facility has been identified as private as it is public-private enterprise.



# 5 Approach to planning social infrastructure

## 5.1 Principles for sustainable social infrastructure

Based on the objectives contained within the State and local government planning policies outlined in Section 2 and our research and experience of leading practice across Australia, we propose the following principles to guide the provision of sustainable social infrastructure in the area:

- » **Timely and co-ordinated provision:** providing services, facilities and open spaces in a manner which is timely, efficient, and co-ordinated with new land release areas. It is also important to ensure new residents in areas which are still being developed are not disadvantaged through a delay in release of services and facilities
- » **Efficient use of limited resource:** finding the right balance between establishment and maintenance costs and social benefits. This can be achieved by designing spaces to be multiuse, multipurpose, central and co-located thus increasing the utilization and use of each facility and service
- » **Safe and vibrant facilities:** facilities should reflect the community identity, promote a sense of place, and be places of cultural celebration. These facilities also need to feel safe in order to be a symbol of community unity
- » **Accessible services:** the design of facilities, services, and open spaces need to be accessible. This means they need to be well serviced by public transport and be accommodating to all members of the community. They also need to be visually accessible with multiple entry points and clearly identifiable
- » **Adaptable design:** the design of facilities should allow for flexible use in order to accommodate the changing needs and interest of the community. Avoid single purpose facilities through the creation of multipurpose and multifunction spaces
- » **Equitable access:** ensuring all members have the same access to social services and infrastructure. This includes the distribution of services and facilities within the area but also affordable access
- » **Sustainable buildings:** to building facilities guided by ESD (ecological sustainable development) principals which are environmentally, socially, and economically sustainable in nature
- » **Viable funding:** considering the cost of services and facilities beyond the initial construction and fit-out stages. Long term cost includes staff wages, maintenance, and designing and running community programs
- » **Service innovation and co-ordination:** enhance community capacity and resilience through creative and innovative collaboration between agencies and integration of services if appropriate
- » **Responsible management:** Sustainable ownership, governance, management, and maintenance arrangements for facilities need to be planned from the outset
- » **Reflect community:** community facilities should harness the geographical characteristics, community identity, energy and vibrancy of a place in order to promote and perpetuate a sense of community dynamic and belonging.

## 5.2 Employing benchmarks and standards

Benchmarks and standards provide guidance on the provision of social infrastructure based on population size. We have consulted with Camden Council and the NSW Department of Education, and have reviewed policy and guidance documents to determine the appropriate benchmarks and standards for the Site.

The benchmarks and standards applied in this report are presented in **Tables 1** and **2**.

There are no standard benchmarks for new school provision. The NSW Department of Education undertakes demand analysis on a case-by-case basis, including consideration of demographic characteristics, enrolment patterns and the size of the private schooling sector. As the size of schools have grown (maximum enrolments for primary and high schools are now 1,000 and 2,000 students respectively), though, the expectation in greenfield areas is that one new primary school is provided for around 6,000 dwellings and a new high school for 10,000-12,000 dwellings.

**Table 1 Benchmarks and standards – Camden Council**

Facility type	Benchmark	Notes
<b>Open space and recreation</b>		
Playspaces	1 playground per 2,000 people	Based on benchmarking study
Off-leash dog parks	1 off-leash dog park per 16,000 people	Based on consultation with Council and benchmarking study
Sports courts	1 court per 2,000 people	Camden Contributions Plan
Sports fields	1 sports field per 1,850 people	Camden Contributions Plan
Total open space (active and passive)	2.83 ha per 1,000 people	Growth Centres Development Code
<b>Community facilities</b>		
Library	1 library per 40,000 people	Growth Centres Development Code
Community centre	1 community centre per 20,000 people	Growth Centres Development Code
Civic centre	1 civic/cultural centre per 30,000 people	Growth Centres Development Code

Source: Consultation with Camden Council, 2018-2019

**Table 2 Benchmarks and standards from other sources**

Facility type	Benchmark	Source
<b>Health care</b>		
Community Health Centre	1 per 20,000 residents 2,000 sqm per 80,000 people	Growth Centres Development Code 2006
Team general practices	1 per 4,000-5,000 people	South West Sydney Strategic and Healthcare Service Plan 2013
Primary care clinic (mostly private GPs)	1 per 15,000-18,000 people	South West Sydney Strategic and Healthcare Service Plan 2013
Regional IPPC centre	1 per 75,000-100,000 people	South West Sydney Strategic and Healthcare Service Plan 2013
Hospital	2 beds per 1,000 people	Growth Centres Development Code 2006
Maternal and Child Health Service	1 per 4,000-8,000 people	Benchmarks for community infrastructure, Parks and Leisure Australia 2012

Facility type	Benchmark	Source
<b>Aged care</b>		
Aged Care: Aged Care housing	1 centre per 10,000 people	Growth Centres Development Code 2006
Aged Care; High Care (nursing Home)	40 beds per 1,000 people aged over 70 years	Growth Centres Development Code 2006
Aged Care: Low Care (Hostel) Places	48 places per 1,000 people aged over 70 years	Growth Centres Development Code 2006
<b>Child care</b>		
Centre-based childcare	1 place per 5 children aged 0-4 years	Growth Centres Development Code 2006
	7 sqm unencumbered outdoor space per child	Child care planning guideline 2017 (DPE)
	3.25sqm unencumbered indoor space (i.e. excluding kitchens, staff areas, toilets etc)	
Afterschool Care	1 place per 25 children aged 5-12 years	Growth Centres Development Code 2006
Occasional Care	1 centre per 12,000-15,000 residents	Benchmarks for community infrastructure, Parks and Leisure Australia 2012
<b>Open space and recreation</b>		
Local open space	All residents have access within 400m to a space at least 0.4ha	Draft Open Space for Recreation Guide, Government Architect NSW 2018
District open space	All residents have access within 2km to a space at least 2ha	Draft Open Space for Recreation Guide, Government Architect NSW 2018
Sporting facilities	All residents have access within 20 minutes' walk to a space at least 10ha	Draft Open Space for Recreation Guide, Government Architect NSW 2018
Regional open space	All residents have access within 30 minutes by public transport to a space at least 20ha	Draft Open Space for Recreation Guide, Government Architect NSW 2018
Indoor sport and recreation facility	1 per 50,000-100,000 residents	Benchmarks for community infrastructure, Parks and Leisure Australia 2012
District aquatic facility	25 or 50 m pool for recreational, club and competitive swimming per 75,000 residents	Parks and Leisure Australia (Western Australia)
Regional aquatic facility	50m FINA competition standard per 150,000 residents	Parks and Leisure Australia (Western Australia)

## 6 Future population

### 6.1 Projected population numbers

We estimate the future population living in the Pondicherry Part Precinct will comprise approximately 1,504 people. This estimate is based on the assumptions that:

- » The Site will support the development of 470 detached dwellings consistent with the Planning Proposal
- » The average occupancy rate in these dwellings will be 3.2 people. We have arrived at this assumption using:
  - > Data from the 2016 Census which indicates average occupancy rates in surrounding areas, including Gregory Hills, Harrington Park and Oran Park, were 3.4 people per dwelling at that time
  - > Findings from the Oran Park resident surveys from December 2016 to May 2019 which show smaller household sizes of 3.2 people per dwelling
  - > DPIE forecasts for Camden LGA which suggest household sizes will decrease slightly into the future from 2.96 in 2016 to 2.86 in 2036.

### 6.2 Likely characteristics

We have forecast likely characteristics of the new community using the projected dwelling mix above. We selected a number of comparison greenfield development sites with similar dwelling mixes and density levels (**Table 3**) including Gregory Hills, Harrington Park and Oran Park.

**Table 3 Dwelling mix for comparable areas**

Comparison site	Detached	Semi-detached	High density
Harrington Park	98.2%	1.8%	0.0%
Gregory Hills	99.3%	0.7%	0.0%
Oran Park	93.9%	6.1%	0.0%

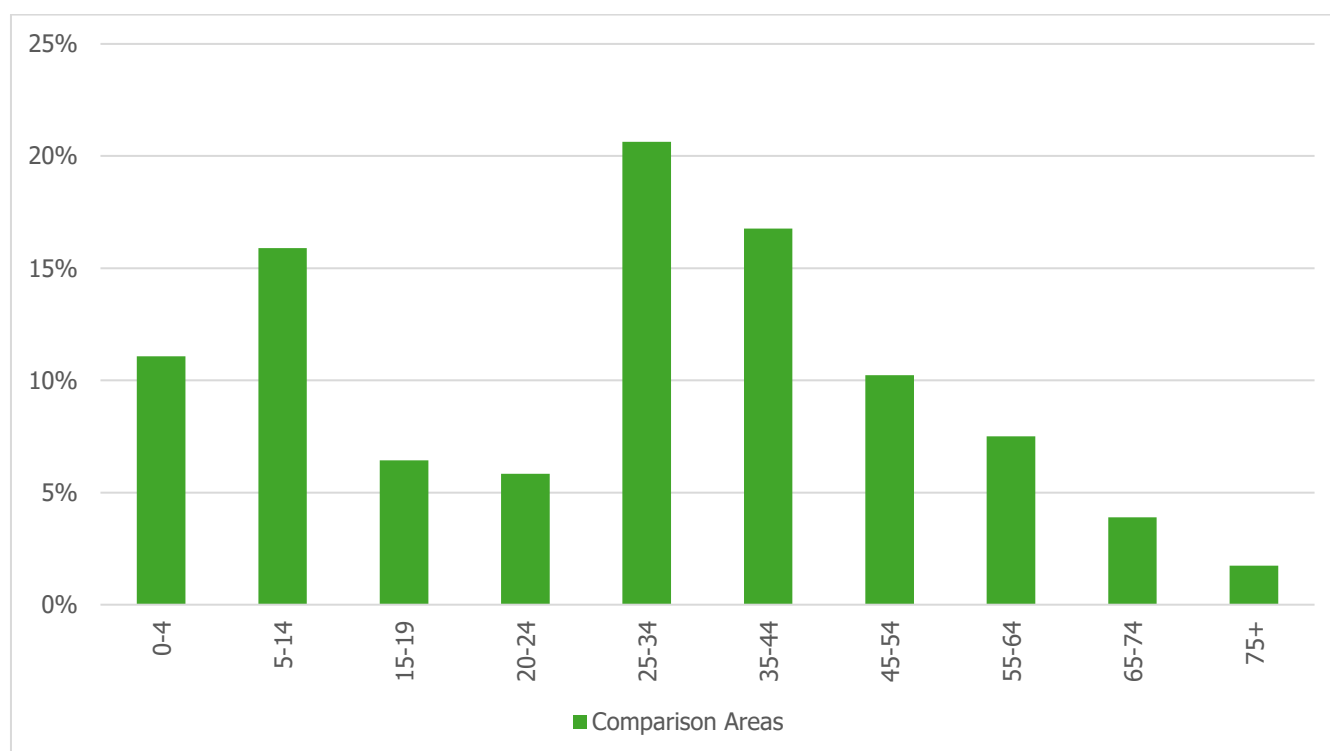
**Figure 4** overleaf shows the age profile for the comparison areas.

Based on our analysis, the new community could be expected to be characterised by:

- » High proportions of children, particularly babies, pre-schoolers and primary school aged children
- » High proportions of young workers, parents and home builders (aged 25-44)
- » Low proportions of residents aged 55 and over.

If household sizes in Camden LGA do decrease into the future as expected, this may result in smaller family sizes. This may in turn shift the expected age distribution resulting in a lower proportion of children overall due to fewer children per family.



**Figure 4 Project age distribution for comparison areas**

### Implications for Pondicherry Part Precinct

The new community is likely to largely be made up of children, young workers and home builders. The major household types will be couples with children and couples without children.

The Site will play an important role in supplying homes for larger households. While household size is expected to decrease by 2036, Camden LGA will have higher demand for larger homes than other areas in Sydney. Areas such as Pondicherry, Oran Park and Harrington Park will continue to be desired locations within the LGA.

Social infrastructure which is accessible to residents of all ages, multi-purpose and flexible will help ensure that spaces and activities can adjust to the needs of local residents as they change over time. Similarly, ensuring the Site is well connected to the major centres of Narellan, Camden and Campbelltown will be important for fair and equal access to high level services and facilities.

## 7 Social infrastructure requirements

We have undertaken an assessment of:

- » demand for social infrastructure generated by the future community in the Pondicherry Part Precinct using an analysis of key benchmarks
- » the capacity of existing or proposed infrastructure within the local area to absorb demand for social infrastructure.

Using this information, we have examined the Planning Proposal's impact on social infrastructure in the area and recommended how they should be met.

### 7.1 Infrastructure demand

Our benchmark analysis (**Table 4**) indicates the new community on the Site does not generate sufficient demand to justify the development of any community facilities, health or aged care services on site. However, it will generate significant demand for the following social infrastructure:

- » Open space – the new population will need a mix of new passive and active open space that is accessible, but they will also utilise existing spaces given their proximity to the Site
- » Child care – given the high proportion of children, the new community at the Site will generate significant demand for child care services, particularly long day care.

Additionally, we have estimated demand for public primary and high schools based on our population forecast and the proportion of primary and high school students in Camden currently attending government and non-government schools. Our analysis suggests the proposal will generate demand for:

- » 109 additional public primary school places
- » 67 additional public high school places.

**Table 4 High level needs assessment based on benchmarks**

Facility type	Benchmark	Need assessment
Library	1 library: 40,000 people	0.0 facilities
Community centre	1 community centre: 20,000 people	0.1 facilities
Civic centre	1 civic/cultural centre: 30,000	0.1 facilities
Playspaces	1 playground: per 2,000	0.8 facilities
Off-leash dog parks	1 off-leash dog park: 16,000	0.1 facilities
Sports courts	1 court: 2,000 people	0.8 facilities
Sports fields	1 sports field: 1,850 people	0.8 facilities
Total open space (active and passive)	2.83 ha: 1,000 people	4.3 ha
Local open space	All residents have access within 400m to a space at least 0.4ha	Access to new local open space provided as required

Facility type	Benchmark	Need assessment
District open space	All residents have access within 2km to a space at least 2ha	Access to existing open space provided as required
Sporting facilities	All residents have access within 20 minutes' walk to a space at least 10ha	Access to existing sporting facilities provided as required
Regional open space	All residents have access within 30 minutes by public transport to a space at least 20ha	Access to existing regional open space provided as required
Indoor sport and recreation facility	1: 50,000-100,000 residents	0.0 facilities
District aquatic facility	25 or 50 m pool: 75,000 residents	0.0 facilities
Regional aquatic facility	50m FINA competition standard: 150,000 residents	0.0 facilities
Community Health Centre	1: 20,000 residents 2,000 sqm: 80,000 people	0.1 facilities
General practice	1: 4,000-5,000 people	0.4 facilities
Primary care clinic (mostly private GPs)	1: 15,000-18,000 people	0.1 facilities
Regional IPCC centre	1: 75,000-100,000 people	0.0 facilities
Hospital	2 beds: 1,000 people	3.0 beds
Maternal and Child Health Service	1: 4,000-8,000 people	0.4 facilities
Aged Care: Aged Care housing	1 centre: 10,000 people	0.2 facilities
Aged Care; High Care (nursing Home)	40 beds: 1,000 over 70 years	2.2 beds
Aged Care: Low Care (Hostel) Places	48 places: per 1,000 over 70 years	2.7 beds
Centre-based childcare	1 place: 5 children aged 0-4 years	33.3 places
Afterschool Care	1 place: 25 children 5-12 years	7.7 places
Occasional Care	1 centre: 12,000-15,000 residents	0.1 facilities

## 7.2 Capacity analysis

Proposed and existing social infrastructure has capacity to deal with an increase in demand from the future community on the Site in the short term, but in the medium to long term there are capacity constraints given the scale of development proposed at Oran Park with nearly 30,000 residents expected by 2036<sup>12</sup>. Key capacity gaps include (**Table 5**) the following:

- » Community centre and multipurpose space
- » Local and district open space

<sup>12</sup> .id, Oran Park Precinct forecast population, households and dwellings, accessed at <https://forecast.id.com.au/camden/population-households-dwellings?WebID=230> on 19 November 2019

- » Educational infrastructure, particularly public primary schools
- » Local childcare services.

**Table 5 Social infrastructure capacity (medium to long term)**

Category	Facilities (existing and proposed)	Capacity to absorb demand from the Site
Community and recreation facilities	Oran Park Library Julia Reserve Youth and Recreation Centre Leisure Centre	Yes, the district level library and the leisure centre have the capacity to absorb demand  No, the community centre at Julia Reserve does not have the capacity to absorb demand for community centre and multipurpose meeting space
Open space	Jack Brabham Reserve Wayne Gardner Oval Mick Doohan Reserve	No, existing open space does not have the capacity to absorb demand for local or district park and sporting spaces
Education	Oran Park Primary School Oran Park High School	No, the existing primary school does not have the capacity to absorb demand (even noting that the new primary school at Catherine Hill will absorb some demand)  Yes, the proposed high school will have the capacity to absorb demand
Health	Oran Park Family Health Camden, Campbelltown and Liverpool Hospitals	Yes, existing health facilities have capacity to absorb demand
Childcare	Two long day care centres, two out of school hours care facilities	No, existing childcare centres do not have the capacity to absorb demand
Aged care	Oran Park Village Thomson Aged Care	Yes, proposed aged care facilities will have capacity to absorb demand
Emergency services	Narellan Police Station Camden and Campbelltown Ambulance Stations  Oran Park Fire and Rescue	Yes, existing police and ambulance services, and proposed fire and rescue services will have capacity to absorb demand

## 7.3 Recommendations

We propose a social infrastructure strategy for the Site that ensures all residents have access to required infrastructure by:

- » Directly providing local open space and associated facilities on site
- » Leveraging facilities and services already provided nearby, including the library, schools, and health, aged care and emergency services
- » Contributing to the future provision of new facilities, such as district active open space and community facilities.

Specifically, we recommend the following level of provision for social infrastructure in the Pondicherry Part Precinct (**Table 6**).

**Table 6 Social infrastructure recommendations**

Category	Recommended provision	Comment
Community and recreation facilities	No on-site provision. Contribution to development of additional facilities with community centre and multipurpose meeting space off site.	Residents will have access to these facilities through the existing library and proposed infrastructure, like the youth and recreation centre and the leisure centre.  There will be a need for additional facilities with community centre and multipurpose meeting space in the medium to long term.
Open space	On-site provision including: <ul style="list-style-type: none"> <li>» local open space that provides all residents access within 400m to at least 0.4ha of open space</li> <li>» shared walking and cycling paths that link residents to open space within the Site, to open space and services in Oran Park to the south, and to open space and facilities in potential future releases to the east</li> <li>» open space that is attractive with quality finishings and landscaping, safe being designed to CPTED principles, accessible to multiple users, and interesting with a number of different activations.</li> </ul> On-site provision of: <ul style="list-style-type: none"> <li>» at least one playspace and preferably two which are multifunctional and cater for the needs of a range of age groups from young, to primary and high school aged children</li> <li>» one half court that can be used for informal sporting activities like handball, netball and basketball.</li> </ul> Contribution to development of district active space off-site, including playing fields and sport courts.	The Site will deliver 2.13ha of passive recreation space and an additional 1.62ha within the powerline easement that can be used for recreational purposes and active transport links. This makes a total of 3.75ha that can be used as passive open space on the Site. We note this includes three connected spaces that together comprise 1.9ha, effectively a district sized space. These spaces should be designed to incorporate a range of different uses, such as a playspace, dog park, kick-around space, and half court.  The Site is in close proximity to existing or planned active open space. Shared walking and cycling paths that incorporate universal design within the Site will provide access to these spaces and other facilities as well as increasing opportunities for active transport. Providing safe access across the rail line, through a rail underpass for example, will be particularly important.  The proposed development will increase demand for sporting facilities and other active open space. However, we do not recommend such facilities are provided on the Site as it is too small to enable the clustering of sport courts (four or more) and sport fields (two or more) which allows more effective use of open space and supports local sporting competition.  As a result, the Site should make a contribution to either provide additional active open space within the Pondicherry Precinct or to embellish existing open space, like Mick Doohan Reserve.  There is also another opportunity to provide open space for the future community at the Site by exploring shared use of the sport field at the expanded Oran Park School through a memorandum of understanding with the Department of Education.
Education	No on-site provision.	The Department of Education notes there has been very strong growth in enrolments in the Oran Park Primary School and that as the population grows in the area there will be a need for an additional primary school.



Category	Recommended provision	Comment
Health	No on-site provision	<p>The Department of Health notes the IPCC, Oran Park Family Health, will meet most local health needs in association with Liverpool and Campbelltown public hospitals.</p> <p>We expect private general practices will respond to any increase in demand.</p>
Childcare	No on-site provision, although we note planning controls would allow the development of childcare centres within the Site	We expect private childcare services, including long day care and out of hours school care, will respond to any increase in demand.
Aged care	No on-site provision, although we note planning controls would allow the development of aged care facilities within the Site	We expect private aged care services will respond to any increase in demand.
Emergency services	No on-site provision	

