

# Pondicherry Precinct

Social Infrastructure Assessment

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**Client:** Greenfields Development Company

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# Executive summary

Elton Consulting has been engaged by Greenfields Development Company No. 2 Pty Ltd (GDC2) to undertake a social infrastructure assessment for Pondicherry. Our objective is to identify the regional, local and neighbourhood level social infrastructure the future community will need, and develop a strategy for its delivery.

## Pondicherry

The Pondicherry Precinct is part of the South West Growth Area (SWGA) and is located north of Oran Park. It has an area of 210 hectares and is wholly within the Camden Local Government Area.

GDC2 is preparing a planning proposal to rezone Pondicherry for residential development with 2,528 to 2,848 dwellings.

Importantly, GDC2 has already lodged a planning proposal with Camden Council to rezone a portion of the Pondicherry Precinct, known as Tranche 41. While a separate social infrastructure assessment was prepared for Tranche 41, we have included forecast demand for social infrastructure at Tranche 41 in this report to demonstrate how it is addressed as part of the planning proposal for Pondicherry.

## Policy and planning framework

Pondicherry 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 Airport. City shaping infrastructure such as the airport, the North South Rail Link and freight logistics, are currently being planned or are under construction. Aerospace, agriculture, freight, education and research are expected to be the industries of the future in Western Sydney.

As the Western City develops, Pondicherry and a host of surrounding areas in the SWGA will change dramatically. The expected growth in the region will place increasing demand on existing services such as hospitals, libraries, community services and schools. Much of the planning for change, including for social infrastructure, is taking place at the precinct level as regional planning is still developing in the SWGA.

Future residents at Pondicherry will rely on key centres for regional social infrastructure, particularly Oran Park given its proximity and other major centres like Narellan and Leppington. They may also access services at future centres, such as Greenway directly to the north of the site. Development of the South West Rail Link will improve the future population's access to regional infrastructure within metropolitan cluster locations including the Aerotropolis, Campbelltown and Liverpool.

Given high rates of growth in the SWGA, it is important that as much as possible residents' needs for local and neighbourhood level social infrastructure are met on site or nearby.

## Existing social infrastructure

Oran Park provides a growing variety of facilities and services, but much existing social infrastructure is in high demand and many facilities are at capacity.

New facilities are providing additional capacity. Over the past three years, new primary and high schools have been built, significant community facilities like Oran Park Library and Julia Reserve Youth and Community Centre have been opened, and new open space has been provided including Ron's Splash Park. In coming years, additional infrastructure will include new aged care facilities, the Mick Doohan regional sporting facility, and the Leisure Centre and aquatic facility at Oran Park.

## Future population and infrastructure needs

We expect the future population of Pondicherry to be around 8,000 to 9,000 people with a high proportion of young families and couples at the 'homebuilder' stage of life, and fewer older residents. The population is likely to be more economically advantaged and culturally diverse than Camden LGA as a whole.

Pondicherry will generate specific demand for schools, childcare, play spaces, 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 Pondicherry there is a risk that any social infrastructure shortfall in specific age groups, such as primary schools, will be intensified due to the proximity of the communities.

New neighbourhood and local facilities, services and open space will be required to meet the needs of the Pondicherry population. Services and facilities at Pondicherry 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.

Future residents will also require access to regional social infrastructure meaning connections to the major centres of Narellan, Camden and Campbelltown will be important for fair and equal access to high level services and facilities.

## Social infrastructure requirements

Pondicherry residents will rely on Oran Park to provide key infrastructure, including community-based health services, community services, cultural facilities, and the multi-functional leisure centre. These services and facilities have capacity to meet the needs of future residents of Pondicherry. Residents will also have access to hospitals, police services and tertiary and vocational education in key centres and their access will be further improved once the South West Rail Link is developed.

The new population at Pondicherry will also create demand for neighbourhood and local social infrastructure. The Pondicherry Indicative Layout Plan (ILP) meets needs for:

- » Active open space – it incorporates 12.7 hectares of active open space with a regionally significant sporting facility which will more than meet resident needs. It will help address the projected shortfall of both playing courts and playing fields in the LGA with capacity to meet the needs of over 12,500 people compared with a projected population of 8,000 to 9,000 people at Pondicherry
- » Community facilities – it includes a new multipurpose community centre
- » Connectivity – it has a well-connected active transport network that provides access to social infrastructure across the site and through to Oran Park
- » New schools – it proposes a new government primary school and incorporates a site for new K-12 private school
- » Passive open space – it has 12.5 hectares of passive open space including 11 neighbourhood parks and one large local park. It also provides 2.5 hectares of open space under a transmission easement, 5.5 hectares of environmental conservation and riparian corridors, and 12.6 hectares of water cycle management basins all of which will be activated by walking and cycling trails. Additionally, it incorporates significant natural areas with 12.5 hectares of lakes, which with the surrounding park and nearby neighbourhood centre can become a regionally significant visitor destination.

The new community will also require access to aged care services, childcare and private health services. These will be delivered by private and not for profit providers to meet local demand.

## Recommendations

Specifically, we recommend the following level of social infrastructure provision in the Pondicherry Precinct:

Category	Recommended provision and timing
<b>Regional social infrastructure</b>	
Cultural and community facilities – regional	No on-site provision required.
Education – tertiary and vocational	No on-site provision required.

Category	Recommended provision and timing
Emergency and justice	No on-site provision required.
Health – hospitals	No on-site provision required.
Open space – regional	No on-site provision required. GDC will contribute to regional open space through the Western Sydney Growth Areas SIC.
Sporting facilities – regional	<p>On-site provision of regional playing fields including:</p> <ul style="list-style-type: none"> <li>» four to five single playing fields</li> <li>» four multipurpose sport courts</li> <li>» one play space</li> <li>» fitness and exercise space with equipment and running paths.</li> </ul> <p>As discussed below (see open space – active), we recommend the fields are provided progressively throughout the project with the full facility being completed in stage 6.</p>
<b>Local social infrastructure</b>	
Aged care	No on-site provision required, although we note planning controls would allow the development of aged care facilities within Pondicherry.
Child care	No on-site provision required, although we note planning controls would allow the development of child care facilities within Pondicherry.
Community facilities	<p>On-site provision of a multipurpose community centre of 530-580 square metres including:</p> <ul style="list-style-type: none"> <li>» large hall with wall mirrors with a seating capacity of 120-150 people</li> <li>» smaller hall with a seating capacity of 80-90 people, which can be divided into meeting rooms</li> <li>» kitchen, toilets and storage areas.</li> </ul> <p>Ideally the facility will also connect to an area of open space.</p> <p>Residents will need early access to community facilities, but this can be provided initially through existing facilities at Oran Park. We recommend a new facility is provided mid-way through the project as part of stage 3.</p>
Education – private primary and secondary schools	No on-site provision required, although we note the ILP incorporates a potential K-12 school site.
Education – public primary schools	<p>Land for one primary school (1.5 hectares) that is regular in shape, has road frontages on three sides, is in central accessible location, and is close to open space.</p> <p>Residents will need early access to public primary schools, but this can be provided initially through the new Barramurra Public School and possibly through Oran Park Public School (to the extent that demand for enrolments there is redistributed to Barramurra).</p> <p>We recommend a new primary school facility is provided consistent with the NSW Department of Education’s recommended timing, which will be further explored during exhibition of the planning proposal.</p>
Education – public secondary schools	No on-site provision required.
Health	No on-site provision required, although we note planning controls would allow the development of general practices and medical centres within Pondicherry.

Category	Recommended provision and timing
Open space – active	<p>On-site provision of 11.1 to 12.5 hectares of active open space including:</p> <ul style="list-style-type: none"> <li>» four to five single playing fields</li> <li>» four multipurpose sport courts.</li> </ul> <p>Residents will require early access to playing fields particularly given high demand for existing fields. We note the opening of Mick Doohan Reserve in 2021 will create some capacity within the system, including at Jack Brabham Reserve immediately south of Pondicherry. We recommend two turf playing fields are provided as soon as possible (at least early in stage 3) so they can be used for a range of sports, a further two turf playing fields and the sport courts as part of stage 4, and that the remaining field is delivered as part of stage 6.</p>

# **PART ONE – INTRODUCTION**

# 1 This report

Elton Consulting has been engaged to undertake a social infrastructure assessment for the development site known as Pondicherry. The objective of this assessment is to identify the social infrastructure that will be needed to support the future community and to provide a strategy for its delivery.

This document is the final report which examines the existing situation, forecasts future demand, identifies social infrastructure requirements, and develops a strategy for its delivery. The report is structured into four parts:

1. Introduction – this includes site context, project scope and methodology
2. 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
3. Future demand and requirements – this outlines our approach to planning social infrastructure, provides a forecast of the future Pondicherry community under three development scenarios, and identifies social infrastructure needs based on benchmarks
4. Social infrastructure strategy – this documents a strategy to deliver social infrastructure for the site at the regional, local and neighbourhood levels.

## 1.1 Development context

Greenfields Development Company No. 2 Pty Ltd (GDC2) is seeking to rezone a parcel of land, known as Pondicherry. The rezoning area comprises a total of 210 hectares and has the potential capacity for 2,528 to 2,848 dwellings, depending on the dwelling mix.

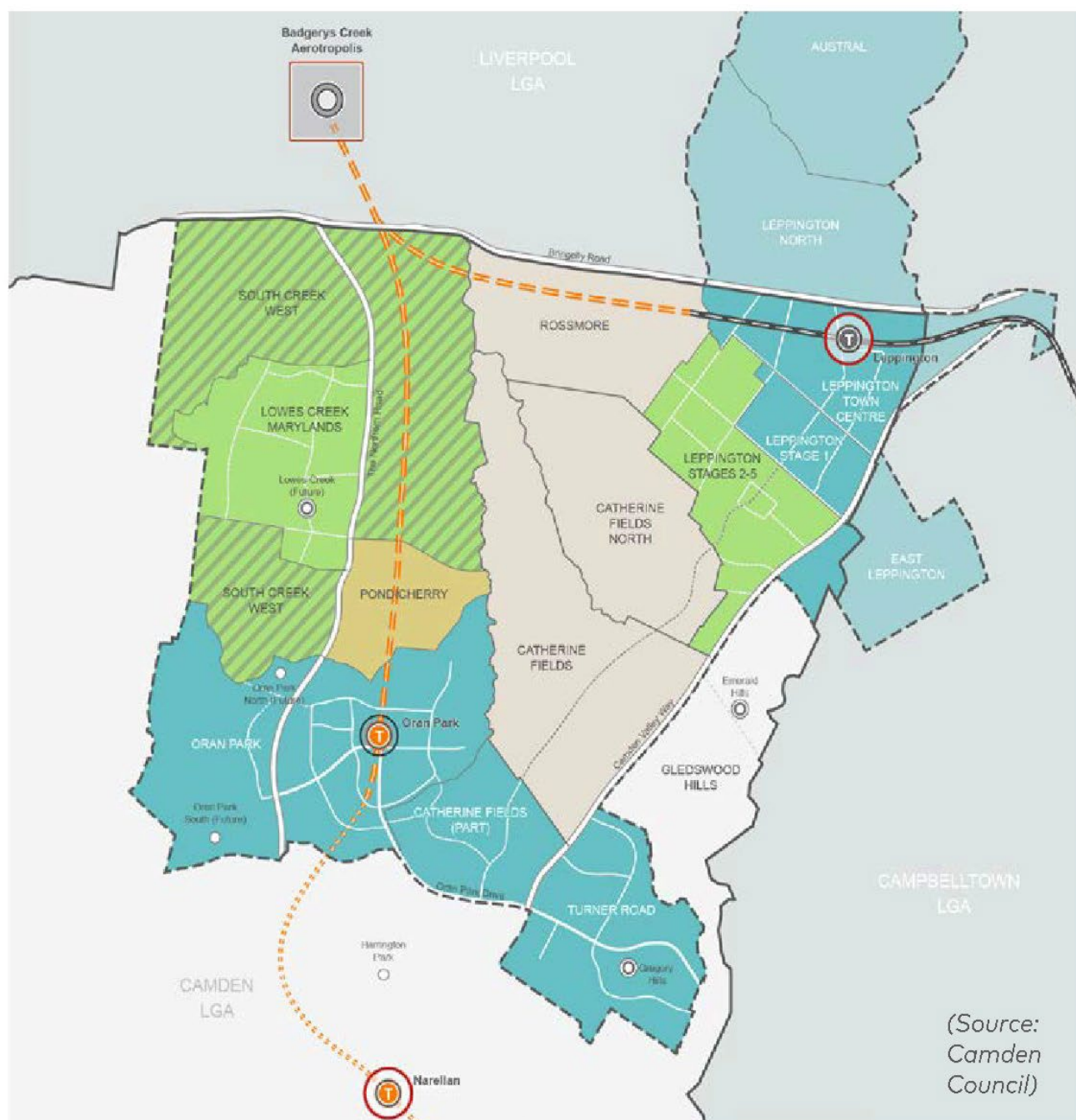
The NSW Department of Planning, Industry and Environment (DPIE) has given in-principle support to a Planning Proposal/Development Control Plan amendment process to rezone the land, subject to planning and regional infrastructure investigations.

Part of the South West Growth Area (SWGA), Pondicherry is located north of the Oran Park Precinct and is bound by The Northern Road on the west and South Creek on the east. The site sits wholly within the Camden Local Government Area (**Figure 1**), and is wholly owned by GDC2.

At present the site is used for grazing and dairy farming, reflecting the urban/rural dynamic of South Western Sydney. The site is dotted with a series of farm dams, currently used for irrigation and water retention purposes. The dams fluctuate in size with the season. The site is also dotted with significant paddock trees.

A main ridge line runs diagonally through the site in a roughly north-south direction, with land on either side gently sloping away. The site contains the riparian corridor of South Creek on its easternmost edge, and a tributary of Lowes Creek in its northwest corner. These form the lowest points of the site and are occupied by River Flat Eucalypt Forest vegetation communities including trees, shrubs and groundcover. A Transgrid electricity easement runs east-west through the southern end of the site.

**Figure 1 Pondicherry Precinct in context**



- |  |   |
|--|---|
| — South West Growth Area (SWGA) boundary | Major/ collector roads - existing                 |
| Precinct status - Zoned                  | Major/ collector roads - indicative               |
| Precinct status - Released               | Rickard Road proposed upgrade (Transport for NSW) |
| Precinct status - draft zoned            | Rail station - existing                           |
| Precinct status- planning underway       | Rail line - existing                              |
| Precinct status - not released           | Rail station - proposed                           |

Source: Camden Council (2020), Draft Local Housing Strategy

## 1.2 Planning process

The Pondicherry sub-precinct is part of the larger Marylands precinct which was identified for future urban development in *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*. The Marylands precinct itself is part of the larger South West Growth Centre identified in that SEPP.

The land comprising Pondicherry did not form part of the initial land releases in the South West Growth Centre, however, land immediately to the south in the Oran Park precinct was included in the initial releases. This land was rezoned for urban development in December 2007 and initial land subdivision commenced in 2009. Development has occurred at a steady pace in Oran Park and surrounding release areas since that time, requiring that consideration be given to planning the next release areas in the SWGA.

In 2016, GDC2 (the developer of Oran Park) initiated discussions with DPIE about commencing land use planning for Pondicherry using the Precinct Acceleration Protocol. Those discussions culminated with GDC2 (the future developer of Pondicherry) and Leppington Pastoral Co Pty Limited (LPC, the landowner of Pondicherry) entering a Planning Agreement with the Minister for Planning for Pondicherry's accelerated planning. The Planning Agreement was signed in April 2018.

Under the Planning Agreement, the precinct planning was to be led by DPIE, with a series of committees involving other authorities, Camden Council and GDC2 established to assist in the administration of the planning process. The Planning Agreement required GDC2 to pay for precinct planning costs, including all technical studies required to determine land use capability and proposed zoning.

While the planning for Pondicherry commenced as a State-led process under the Precinct Acceleration Protocol, in October 2019 the Minister for Planning announced a new approach to State-led precinct planning exercises which were underway at that time for 48 separate precincts. Under the new approach, DPIE would lead the planning for fewer precincts (initially 22 such precincts were identified). DPIE proposed to return planning control for the remaining 26 precincts to local councils immediately, or over time by engaging in a more "collaborative" process with local councils. Pondicherry was one of a number of precincts which was identified for further work under the "collaborative" model.

In practical terms, this meant that throughout 2020, DPIE continued to lead the planning process for Pondicherry in partnership with Council and generally in accordance with the structures set out in the April 2018 Planning Agreement. However, over the course of the year, as state planning issues were progressively resolved, transition of the planning process to Council commenced. In December 2020, DPIE formally advised both Council and GDC2 that the Precinct Acceleration Protocol process was being discontinued and that planning for Pondicherry would now proceed as a proponent-led planning proposal administered by Camden Council.

This means that all technical studies supporting the planning process are now the proponent's, despite the fact they were commissioned and, in most cases, reached final draft stage under the former Precinct Acceleration Protocol. Consequently, minor amendments to draft technical reports have been necessary, so they meet the requirements of documentation required to support a planning proposal rather than the State-led process. Those amendments are incorporated in this technical report.

### Tranche 41

Separately, in 2020 GDC2 lodged a planning proposal with Camden Council to "fast-track" rezone a portion of the larger Pondicherry precinct to ensure continued land supply. This area is known as Tranche 41 and in February 2021 the planning proposal received Gateway approval to proceed to exhibition. Tranche 41 will continue to be considered for rezoning by both Council and DPIE under its own, discrete planning proposal.

The social infrastructure assessment for Tranche 41 found that needs of future residents at Tranche 41 could be met by:

- » Directly providing local open space, shared walking and cycling paths, at least one play space and one half court for informal sporting activities on site
- » Leveraging facilities and services already provided nearby, including Oran Park Library, local schools, child care, and health, aged care and emergency services

- » Contributing to the future provision of new facilities near to the site, particularly district active open space, multipurpose sport courts and a multipurpose community facility.

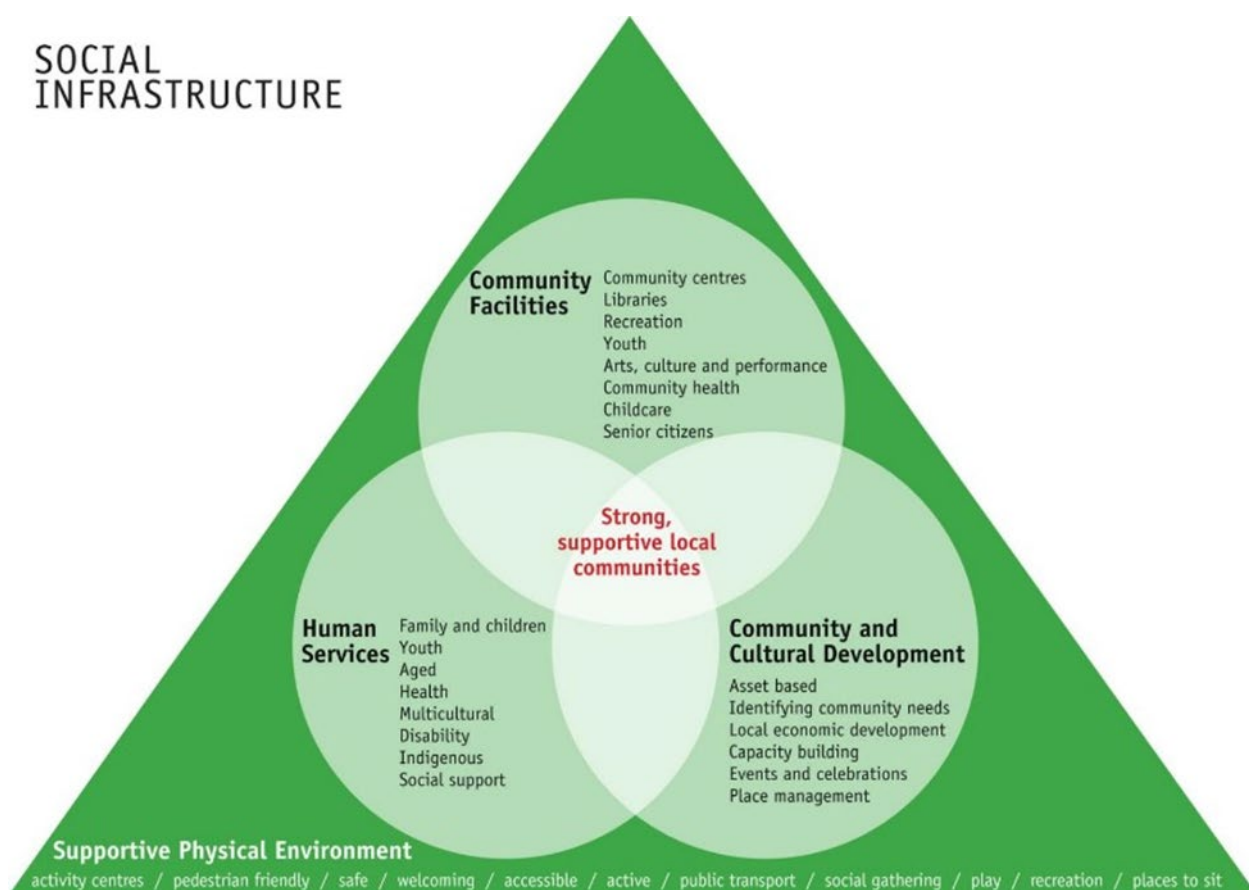
While a separate social infrastructure assessment was prepared for Tranche 41, we have included forecast demand for social infrastructure at Tranche 41 in this report to demonstrate how it is addressed as part of the planning proposal for Pondicherry.

## 1.3 Scope of the assessment

This assessment is one of the technical studies required to inform the Precinct Planning process. The assessment area will consider the high-level requirements for open space, recreational and community facilities across the SWGA precincts that fall within the Camden LGA, with a more detailed focus on the social infrastructure required within the Pondicherry Precinct.

The social infrastructure considered in the assessment will include local community, cultural, sport and recreation facilities, as well as the human services and open space required to be provided by local and state government agencies and the private/non-government sectors to meet future needs. It will identify infrastructure requirements at the neighbourhood, local and regional levels.

**Figure 2 Components of social infrastructure considered in this assessment**



Source: Elton Consulting

Social infrastructure includes both hard and soft infrastructure. It encompasses the spaces which facilitate community life *and* the services which support individuals and communities. As identified in **Figure 2**, there are a range of community facilities which provide a base for strong local communities. Ensuring residents have access to community facilities and services is key to facilitating community and cultural development as community facilities are the spaces in which community and cultural development occur.

Communities require a mixture of specialised and multipurpose spaces. Education, health and care facilities often tend to be highly specialised and cater to a specific community need while community spaces – such as halls, open space and community facilities – are best delivered when they are multipurpose and flexible. This allows for social infrastructure to adapt as community needs change over time.

Designing and delivering social infrastructure which addresses community needs and facilitates site activation, social gatherings and high utilisation are an essential component of community building. Together these components play an important role in building character and community identity.

This report considers the following social infrastructure:

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

## 1.4 Methodology

This assessment comprises **five** main tasks, which are outlined below.



### Document review

We undertook a review of key policies, strategies and directions to understand the strategic and planning context of the local area. Through understanding the local and regional strategic context we developed a conceptual understanding of Pondicherry's contribution to the broader region and the factors which may influence its development in the future. The review included:

- » 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 Pondicherry will play in the future in supporting Sydney's third city.
- » Camden Council's strategic directions and policies to strengthen the Local Government Area's (LGA) offering and ensure that the services and facilities delivered at Pondicherry are 'in step' with Council's approach.
- » 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.



### Demographic analysis

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.

An expected community profile was developed highlighting expected demographic characteristics. We developed a forecast community profile for Pondicherry based on comparable areas and considering dwelling mix, occupancy rates and three development scenarios. Our estimated total population under different development scenarios was then used in conjunction with benchmarks to determine the quantum of social infrastructure required to support the future community at Pondicherry.



### **Identification of social infrastructure requirements**

We identified and mapped existing social infrastructure within a five-kilometre radius of the site to determine its distribution and clustering across the area.

Using this information and expected demand generated by the future Pondicherry community we prepared a needs analysis using provision rates and Council benchmarks as well as preliminary consultation outcomes.



### **Consultation**

We spoke with Camden Council and key government departments, such as Health, Education, Fire and Rescue, and Police. These discussions:

- » Highlighted opportunities and challenges specific to the LGA and new greenfield developments in the area
- » Provided information on future service/facility delivery plans, expected demand generated and proposed facilities.
- » Helped form and tailor the social infrastructure recommendations so they address local issues and build on current and future opportunities where appropriate.

We also consulted with GDC2 to understand their vision for the area, the social infrastructure they have provided at Oran Park and their view on key social infrastructure required for Pondicherry.



### **Strategy and delivery**

We prepared a strategy to draw together all previous steps. The strategy considers social infrastructure at the regional, local and neighbourhood levels. It incorporates recommendations that address community needs in a manner which is 'in step' with Council and best practice. Ensuring spaces, facilities and services 'speak to each other' both onsite and to the broader area is an important component of placemaking and community building.

The strategy considers development staging, facility costs, funding, delivery and management options for services and social infrastructure, aspects of ecological design, and fundamental design principles. It will provide guidance to Greenfields Development Company no 2. about how best to meet the needs of the future community of Pondicherry.

# **PART TWO – EXISTING SITUATION**

## 2 Policy and planning framework

This chapter summarises directions of relevance for the Pondicherry Precinct from key State Government and Camden Council policies and plans. These policies also provide the criteria against which the Indicative Layout Plan for the Pondicherry Precinct 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.

### 2.1 Key themes and strategic directions

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)
- » 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)
- » Draft Greener Places Design Guide (2020)
- » Other policies from State Government social infrastructure agencies.

#### The Western City

Pondicherry 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 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.

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 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, 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 needs.

## 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 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.

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.



### Implications for Pondicherry

Pondicherry 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 Pondicherry will change from rural/greenfield development to a more populated urbanised area part of the SWGA. Pondicherry will 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 area will also benefit from proximity to rail services with the North South Rail Link including a proposed station at Oran Park.

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 Pondicherry. 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 at Pondicherry 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 when developing the social infrastructure strategy.

## 2.2 Regional planning

The planning framework for the SWGA, the area surrounding Pondicherry, has shifted significantly since the South West Growth Centre was established in 2004. Key changes have included:

- » the launch of the South West Growth Centre Structure Plan (2006) incorporated 18 precincts with an estimated future population of 300,000 people once developed. Capacity estimates for the South West Growth Centre were increased to 450,000 people in August 2014 based on updated housing market analysis
- » the development of the Western Sydney Growth Areas Special Infrastructure Contribution (January 2011) which helps fund transport and social infrastructure, including schools, emergency services, open space and health facilities
- » the establishment of the South West Priority Growth Area (September 2017) to reflect planning for the Western Sydney Aerotropolis, which incorporated land formerly within the South West Growth Centre. The South West Priority Growth Area included 16 precincts with an estimated future population of around 600,000 people

- » the release of the Western City District Plan (March 2018) which recognises the SWGA and establishes a hierarchy of centres in and around it. These include the metropolitan clusters of the Western Sydney Aerotropolis and Campbelltown-Macarthur, the strategic centres of Narellan and Leppington, and the local centres of Oran Park and Harrington Park
- » the launch of the Western Sydney Airport and Aerotropolis Plan (November 2020) that includes 10 precincts, some of which were previously within the South West Priority Growth Area.

The SWGA was nominated as a strategic planning precinct by the NSW Government in November 2019.

**Figure 3** shows the Pondicherry precinct, Oran Park and the SWGA in the context of the Western Sydney Aerotropolis.

The SWGA comprises 14 precincts including Pondicherry and Oran Park. DPIE is currently preparing a strategic plan for the SWGA with Camden, Campbelltown and Liverpool Councils. We note that additional precincts may be established as part of this process, potentially including Greenway immediately to the north of Pondicherry.

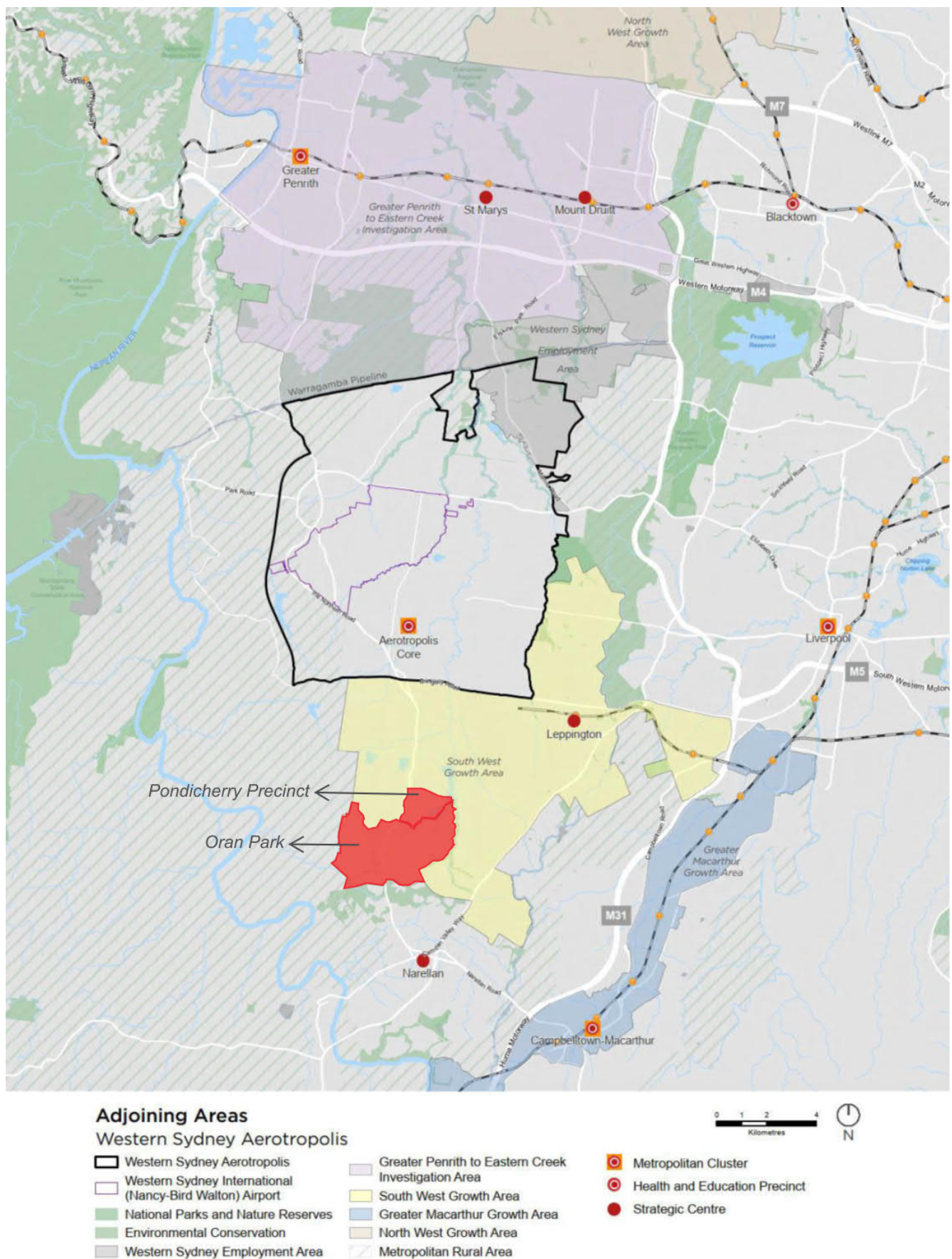
The SWGA is being supported by significant economic and physical infrastructure<sup>1</sup> including:

- » The South West Rail Link which will include stations at the Aerotropolis, Oran Park and Narellan
- » Major upgrades to Bringelly Road, Camden Valley Way and The Northern Road
- » The Western Sydney Airport and Aerotropolis, and further north the Western Sydney Employment Area.

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<sup>1</sup> NSW Department of Planning, Industry and Environment: South West Growth Area, <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/South-West-Growth-Area>

**Figure 3 South West Growth Area Strategic Map**



Source: Western Sydney Planning Partnership, Western Sydney Aerotropolis Plan, 2020 & Elton Consulting 2020

## Social infrastructure planning

The Western City District Plan provides guidance for the delivery of social infrastructure within the City. It identifies the centres and locations within the SWGA and an indication of the sorts of social infrastructure they will provide. The Camden Local Strategic Planning Statement also provides further guidance on the development of centres within the SWGA (**Table 1**).

**Table 1 SWGA centres hierarchy**

Centre	Description	Relevant locations
Neighbourhood centre	Small centres which meet the everyday shopping needs of a single suburb. They are often anchored by a small supermarket supported by a limited mix of other uses, such as cafes, general practices and professional services.	» Harrington Park
Local centre	Local centres serve the needs of several suburbs. They provide access to essential day-to-day goods and services close to where people live, including a large supermarket, medical services, restaurants and cafes.	» Emerald Hills » Gregory Hills » Lowes Creek (future centre)
Town centre	Town centres are the focal point for local communities serving the needs of a whole local government area. They have a high quality public domain, are walkable and include a mix of uses with retail, civic, commercial office and residential. They are the key location for social infrastructure in local communities including: » Community centres, libraries and neighbourhood hubs » Playing fields, clubs and courts, pools and leisure centres » Child care, schools, TAFEs and universities.	» Camden » Oran Park
Strategic centre	Strategic centres have regional significance. They are major employment centres well connected to town centres by transport infrastructure.  Social infrastructure within strategic centres caters to residents (both local and further afield) and workers.	» Leppington » Narellan
Metropolitan cluster	Metropolitan clusters provide access to a large number and range of jobs and services within a 30-minute city. The cluster within the Western City is polycentric with four centres.  The social infrastructure focus for the Western City metropolitan cluster is health and education.	» Western Sydney Aerotropolis » Liverpool » Campbelltown-Macarthur.

Source: Greater Sydney Commission (2018), Western City District Plan; Camden Council (2020), Local Strategic Planning Statement

Importantly, the Western Sydney Aerotropolis Plan notes Leppington and Oran Park are key destinations in the SWGA.

## GHD assessments

GHD was commissioned to undertake a social infrastructure assessment for the South West Growth Centre in 2015 and then an audit of open space for the South West Priority Growth Area in 2017. The findings of these reports are limited primarily because the regional planning context has changed significantly since they were undertaken. The open space audit was also purely a desktop analysis and needed further testing with local councils and various state government agencies to refine its recommendations.

However, these assessments do suggest that the focal points for regional social infrastructure in the SWGA are Leppington and Oran Park. The social infrastructure assessment recommended the following regional level social infrastructure:

- » Leppington North – a multipurpose community centre, ambulance hub, fire station, police station, and regional integrated primary health care facility
- » Oran Park – an integrated health care centre, fire station, police shopfront and multipurpose community centre.

## 2.3 Local planning

Camden Council finalised its Sportsground Strategy 2020-24 in September 2020 and its Spaces and Places Strategy 2020 in December 2020. Together they provide the core of Council's strategy for social infrastructure and open space.

These strategies operate using the hierarchy of regional (multi LGA), local (LGA) and neighbourhood (suburb or place) level infrastructure. The Spaces and Places Strategy also uses three planning districts to establish infrastructure priorities:

- » Rural – this district is on the western side of the Camden LGA and incorporates semi-rural land. The focus for this area is accessibility, passive recreation, low-impact recreation (e.g. tennis, bowls, walking) and continuing education
- » Established – this district is in the south east of the LGA including the established suburbs of Camden, Narellan and Harrington Park. This is currently the most populated part of the LGA. The focus for this area is again accessibility, passive recreation, low impact recreation and continuing education as well as active recreation and fitness
- » Growth – this district is in the north east of the LGA and includes Oran Park, Lowes Creek, Leppington and Pondicherry. By 2036 it will be by far the most heavily populated part of the LGA. The focus here includes the activities identified above but, due to the high proportion of families and children, play spaces, family friendly spaces and sporting facilities will be particularly important into the future.

It is worth noting that local social infrastructure planning is still developing. Indeed, key recommendations of the Spaces and Places Strategy include developing a Community Facilities Strategic Master Plan, reviewing and updating the Library Strategic Plan, preparing an Open Space Strategic Master Plan, and developing a Play Space Strategy. These strategy documents are likely to emerge while the rezoning process for Pondicherry is underway.

## 2.4 Planning for Pondicherry

Pondicherry is not specifically considered in planning at the regional or local levels<sup>2</sup>, but these frameworks do provide guidance on social infrastructure planning for the area. They outline the preferred location for social infrastructure, social infrastructure priorities and funding sources.

### Location

Social infrastructure is best located in or near key centres. This helps residents and visitors to access important community facilities and services. It also supports the activation of these centres.

The key centres for Pondicherry are:

- » Oran Park, which is a town centre and already provides several regional level services and facilities, such as the IPCC and Oran Park Library. Importantly it is a developing centre and with the proposed South West Rail

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<sup>2</sup> Camden Council's Local Housing Strategy does refer to the Pondicherry Precinct as a future release area and notes a recent Planning Proposal for 470 residential lots in the south-western part of the precinct (known as Tranche 41).

Link which includes a train station at Oran Park, it may take on more significance in the future. It is south of the Pondicherry precinct and is accessible by active, public and private transport

- » Narellan and Leppington, which are the closest strategic centres to Pondicherry. Narellan already provides important regional sporting facilities and as these centres develop they will provide additional regional social infrastructure
- » The Aerotropolis, which will be directly accessible via road and rail connections. It will provide social infrastructure including tertiary education and regional open space.

Additionally, any future development at Greenway directly to the north of Pondicherry is likely to incorporate a town centre that future residents at Pondicherry could utilise.

## Priorities

Council has nominated several social infrastructure priorities in its recently developed Spaces and Places Strategy, some that extend across the LGA and some limited to the Growth District. LGA level priorities include:

- » Community facilities – Council proposes to develop a network of multipurpose facilities in population centres, prioritise provision of regional and neighbourhood level community centres, and consolidate smaller community centres where possible
- » Passive open space – Council is investigating areas for future open space provision to meet demand, shared use arrangements, and prioritising open space provision along South Creek
- » Active open space – Council is seeking to develop shared use arrangements to meet the projected shortfall of playing courts and playing fields.

Priorities for the Growth District include:

- » Passive open space – Council wants to develop a network of open space linking regional, local and neighbourhood spaces
- » Active open space – Council is targeting the development of a regional level playground and specialised play spaces, and investigating opportunities for off leash dog parks.

## Funding

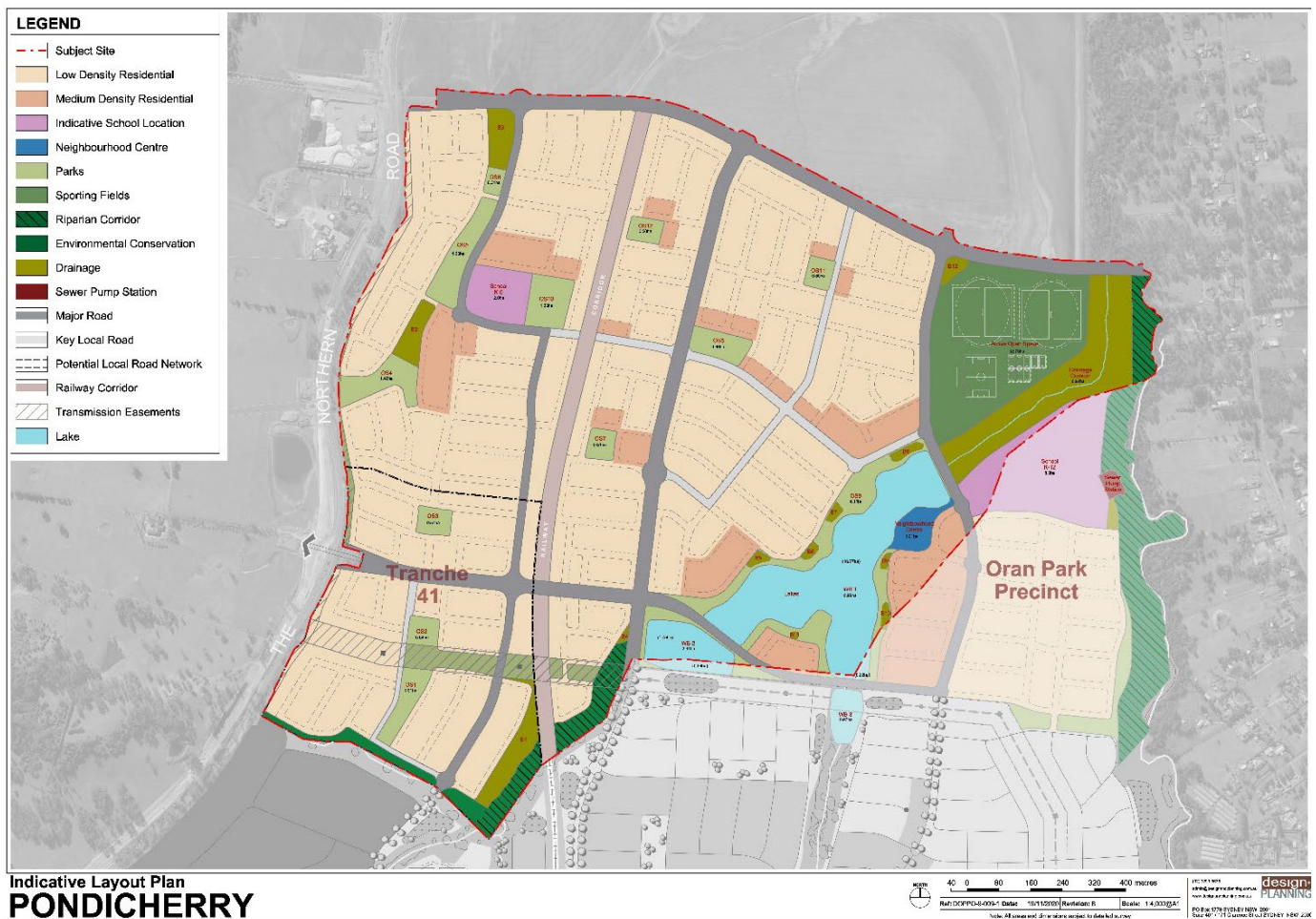
The major funding sources for social infrastructure delivered through government are:

- » Special infrastructure contributions (SIC) – SICs are paid by developers in Special Contribution Areas like the SWGA. They help fund state level infrastructure including roads, schools, emergency services, open space and conservation, health facilities, and bus infrastructure
- » Council revenue – Council allocates funding consistent with its Integrated Planning and Reporting Framework, which includes a ten-year Community Strategic Plan, a four-year Delivery Program, and annual Operational Plan
- » Developer contributions – local councils can levy development contributions for public amenities and services, including open space and community facilities. Developers can also provide contributions, public amenities and services through Voluntary Planning Agreements
- » Government grants and subsidies – the state and federal governments provide funding for various social infrastructure projects and programs.

## 2.5 Pondicherry – indicative layout plan

GDC2 has prepared the following ILP for the Pondicherry Precinct (**Figure 4**) with indicative staging in **Figure 5**. We note the timing in the staging plan is only indicative and that Tranche 41 is not covered within this social infrastructure assessment (as it is the subject of a separate study).

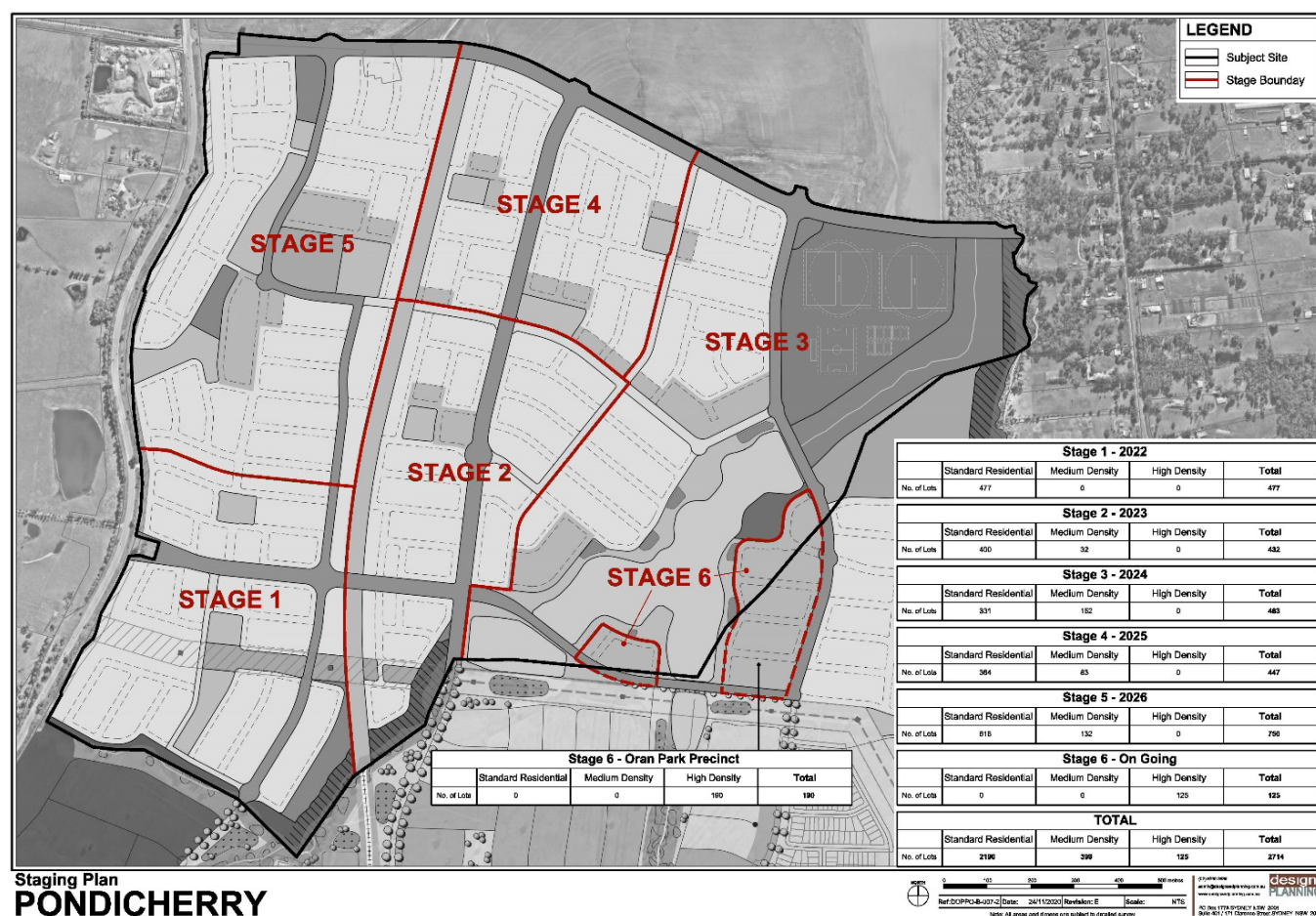
**Figure 4 Indicative layout plan – Pondicherry Precinct**



The Pondicherry ILP incorporates social infrastructure including:

- » Community – a community facility is included as part of the neighbourhood centre
- » Education – a new public primary school is proposed
- » Open space (active) – a regional level sporting facility with four turf playing fields, an artificial turf field and eight multipurpose sport courts
- » Open space (passive) – 12 parks, pedestrian tracks and cycleways, and significant natural areas, including a network of lakes.

**Figure 5 Staging plan – Pondicherry Precinct**



### Implications for Pondicherry

Regional planning is still developing in the SWGA with much social infrastructure planning to this point taking place at the precinct level.

Future residents at Pondicherry will rely on key centres for regional social infrastructure, particularly Oran Park given its proximity and other major centres like Narellan and Leppington. Residents may also access services at future centres, such as Greenway directly to the north of the site. Development of the South West Rail Link will improve the future population's access to regional infrastructure within metropolitan cluster locations including the Aerotropolis, Campbelltown and Liverpool.

Camden Council's recent Spaces and Places Strategy establishes priorities for social infrastructure provision within Camden including:

- » The development of LGA wide networks for community facilities and open space
- » Provision of new active open space particularly within the Growth District and the development of shared use arrangements to meet the need for playing courts and playing fields across the LGA.

## 2.6 Other State Government policies and documents

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

- » State Infrastructure Strategy 2018-2038 (2018)
- » Western Sydney Infrastructure Plan (2014)
- » Sydney's Open Space South West Subregion Audit (2014)
- » Planning new schools, school safety and urban planning advisory guidelines, Department of Education (2015)
- » Healthy Urban Development Checklist, NSW Department of Health (2009)
- » NSW Draft Recreation and Open Space Planning Guidelines for Local Government (2010)
- » People Places: A Guide for Public Library Buildings in NSW (2013)
- » Planning for School Infrastructure, NSW Auditor General's Report (2017)
- » School Assets Strategic Plan, NSW Department of Education (2017)
- » NSW Auditor General's Report on sharing school and community facilities (2017)
- » The Sydney Green Grid 3 South West District, Government Architect's Office, (2017)
- » State Environmental Planning Policy (Educational establishments and child care facilities) (2017)
- » Child Care Planning Guideline (2017)
- » Draft Everyone Can Play Guidelines (2018)
- » Draft NSW Public Spaces Charter (2020).

## 2.7 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 Council 2016-2026 Active Ageing Strategy (2017)
- » Camden Council 2018-2021 Children and Families Strategy (2018)
- » Camden Council 2017-2021 Disability Inclusion Action Plan
- » Camden Growth Centres Section 94 Contributions Plans (2017)
- » Camden Recreational Demand Study (2014)
- » Camden Sportsground Strategy 2020-2024 (2020)
- » Camden Council Spaces and Places Strategy (2020)
- » Camden Council Economic Development Strategy (2013).

## 3 Existing social context

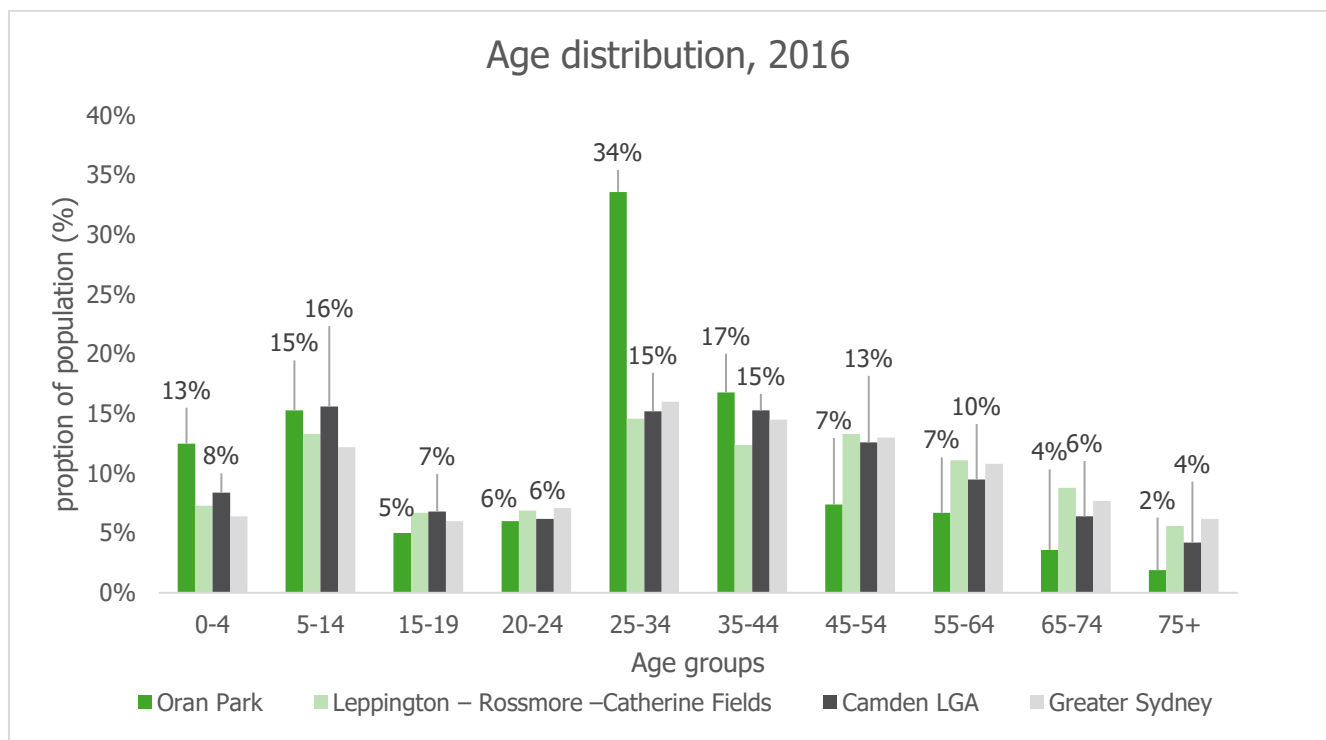
### 3.1 Demographic context

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 several small areas in the community profile.

The Pondicherry site falls within the Oran Park small area. **Figure 6** 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 6 Age distribution, 2016**



Source: Australian Bureau of Statistics, 2016

### 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%).

This 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 longer time (i.e. have had more opportunity to repay their mortgage and accumulated 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 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, with an Index of Relative Socio-Economic Disadvantage (IRSD) score of 1,080.7<sup>3</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>4</sup>.

## **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 like that of Camden LGA, with the United Kingdom, New Zealand and India being the top three countries of birth.

<sup>3</sup> <https://profile.id.com.au/camden/seifa-disadvantage-small-area?WebID=220>

<sup>4</sup> <https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/2033.0.55.001~2016~Main%20Features~IRSD~19>

## Greenfields Development Company No.2 Pty. Ltd. survey findings

GDC2 has prepared a summary of emerging demographic characteristics of residents of Oran Park based on regular surveys of new residents.

Key findings from the 17<sup>th</sup> new residents survey, which has now been completed by 1,802 households who moved into the area between December 2011 and May 2020 included:

- » Oran Park is a culturally diverse area with 49% of residents born overseas
- » The area is still primarily attracting young families with high proportions of children aged 5-11 (15%) but notably fewer children aged 12-17 (6%), meaning that more than a fifth of new residents are currently attending schools
- » Most households have 2-4 persons, but there are also significant numbers of lone person (9%) and five person households (13%)
- » The primary daily travel destinations of new residents are suburbs outside the adjoining LGAs and the Sydney CBD
- » Each day 66% of new residents drive a private motor vehicle and just 13% travel as passengers.



### Implications for Pondicherry

As Pondicherry is an extension of the Oran Park precinct – it can be expected that the new community at Pondicherry will be like that of Oran Park. Broadly speaking, Pondicherry will most likely have:

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

Pondicherry will also have a small component of prestige property surrounding the lake. It is likely that this will introduce higher income households which could include families with older children or older households without children.

Based on this assessment, Pondicherry will generate specific demand for schools, childcare, play spaces, 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 Pondicherry there is a risk that any social infrastructure shortfall in specific age groups (such as primary schools) will be intensified due to the proximity of the communities.

Services and facilities at Pondicherry 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.

## 4 Existing and proposed social infrastructure

We have examined the geographical distribution of existing and proposed social infrastructure, and have also considered each social infrastructure category separately to understand the availability of facilities, services and open space and their capacity to meet some of the needs of the future population.

### 4.1 Geographic distribution

There is currently no existing social infrastructure within the project boundary.

Currently health services, medical centres, education, child care facilities, recreational and open spaces are clustered in established suburbs such as Camden, Campbelltown, Harrington Park, Narellan and Mount Annan and developing areas such as Oran Park. Services and facilities in Oran Park will continue to develop as the suburb grows and surrounding rural areas undergo rezoning.

We have reviewed areas within a five-kilometre radius from the site including:

- » Oran Park – The Oran Park Precinct has been in development for 10 years and is still under construction. When completed it will contain a range of local facilities and open space to serve the forecast precinct population with local and regional facilities planned to serve the southern part of the SWGA. Some of these have already been delivered and/or finished. The proximity of Oran Park to the investigation site is important when considering when, how and by whom these facilities and services will be used.



#### Oran Park – social infrastructure

GDC2 has aimed to develop Oran Park as a “learning place” by encouraging schools and child care facilities to locate in the area, and establishing a Smart Work Hub as a place where residents could work closer to home, interact and collaborate with each other.

The organisation has delivered several key pieces of local and regional level social infrastructure as part of its Voluntary Planning Agreement (VPA) with Camden Council for Oran Park. Over the past three years this has included:

- » Oran Park Library – this regional library includes a community resource centre, community meeting rooms and an outdoor civic plaza
- » Julia Reserve Youth and Community Centre – this facility incorporates office spaces, meeting rooms and a cultural activity and performance space
- » Julia Reserve Youth Precinct – the park includes a parkour facility, multi-use courts, kick-about areas, skate park and ping-pong tables. It was recently awarded a 2020 Australian Institute of Landscape Architects (AILA) National Award
- » Ron’s Creek Splash Park – this includes play spaces, BBQ facilities and a Ninja Warrior course as well as a splash park.

GDC2 has committed to delivering two additional regional level facilities – Mick Doohan Reserve sporting facility in 2021, and the Oran Park Leisure Centre with its 50m competition standard pool in 2024.

GDC2 has also invested in soft social infrastructure by developing programs and activities to bring the community together. These include a welcome program for new residents, major event celebrations, and programs to keep people informed about what is happening at Oran Park.

Source: GDC2 interview

- » Harrington Park – Harrington Park is a completed subdivision site with similarities to Oran Park. The area has a wide variety of social services and facilities. The area has a local school, reserve, community facilities, medical facilities, and an array of childcare services.
- » Gregory Hills to the south – Gregory Hills is a master planned community which is still under construction. The area is characterised by the high proportion of detached dwellings, being one of many new subdivisions in the local area. On the site is a retail area which includes early learning and care services and a Service NSW centre. There are limited health, education and community facilities on site.
- » Leppington to the east – Leppington is comprised mostly of large greenfield lots north of Camden Valley Way. On the south side of Camden Valley Way limited greenfield development has occurred with new sites such as Emerald Hills Estate and Willowdale establishing.
- » Bringelly and Rossmore to the north – Bringelly and Rossmore have traditionally been characterised by their rural nature and emphasis on agriculture. However, the need for more housing and the development of the Western City has positioned these areas as potential areas of interest.
- » Cobbitty to the west – Cobbitty is characterised by its rural nature and agricultural activities. Notably, the University of Sydney has agricultural field sites within the suburb.

It is also important to consider the range of local and regional level facilities and services beyond the analysis area due to its rural nature. To the south of the analysis area, the established suburbs of Narellan, Narellan Valley, Camden, Campbelltown, and Mount Annan contain a large range of social services and facilities to support existing populations.

## 4.2 Aged, community, emergency and health services

**Figure 7** shows the distribution of aged care, community and emergency services, community facilities, and health services near the Pondicherry site.

### Aged care

There are three aged care facilities within the analysis area:

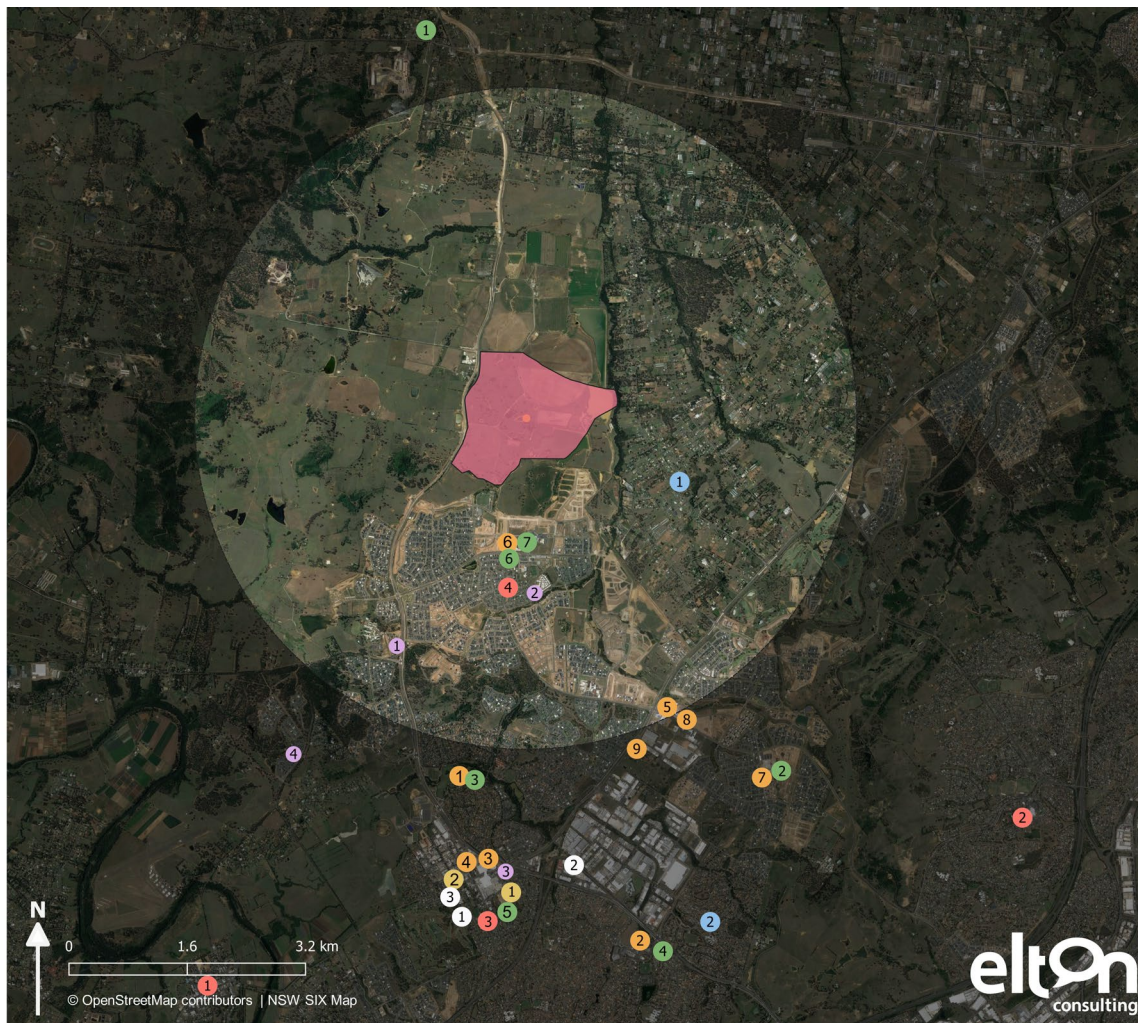
- » Oran Park Village is a retirement village that includes a range of private facilities accessible to residents, emergency call services and onsite medical and physiotherapy professional spaces. Currently there are 71 villas and 16 apartments on site.
- » Cobbitty Park Christian Retirement Village is a retirement village providing independent-living homes for people over 55. There are currently 50 residential single level units of either two or three bedrooms. There are an additional 20 units under construction.
- » Wivenhoe Village is an over 55s community with an array of services to support an older resident population, such as; 24-hour emergency call and landscape maintenance. The Wivenhoe Village is advertised as a luxury retirement village composed of 149 separate dwellings.

These facilities are to the south and south west of Pondicherry.

### Proposed aged care

A new aged care facility, Thompson Aged Care, is under construction 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.

**Figure 7 Aged, community, emergency and health services – Pondicherry****Legend**

Buffered  
 Pondicherry Site

Aged Care		Community and Emergency Services	
1	Cobbitty Park Retirement Village	1	Camden Community Connections
2	Oran Park Village	2	Fire & Rescue NSW Narellan Fire Station
3	Queen Medical Centre	3	Narellan Police Station
4	Wivenhoe Village		
Community Centre		Community Hall	
1	Bringelly Community Centre	1	Catherine Field Community Hall
2	Gregory Hills Community Centre	2	Currans Hill Community Hall
3	Harrington Park Community Centre	Health Services	
4	Mount Annan Leisure Centre – YMCA	1	I-MED Radiology Network – Narellan
5	Narellan Child, Family and Community Centre	2	Narellan X-Ray Centre
6	Oran Park Town Sales and Information Centre	Libraries	
7	Julia Reserve Youth and Community Centre	1	Camden Library
		2	Eagle Vale Library
		3	Narellan Library
		4	Oran Park Library
		Health Centre	
		1	Harrington Park Medical Practice
		2	Mount Annan Medical Centre
		3	Narellan Community Health Centre
		4	Narellan Central Medical Centre
		5	Optimal Health Centre Gregory Hills
		6	Oran Park Family Health (IPCC)
		7	Our Medical Home Gregory Hills
		8	Providence Medical – Gregory Hills Medical Centre
		9	My Health Medical Centre

## Community facilities

Council notes in its Spaces and Places Strategy<sup>5</sup> that overall there is currently an under-provision of community facilities across the LGA. Based on its benchmarking, Council estimates that while library provision is slightly oversupplied, there is an undersupply of three regional level multipurpose community facilities and two civic/cultural facilities across the LGA. The need for these facilities will grow substantially to 2036 with likely demand for two more libraries, nine community facilities and six civic/cultural facilities.

Council also identifies the needs for accessible public facilities<sup>6</sup> and for affordable places, activities, services and groups that enable older people to connect and learn<sup>7</sup>. Community facilities are critical in meeting these needs.

### Within study area

Council classifies community facilities based on the catchment they serve as follows:

- » Neighbourhood facilities serve a single suburb or small local area within the Camden LGA
- » Local facilities service the Camden LGA or multiple suburbs within the LGA
- » Regional facilities serve the Camden LGA and surrounding LGAs.

There are two neighbourhood level, one local and one regional community facility in the five-kilometre analysis area (**Table 2**). The most accessible facilities to Pondicherry will be those in Oran Park which include the local level Julia Reserve Youth and Community Centre and the regional Oran Park Library.

Council's Spaces and Places Strategy notes demand for community facilities has increased and this is likely to continue in line with population growth. Consultation conducted by Council with facility operators and the community found:

- » Many facilities reported being at capacity, expressing the need for additional staff and increased opening hours
- » Proximity and convenience are the main reasons residents did not visit open space, play spaces, and community facilities
- » Events and activities, spaces to hire and sense of community are the most valued aspects of existing community facilities.

Together these findings highlight the importance of co-locating community facilities with other social and/or retail infrastructure; proximity to transport links; programming and staffing to improve activation; and multipurpose design which supports both Council supported programs and community led/hireable uses.

**Table 2 Key community facilities within the study area**

Name	Function	Inclusions
Catherine Fields Hall	Neighbourhood	<ul style="list-style-type: none"> <li>» Hall</li> <li>» 90 person seating capacity</li> <li>» Kitchen</li> <li>» Parking</li> <li>» Heating/Air conditioning</li> </ul>
Oran Park Town Sales and Information Centre	Neighbourhood	<ul style="list-style-type: none"> <li>» Community room</li> </ul>

<sup>5</sup> Camden Council (2020), Spaces and Places Strategy 2020, <https://www.camden.nsw.gov.au/assets/pdfs/Council/Plans-and-Strategies/66467-Camden-Council-Spaces-and-Places-Strategy-2020-21-12-20-Web.pdf>

<sup>6</sup> Camden Council (2017), 2017-2021 Disability Inclusion Plan, <https://www.camden.nsw.gov.au/council/plans-and-strategies/>

<sup>7</sup> Camden Council (2017), 2016-2026 Active Ageing Strategy, <https://www.camden.nsw.gov.au/council/plans-and-strategies/>

Julia Reserve Youth and Community Centre	Local	<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>
Oran Park Library	Regional	<ul style="list-style-type: none"> <li>» Regional level library facilities</li> <li>» Community resource centre focused on art and culture</li> <li>» Five community meeting rooms</li> <li>» Outdoor civic plaza</li> </ul>

## Outside study area

The key facilities outside the study area are regional level community and cultural facilities (**Table 3**). As noted above Council has identified deficits in provision of community centres and civic/cultural facilities. Several of these facilities are at capacity already with:

- » The Casula Powerhouse Art Centre and the Campbelltown Arts Centre having over 100,000 visitors a year each
- » Demand for the Camden Civic Centre having increased in recent years significantly (34% over the last four years).

While Camden and Narellan libraries are nearing capacity, the development of the Oran Park Library means there is currently small surplus of library facilities in the LGA.

**Table 3 Key community facilities outside the study area**

Name	Function	Inclusions
Bringelly Community Centre	Neighbourhood	One main hall, including kitchen facilities, with capacity for 40-120 people <sup>8</sup>
Camden Library	Neighbourhood	The central library for the Camden LGA <sup>9</sup> , incorporates Camden Museum which has a collection of historical photos, maps, clothing and furniture
Alan Barker Art Gallery	Local	Gallery space and public art workshops
Eagle Vale Library	Local	Part of the Campbelltown City Council library service. It includes 12 public access computers, and runs regular programs and school holiday activities
Gregory Hills Community Centre	Local	Multipurpose centre with ability to facilitate meetings, playgroups, community groups, dance, fitness and art classes and includes: <ul style="list-style-type: none"> <li>» Large hall with wall mirrors with capacity for 90 people seated</li> <li>» Smaller hall with capacity for 40 people seated</li> <li>» Kitchen and storage</li> </ul>
Harrington Park Community Centre	Local	Multipurpose centre with ability to facilitate meetings, playgroups, community groups, dance, fitness and art classes and includes:

<sup>8</sup> <https://www.liverpool.nsw.gov.au/venues/community-venues/bringelly-community-centre>

<sup>9</sup> <http://www.library.camden.nsw.gov.au/>

		<ul style="list-style-type: none"> <li>» Large hall with stage with capacity to seat 80 people or 100 people standing</li> <li>» Smaller hall with capacity to seat 40 people or 50 people standing</li> <li>» Small meeting room with capacity to seat 10 people</li> <li>» Craft room with capacity to seat 15 people</li> <li>» All rooms have access to kitchen facilities<sup>10</sup></li> </ul>
Narellan Child, Family and Community Centre	Local-Regional	Multipurpose centre with ability to facilitate dance, fitness, art and theatre groups and includes one large hall with raised stage with capacity to seat 150 people or 200 standing, and kitchen facilities <sup>11</sup>
Camden Civic Centre	Regional	Multipurpose function and arts facility with: <ul style="list-style-type: none"> <li>» Fully licensed function centre</li> <li>» Main auditorium with 600 seat theatre</li> <li>» Ferguson Gallery with 180 seat theatre</li> <li>» Community room for up to 100 people</li> <li>» Training room and Memorial Gardens</li> </ul>
Campbelltown Arts Centre	Regional	Multidisciplinary arts centre with: <ul style="list-style-type: none"> <li>» 180 seat performance space</li> <li>» Exhibition galleries</li> <li>» Artist workspaces, including a ceramics studio</li> <li>» Sculpture Garden and Japanese Tea Garden</li> </ul>
Casula Powerhouse Arts Centre	Regional	Multidisciplinary arts centre with seven galleries, storage facilities, artist studios, offices and a 326 seat theatre for performing arts
Narellan Library	Regional	Narellan Library is part of the Camden Council Library service <sup>12</sup> . It includes: <ul style="list-style-type: none"> <li>» A Digital Studio which provides free computer lessons and access to technology facilities</li> <li>» 3 study rooms for community hire</li> <li>» 2 large meeting rooms for commercial/private use</li> </ul>

## Proposed community facilities

A new regional level library is proposed for the future Leppington Town Centre. The proposed library will be co-located with a community centre and cultural and performing arts centre<sup>13</sup>.

## Emergency and justice services

The distribution of emergency and justice services reflects the traditionally rural nature of the area (**Figure 7**).

Police and fire services are located centrally in more urban areas. The area is within the Camden Police Area Command with the nearest police station in Narellan around 7 kilometres from the site. The nearest NSW Fire and

<sup>10</sup> <https://www.camden.nsw.gov.au/parks-and-recreation/parks-and-playgrounds/view/harrington-park-community-centre>

<sup>11</sup> <https://www.camden.nsw.gov.au/parks-and-recreation/parks-and-playgrounds/view/narellan-child-family-and-community-centre>

<sup>12</sup> <https://www.librarything.com/venue/18827/Narellan-Library-Camden-Council-Library-Service>

<sup>13</sup> <https://www.camden.nsw.gov.au/assets/Uploads/20-297647-66467-Camden-Council-Draft-Spaces-and-Places-Strategy-2020-distributed-version-15-9-2021.pdf>

Rescue stations are at Narellan and Camden, around 7 and 9 kilometres from the site. Rural fire service stations are in Bringelly and in Cobbitty.

NSW Ambulance is establishing a network of superstations and smaller standby stations called Paramedic Response Points. The nearest superstation is in Liverpool approximately 18 kilometres away, Camden station is around 9 kilometres away, and the Leppington PRP is approximately 10 kilometres from the site.

Existing courthouses are in the town centres of Camden, Campbelltown, and Liverpool City Centre.

### **Proposed emergency and justice services**

A new NSW Fire and Rescue station is planned for Oran Park. A site has been purchased but development of the station has not yet commenced.

### **Health services**

The major hospitals closest to the Pondicherry Precinct are in more established urban hubs such as Camden, Campbelltown, and Liverpool. Those hospitals are 11, 15 and 26 kilometres from the site respectively and are all public facilities. Campbelltown and Liverpool Hospitals are also undergoing capacity upgrades in preparation for future population growth.

Oran Park has one public health facility, Oran Park Family Health, (**Figure 7**) which will be part of the Integrated Primary and Community Care (IPCC) centre network. The IPCC network aims to increase community wellbeing and reduce hospital admittance through local disease prevention and interventional care<sup>14</sup>. The IPCC network is supported by the NSW South West Local Health District.

Oran Park Family Health provides a range of services, including general medicine and family health care, women and men's health, paediatrics and childhood immunisations. It is a local level health facility and incorporates:

- » Eight general practice consulting rooms
- » A three bed treatment room
- » Five allied health consulting rooms
- » Specialist suites
- » Space for medical imaging, pathology collection and physiotherapy.

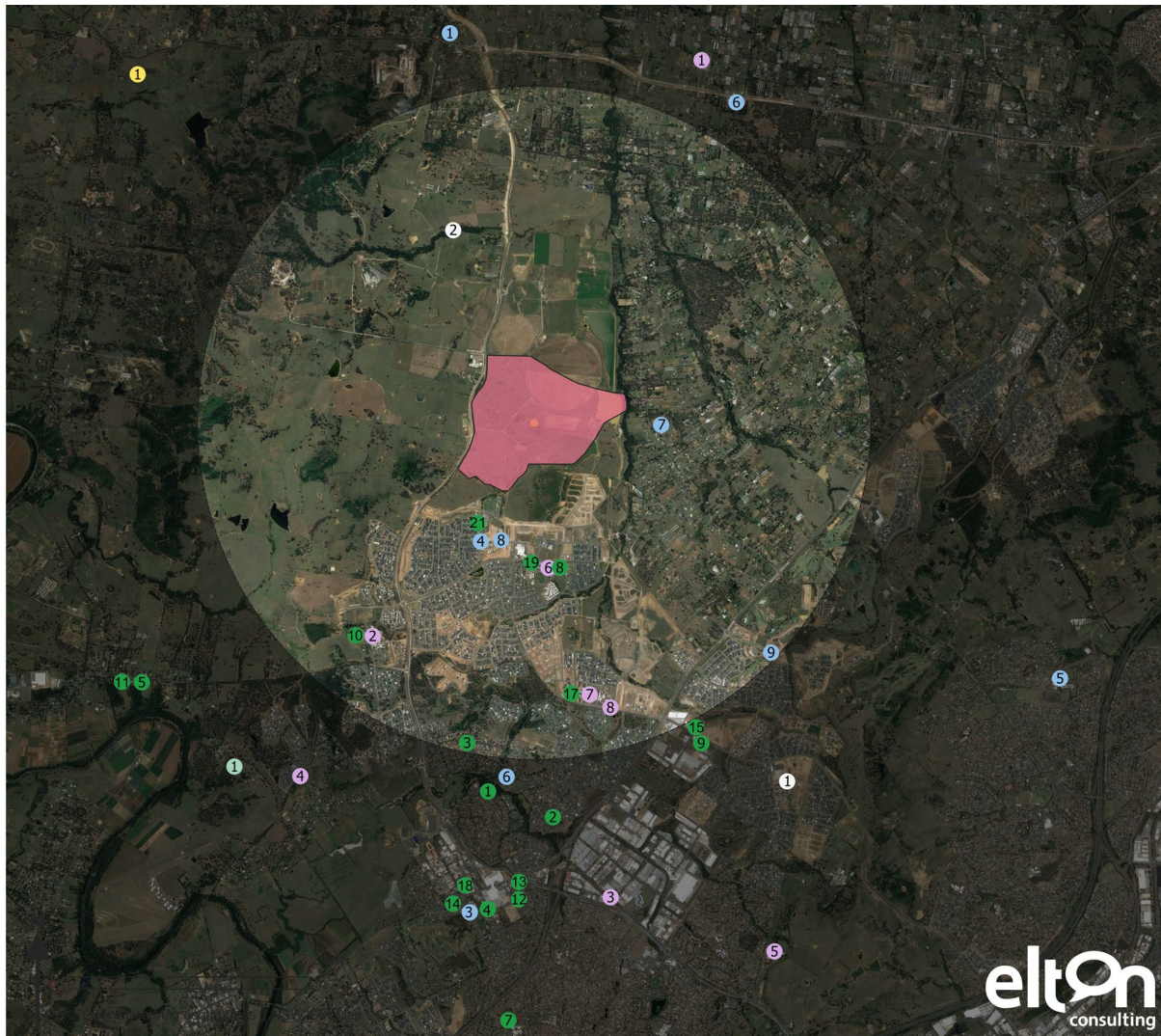
Private practices and supporting health industries are generally clustered in urban areas to the south of the site, mostly outside the study area in Narellan, Gregory Hills and Campbelltown. However, the newly opened TRN House in Oran Park hosts several private medical services including some that are already operational (radiology and psychology) and some that will open soon (physiotherapy, general practice, dentistry and orthopaedics).

## **4.3 Education and childcare**

**Figure 8** overleaf shows the distribution of existing and proposed public and private schools, childcare facilities and tertiary educational institutions near the Pondicherry site.

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<sup>14</sup> This facility has been identified as private as it is public-private enterprise.

**Figure 8 Education and childcare – Pondicherry**

Childcare facilities		16	Oran Park Anglican College OSHC	Public	
1	Bambino's Kindergarten Fairwater	17	Oran Park Montessori Academy	1	Bringelly Public School
2	Bambino's Kindergarten Harrington Park	18	YMCA Narellan OSHC	2	Harrington Park Public School
3	Bambino's Kindergarten Harrington Park North	19	Great Beginnings Oran Park	3	Narellan Public School
4	Camden Family Day Care Service	20	Camp Australia Oran Park Public School OSHC	4	Oran Park Public School
5	Camp Australia – Cobbitty Public School OSHC	21	Little Giants Oran Park	5	Robert Townson High School
6	Camp Australia – Harrington Park Public School OSHC	Private School		6	Rossmore Public School
7	Camp Australia – Narellan Vale Public School OSHC	1	Bellfield College	7	Barramurra Primary School
8	Camp Australia – Oran Park Public School OSHC	2	Macarthur Anglican School	8	Oran Park High School
9	Exceed Early Education and Care	3	Magdalene Catholic High School	9	Gledswood Hills Public School
10	Exploring Tree Macarthur	4	Mater Dei School	University	
11	KU Cobbitty Preschool	5	Mount Annan Christian College	1	The University of Sydney, Camden – John B Pye, Wolverton and Coates Park Farms
12	Macarthur Kids	6	Oran Park Anglican College	Proposed	
13	Narellan Child Care Centre	7	St Justin's Catholic Primary School	1	Gregory Hills Primary School
14	Narellan World of Learning	8	St Benedict's Catholic College	2	Lowes Creek K-12 School
15	Nido Early School Gregory Hills	Special			
		1	Aspect Macarthur School		

## Education

### Primary and secondary

There are eight schools within the analysis area (**Table 4**), including three schools that have just been opened in the past two years and one, Oran Park Primary, that has been significantly upgraded with an additional 24 classrooms opened in 2020. All schools in this area are experiencing significant growth.

Importantly, Camden Council identifies three issues relevant to primary school provision<sup>15</sup>. They are the needs for: timely provision of primary schools to enable children's development and learning; accessible public facilities and play equipment; and safe and accessible pedestrian paths around primary schools to encourage active transport to school.

**Table 4 Schools within the study area**

Name	Enrolments (2019)	Notes
Barramurra Public School	Not available – opened 2021	K-6 public school with 1,000 student capacity
Gledswood Hills Public School	Not available – opened 2020	K-6 public school with 600 student capacity
Macarthur Anglican School	848 students – growing	K-12 private school
Oran Park Anglican College	680 students – growing	K-9 private school
Oran Park High School	Not available – opened 2020	7-12 public school with 2,000 student capacity
Oran Park Public School	1,512 – growing	K-6 public school
St Benedict's Catholic College	911 – growing	7-12 private school
St Justin's Catholic Primary School	808 – growing	K-6 private school

Outside the analysis area, public and private schools are clustered near higher populated urban areas to the south. Schools in these areas are experiencing mixed demand with enrolment trends between 2012 and 2019 reflecting increasing demand at some schools and decreasing demand at others. Schools, such as Bringelly Public School and Rossmore Public School, have experienced a considerable decline in enrolments while other schools have experienced minimal change in enrolments suggesting they are already at capacity.

Student participation rates in Government, Catholic and other non-government schools across the local area have been assessed to better understand demand for primary and secondary education (**Table 5**).

Across the suburbs of Oran Park, Rossmore, Leppington, Harrington Park and Catherine Field, the key participation trends are:

- » Government schools are attended by most students in primary and secondary school, but participation rates drop as students transition to secondary schools
- » A significant number of students attend non-government schools, with most attending Catholic schools.

<sup>15</sup> Camden Council (2018), 2018-2021 Children and Families Strategy, <https://www.camden.nsw.gov.au/assets/Uploads/18-368767-Strategy-2018-Camden-Children-and-Families-Strategy-2018-11-08-FINAL-PRINTED-COPY.PDF>; Camden Council (2017), 2017-2021 Disability Inclusion Plan, <https://www.camden.nsw.gov.au/council/plans-and-strategies/>

**Table 5 School student participation rates (selected areas)**

<b>Educational Institution</b>	<b>Oran Park</b>	<b>Rossmore</b>	<b>Leppington</b>	<b>Harrington Park</b>	<b>Catherine Field</b>	<b>Local area demand</b>
<b>Infant/Primary</b>						
Government	<b>59.5%</b>	45.3%	54.7%	55.9%	43.7%	<b>43.7-59.6%</b>
Catholic	<b>22.8%</b>	32.6%	24.5%	29.6%	36.5%	<b>22.8-36.5%</b>
Other Non-Government	<b>17.7%</b>	22.1%	20.8%	14.5%	19.8%	<b>14.5-22.1%</b>
<b>Secondary</b>						
Government	<b>46.7%</b>	46.2%	38.3%	38.3%	33.6%	<b>33.6-46.7%</b>
Catholic	<b>36.8%</b>	36.3%	41.6%	44.5%	40.3%	<b>36.3-44.5%</b>
Other Non-Government	<b>16.5%</b>	17.6%	20.1%	17.2%	26.1%	<b>16.5-26.1%</b>

Source: Australian Bureau of Statistics, TYPP Type of Education Institution Attending, 2016

### Tertiary and vocational

The Western Sydney University campuses located in Penrith and Campbelltown, and the University of Sydney's agriculture and veterinary campuses in Cobbitty and Bringelly are key tertiary education facilities that service the greater area. The University of Sydney Camden agricultural campus is within the analysis area, but this field site services students from all over Sydney.

TAFE colleges in Penrith, Liverpool, Campbelltown, Macquarie Fields and Miller are the key vocational education facilities in the area. Importantly, TAFE courses are also being run out of the Smart Work Hub at Oran Park. There is the opportunity to augment this model if required.

### Proposed education facilities

The NSW Department of Education is proposing to build a new primary school and new high school within the study area at Lowes Creek. Also, just outside the area, the Department is planning for a new primary school in Gregory Hills and an upgrade for Harrington Park Public School to provide an additional 19 classrooms by 2022.

There are no plans for development of tertiary education facilities within the study area, but key locations for their expansion relevant to Pondicherry include the Western Sydney Aerotropolis, Campbelltown and Liverpool. These areas are all designated as health and education precincts:

- » Aerotropolis – the University of Newcastle, University of Wollongong and Western Sydney University plan to develop a multi-iversity<sup>16</sup>. The multi-iversity is scheduled to open in Werrington and Kingswood in 2021 with expansion into the Aerotropolis by 2026. TAFE NSW will also be developing a Skills Exchange at the Aerotropolis. It will be a collaboration with industry and the local community to provide training and employment opportunities during and beyond the construction phase of the project<sup>17</sup>

<sup>16</sup> Western Sydney University (2020), NUW Alliance to deliver a world-class Multiversity in the new Western Sydney Aerotropolis, <https://www.enterprise.unsw.edu.au/news/nuw-alliance-multiversity>

<sup>17</sup> TAFE NSW, Official – Skills Exchange for Western Sydney Airport, <https://www.tafensw.edu.au/wsa#:~:text=A%20Skills%20Exchange%20is%20a,way%20a%20workforce%20receives%20training>, accessed on 18 December 2020

- » Campbelltown – Western Sydney University and TAFE NSW are involved with NSW Health, Campbelltown Council and the Ingham Institute in developing a masterplan for the Campbelltown Health, Knowledge and Innovation Precinct<sup>18</sup>
- » Liverpool – the University of NSW, University of Wollongong and Western Sydney University with TAFE NSW have signed a statement of intent to deliver a world class health and education precinct<sup>19</sup>.

## Childcare

There are seven existing kindergarten and long day care services, and four out of school hours' (OSHC) care facilities in the study area (**Table 6**).

**Table 6 Childcare services within the study area**

Name	Places	Vacancies	Type of service
<b>Long Day Care</b>			
Bambino's Kindergarten Fairwater	163	Vacancies	Long day care
Bambino's Kindergarten Harrington Park	64	Vacancies	Long day care
Bambino's Kindergarten Harrington Park North	56	No vacancy	Long day care Before and after school
Exploring Tree Macarthur	134	No vacancy	Long day care Before and after school Vacation care
Great Beginnings Oran Park	130	Vacancy	Long day care
Little Giants Oran Park	134	No vacancy	Long day care Before and after school Vacation care
Oran Park Montessori Academy	90	No vacancy	Long day care
<b>Out of School Hours' Care</b>			
Camp Australia – Oran Park OSHC	118	Vacancies	Before and after school Vacation care
Camp Australia – Harrington Park Public School	93	Vacancies	Before and after school Vacation care
Ooshzone Australia – St Gregory's College Junior School	120	Vacancies	Before and after school Vacation care
Oran Park Anglican OSHC	58	No vacancies	Before and after school

Source: Australian Government: Child Care Finder, <https://www.childcarefinder.gov.au/> (2020); Australian Children's Education & Care Quality Authority (ACECQA), <https://www.acecqa.gov.au/> (2020)

<sup>18</sup> GSC (2020), Campbelltown-Macarthur Places Strategy, [https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/campbelltown\\_-\\_macarthur\\_place\\_strategy\\_0.pdf](https://gsc-public-1.s3-ap-southeast-2.amazonaws.com/s3fs-public/campbelltown_-_macarthur_place_strategy_0.pdf)

<sup>19</sup> Western Sydney University (2019), Universities unite to deliver a positive prognosis for Liverpool, [https://www.westernsydney.edu.au/newscentre/news\\_centre/story\\_archive/2019/universities\\_unite\\_to\\_deliver\\_a\\_positive\\_prognosis\\_for\\_liverpool](https://www.westernsydney.edu.au/newscentre/news_centre/story_archive/2019/universities_unite_to_deliver_a_positive_prognosis_for_liverpool)

Three out of seven long day care facilities had vacancies at the time of the audit. There are no long day care centres in the study area with less than 50 places, with the majority over 90 places. The large size of facilities and the fact that most do not have vacancies suggests there is high demand for long day care services in the area.

Three out of the four OSHC services in the study area had vacancies reflecting moderate demand, although this is expected to increase significantly as primary school capacities grow. Most of the services are large, with the ability to cater for around 100 children. Oran Park Anglican OSHC is the only service with no vacancies. It is also the smallest service in the area.

Childcare services outside of the study area are clustered towards the south in Narellan, Campbelltown and Camden. The spatial distribution of childcare facilities reflects local demand within the area, influenced by site costs and ease of access for parents. However, 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.

At the time of our audit (1 September 2020) nearly half of the childcare centres, early education centres and before and after school care facilities in the area had no vacancies. Due to high population growth in this area along with the high proportion of young families, it is expected capacity in these facilities will tighten.

## 4.4 Open space and recreation

According to Council's Spaces and Places Strategy, across the Camden LGA there is a surplus of open space owned and managed by Council. A significant proportion of this land are natural areas, which provide limited opportunities for recreation, and other land is constrained by issues such as drainage and flooding. Additionally, there are some key barriers to the utilisation of open space across the LGA including:

- » Quality, cleanliness, vandalism and safety affecting the level of usage for all types of open space
- » A lack of ancillary facilities such as toilets.

The surplus of open space extends across the whole of Camden LGA including the Rural, Established and Growth Districts. However, Council projects a shortfall of open space by 2026 in the Growth District based on the assumptions that residential development will continue and that no additional public open space will be provided in these areas<sup>20</sup>. Council also notes the need for open space that supports the participation of children and families, older people and people with a disability. Key issues include providing: accessible play and exercise equipment in parks and open spaces; age and child friendly equipment; and a safe environment for exercise and recreation<sup>21</sup>.

Planning for new precincts, such as Pondicherry, should ensure adequate access to public open space is provided to meet the additional demand created through new development and ensure there is no deficit. GDC2 has a history of adequate provision and has delivered open space beyond requirements in the past at Oran Park. As an example, at Mick Doohan Reserve GDC2 delivered twice the land required under the Voluntary Planning Agreement to create a regional level sporting facility.

**Figure 9** overleaf shows the distribution of existing and proposed open space and recreation facilities near the Pondicherry site.

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<sup>20</sup> Camden Council (2020), Spaces and Places Strategy 2020, <https://www.camden.nsw.gov.au/assets/pdfs/Council/Plans-and-Strategies/66467-Camden-Council-Spaces-and-Places-Strategy-2020-21-12-20-Web.pdf>

<sup>21</sup> Camden Council (2017), 2016-2026 Active Ageing Strategy, <https://www.camden.nsw.gov.au/council/plans-and-strategies/>; Camden Council (2018), 2018-2021 Children and Families Strategy, <https://www.camden.nsw.gov.au/assets/Uploads/18-368767-Strategy-2018-Camden-Children-and-Families-Strategy-2018-11-08-FINAL-PRINTED-COPY.PDF>; Camden Council (2017), 2017-2021 Disability Inclusion Plan, <https://www.camden.nsw.gov.au/council/plans-and-strategies/>

**Figure 9 Open space and recreation facilities – Pondicherry**

Active Recreation		Passive Recreation	
1	Macarthur Regional Hockey Complex	1	The Australian Botanic Garden
2	Birriwa Reserve	2	Harrington Forest
3	Jack Brabham Reserve, Oran Park	3	Liquidamber Reserve
4	Leppington Oval	4	William Howe Regional Park
5	Wayne Gardner Oval	5	Ron's Creek Splash Park
6	Skate Park	Golf Club	
7	Julia Reserve Youth and Community Centre	1	Lakeside Golf Club Camden
8	Rossmore Reserve	Equestrian	
9	Sir Warwick Fairfax Oval	1	Camden Bicentennial Equestrian Park
10	Harrington Park Sports Fields	2	Carwyn Park Agistment & Equestrian Centre
11	Catherine Field Reserve	Sports Hub	
		1	Kirkham Park

## Participation trends

People need access to open space for active and passive recreation, and ultimately for physical and mental wellbeing. However, the way we use open space has changed significantly over the past 20 years. Across the nation, more adults are physically active. The main reason for this is not participation in sport which has remained constant, but non-sport related activity which has grown from 46% in 2001 to 74% in 2020. The greatest

increases have been in walking (up from 28.8% to 48%) and fitness/gym related activity (up from 17.2% to 37.9%)<sup>22</sup>.

Residents in Camden LGA are physically active compared with the NSW population with around 90% of adults and 80% of children (0-14 years) participating in physical activity each year. Like NSW as a whole, walking and fitness/gym related activity are the most popular forms of physical activity for adults, while swimming is the most popular for children. The key differences are that in Camden<sup>23</sup>:

- » Gymnastics (101% higher than NSW) and dance (132% higher than NSW) are extremely popular for children
- » Fitness/gym activity has high participation rates for adults (19.6% higher than NSW)
- » Football is popular in Camden across all age groups (11.8% higher than NSW).

This suggests that future residents of Pondicherry will need:

- » Direct access to open space and a structured active transport network to support passive recreation activity like walking, running and bike riding
- » Indoor spaces for activities for dance, gymnastics, fitness and gyms, as well as equipment to develop individual fitness in parks and trails
- » Access to aquatic facilities and other swimming areas, particularly for children
- » Multipurpose playing fields that are suitable for a variety of field sports, including football, and can accommodate both junior and adult sporting activities for males and females
- » Outdoor and indoor courts for court sports.

## Active recreation

Active recreation areas within the analysis area include three playing fields, the Lakeside Golf Club to the east, and an equestrian centre to the north (**Table 7**).

**Table 7 Active open space and recreation facilities within the study area**

Name	Function	Description	Status
Carwyn Park Equestrian Centre	Local	Private facility featuring horse riding and agistment	Existing
Jack Brabham Reserve	Local	Multipurpose facility with two playing fields, a synthetic cricket pitch and two cricket nets	Existing
Wayne Gardner Oval	Local	One full sized playing field	Existing
Lakeside Golf Club Camden	Regional	Private golf club	Existing
Catherine Fields Reserve	Local	Baseball	Existing

Other neighbourhood and regional level sporting facilities are located to the south of the site. They include:

- » Birriwa Reserve – this sporting field incorporates one full sized field, a turf cricket pitch and six cricket nets
- » Harrington Park Sports Fields – this reserve has two full sized fields, a synthetic cricket wicket and two hardcourts

<sup>22</sup> Sport Australia (2020), AusPlay survey data, <https://www.clearinghouseforsport.gov.au/research/ausplay/results>

<sup>23</sup> Sport Australia (2020), AusPlay survey data, Focus on State and Territory Participation, <https://www.clearinghouseforsport.gov.au/research/ausplay/results>

- » Kirkham Park – this regional level facility has four full sized fields, two cricket pitches, 18 netball courts, four cricket nets and a BMX track
- » Narellan Sports Hub – this regional level facility incorporates 30 netball courts, one full sized field, one half sized field and three hockey fields.

## **Playing fields**

Council classifies playing fields based on the type and number of facilities provided<sup>24</sup> as follows:

- » Local sportsgrounds have a catchment of a single LGA
- » Regional facilities attract participants from local and regional catchments due to scale and standard of competition they support
- » National/state facilities are for the highest level of sporting competition.

In Camden LGA today there is an average of one playing field per 1,463 residents. This exceeds Council's benchmark of one playing field per 1,850 people, meaning there is currently a surplus of around 11 fields across the LGA. Despite this, Council reports that most active open spaces are currently at or over capacity due to high levels of demand, particularly in winter. Council's Sportsground Strategy 2020-24 notes that in 2019:

- » During the winter season 24 out of 36 playing fields were over capacity (i.e. booked for more than 30 hours a week) with 64% of the usage being for football and a further 21% for rugby league
- » During the summer season 10 out of 33 playing fields were over capacity with 69% of the usage being for cricket and a further 10% for football.

Council noted during consultation in October 2020 that demand has continued to grow, particularly for football, with an 80% increase for playing field bookings over the period from 2018 to 2020. As a result, local football clubs have recently had to cap their numbers to moderate demand. Importantly, continued population growth is likely to mean involvement in organised sports continues to increase in the future.

Council recognises the solution to meeting demand for playing fields is not just through provision of additional fields. It has adopted a multi-faceted strategy that involves:

- » Increasing the carrying capacity of existing playing fields through, for example, reconfiguring fields to improve functionality, upgrading drainage or surface quality, or installing lighting
- » Optimising field allocation to maximise use
- » Investigating shared-use arrangements with public and private schools
- » Developing new fields with 36 new fields planned for development to 2026.

Based on this strategy, Council expects that it will maintain a surplus of playing fields to 2026. However, it expects a shortfall of 35 playing fields by 2036<sup>25</sup>. Again, this underpins the importance of delivering new and high quality public open space in planning for new precincts, such as Pondicherry, so needs for recreational spaces like playing fields are met. As noted above, GDC2's track record of delivery at Oran Park is strong.

## **Sport courts**

There are currently enough courts within the LGA to meet Council's provision rate of one court per 2,000 residents by 2026. However, Council anticipates there will be a short fall in courts across the LGA by 2036. Another issue is that most courts are specifically for netball or tennis and do not support a diverse range of sports. Additionally, the LGA has few indoor sport courts.

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<sup>24</sup> Camden Council (2020), Sportsground Strategy 2020-24, <https://www.camden.nsw.gov.au/council/plans-and-strategies/>

<sup>25</sup> Camden Council (2020), Spaces and Places Strategy 2020, <https://www.camden.nsw.gov.au/assets/pdfs/Council/Plans-and-Strategies/66467-Camden-Council-Spaces-and-Places-Strategy-2020-21-12-20-Web.pdf>

## Proposed facilities

Proposed active open space and recreation facilities in the study area are listed below (**Table 8**).

**Table 8 Proposed recreation and open space**

Name	Function	Inclusions	Delivery time frame
Arcadian Hills	Local	» Playing fields – Oztag/touch (two fields) » Hardcourts (four courts)	Medium term (by 2025)
Camden / Grasmere (Fergusons Land)	Local	» One short field (cricket) » Two long fields (cricket)	Short term (by 2022)
Emerald Hills / Leppington	Local	» Playing fields (two fields)	Short term (by 2022)
Leppington (additional facilities to existing Pat Kontista)	Local	» Tennis courts (eight courts) » Existing modification to full sized sports field – soccer	Medium term (by 2025)
Leppington North	Local	» Playing fields (two fields) » Hardcourts (six courts)	Long term (beyond 2025)
Bringelly (Lowes Creek / Marylands)	Regional	» Playing fields (four fields) » Hardcourts (six hardcourts)	Not available
Catherine Park	Regional	» Playing fields – AFL (two fields) » Baseball diamonds (three diamonds)	Short term (by 2022)
Leppington indoor sports and aquatic facility	Regional	» Currently proposed for Leppington Precinct	Not available
Leppington	Regional	» Playing fields (eight fields)	Long term (beyond 2025)
Mick Doohan Reserve	Regional	» Multipurpose sport courts (two) and tennis courts (eight) » Playing fields – soccer/cricket (four fields)	Short term (by 2022)
Oran Park Leisure Centre	Regional	» Indoor aquatic hall with 50 metre competition pool, leisure/learn to swim pool and change rooms » Gym, spin room and two multipurpose rooms » Indoor sporting facilities with four sports courts	Medium term (by 2024)
Spring Farm	Regional	» Playing fields – soccer (eight fields)	Long term (beyond 2025)

Additionally, Camden Council proposes to develop four major active recreation projects through funding secured from the Western Sydney City Deal:

- » **Narellan Sports Hub** – a regional level sports hub featuring 44 netball courts, athletics facilities and car parking for 100 vehicles. Stage 1 is currently completed and Stage 2 is under construction<sup>26</sup>.
- » **Nott Oval upgrade** – Camden's first synthetic soccer field<sup>27</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>28</sup>.
- » **Fergusons Land Premier Cricket Facility** – a regional 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>29</sup>.
- » **Kirkham Park** – two new rugby fields which will service a local need and a BMX complex which will address regional level demand<sup>30</sup>.

## Passive recreation

Council's Spaces and Places Strategy notes walking is the most popular form of recreation in the Camden LGA, with walking paths the most frequently used recreational facility. The increase in demand for passive and unstructured recreation spaces was identified as an important change in active recreation trends when consulting with Council.

Passive open space areas within the study area are to the south of the site and include Harrington Forest, which is a large park, the Julia Reserve Precinct, and Ron's Creek Splash Park (**Table 9**).

**Table 9 Passive open space and recreation facilities within the study area**

Name	Function	Description	Status
Harrington Forest	Neighbourhood	Urban forest with active pathways	Existing
Julia Reserve Precinct	Local	Skate park, parkour area, multipurpose hardcourt	Existing
Ron's Creek Splash Park	Local	Splash park, play spaces, BBQ facilities and a Ninja Warrior course	Existing

Council notes that the LGA:

- » Has a deficit of dog parks. By 2036 there is expected to be a shortfall of seven off-leash areas. The Camden Recreation Demand Study 2014 recommends future off-leash areas be provided within the Growth District
- » Exceeds the provision rate for play spaces with no additional facilities needed till 2026. By 2036 there is an expected shortfall of 12 play spaces.

## Proposed facilities

Camden Council currently proposes development of several passive spaces within the study area (**Table 10**) and the following two key passive recreation projects outside of it:

- » **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>31</sup>.

<sup>26</sup> <https://www.camden.nsw.gov.au/major-developments/major-council-projects/narellan-sports-hub/>

<sup>27</sup> <https://www.macarthuradvertiser.com.au/story/6243139/camdens-first-synthetic-football-field-to-be-built-in-narellan/>

<sup>28</sup> <https://www.a-league.com.au/macarthur-fc>

<sup>29</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>30</sup> <https://www.camden.nsw.gov.au/major-developments/major-council-projects/kirkham-park-playing-fields/>

<sup>31</sup> <https://www.camden.nsw.gov.au/major-developments/major-council-projects/curry-reserve-water-play-space/>

- » **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.

**Table 10 Proposed passive recreation and open space**

Name	Function	Inclusions
Tranche 28 Open Space	Local	Off leash dog park, play space, kick about area, exercise area, with BBQ and picnic facilities
Lowes Creek Maryland	Local	Two local parks are proposed in the precinct plan

Pondicherry is close to regional open space. It is around 10 kilometres away from Western Sydney Parklands which incorporates 5,280 hectares of picnic areas, walking and cycling tracks, and entertainment attractions.

The Western City District Plan proposes the development of key green corridors and priority projects for the region. These include the:

- » South Creek corridor – a continuous open space corridor providing ecological protection, stormwater treatment and recreation. South Creek runs along the eastern side of Pondicherry
- » Kemps Creek and Kemps Creek Nature Reserve corridor – a regional open space corridor further to the east of South Creek, which could be made publicly accessible for recreation uses
- » Bunbury Curran Creek and Bow Bowing Creek – to the east of Pondicherry, this area could provide open space and active transport links
- » Camden Park and Menangle to Georges River Open Space Corridor – open space joining the Nepean and Georges Rivers.

The Western Sydney Aerotropolis Plan also includes regional parks that connect to the Western Sydney Parklands. The Plan notes “the location and size of regional parks will be further investigated at the precinct planning stage<sup>32</sup>”.

<sup>32</sup> NSW Government (2020), Western Sydney Aerotropolis Plan, <https://www.planningportal.nsw.gov.au/draftplans/made-and-finalised/western-sydney-aerotropolis-planning-package>



### Implications for Pondicherry

Local facilities and services in the area are currently limited reflecting the area's rural nature and small population. Services in Oran Park, such as schools, are currently in high demand and are experiencing rapid demand increases from population growth. The only existing facilities with some capacity to absorb demand from the proposed development are the Bringelly Primary School, and some of the private schools in Cobbitty, which draw from a wider area than government schools. These services will not be able to absorb the additional students generated from a new community and provision for new schools should be made in Pondicherry.

Oran Park will experience much of the pressure for services from the Pondicherry community given it is a local centre and is directly adjacent to the site. Oran Park provides a good and growing variety of facilities and services. It will be important that as these local and regional level facilities develop their capacity is sufficient to cater for demand from the new resident population of Pondicherry. There will also be a need for some neighbourhood level facilities within Pondicherry itself.

Pondicherry residents will benefit from opportunities for passive and active recreation at Oran Park where Camden Council and GDC2 are currently investing in high quality local and regional open space and sports facilities. However, Pondicherry will need to deliver new spaces to address local demand. This will include playing fields which are in high demand despite high levels of existing provision across the LGA.

It can be expected that private services – such as private schools, medical facilities, child care and aged care – will respond to demand. Ensuring the site has appropriate zoning to allow for these spaces will help facilitate the delivery of these services based on supply and demand.

Accordingly, new neighbourhood and local facilities, services and open space will be required to meet the needs of the Pondicherry population.

# PART THREE – FUTURE DEMAND

## 5 Approach to planning social infrastructure

Social infrastructure is a combination of community facilities, human services, and community and cultural development. When all these aspects of society are considered simultaneously during the planning process, local communities become stronger and more supportive for their residents.

We approach social infrastructure assessment using a three-tiered planning framework, based on principles for sustainable infrastructure and informed by relevant benchmarks and standards.

### 5.1 Planning framework

A common framework approach for assessing facilities and services in social infrastructure planning is a tiered model with three levels: neighbourhood, local and regional. 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.

#### Neighbourhood level services and facilities

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

- » Local shops and services
- » Child 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.

#### Local level services and facilities

Local 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 local level services and facilities they need to be well serviced by public transport and relatively central. Local 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.

## 5.2 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 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 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 to promote and perpetuate a sense of community dynamic and belonging.

## 5.3 Employing benchmarks and standards

Benchmarks and standards provide guidance on the provision of social infrastructure based on population size. They need to be complemented by data on usage trends and preferences, analysis of existing and proposed facility suitability and capacity, and a performance based approach to social infrastructure planning to develop effective social infrastructure strategies.

We have undertaken preliminary consultation with Camden Council and Government stakeholders, and have reviewed policy and guidance documents to determine the appropriate benchmarks and standards for the Pondicherry site. The benchmarks and standards applied in this report are presented in **Tables 11** and **12**. Our high-level needs assessment based on these benchmarks and provisions is provided in **Section 7**.

**Table 11 Benchmarks and standards – Camden Council**

Facility type	Benchmark	Notes
<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
<b>Open space and recreation</b>		
Play spaces	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 2011
Playing fields	1 sports field per 1,850 people	Camden Contributions Plan 2011
Total open space (active and passive)	2.83 ha per 1,000 people	Growth Centres Development Code

Source: Consultation with Camden Council, 2018-2019

**Table 12 Benchmarks and standards from other sources**

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>Health care</b>		
Community Health Centre	1 per 20,000 residents	Growth Centres Development Code 2006
	2,000 sqm per 80,000 people	
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
<b>Open space and recreation</b>		
Indoor sport and recreation facility	1 per 50,000-100,000 residents	Benchmarks for community infrastructure, Parks and Leisure Australia 2012
Local aquatic facility	25 or 50m pool for recreational, club and competitive swimming per 75,000 residents	Parks and Leisure Australia (Western Australia)

Facility type	Benchmark	Source
Regional aquatic facility	50m FINA competition standard per 150,000 residents	Parks and Leisure Australia (Western Australia)
<b>Schools</b>		
Public primary schools	1 per 1,500 new dwellings	Growth Centres Development Code 2006
Public high school	1 per 4,500 dwellings	Growth Centres Development Code 2006

## 6 Development scenario and population forecasts

Our assessment is based on three development scenarios for the site – low, medium and high growth. The scenarios project development of 2,528, 2,714 and 2,848 lots respectively across the whole of the Pondicherry Precinct, including Tranche 41. All three scenarios have the same proposed dwelling mix with:

- » Standard residential representing 80% of dwellings
- » Medium density representing 15% of dwellings
- » Medium density (Lake) representing 5% of dwellings surrounding the lakes.

### 6.1 Future population

We have used population projections developed by design+PLANNING based on the following occupancy rates:

- » Standard residential – 3.33 persons per dwelling
- » Medium density – 2.15 persons per dwelling.

We have adopted these occupancy rates, the three development scenarios and the population projections below (**Table 13**) following consultation with DPIE and Council.

**Table 13 Population projections by growth scenarios for Pondicherry Precinct**

Dwelling mix	Number of dwellings (%)	Population
<b>Low growth scenario</b>		
Standard residential	2,037 (80%)	6,783
Medium density	372 (15%)	800
Medium density (Lake)	119 (5%)	256
<b>Total</b>	<b>2,528</b>	<b>7,839</b>
<b>Medium growth scenario</b>		
Standard residential	2,190 (80%)	7,293
Medium density	399 (15%)	858
Medium density (Lake)	125 (5%)	269
<b>Total</b>	<b>2,714</b>	<b>8,419</b>
<b>High growth scenario</b>		
Standard residential	2,292 (80%)	7,632
Medium density	425 (15%)	914
Medium density (Lake)	131 (5%)	282
<b>Total</b>	<b>2,848</b>	<b>8,828</b>

Source: design+PLANNING

## 6.2 Likely characteristics

We have forecast likely characteristics of the Pondicherry community using the projected dwelling mixes in **Table 13** and using several comparison greenfield development sites with similar dwelling mixes and density levels (**Table 14**). These include:

- » Low and medium growth – Gregory Hills, Harrington Park and Oran Park
- » High growth – Kellyville Ridge and Schofields-Rouse Hill.

The high growth scenario incorporates medium and high density development to test whether and how it impacts the demographic profile.

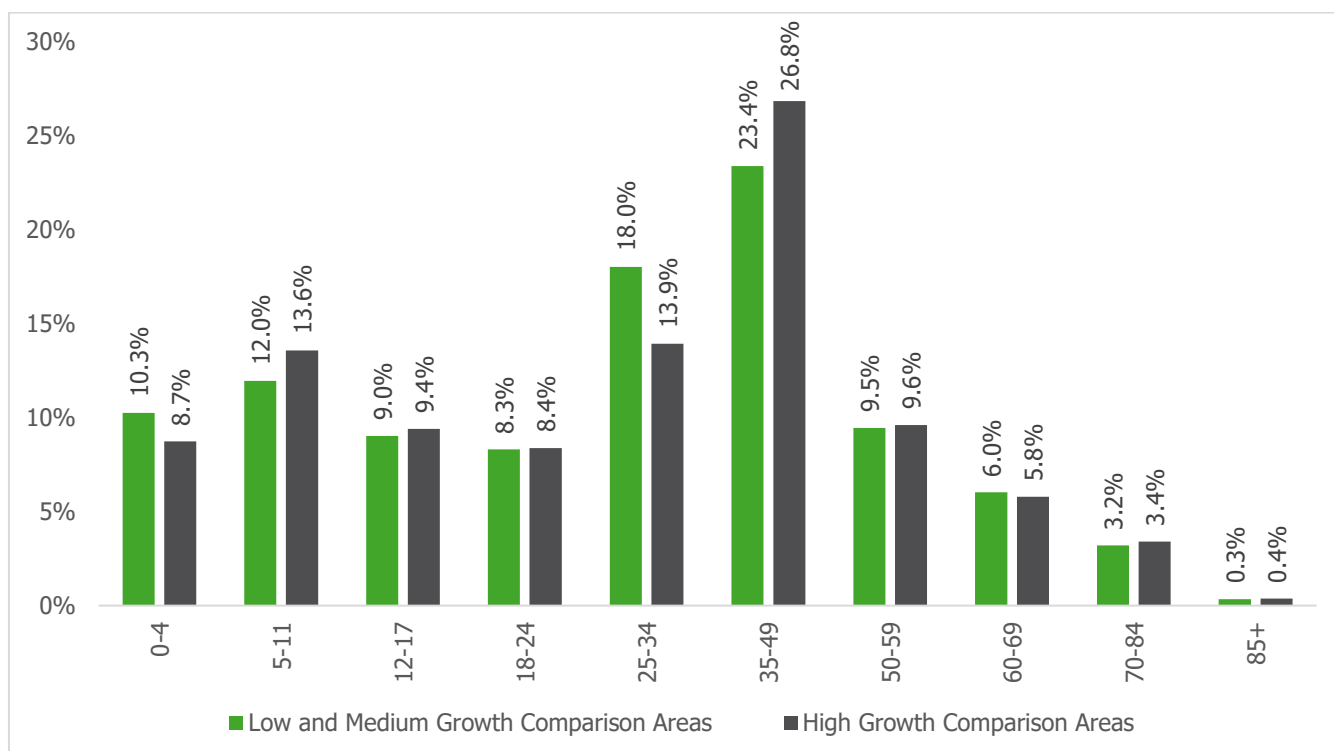
**Table 14 Dwelling mix for comparable areas**

Comparison site	Detached	Semi-detached	High density
<b>Low and medium growth comparison areas</b>			
Harrington Park	98.2%	1.8%	0.0%
Gregory Hills	99.3%	0.7%	0.0%
Oran Park	93.9%	6.1%	0.0%
<b>High growth comparison areas</b>			
Kellyville Ridge	86.0%	3.4%	10.3%
Schofields – Rouse Hill	72.1%	21.9%	0.0%

The results in **Figure 10** overleaf show the age profiles of these areas are very similar. Given this and that the low and medium growth areas are likely to be more representative of the site's demographics due to their proximity to Pondicherry, we have used the population profile generated through the low and medium growth comparison areas (the green bars in **Figure 10**) for all scenarios.

DPIE forecasts household sizes in Camden LGA will decrease slightly into the future from 2.96 in 2016 to 2.86 in 2036. An implication of smaller household size is smaller family size. This may shift the expected age distribution resulting in a lower proportion of children overall due to fewer children per family.

We also note Pondicherry will have a small component of prestige property surrounding the lake. It is likely that this will introduce higher income households which could include families with older children or older households without children.

**Figure 10 Project age distribution for comparison areas**

Source: ABS and Elton Consulting

Based on our analysis, the new community at Pondicherry 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 25-49)
- » Low proportions of residents aged 60 and over.



### Implications for Pondicherry

The new community in Pondicherry 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.

Pondicherry 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.

The high growth scenario is likely to generate a slightly more diverse population based on the assumption that greater housing diversity leads to greater age and household diversity, including aging in place. That is, more medium and high density dwellings will cater to people of different life stages, cultural backgrounds and socio-economic status.

Social infrastructure which is accessible to residents of all ages, multipurpose and flexible will help ensure that spaces and activities can adjust to the needs of local residents as they change over time. Similarly, ensuring Pondicherry 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 High level needs assessment

We have undertaken a high-level needs assessment of demand generated for social infrastructure at Pondicherry based on the forecast population outlined in **Section 6** and the standards and benchmarks identified in **Section 5.3**. It does **not** consider the existing capacity of neighbourhood, local or regional level social infrastructure. Our final needs assessment, including existing capacity, is in **Sections 8** and **9**.

### 7.1 Benchmark analysis

Our benchmark analysis indicates the new community at Pondicherry will generate demand for the social infrastructure outlined below.

#### Aged, community, emergency and health services

This analysis (**Table 15**) suggests the following infrastructure will be required:

- » Aged care – given the small proportion of the population expected to be over 70 years old, the new community will generate little demand for low and high aged care accommodation. It is expected there will be demand for 11-13 beds for high care and 13-15 beds for low care. The new community will also generate demand for services to allow older people to age in place, including Home and Community Care. These services would complement opportunities to develop smaller, medium density dwellings around the lake at Pondicherry that enable households to downsize as they age.
- » Health care – the new community will generate demand for private health facilities, including general practitioners. It will also generate demand for public health services, including community health and hospital services. Consultation with the SWLHD indicates that Oran Park Family Health Centre will meet most local health needs along with existing hospitals at Liverpool and Campbelltown.

**Table 15 High level needs assessment based on benchmarks**

Facility type	Benchmark	Low growth	Medium growth	High growth
<b>Aged care</b>				
Aged Care: Aged Care housing	1 centre: 10,000 people	0.8	0.8	0.9
Aged Care; High Care (nursing Home)	40 beds: 1,000 over 70 years	11.1	11.9	12.5
Aged Care: Low Care (Hostel) Places	48 places: per 1,000 over 70 years	13.3	14.3	15.0
<b>Community facilities</b>				
Library	1 library: 40,000 people	0.2	0.2	0.2
Community centre	1 community centre: 20,000 people	0.4	0.4	0.4
Civic centre	1 civic/cultural centre: 30,000	0.3	0.3	0.3
<b>Health care</b>				
Community Health Centre	1: 20,000 residents	0.4	0.4	0.4
	2,000 sqm: 80,000 people	196.0	210.5	220.7
General practice	1: 4,000-5,000 people	2.0	2.1	2.2

Facility type	Benchmark	Low growth	Medium growth	High growth
Primary care clinic (mostly private GPs)	1: 15,000-18,000 people	0.4	0.5	0.5
Regional IPCC centre	1: 75,000-100,000 people	0.1	0.1	0.1
Hospital	2 beds: 1,000 people	15.7 beds	16.8 beds	17.7 beds
Maternal and Child Health Service	1: 4,000-8,000 people	2.0	2.1	2.2

Note: Where benchmarks include a range, we have conservatively used the higher level of provision to calculate demand.

None of the growth scenarios generate sufficient demand to justify development of a standalone library, community centre or civic centre. Options for addressing demand for community facilities from the Pondicherry community include:

- » Making contributions to embellish existing facilities near the site, or to develop new facilities in future precincts such as Greenway
- » Developing a multipurpose facility at Pondicherry that could incorporate these functions
- » Developing shared use arrangements with schools in the area for use of halls and other facilities.

Importantly, we understand a community facility at Pondicherry would also service the new residential community of Oran Park North, which is expected to have 485 dwellings or between 1,694 to 1,756 residents. The cumulative demand for a community centre (**Table 16**) still does not justify development of a stand-alone facility based on benchmark analysis.

**Table 16 Cumulative demand for community centre (Pondicherry and Oran Park North)**

	Low growth	Medium growth	High growth
Pondicherry	7,839	8,419	8,828
Oran Park North	1,756	1,756	1,756
Cumulative population	9,595	10,175	10,584
Cumulative demand 1/20,000 residents	0.5	0.5	0.5

If community facility space were required at Pondicherry the benchmark requirement for the area is 55 square metres per 1,000 residents based on the Camden Contributions Plan 2011<sup>33</sup>. This equates to between 530 and 580 square metres of community space.

It is worth noting this level of benchmark provision is relatively low compared to adjoining LGAs with Wollondilly and Liverpool adopting floor space benchmarks of 60-80 square metres per 1,000 people. If these benchmarks were adopted between 575 and 845 square metres of community space would be required.

## Education and childcare

Our analysis (**Table 17**) suggests the high proportion of children on the site will create significant demand for new educational and child care facilities:

<sup>33</sup> Camden Council (2016), Camden Contributions Plan 2011, <https://www.camden.nsw.gov.au/assets/pdfs/Planning/Section-94/Camden-Contributions-Plan-2011/Camden-Contributions-Plan-2011-In-force-26-April-2012-Amended-May-2016.pdf>

## Child care

The new community at Pondicherry is expected to include a high proportion of children and will therefore generate significant demand for child care services including:

- » Centre-based child care with demand for around 161 and 181 places, or about one to two child care centres
- » Afterschool care with demand for about 42 to 48 places
- » Occasional care with demand almost sufficient to support one centre.

## Schools

Preliminary consultation with the NSW Department of Education indicates the new community may generate demand for one public primary school depending on the capacity of other schools nearby. It will also contribute demand for high school education, but not at a level sufficient to require a new high school.

Enrolment trends in the Camden LGA for government and non-government schools (**Table 17**), shows how demand is likely to be distributed between different schools. This indicates population growth in Pondicherry will also create demand for non-government schools.

**Table 17 High level needs assessment based on benchmarks**

Facility type	Benchmark	Low growth	Medium growth	High growth
<b>Child care</b>				
Centre-based childcare	1 place: 5 children aged 0-4 years	160.8	172.7	181.1
	7 sqm unencumbered outdoor space per child	1,125.7	1,209.0	1,267.7
	3.25sqm unencumbered indoor space (i.e. excluding kitchens, staff areas, toilets etc.)	522.6	561.3	588.6
Afterschool Care	1 place: 25 children 5-12 years	42.3	45.4	47.6
Occasional Care	1 centre: 12,000-15,000 residents	0.7	0.7	0.7
<b>Schools</b>				
Primary school	1 primary school: 1,000 students	0.9 (based on 941 students)	1.0 (based on 1,010 students)	1.1 (based on 1,059 students)
	65.1% of 5-11 year olds attend government primary schools (ABS)	613 students	658 students	689 students
	34.9% of 5-11 year olds attend non-government primary schools (ABS)	328 students	352 students	370 students
High school	1 high school: 2,000 students	0.36 (based on 706 students)	0.39 (based on 758 students)	0.41 (based on 795 students)
	52.0% of 12-17 year olds attend government high schools (ABS)	367 students	394 students	413 students
	48.0% of 12-17 year olds attend non-government high schools (ABS)	339 students	364 students	382 students

Note: Where benchmarks include a range, we have conservatively used the higher level of provision to calculate demand.

## Open space and recreational facilities

This analysis (**Table 18**) indicates demand will be generated for 22.2 to 25.0 hectares of passive and active open space at Pondicherry, or between 11% and 12% of the site.

**Table 18 High level needs assessment based on benchmarks**

Facility type	Benchmark	Low growth	Medium growth	High growth
<b>Open space and recreation</b>				
Play spaces	1 playground: per 2,000	3.9	4.2	4.4
Off-leash dog parks	1 off-leash dog park: 16,000	0.5	0.5	0.6
Sports courts	1 court: 2,000 people	3.9	4.2	4.4
Playing fields	1 sports field: 1,850 people	4.2	4.6	4.8
Total open space (active and passive)	2.83 ha: 1,000 people	22.2 ha	23.8 ha	25.0 ha
Indoor sport and recreation facility	1: 50,000-100,000 residents	0.2	0.2	0.2
Local aquatic facility	25 or 50m pool: 75,000 residents	0.1	0.1	0.1
Regional aquatic facility	50m FINA competition standard: 150,000 residents	0.1	0.1	0.1

Note: Where benchmarks include a range, we have conservatively used the higher level of provision to calculate demand.

This includes demand for:

- » Play spaces – 4 play spaces across the different scenarios
- » Off-leash dog parks – Pondicherry will not generate sufficient demand for a dog park
- » Playing fields – 4 to 5 playing fields will be required to meet demand from the new community
- » Sport courts – Pondicherry will generate demand for 4 sport courts.

The new Pondicherry community will also generate demand for indoor sport and recreation, and aquatic facilities. However, this will not be sufficient to warrant development of these facilities on site. Options for meeting this demand include contributing to regional facilities and developing shared use arrangements with schools in the area for use of recreation facilities.

### Rates of playing field provision

We note Camden Council's playing field benchmark is at the high end of provision. This is true when it is compared with benchmarks in other local government areas, and with actual historical rates of provision in this area and in similar locations.

Playing field benchmarks vary widely from 1: 1,850 in Camden and Blacktown, 1: 2,000-2,500 in The Hills, to 1: 3,750 in Liverpool. Levels of playing field provision are even more variable. We have reviewed nine locations that are broadly comparable with Pondicherry:

- » The average rate of provision is 1: 2,588 people
- » Only three locations provide more fields than the Camden Council benchmark requires (Googong in Queanbeyan – 1: 1,464, Elara Estate in Blacktown – 1: 1,682, and Catherine Fields in Camden – 1: 1,813)
- » The remainder have considerably lower rates of provision ranging from 1: 2,197 (The Hills of Carmel in The Hills) to 1: 4,920 (Riverstone East in Blacktown).

Determining the right number of playing fields is important because inadequate levels of provision can discourage participation in sport and undermine healthy and active lifestyles, while over provision can create large areas that are poorly utilised reducing the activation, safety and attractiveness of an area. Also, there is a significant cost in providing the land, embellishments and associated facilities required for high quality playing fields.

**Implications for Pondicherry**

The projected population of Pondicherry will generate demand for a range of social infrastructure, but this demand is not always sufficient to justify development of 'stand-alone' facilities.

Key issues to consider in developing the social infrastructure strategy are:

- » How best to meet demand for community facilities
- » What new educational infrastructure will be required at Pondicherry
- » The capacity of existing social infrastructure in the surrounding area, particularly Oran Park given its proximity to Pondicherry and its status as a town centre
- » How much and what type of open space is required to ensure all residents have easy access to spaces that support a variety of passive and active uses. The level of playing field provision is a particularly important consideration here.

# **PART FOUR – SOCIAL INFRASTRUCTURE REQUIREMENTS**

## 8 Regional social infrastructure

We have developed a social infrastructure strategy for Pondicherry that:

- » Identifies what social infrastructure will be required by the future community and how much will be needed
- » Recommends who should deliver the infrastructure and when
- » Proposes funding options for the social infrastructure.

The strategy operates at the regional and sub-regional levels, and the local and neighbourhood levels. We have designed it to complement existing planning frameworks, particularly as they relate to social infrastructure planning and delivery for Pondicherry. We have also reviewed the Indicative Layout Plan (ILP) for the Pondicherry Precinct and the social infrastructure proposed within it.

The future population at Pondicherry will need to access regionally significant social infrastructure such as:

- » Educational institutions like universities and TAFEs
- » Emergency and justice services including ambulance, fire and rescue, police and rural fire services
- » Health services including hospitals and community care
- » Regional open space
- » Cultural and community facilities
- » Regional sporting facilities like indoor sports centres, aquatic facilities and specialised sporting facilities.

These facilities are generally delivered by state and local governments.

### 8.1 State government

#### Education

The future population at Pondicherry will have access to existing TAFE NSW and university facilities in the metropolitan clusters of Liverpool, Campbelltown and Penrith, and existing TAFE outreach courses run from the Smart Work Hub at Oran Park.

New and/or upgraded TAFE NSW and university facilities in the Aerotropolis, where the multi-iversity is proposed to open in 2026, and in Campbelltown will be particularly important given their accessibility by public transport once the South West Rail Link is operational. We note, though, that timing and phasing of the rail link has not been finalised.

#### Emergency and justice

The needs of Pondicherry residents will largely be served by existing emergency and justice infrastructure within the region as follows:

- » Ambulance – the NSW Ambulance network services in Liverpool (superstation), Camden (station) and Leppington (Paramedic Response Point) will provide emergency health services to Pondicherry residents
- » Courts – existing courthouses in Camden, Campbelltown, and Liverpool will service the Pondicherry area
- » Fire – existing NSW Fire and Rescue stations at Narellan and Camden currently service this area, but a new station is planned for Oran Park. This will also service the needs of Pondicherry residents
- » Police – Pondicherry is within the Camden Police Area Command and is likely to be serviced by the Narellan Police Station. We note that the GHD social infrastructure assessment for the South West Growth Centre recommended development of a new police station in Leppington North and a police shopfront in Oran Park, however, these new services are not currently proposed for development.

## Health

The future Pondicherry population's need for hospital will be met by existing hospitals in Camden, Campbelltown, and Liverpool. We note capacity upgrades at Campbelltown (due for completion in 2022) and Liverpool Hospitals (due for completion in 2026) have been designed to meet needs resulting from future population growth in the SWGA.

Community health services will be provided through the local IPCC, Oran Park Family Health, which aims improve community wellbeing and reduce hospital admittance through local disease prevention and interventional care. Oran Park Family Health is near Pondicherry and has capacity to meet demand from future residents at Pondicherry.

## Regional open space

Pondicherry residents will have access to significant areas of regional open space to the north via the Aerotropolis and north east via the South Creek corridor to the Western Sydney Parklands. Much of this open space already exists but needs to be embellished to make it accessible for recreation. Residents will also have access to Camden Park in the south.

The provision of this open space is largely funded through developer contributions. The Draft Western Sydney Aerotropolis Special Infrastructure Contribution (SIC) will contribute nearly \$600 million to fund open space provision<sup>34</sup>. The Western Sydney Growth Areas SIC, under which GDC will make contributions for the Pondicherry project, will also contribute a substantial amount of funding (estimated at nearly \$600 million in 2011)<sup>35</sup>.

## 8.2 Local government

### Cultural and community facilities

There is a shortfall of cultural and civic facility space in the Camden LGA and cultural facilities in the region, including the Casula Powerhouse Art Centre and Campbelltown Arts Centre, are at capacity.

Community facility usage is growing consistent with population growth. The Oran Park Library still has capacity, but other regional libraries in the area at Camden and Narellan are reaching capacity.

The needs of future Pondicherry residents for regional level facilities will be met through:

- » the nearby Julia Reserve Community Centre, which incorporates a 190 seat auditorium and the Oran Park Library, and has the capacity to service the needs of future residents at Pondicherry
- » provision of additional cultural and community space in Leppington Town Centre. The proposed Leppington Cultural and Community Centre<sup>36</sup> will be a 4,000 square metre facility with a cultural facility and performing arts centre, library and community centre. The facility will either be provided by Camden Council funded by developer contributions or delivered through a VPA. Currently, there is no date for provision of this facility
- » Future cultural facilities within the Aerotropolis where precinct planning process "will investigate cultural infrastructure to support a tourism and leisure economy and a night-time economy around the Airport that attracts locals and visitors"<sup>37</sup>.

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<sup>34</sup> NSW Government (2020), Draft Western Sydney Aerotropolis Special Infrastructure Contribution, <https://www.planning.nsw.gov.au/-/media/Files/DPE/Factsheets-and-fags/SIC-fact-sheets/fact-sheet-western-sydney-aerotropolis-sic-2020-11.pdf?la=en>

<sup>35</sup> NSW Government (2011), Ministerial Determination SIC – Western Sydney Growth Areas, <https://www.planning.nsw.gov.au/-/media/Files/DPE/Circulars/special-infrastructure-contribution-western-sydney-growth-area-determination-2011-01-14.pdf>

<sup>36</sup> NSW DPE (2015), Leppington (Stage 1) Finalisation Report, <https://www.planning.nsw.gov.au/-/media/Files/DPE/Reports/leppington-priority-precinct-state-environmental-planning-policy-sydney-region-growth-centres-2006-finalisation-report-2015-10.pdf?la=en>

<sup>37</sup> NSW Government (2020), Western Sydney Aerotropolis Plan, <https://www.planningportal.nsw.gov.au/draftplans/made-and-finalised/western-sydney-aerotropolis-planning-package>

## Regional sporting facilities

There is strong and growing demand for sporting facilities in the Camden LGA and the region, particularly for football fields and multipurpose sport courts. The needs of future residents at Pondicherry for regional sporting facilities will be met through the development of indoor sporting facilities, specialist facilities and regional playing fields.

### Indoor facilities

Camden Council is targeting the delivery of the Oran Park Leisure Centre by 2024<sup>38</sup>. The facility will be funded with developer contributions and will include:

- » a 50 metre indoor swimming pool
- » four multipurpose indoor sports courts
- » a leisure water area.

This facility has largely been funded through the Oran Park VPA.

Camden Council also proposes to deliver an indoor sports and aquatic facility within the Leppington Town Centre. There are no details available currently about the design or delivery of this centre.

### Specialist facilities

Camden Council is proposing to deliver two regional specialist sporting facilities using a mix of developer contributions and funding from the NSW Government:

- » Kirkham Park BMX facility – stage 1 is complete and stage 2 to be completed by 2022 will provide high quality specialised recreation opportunities to the region with a BMX track, two new playing fields and one modified sports field for rugby league
- » Narellan Sports Hub – stage 1 is complete and stage 2 to be completed by 2022 will deliver a facility with enough critical mass to support competition at a regional scale with 14 additional netball courts (making a total of 32), conversion of modified field to full sports field, an athletics facility and a multipurpose grassed area.

### Playing fields

Camden Council is developing a total of 36 new playing fields over the next ten years. This includes the following regional facilities:

- » Mick Doohan Reserve which will deliver four fields for football, eight tennis courts and two multipurpose courts. The facility is due for completion in 2021
- » Catherine Park that will deliver two fields for AFL and three baseball diamonds by 2022
- » Spring Farm which will provide eight fields for football in 5-10 years
- » Leppington that will provide eight fields in 5-10 years.

The Pondicherry ILP also proposes the development of a regionally significant sporting facility with four turf playing fields, an artificial turf field and eight multipurpose sport courts. This would be in addition to the playing fields Council proposes to deliver over the next ten years, and will be considered further in the next section.

Importantly, though, provision of this facility will more than meet the needs of the future population at Pondicherry and is therefore helping address the potential future shortfall of playing courts and playing fields in the LGA.

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<sup>38</sup> Camden Council (2020), Olympic-sized pool set for Oran Park Leisure Centre, <https://www.camden.nsw.gov.au/media-and-news-desk/latest-news/olympic-sized-pool-set-for-oran-park-leisure-centre/>

**Implications for Pondicherry**

The new population at Pondicherry will create demand for regional social infrastructure, but it will not be sufficient to require new facilities. Residents will generally use existing services to meet these needs.

Pondicherry residents will rely on Oran Park to provide key infrastructure, including community-based health services, community services, cultural facilities, and the multi-functional leisure centre. These services and facilities have capacity to meet the needs of future residents of Pondicherry. Residents will also have access to hospitals, police services and tertiary and vocational education in key centres and this will be further improved once the South West Rail Link is developed.

Importantly, the Pondicherry development will deliver a regionally significant sporting facility that will more than meet resident needs at Pondicherry. It will also help address the potential future shortfall of both playing courts and playing fields in the LGA.

## 9 Local and neighbourhood social infrastructure

### 9.1 State government

#### Primary schools

Demand for government and private primary schools is high and growing in the area immediately surrounding the Pondicherry Precinct. Existing facilities are generally at capacity except for the recently opened Barramurra Public School in Catherine Field. Several new government primary schools are in planning or under development to the north in Lowes Creek and to the south-east in Gregory Hills.

We estimate the new population at Pondicherry will generate demand for around 1,000 new enrolments at primary schools, around two thirds of these enrolments will be for government schools. Given most existing facilities are at capacity, this is sufficient demand to require a new government primary school in Pondicherry.

#### Proposed provision

The Pondicherry ILP incorporates a 2 hectare site for a new primary school, which is adjacent to a 1.33 hectare park. The primary school site is consistent with the NSW Department of Education's (DoE) guidelines for school sites<sup>39</sup>. This includes the following attributes:

- » Size – the standard size for a primary school site with a capacity of up to 1,000 students in a suburban, low-medium density area is 1.5 hectares. The proposed site exceeds this and is therefore large enough to provide both open space and educational facility space for 1,000 students
- » Configuration – DoE notes that appropriate school sites are regular in shape, held in one single lot, and have road frontages on three sides. The proposed site meets all these criteria
- » Location – appropriate school sites are accessible for students, central to the community and within a structured movement network. The proposed site is in a central location on the western side of the Pondicherry Precinct and is linked to the rest of Pondicherry in the east and Oran Park in the south by roads and pathways suitable for walking and cycling.

Importantly, the site also adjoins a large park which could be embellished to provide complementary recreational uses to the primary school, potentially including an oval, sport courts and/or play spaces.

#### Issues for consideration – design

The design of the primary school will need to provide a safe and healthy environment, and flexibility for multiple uses<sup>40</sup>. Key issues to consider in creating a safe and healthy school environment are:

- » Connections with regional active open space – we understand the school will be directly connected to a shared pedestrian and cycling pathway crossing the rail line via a bridge and leading to the regional playing fields on the eastern side of Pondicherry
- » Walkability – it is critical the school is easily and safely accessible via active transport with direct routes and pedestrian connections across roads and the rail line that encourage students and parents to walk, ride or scooter to school. We understand 80% of Pondicherry precinct is within 1km of the school and that it will form part of a well-structured movement network

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<sup>39</sup> NSW Department of Education SINSW (2020), School Site Selection and Development – A guideline for determining appropriate school sites, [https://efsg-dec-prod.s3.amazonaws.com/tab\\_a\\_draft\\_guidelines\\_for\\_school\\_site\\_selection.pdf](https://efsg-dec-prod.s3.amazonaws.com/tab_a_draft_guidelines_for_school_site_selection.pdf)

<sup>40</sup> NSW Department of Planning and Environment (2017), Guide to the SEPP (Educational Establishments and Child Care Facilities) 2017, <https://www.planning.nsw.gov.au/Policy-and-Legislation/Education>

- » Proximity to the rail corridor – DoE has identified noise could be an issue given the school is around 100 metres from the South West Rail Link. We understand noise impacts will be minimised by the fact that the rail line will be cut into the Pondicherry site and will be under the ground level when it runs near the school. It will be further buffered by residential development
- » Connections to bus routes – this is still to be determined the NSW Government, but we understand the intention is to have a connection to bus routes in Oran Park via South Circuit and an east-west connection from there through the Pondicherry Precinct.

We recommend the school is designed flexibly for multiple uses including, opportunities to share:

- » School facilities – it is important the school design enables safe sharing of school facilities like the hall, library and kitchen facilities with the community, when they are not required by the school
- » Open space – both the school and the community will want to utilise open space within the school and open space directly adjacent to the school, particularly given the short fall of sport courts and sporting fields in the LGA.

### **Issues for consideration – delivery**

The primary school is within stage 5 of the Pondicherry ILP which is identified for delivery in 2026. It may be, however, that the new school is required earlier in the project given nearby schools are at capacity.

We understand DoE is currently undertaking a demand analysis for the Camden area to finalise its development program for the area, including Pondicherry. This analysis will resolve timing for delivery of the school to meet demand from future residents of Pondicherry based on the capacity of existing schools and expected population growth in the area including Pondicherry.

Residents' need for primary school enrolments could initially be provided through the new Barramurra Public School and possibly through Oran Park Public School (to the extent that demand for enrolments there is redistributed to Barramurra Public School). This would delay the need for a new school at Pondicherry. We recommend GDC2 and Council continue discussions with DoE to confirm preferred timing for the new primary school facility, and that the school is delivered consistent with these discussions.

### **Secondary schools**

Demand for government and private secondary schools is high and growing in the area surrounding the Pondicherry Precinct. There is still some capacity in existing schools in the area, particularly with the new Oran Park High School which was just opened this year. DoE plans to develop a new public high school in Lowes Creek to the north of Pondicherry, although the delivery timeframe has not yet been finalised. There may also be some capacity remaining in private secondary schools, although they have experienced sustained growth in enrolments over the past five years.

At completion, we estimate the Pondicherry development will create demand for around 700-800 new secondary school enrolments with half for government schools and half for private schools. This is not sufficient demand to require a new government secondary school in the area. Consequently, Pondicherry residents will access existing schools particularly Oran Park High School.

## **9.2 Local government**

### **Community facilities**

Demand for community facilities in Camden LGA is increasing in line with population growth. Demand is high for community facilities across the area ranging from 80-120% capacity with spaces being used for religious gatherings, martial arts, dance, fitness and exercise. Existing facilities near the Pondicherry Precinct, including Julia Reserve Community Centre and Oran Park Library, have some remaining capacity.

The demand we estimate from the new population at Pondicherry is not sufficient to justify development of a new library, community centre or civic facility even when it is combined with demand from Oran Park North.

However, given existing community centres are reaching capacity, they may not be able to support additional demand from Pondicherry. Additionally, community centres can be catalytic in greenfield areas providing activities services that promote social interaction, build community connections, and support health and wellbeing. They can be used for community activities, including playgroups, art and craft classes, and after school activities; local cultural events; community meetings; and for private hire.

### **Proposed provision**

The Pondicherry ILP incorporates space for a community facility within the neighbourhood centre near the lakes.

This is consistent with Council's strategy to develop a network of multipurpose community facilities in population and activity centres. The neighbourhood centre at Pondicherry with small format retail, nearby medium density residential development and direct access to open space and views across the lake would be the focal point for the community.

Based on the estimated population for Pondicherry and Oran Park North, the facility would need to include 530-580 square metres of community facility space based on the Camden Contributions Plan 2011.

### **Issues for consideration – design**

It will be important that the facility is accessible and inclusive for people with a disability and people with limited mobility. It must be connected to public transport and have access to parking facilities. Given existing demands and gaps, the design should incorporate space suitable for dance and other performance-based community activities.

Council's preference is that the facility is a multipurpose centre with the capacity to facilitate a whole range of activities for people of different ages from meetings and playgroups, to dance, fitness and art classes. It should include the following amenities:

- » Large hall with wall mirrors with a seating capacity of 120-150 people
- » Smaller hall with a seating capacity of 80-90 people, which can be divided into meeting rooms
- » Kitchen, toilets and storage areas.

Ideally the facility will also connect to an area of open space to provide spill over space for social events and activities for children and young people.

Council is currently developing its community facility strategy. One of the gaps in provision in the LGA is affordable office space for non-government organisations. There is the option for the facility at Pondicherry to be expanded to around 1,000 square metres so that it can provide:

- » Hireable spaces for the community
- » Office space for the non-government sector
- » Rooms for the delivery of social and health services including, counselling or family support, either as outreach, sessional or full-time services.

### **Issues for consideration – delivery**

Delivery of the community facility is scheduled for 2024 as part of stage 3 of development. Residents in stages 1 and 2 of the Pondicherry development will require access to community facilities before the Pondicherry community facility is built. They will be able to access space at the nearby Julia Reserve Community Centre and Oran Park Library.

### **Issues for consideration – funding and management**

The community facility is likely to be funded as part of a VPA for the site and dedicated to Council for management as part of its community facilities. If Council preferred development of a larger facility it is likely Council funds or developer contributions from other sites would be required to fund its delivery.

## Active open space

There is currently a surplus of playing fields in Camden LGA, but Council reports most are at or over capacity particularly in the winter sporting season. Demand for their use is high and growing. Council predicts a shortfall of playing fields by 2036. The level of sport court provision in the LGA is currently adequate, but Council also projects a shortfall of sport courts by 2036.

The three existing playing fields near Pondicherry in Oran Park are well over capacity in both the winter and summer seasons. Council reports an 80% increase in bookings for these playing fields from 2018 to 2020. The nearest sport courts to Pondicherry are to the south in Harrington Park and Narellan. Most of these are netball courts and none are indoor courts.

Several new sporting facilities will be delivered over the next four years to help meet existing and future demand in the area. Key regional level facilities proposed near Pondicherry are:

- » Oran Park Leisure Centre (completion 2024) – 50-metre competition pool and four multipurpose courts
- » Mick Doohan Reserve (completion 2021) – four playing fields (soccer/cricket), two multipurpose courts and eight tennis courts
- » Catherine Park (completion 2022) – two playing fields (AFL), three diamond fields (baseball).

Another regional level facility is proposed for Lowes Creek Marylands. It will include four playing fields and six multipurpose courts. The delivery timeframe for this facility has not yet been determined.

We estimate the new population at Pondicherry will generate the need for 4-5 playing fields, 4 sport courts and 11.1 to 12.5 hectares of active open space. The population will also contribute to demand for indoor sporting and aquatic facilities but not sufficient to justify development of new facilities.

## Proposed provision

The Pondicherry ILP incorporates a total of 12.7 hectares of active open space in a regional level sporting facility that includes:

- » Four turf playing fields that would be suitable for a range of different sports, including football, rugby league, Oztag, cricket or AFL
- » One artificial turf field that could be used for football, Oztag or hockey
- » Eight multipurpose sport courts that could be used for tennis, basketball, futsal or netball.

We estimate this level of provision will more than meet the needs of future Pondicherry residents for active open space, and will help meet the potential future shortfall in other areas. We note the ILP provides double the number of sport courts and one additional playing field, when the capacity provided through artificial fields is taken into consideration<sup>41</sup>.

## Issues for consideration - design

We have assessed the design of the sporting facility and it is consistent with the Government Architect NSW's Draft Greener Places Design Guide (**Table 19**).

We recommend consideration be given to the following strategies to support the facility's capacity, quality and diversity:

- » Capacity – installation of lighting will further boost capacity. This will be important given high demand for active open space within Camden
- » Quality – designing with CPTED principles will support development of a safe space, while tree planting to create at least 40% perimeter shading for off-field areas will provide areas to cool off

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<sup>41</sup> Synthetic fields boost the sustainable capacity of fields from 30 to 54 hours per week – an increase of 80% (Northern Beaches Council 2017, Sportsground Strategic Directions Analysis, [https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.nthbch-yoursay.files/7215/6214/7227/Strategic\\_Directions\\_Analysis\\_July\\_2017.pdf](https://s3.ap-southeast-2.amazonaws.com/hdp.au.prod.app.nthbch-yoursay.files/7215/6214/7227/Strategic_Directions_Analysis_July_2017.pdf))

- » Diversity – inclusion of additional activations will encourage use by people of different ages and abilities. This could include:
  - > Local play and recreation with, for example, one or more play spaces targeting local children, potentially an all abilities play space, and a kickabout space
  - > Fitness and exercise space with equipment that is age-friendly and with running paths.

We also recommend design of the facility is informed by Council's Sports Field Specification Guide, Open Space Design Manual and Public Building Design Manual.

Designing the sporting facility using these recommendations will improve its utilisation by Pondicherry residents and the community, but the level of embellishment will be determined through VPA negotiations for the site.

**Table 19 Performance based assessment – active open space**

Criterion	Indicator	Assessment
Accessibility and connectivity	Accessibility by active transport Accessibility by public transport	The fields will be connected to Pondicherry and Oran Park through the walking and cycling network.  Public transport access is not confirmed yet, although given it is close to the neighbourhood centre, we expect the bus route will pass the facility.
Distribution	2 kilometres from most dwellings	All dwellings are within 2km of the facility.
Size and shape	Shape Orientation Road orientation	The shape is regular, all fields and courts have a north-south orientation, and at least 50% of the facility will have a road frontage.
Quantity	Maximum capacity 1 ha/1000 people Recreation opportunities	With 12.7 hectares of space the facility will have capacity for at least 12,700 people. This will be boosted by the inclusion of a synthetic field.  The ILP incorporates a mix of formal sporting opportunities, as well as path and trail based recreation providing a connection through to South Creek and including shared pathways.
Quality	Adequate facilities to support uses Safety Shading	The ILP includes a clubhouse and amenities building with toilets, change rooms and storage.
Diversity	Number of activations	The facility provides the opportunity for formal field sports and formal court sports.

Source: GAO (2020), Draft Greener Places Design Guide, <https://www.governmentarchitect.nsw.gov.au/>; adapted by Elton Consulting

### Issues for consideration - delivery

The sporting facility is scheduled for 2024 as part of stage 3 of development. However, residents in stages 1 and 2 of the Pondicherry development will require access to active open space before the facility is completed. Given capacity constraints in the surrounding area it is important they are provided as soon as possible.

We note that residents will be close to Jack Brabham Reserve and Wayne Gardner Oval at Oran Park. These playing fields are significantly over capacity now, but when Mick Doohan Reserve is completed in 2021 it is expected they will have some capacity. This will provide interim access to playing fields for Pondicherry residents. We also note development of the sporting facility is constrained by the need to reform a dam on the site. This will require significant ground works.

Given these constraints and the high demand for existing fields, we recommend:

- » At least two turf playing fields are provided early in stage 3 so they can be used for a range of sports, including AFL, and that options are considered for bringing forward the delivery of these playing fields to stage 2
- » A further two turf playing fields and the sport courts are developed as part of stage 4
- » The remaining field is delivered as part of stage 6.

### **Issues for consideration – funding and management**

The sporting facility is likely to be funded as part of a VPA for the site, and dedicated to Council for ongoing management as one of its sportsgrounds.

### **Passive open space**

Camden LGA currently has a surplus of passive open space. However, Council projects that in the Growth District, which includes Pondicherry, it will have a shortfall by 2026, particularly of off-leash dog parks and large areas for family gatherings, if additional open space is not provided. Council also notes an increase in demand for passive and unstructured recreation spaces across the LGA.

The closest existing passive recreation spaces to Pondicherry are Julia Reserve and Ron's Creek Splash Park. Further open space is proposed at Tranche 28 to the south of Pondicherry, including both an off-leash dog park and picnic areas, but it is not clear when this will be complete.

We estimate the future residents of Pondicherry will generate demand for between 11.1 and 12.5 hectares of passive open space including 4 play spaces and up to one off-leash dog park.

### **Proposed provision**

The Pondicherry ILP incorporates a total of 12.5 hectares of passive open space including 11 neighbourhood parks and one large local park. Importantly, it also includes:

- » Extensive pedestrian pathways within local roads and open space areas, along with a combination of on-road and off-road shared paths
- » 2.5 hectares of open space under a transmission easement which can be used for recreational purposes and active transport links
- » 5.5 hectares of environmental conservation and riparian corridors, and 12.6 hectares of water cycle management basins all of which will be activated by walking and cycling trails
- » Significant natural areas, including a network of lakes sized at 12.5 hectares.

We estimate this level of provision will more than meet the needs of future Pondicherry residents for passive open space, and will help meet the potential future shortfall in other areas. Additionally, the large 4 hectare local park surrounding the Pondicherry lakes, a body of water larger than Lake Parramatta, will become a destination that will be regionally significant.

### **Issues for consideration - design**

We have assessed the design of the passive open space and it is consistent with the Government Architect NSW's Draft Greener Places Design Guide (**Table 20**). We note, given this is an early stage of the planning process, that there is not detailed information available about quality of these spaces and the diversity of uses.

We recommend consideration be given to the following strategies to support the quality and diversity of passive open space within Pondicherry:

- » Quality – designing with CPTED principles will support development of safe parks; tree planting and provision of other shade cover to provide at least 50% shading for play spaces will provide cooler areas; and thoughtful provision of facilities including play spaces, toilets, lighting, BBQs and other elements like water features, will support activation of these spaces

- » Diversity – development of a network of recreation opportunities will encourage use by people of different ages and abilities. Given the range of passive spaces within the ILP, this could include:
- > Play for very young (0-5 years), children's play (5-12 years), older children and youth recreation spaces (10-20 years) – rather than providing many play spaces, it would be preferable to develop two to three high quality, multi-age, all ability accessible play and recreation spaces distributed across Pondicherry. Three possible locations are the lake park, the neighbourhood park near the school site, and the neighbourhood park in Tranche 41. The lake park also provides a significant opportunity for a destination play and recreation space, potentially with a nature play theme
  - > Local recreation and active recreation spaces with kickabout space, seats and tables, sport courts, and potentially integrated with play spaces
  - > Fitness and exercise space with age-friendly equipment and running paths
  - > Dog exercise area with fencing or natural barriers to minimise any disturbance for adjacent users. Potentially this could be provided in one of the larger central neighbourhood parks within the ILP.

**Table 20 Performance based assessment – passive open space**

Criterion	Indicator	Assessment
Accessibility and connectivity	Accessibility by active transport	Neighbourhood and local parks will be connected by road, footpaths and shared paths. The active transport network will connect through to Oran Park and recreation opportunities at South Creek.
Distribution	Neighbourhood park – 400 metres Local park – 2 kilometres	All dwellings are within 400 metres of neighbourhood parks and well within 2 kilometres of the large local park.
Size and shape	Minimum size – 0.5 ha (neighbourhood), 2 ha (local) Road orientation	All neighbourhood parks are at least 0.5 hectares, except one (0.3 hectares) that is connected to a large drainage area with the potential for open space use. The local park is 4 hectares. All parks have at least 50% road frontage.
Quantity	Maximum capacity 1,500 residents within 500 metres to 0.5 ha (neighbourhood park) Maximum capacity 5,000 residents within 5 kilometres to 0.5 ha (local park) Recreation opportunities	The neighbourhood parks will have significant additional capacity. The local park has the capacity to play a regional role, potentially serving over 50,000 residents. The ILP incorporates path and trail based recreation opportunities connecting through the site to the lakes local park, the sporting facility and onto South Creek. It does not provide further detail about other uses.
Quality	Facilities Safety Shading	Detailed information is not available about these issues at this point of the planning process.
Diversity	Number of activations	Detailed information is not available about these issues at this point of the planning process.

Source: GAO (2020), Draft Greener Places Design Guide, <https://www.governmentarchitect.nsw.gov.au/>; adapted by Elton Consulting

### Issues for consideration – delivery

Neighbourhood parks are scheduled for delivery in each stage of Pondicherry meaning residents will have access to nearby passive open space when they move into their homes.

Importantly the large lake park is scheduled relatively early in the development program for 2024 as part of stage 3. This will be critical for residents as it has the potential to provide a regionally significant recreation space with connections to the regional sporting facility and South Creek.

### **Issues for consideration – funding and management**

The passive open space is likely to be funded as part of a VPA for the site, and dedicated to Council for ongoing management.

## **9.3 Non-government**

### **Aged care**

There are three existing retirement villages near Pondicherry, but no residential aged care. New retirement living and residential aged care facilities are planned for Oran Park although the delivery timeframe for these facilities is not known.

We estimate the future population of Pondicherry will generate demand for 24-28 residential aged care places. This is not sufficient to justify development of a new facility and it is likely that the proposed facilities will have capacity to cater for this demand.

The new community will also generate demand for services to allow older people to age in place, including Home and Community Care. We note these services are likely to be available in coming years as the Federal Government has recently significantly boosted funding for home care services in response to long waiting times<sup>42</sup>.

Sites for retirement living and aged care facilities are acquired through the private market. They have significant land requirements and will need to be considered at a later stage of development as demand is established.

### **Child care**

There are seven existing long day care centres and seven OSHC services. About two thirds of these services have no vacancies indicating high levels of demand. It is likely capacity will tighten in the future with expected population growth.

We estimate the future population at Pondicherry will generate demand for 161-181 long day care places and 42-48 OSHC places. This is demand sufficient to warrant the development of two new long day care centres and a OSHC service.

Camden Council does not provide long day or pre-school childcare centres, but it does provide family day care and seeks to ensure spaces are available for playgroups and OSHC in its community centres. This means long day care and OSHC services in Pondicherry will be provided by private and not for profit providers as demand develops.

Childcare centres are generally a permitted use within residential areas and do not require land to be designated at the master planning stage. We expect space for OSHC will be provided at the proposed primary school.

### **Education – private primary and secondary**

Our analysis of primary and secondary school demand indicates the future population of Pondicherry will create demand for 700-800 private primary and secondary school enrolments. This is almost sufficient demand for a new K-12 private school.

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<sup>42</sup> The number of home care packages available in Australia is set to increase from around 60,000 in June 2013 to 185,000 in June 2021 given the high demand for these services (<https://www.health.gov.au/ministers/the-hon-greg-hunt-mp/media/budget-2020-21-record-health-and-aged-care-investment-under-australias-covid-19-pandemic-plan>)

## Proposed provision

The Pondicherry ILP includes a section of land (also within the Oran Park Precinct) that has been identified for a K-12 school. The site is 8 hectares in total, although most of this is within the Oran Park Precinct. The site is close to the regional level sporting facility and is well connected via the road network and active transport links.

## Issues for consideration - design

The school site is large and is likely to incorporate sporting facilities including playing fields, sport courts and potentially an indoor facility. It will probably also have a hall/cultural/performance space. Given high demand in Camden LGA for playing fields and multipurpose courts, and the lack of cultural facility space development of a new private school provides for shared use opportunities where the school could hire out indoor facility space to the public.

It is important that the school design enables safe community use of school facilities like the hall and sporting facilities, when they are not required by the school.

## Issues for consideration - delivery

Private school providers undertake detailed demographic and feasibility assessments before committing to new release areas. They acquire sites through market processes taking into consideration the socio-economic, ethnic and religious profile of an area as well as the availability of private schools in the surrounding area.

## Health

The closest health facility to Pondicherry is the IPCC, Oran Park Family Health Centre. Private medical centres are mostly located to the south outside of the study area.

We estimate the new community at Pondicherry will generate demand for up to two new general practices with around nine general practitioners<sup>43</sup>.

The South Western Sydney Local Health District has proposed a model for the Growth Centre Precincts that includes:

- » Primary Care Clinics, serving a catchment of about 15,000 – 18,000 people. These are privately operated clinics, with one proposed in each Precinct and located in village or town centres
- » Team General Practices, each serving a catchment of about 4,000 – 5,000 people.

Team GP practices and primary care clinics will be established by the market as the population grows. The proposed neighbourhood centre will provide commercial space for local medical centres, which are a permitted use within residential areas. Commercial space within the retail centres will also be suitable for local services such as dentists and allied health practitioners.

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<sup>43</sup> There is approximately 1 GP for every 958 people in the South West Sydney Local Health District (SWSLHD, 2013, Strategic and Healthcare Services Plan, <https://www.swslhd.health.nsw.gov.au/planning/>)



### Implications for Pondicherry

The new population at Pondicherry will create demand for neighbourhood and local social infrastructure. The ILP meets needs for:

- » New schools – it proposes a new government primary school and incorporates a site for new K-12 private school
- » Community facilities – it includes a new multipurpose community centre
- » Open space – it has over 25 hectares of active and passive open space including a regional level sporting facility, 11 neighbourhood parks and one large local park. This does not include a further 2.5 hectares under a transmission easement, which can be used for recreational purposes, and a further 18.1 hectares of environmental conservation areas, riparian corridors and water cycle management basins that can be used for active transport links.

Importantly, active open space provided within Pondicherry will also help meet needs within the region. It will have capacity to meet the needs of over 12,500 people compared with a projected population of 8,000 to 9,000 people at Pondicherry.

The ILP also provides significant natural areas with 12.5 hectares of lakes, which with the surrounding park and nearby neighbourhood centre can become a regionally significant visitor destination. Furthermore, it incorporates a well-connected active transport network that provides access to social infrastructure across the site and through to Oran Park.

The new community will also require access to aged care services, childcare and private health services. These will be delivered by private and not for profit providers to meet local demand.

# 10 Conclusion

The new community at Pondicherry is likely to have 8,000 to 9,000 people. It will be a young community largely made up of children (0-12 years), young workers and home builders (25-49 years). The major household types will be couples with children and couples without children. The area is likely to be relatively culturally diverse and socio economically advantaged compared to the rest of the LGA.

The new community will need access to social infrastructure provided at the neighbourhood and local levels, as well across the region. Importantly, it must respond to existing needs and accommodate family and age distribution changes once the community establishes itself over time. Social infrastructure which is accessible to residents of all ages, multipurpose and flexible will help ensure that spaces and activities can adjust to the needs of residents as they change over time.

Regional planning is still developing in the SWGA with much social infrastructure planning to this point taking place at the precinct level. While the new population at Pondicherry will create demand for regional social infrastructure, it will generally not be sufficient to require new facilities.

We recommend the following level of social infrastructure provision in the Pondicherry Precinct (**Table 21**).

**Table 21 Social infrastructure recommendations**

Category	Recommended provision and timing	Comment
<b>Regional social infrastructure</b>		
Cultural and community facilities – regional	No on-site provision required.	Generally, large cultural facilities across the region are at capacity. However, Pondicherry residents will be near newly developed facilities in Oran Park, including the Oran Park Library (a regional level cultural and community facility) and Julia Reserve Community Centre (a local level facility that incorporates a 190 seat auditorium), which have existing capacity.  They will also have access to proposed facilities at Leppington (the regional Leppington Cultural and Community Centre) and within the Aerotropolis.
Education – tertiary and vocational	No on-site provision required.	Residents will access vocational and tertiary educational facilities in key centres, including Liverpool, Campbelltown and Penrith. There are also outreach TAFE classes held at Oran Park.  They will also have access to proposed facilities in the Aerotropolis.
Emergency and justice	No on-site provision required.	Residents will access existing courts and ambulance, fire and rescue, and police services in areas surrounding Pondicherry.  A new NSW Fire and Rescue station is proposed for Oran Park and this will also service the needs of Pondicherry residents.
Health – hospitals	No on-site provision required.	Residents will access existing hospitals at Camden, Campbelltown and Liverpool. Both Campbelltown and Liverpool Hospitals are currently being upgraded to meet increased demand partly due to population growth in the SWGA.

Category	Recommended provision and timing	Comment
		Residents will access community health services through Oran Park Family Health which has existing capacity.
Open space – regional	No on-site provision required. GDC will contribute to regional open space through the Western Sydney Growth Areas SIC.	<p>Residents will access regional open space to the north via the Aerotropolis, the north east via the South Creek corridor to the Western Sydney Parklands, and to the south at Camden Park.</p> <p>We also note the Pondicherry ILP provides significant natural areas, including a network of lakes sized at 12.5 hectares, which will be surrounded by a large 4 hectare local park. This will become a destination that will be regionally significant.</p>
Sporting facilities – regional	<p>On-site provision of regional playing fields including:</p> <ul style="list-style-type: none"> <li>» four to five single playing fields</li> <li>» four multipurpose sport courts</li> <li>» one play space</li> <li>» fitness and exercise space with equipment and running paths.</li> </ul> <p>As discussed below (see open space – active), we recommend the fields are provided progressively throughout the project with the full facility being completed in stage 6.</p>	<p>Residents will be close to the Oran Park Leisure Centre, including a 50 metre indoor swimming pool. The Kirkham Park BMX facility and the Narellan Sports Hub will also be nearby. These facilities are currently being developed and/or upgraded and will have capacity.</p> <p>Further, residents will have access to regional level playing fields at Oran Park, Catherine Park, Spring Farm and Leppington.</p> <p>The Pondicherry ILP incorporates a regional level sporting facility with:</p> <ul style="list-style-type: none"> <li>» four turf playing fields that would be suitable for a range of different sports, including football, rugby league, Oztag, cricket or AFL</li> <li>» one artificial turf field that could be used for football, Oztag or hockey</li> <li>» eight multipurpose sport courts that could be used for tennis, basketball, futsal or netball.</li> </ul>
<b>Local social infrastructure</b>		
Aged care	No on-site provision required, although we note planning controls would allow the development of aged care facilities within Pondicherry.	<p>The development is likely to create some demand for residential aged care (24-28 places) and for home care services.</p> <p>The existing retirement living facility in Oran Park has plans to expand and a new facility is currently being developed in Oran Park. These facilities will have capacity to absorb this additional demand.</p> <p>We expect private aged care providers will continue to respond to any increase in demand.</p>
Child care	No on-site provision required, although we note planning controls would allow the development of child care facilities within Pondicherry.	<p>There is some capacity within existing child care services, but demand is expected to increase significantly into the future. We expect future residents at Pondicherry will require 161-181 long day care places and 42-48 OSHC places. This is sufficient to warrant the development of two new long day care centres and a OSHC service.</p> <p>We expect private child care services, including long day care and out of hours' school care, will respond to any increase in demand.</p>

Category	Recommended provision and timing	Comment
Community facilities	<p>On-site provision of a multipurpose community centre of 530-580 square metres including:</p> <ul style="list-style-type: none"> <li>» large hall with wall mirrors with a seating capacity of 120-150 people</li> <li>» smaller hall with a seating capacity of 80-90 people, which can be divided into meeting rooms</li> <li>» kitchen, toilets and storage areas.</li> </ul> <p>Ideally the facility will also connect to an area of open space.</p> <p>Residents will need early access to community facilities, but this can be provided initially through existing facilities at Oran Park. We recommend a new facility is provided mid-way through the project as part of stage 3.</p>	<p>Residents will have access to existing community facilities in Oran Park, including Oran Park Library and Julia Reserve Youth and Community Centre.</p> <p>They will also require access to local and neighbourhood level facilities. This is consistent with Council's strategy to develop a network of multipurpose community facilities in population and activity centres. The neighbourhood centre at Pondicherry with small format retail, nearby medium density residential development and direct access to open space and views across the lake would provide an opportunity to incorporate a community facility for Pondicherry residents.</p> <p>The Pondicherry ILP incorporates space for a community facility within the neighbourhood centre near the lakes.</p> <p>One of the gaps in community facility provision Council has identified in the LGA is affordable office space for non-government organisations. There is the option for the facility at Pondicherry to be expanded to around 1,000 square metres so that it can provide:</p> <ul style="list-style-type: none"> <li>» hireable spaces for the community</li> <li>» office space for the non-government sector</li> <li>» rooms for the delivery of social and health services including, counselling or family support, either as outreach, sessional or full-time services.</li> </ul> <p>If Council prefers this option it is likely Council funds or developer contributions from other sites would be required to fund its delivery.</p>
Education – private primary and secondary schools	<p>No on-site provision required, although we note the ILP incorporates a potential K-12 school site.</p>	<p>Demand for private schools is high and growing in the area surrounding Pondicherry. We estimate future residents at Pondicherry will generate demand for around 700 new private primary and secondary school enrolments.</p> <p>We expect private education providers will respond to this increase in demand.</p> <p>The Pondicherry ILP includes a section of land (also within the Oran Park Precinct) that has been identified for a K-12 school. The site is 8 hectares in total, although most of this is within the Oran Park Precinct.</p>
Education – public primary schools	<p>Land for one primary school (1.5 hectares) that is regular in shape, has road frontages on three sides, is in central accessible location, and is close to open space.</p> <p>Residents will need early access to public primary schools, but this can be provided initially through the new Barramurra Public School and possibly through Oran Park Public School</p>	<p>Demand for government primary schools is high and growing in the area immediately surrounding the Pondicherry Precinct. We estimate future residents at Pondicherry will generate demand for around 600 to 700 new public primary school enrolments.</p> <p>Existing facilities are at capacity except the recently opened Barramurra Public School, and several new government primary schools are in planning or under development. Barramurra Public School in Catherine Field to the east (due for completion in 2021) will have</p>

Category	Recommended provision and timing	Comment
	<p>(to the extent that demand for enrolments there is redistributed to Barramurra).</p> <p>We recommend a new primary school facility is provided consistent with the NSW Department of Education's recommended timing, which will be further explored during exhibition of the planning proposal.</p>	<p>capacity for 1,000 students and may also create capacity with Oran Park Public School.</p> <p>The Pondicherry ILP incorporates a 2 hectare site for a new primary school, which is adjacent to a 1.33 hectare park. The primary school site is consistent with the Department of Education's (DoE) guidelines for school sites.</p> <p>Ultimately, timing of provision will be determined by DoE. The availability of trunk services, especially sewer, may impact timing of provision.</p>
Education – public secondary schools	No on-site provision required.	<p>Demand for government secondary schools is high and growing in the area surrounding Pondicherry. We estimate future residents at Pondicherry will generate demand for around 400 new public secondary school enrolments.</p> <p>There is still some capacity in existing schools in the area, particularly with the new Oran Park High School which was opened in 2020. DoE also plans to develop a new public high school in Lowes Creek to the north of Pondicherry, although the delivery timeframe has not yet been finalised.</p>
Health	No on-site provision required, although we note planning controls would allow the development of general practices and medical centres within Pondicherry.	<p>Oran Park Family Health Centre is the closest facility to Pondicherry with private medical centres mostly located to the south.</p> <p>The new population will generate demand for two new medical centres with around nine general practitioners. We expect private general practices will respond to any increase in demand from future Pondicherry residents.</p>
Open space – active	<p>On-site provision of 11.1 to 12.5 hectares of active open space including:</p> <ul style="list-style-type: none"> <li>» four to five single playing fields</li> <li>» four to five multipurpose sport courts.</li> </ul> <p>Residents will require early access to playing fields particularly given high demand for existing fields. We recommend two turf playing fields are provided as soon as possible (at least early in stage 3) so they can be used for a range of sports, a further two turf playing fields and the sport courts as part of stage 4, and that the remaining field is delivered as part of stage 6.</p>	<p>Booking information for playing fields across the LGA shows they are currently at or over capacity particularly during winter given the popularity of football in Camden. There are currently enough sport courts in the LGA but there is a need for additional multipurpose sport courts.</p> <p>New playing fields and sport courts are proposed at Oran Park, Catherine Park, Spring Farm and Leppington. Importantly for Pondicherry residents, Mick Doohan Reserve will be opened in 2021. This is likely to free up some capacity on fields within Oran Park.</p> <p>Future residents at Pondicherry will increase local demand for playing fields and sport courts.</p> <p>The Pondicherry ILP responds to this demand by incorporating 12.7 hectares of active open space in the regional level sporting facility outlined above.</p> <p>This will more than meet the needs of future Pondicherry residents for active open space, and will help meet shortfalls in other areas. We note the ILP provides double the number of sport courts and one additional playing field, when the additional capacity</p>

Category	Recommended provision and timing	Comment
		provided by artificial turf fields is taken into consideration.
Open space – passive	<p>On-site provision of 11.1 to 12.5 hectares of passive open space including:</p> <ul style="list-style-type: none"> <li>» neighbourhood parks (min 0.4ha) within 400 metres of all dwellings</li> <li>» a local park (min 2 ha) within 2 kilometres of all dwellings</li> <li>» three to four high-quality play spaces multi-age, all ability play and recreation spaces</li> <li>» up to one off-leash dog park</li> <li>» shared walking and cycling paths that link residents to open space within the site, and open space and services in surrounding areas</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 several different activations.</li> </ul> <p>Residents will require early access to neighbourhood parks and play spaces. We recommend neighbourhood parks are delivered early in each stage, play spaces are delivered progressively throughout the project, and that the local park and dog park are delivered mid-way through project as part of stage 3.</p>	<p>Camden LGA has significant passive open space generally with adequate play spaces but a deficit of dog parks. Demand for passive open space is increasing with walking being the most popular form of recreation in the LGA. Future residents at Pondicherry will increase demand for parks, play spaces and dog parks.</p> <p>Residents will have access to existing passive open space at Harrington Forest and nearby at Julia Reserve and Ron's Creek Splash Park. Further parks and facilities are proposed at Tranche 28 and Lowes Creek Maryland.</p> <p>The Pondicherry ILP incorporates 12.5 hectares of passive open space including 11 neighbourhood parks and one large local park. Importantly, it also includes:</p> <ul style="list-style-type: none"> <li>» extensive pedestrian pathways within local roads and open space areas, along with a combination of on-road and off-road shared paths</li> <li>» 2.5 hectares of open space under a transmission easement which can be used for recreational purposes and active transport links</li> <li>» 5.5 hectares of environmental conservation and riparian corridors, and 12.6 hectares of water cycle management basins all of which will be activated by walking and cycling trails</li> <li>» significant natural areas, including a network of lakes sized at 12.5 hectares.</li> </ul> <p>This level of provision will more than meet the needs of future Pondicherry residents for passive open space, and will help meet the projected shortfall in other areas.</p>

## Proposed ILP

The Pondicherry ILP responds to the needs of the future population as follows:

- » Community facilities – it includes a new multipurpose community centre. We recommend consideration is given to developing a local level facility of around 1,000 square metres which could provide hireable spaces for the community, office space for the non-government sector, and rooms for the delivery of social and health services
- » Government schools – a new government primary school. We recommend the school is designed to facilitate sharing of school facilities (hall, library, etc.) and open space
- » Private schools – a site for new K-12 private school. Again, we recommend the school design provides for shared use opportunities through hiring of sporting facilities, halls and cultural or performance space to the public

- » Open space – it has over 26 hectares of active and passive open space including a regional level sporting facility with four turf playing fields, a synthetic field and eight multipurpose courts; 11 neighbourhood parks; and one large local park. We recommend the detailed design process considers measures to boost the capacity, quality and diversity of activations for open space.

Other neighbourhood and local social infrastructure requirements, including those for aged care services, childcare and private health services, will be met by private and not for profit providers.

Importantly, the Pondicherry ILP:

- » Will deliver a regionally significant sporting facility that will more than meet the needs of future Pondicherry residents, and will help meet the potential future shortfall of both multipurpose courts and playing fields in the LGA
- » Provides significant natural areas with 12.5 hectares of lakes, which with the surrounding park and nearby neighbourhood centre can become a regionally significant visitor destination
- » Includes a further 2.5 hectares of open space under a transmission easement, 5.5 hectares of environmental conservation and riparian corridors, and 12.6 hectares of water cycle management basins all of which will be activated by walking and cycling trails
- » Incorporates a well-connected active transport network that provides access to social infrastructure across the site and through to Oran Park.

