

JJ Cobbitty Development

December 2025

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Demographic and Social Infrastructure Needs Assessment

South Creek West,
Sub-Precinct 5,
Cobbitty

wsp



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Demographic and Social Infrastructure Needs Assessment South Creek West, Sub-Precinct 5, Cobbitty

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Rev	Date	Details
Rev D	December 2025	Final

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1 Introduction

This Demographic and Social Infrastructure Needs Assessment has been prepared by WSP on behalf of JJ Cobbitty Development Pty Ltd, (**the proponent**), in support of a Planning Proposal for the site located on The Northern Road, forming part of Cobbitty Sub-Precinct 5 in the South Creek West Land Release Area (SCWLA). The site is referred to as ‘**Precinct 5**’.

The Planning Proposal is seeking amend the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 (**Parkland City SEPP**) and rezone 172.68ha of land that forms 57% of Precinct 5. The remainder of Precinct 5 (130.41ha, 43%) is owned by a separate landowner.

The Planning Proposal will accommodate up to approximately 2,650 dwellings and a population of approximately 8,049 people. It builds on the NSW Government’s vision and aspirations under the Western Sydney Growth Areas program.

To ensure planned infrastructure and services can service the entire Precinct, this report has considered Precinct 5 in its entirety, where relevant.

The intended outcome of this Planning Proposal is to amend the Parkland City SEPP as follows:

- Incorporate the site on the ‘Land Application Map’ for the Parkland City SEPP
- Rezone the land to part:
 - MU1 Mixed Use
 - C2 Environmental Conservation
 - C4 Environmental Living
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - RE1 Public Recreation
 - SP2 Infrastructure
- Introduce building heights as follows:
 - 9 metres for low-density residential uses, allowing for developments of up to two storeys in height.
 - 12 metres for medium-density residential uses, allowing for development of up to three storeys in height.
- Introduce dwelling density controls (a range of minimum – maximum dwellings per hectare) which correspond with the land use zones and Indicative Layout Plan, as follows:
 - Maximum 10 dwelling per hectare for the E4 Zone
 - 20-25 dwellings per hectare for the R2 Zone
 - Part 25-35 & part 35-45 dwellings per hectare for the R3 Zone
- Introduce a minimum lot size of 1,000sqm only for the C4 Zoned Land.
- Map the riparian corridor on the site under the Riparian Protection Area and Native Vegetation Protection Map
- Map land for a public purpose under the Land Reservation Acquisition Map

1.1 Purpose of this report

As part of the rezoning, this report identifies the social infrastructure requirements generated by the likely future population of Precinct 5.

For the purposes of this report, social infrastructure includes:

- Community and cultural facilities including community centres and libraries
- Education facilities including childcare and schools
- Health facilities including community health centres and access to General Practitioners
- Public open space including active recreation (including sports fields and courts) and passive recreation (including parks and trails).

Social infrastructure is planned at different scales. The primary focus of this assessment is on *local social infrastructure*. This is social infrastructure that the new population of Precinct 5 will create a direct demand for. Local social infrastructure is usually provided on-site. However, this social infrastructure assessment also considers district and regional social infrastructure. This is social infrastructure that serves broader population demands (beyond demand directly created by Precinct 5, but which Precinct 5 may contribute to some of the demand for.

1.2 Structure of this report

This report includes:

- An overview of the relevant policy context
- An analysis of existing social infrastructure taking into consideration the site's location and its proximity to both existing centres (Oran Park) and future precincts (Bradfield/Aerotropolis)
- Identification of the key principles, trends and standards that influence and guide social infrastructure planning
- An analysis of the revised Indicative Layout Plan (ILP) and the implications of this for social infrastructure demand
- Identification of the social infrastructure required to support the projected future population
- An explanation of how the ILP provides for the required social infrastructure.

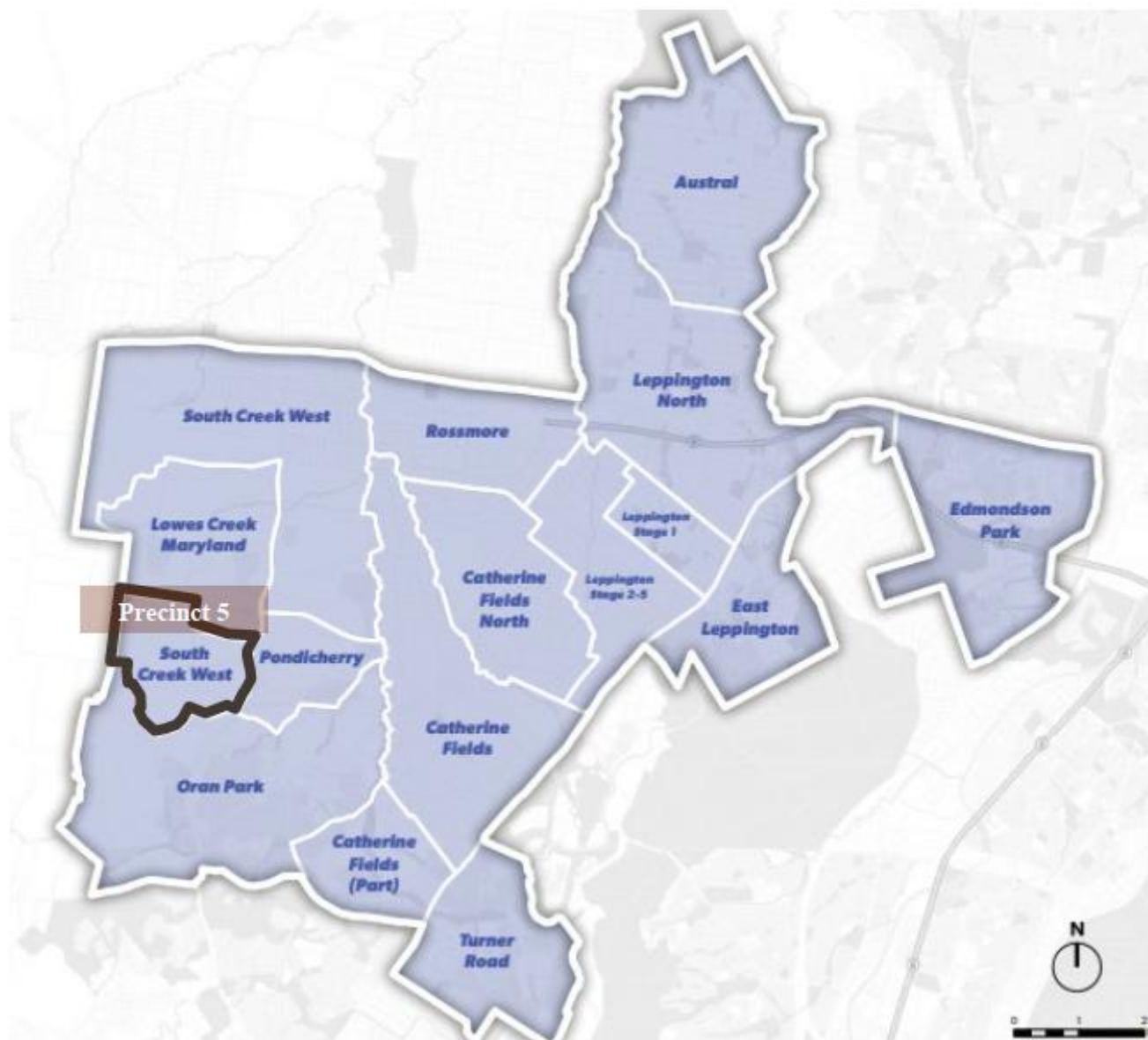
1.3 Site

As indicated in Figure 1-1, Precinct 5 is positioned along the western edge of Sydney's South West Growth Area (SWGA) within the Camden Local Government Area (LGA).

Precinct 5 sits amongst land release areas identified for significant urban and industrial land use change:

- Lowes Creek Maryland (LCM) to the north
- Pondicherry, Catherine Fields and Austral and Leppington North and to the east
- Oran Park to the south.

The Western Sydney Aerotropolis (the Aerotropolis) is also located to the north, above the northern portion of SCWLA.



Source: NSW Planning Industry & Environment: <https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/south-creek-west>

Figure 1-1 South Creek West land release area

2 Document and policy review

Planning for Precinct 5 is informed by a range of strategic planning documents, including:

- Regional strategies aligned to the Aerotropolis and its catalyst for transport corridor investment, as well as open space planning for Greater Sydney
- The Western City District Plan and investment in supporting infrastructure for strategic centres
- SWGA planning, including planned precincts in LCM, Oran Park and Austral and Leppington
- Local planning and strategies for social infrastructure provision prepared by Camden Council.

This chapter covers the main policy themes and directions most relevant to social infrastructure planning for Precinct 5.

It is understood that Camden Council is currently developing a Community and Cultural Facilities Framework, which seeks to identify social infrastructure shortfalls and a delivery plan. Additional details were not known at the time this report was finalised.

In addition, DPHI is in the process of developing open space population benchmarks to apply in NSW. However, these were not available at the time this report was finalised.

2.1.1 Regional policy context

There are multiple levels of governance operating in the SWGA and South Creek West, each with guidance and requirements for social infrastructure delivery. There is generally strong correlation across the various local and regional strategies and policies, including elements such as sustainability, ecological value, high quality, enabling movement, which give an indication on the collective intentions for outcomes for social infrastructure.

In the surrounding precincts of LCM, Oran Park and Austral and Leppington North, social infrastructure planning is focussed on the direct demand generated by the potential future communities within these precincts. While this is also the approach used in this report for Precinct 5, there is also a need to recognise how social infrastructure can operate as part of a complementary network of spaces and services across Camden LGA and the broader SCWLA, and that decisions on social infrastructure provision should be taken at, at least, a district level. While not the purpose of this report, this is an important consideration for decision makers.

The Aerotropolis is a critical component of the SWGA, and (at the time of writing this report) is progressing in its planning stages and infrastructure provision planning. This has implications for the delivery of regional social infrastructure, including in education, health, open space and cultural facilities across the larger SWGA.

Precinct 5 will need to provide or contribute to social infrastructure to meet the demand generated by its future population. Social infrastructure provision in Precinct 5 will need to consider the delivery of social infrastructure in surrounding precincts to avoid duplication or inconsistencies. Active connections, providing options for walking and cycling, are highly valued and are considered as an integral contribution to the recreation options in the open space network.

2.1.2 Public open space

The NSW Government Architect's *Draft Greener Places Guide* (2020) identifies the following categories of public open space:

- Natural areas: nature and low-impact recreational activities (e.g., walking, cycling, picnics)
- Passive open spaces: parks, gardens and linear corridors for passive recreation activities and supported by suitable infrastructure (e.g., walking paths, picnic tables, areas for gathering in the outdoors)
- Active open spaces: outdoor spaces for formal community sports, typically with sporting facilities (e.g., playing fields, amenities and changing blocks, spectator stands/seating, car parks)

- Riparian corridors: open spaces or connections aligning or traversing waterbodies.

Council's *Spaces and Places Strategy* (2020) defines passive and active open spaces as:

- Passive: Council owned or managed public open space
- Active: Council owned or managed play spaces, sports fields, aquatic facilities, sports courts, dog off leash areas, skate parks, BMX or mountain bike tracks.

The Strategy locates Precinct 5 in the Growth Areas district, which it identifies as currently and projected to be (by 2036) undersupplied in open space. In an assessment of the demographic profile of Camden LGA, the following demands for open space assets in the future were identified:

- Need for recreational spaces for young adults and families, for active sport
- Need for passive sport and recreation activities suitable for older adults (e.g. lawn bowls and golf) as well as access to activities such as walking.
- Strong demand expected for 'traditional' or club sports (e.g., cricket, league, netball, tennis).

Future priorities for open spaces listed in the *Spaces and Places Strategy* (2020) are:

- Improved understanding of community needs to meet increasing open and recreation spaces demand, including providing spaces for all ages and abilities
- Co-located, multipurpose, multi-use and flexible facilities and partnership with other agencies to deliver improved spaces which enable high utilisation
- Prioritisation of access to natural areas and the delivery of green linkages.

2.1.3 Community facilities

The 2020 *Spaces and Places Strategy* describes community facilities as:

"Typically Council-owned buildings that provide accessible and affordable space for a range of activities and essential services that benefit the community. In new, and existing communities they play an important role in providing space that encourages interaction and social cohesions. As densities increase, these facilities are becoming extensions of the home, providing space to socialise, engage in formalised physical, cultural and religious activities and partake in community gatherings".

The Community Survey undertaken as part of the Strategy indicated that 'events and activities' were the most valued aspect of community facilities for Camden residents.

Council currently uses the following planning standard of:

- 42 square metres per 1,000 residents for the provision of Neighbourhood community facilities; plus
- 13 square metres per 1,000 residents for the provision of District Regional community facilities (comprising additional floor space to one or more of the Neighbourhood community centres.

These are benchmarks for community centres that date back to the 2006 *Growth Centres Development Code*. The *Spaces and Places Strategy* also recognises that best practice encourages planning community facilities as part of an integrated network that focuses on larger but fewer community facilities. These larger facilities would generally be more multipurpose and have the capacity to provide higher levels of services and better quality of space than multiple smaller facilities. In response to this, the *Spaces and Places Strategy* also uses a benchmark of one community centre for population catchment of 20,000 people.

2.1.3.1 Benchmarks

The *Spaces and Places Strategy 2020* identifies the following benchmarks for open space, recreation and community facilities.

Table 2.1 Social infrastructure benchmarks – Camden Council

Facility	Benchmark
Library	1 library: 40,000 people
Community centre	1 community centre: 20,000 people
Civic centre	1 civic/cultural centre: 30,000 people
Open space (active and passive)	2.83 hectares: 1,000 people
Play spaces	1 playground: 2,000 people
Sports courts/multisport court	1 court: 2,000 people
Off-leash dog parks	1 off-leash dog park: 16,000 people
Sports field	1 sports field: 1,850 people

It is noted that Camden Council's standards for provision of public open space generally and for sports fields more specifically are considered to be relatively high. However this Needs Assessment addresses Council's standards and also responds to NSW Government open space policy related to the quality of open space provision, activation of open space, diversity of open spaces and responding to community needs, noting the future open space benchmarks being developed by DPHI and the future Community and Cultural Facilities Framework currently being developed by Council, may or may not be consistent with the above metrics.

2.2 Summary of key policy issues

Key policy issues of relevance for planning social infrastructure for Cobbitty Precinct 5 are:

- The fundamental principle of viewing a site in its context and developing an approach to social infrastructure, and especially open space, that capitalises on the key features and unique qualities of the site.
- The importance of a focus on activation of community spaces and how public space at Precinct 5 should provide for a diverse range of people and activities.
- Use of the principles of 'great places' and of Camden's 2020 *Places and Spaces Strategy* to guide planning at Cobbitty including the importance of addressing community needs, understanding what spaces and activities attract people, encouraging people to spend time in public space, and offering opportunities for people to connect to each other and their environment.
- Use of appropriate planning standards for public open space as a starting point and then enhancing these with performance-based measures to ensure quality of provision.
- A focus on the quality and diversity of social infrastructure provision, rather than purely formulaic, mathematical approaches. This includes the balance between quantity, type and quality of open space.
- The vital role of different forms and types of social infrastructure to ensure a diverse offering that provides for a wide range of spaces and activities and caters for the needs of a variety of community members.
- The importance of creating special places for people through the thoughtful application of principles about sense of place, multipurpose space, connections, social capital, equity, access and safety.
- Having a clear focus on green and blue grid opportunities and ensure that planning considers creating links both within and beyond the precinct for green and blue grid connectivity.

- Recognising community views, Council standards and using these in combination with best practice performance-based principles defined by the NSW Government in its latest policy documents. The importance of public open space to Camden Council and the Camden community is recognised and the planning for Precinct 5 seeks to adopt a contemporary best practice approach that includes an emphasis on both quantity and quality of provision.
- In the surrounding precincts of LCM, Oran Park and Austral and Leppington North, social infrastructure planning is focussed on the direct demand generated by the potential future communities within these precincts. However, there is also a need to recognise how social infrastructure can operate as part of a complementary network of spaces and services across Camden LGA and the broader SCWLA.
- The Aerotropolis is a critical component of the SWGA, and is progressing in its development. This has implications for the delivery of regional social infrastructure, including in education, health, open space and cultural facilities across the larger SWGA.
- Precinct 5 will need to provide or contribute to social infrastructure to meet the demand generated by its future population. Social infrastructure provision in Precinct 5 will need to consider the delivery of social infrastructure in surrounding precincts to avoid duplication or inconsistencies. It will also need to align with the strategic directions and policies of Camden Council, DPHI and other significant stakeholders involved in planning in the South Creek West Land Release Area (e.g. Transport for NSW).
- Access to health services will be a key consideration for future residents. Based on consultation with the South West Sydney Local Health District, there are new emerging platforms which may help address demand and access issues, such as virtual platforms. Ongoing collaboration with NSW Health and DPHI to plan for adaptable services with the capabilities to respond to changing community needs will also be important.

3 Social infrastructure review

Existing and planned social infrastructure surrounding Precinct 5 is considered in this chapter. This audit was updated in 2025 based on desktop research. An analysis of existing needs and capacity is provided based on publicly available information.

3.1 Community and cultural facilities

There are no existing community and cultural facilities within current Precinct 5. The nearest existing facilities within approximately 15-minutes driving distance are shown below.

Table 3.1 Community and cultural facilities in the Camden Council area within 15 minutes of the site

Suburb	Facility	Hall capacity
Oran Park	Julia Reserve Community Centre	N/A
	Oran Park Library	200
	Catherine Park Community Centre	N/A
Harrington Park	Harrington Park Community Centre	80
Mount Annan	Birriwa Reserve Community Hall	80
Catherine Field	Catherine Field Community Hall	90
Currans Hill	Currans Hill Community Hall	80
Emerald Hills	Emerald Hills Reserve	100
Gregory Hills	Gregory Hills Community Centre	90
Narellan	Narellan Child, Family and Community Centre	150
	Narellan Library	100
Camden	Camden Library	N/A
	Camden Civic Centre	180

Source: <https://www.camden.nsw.gov.au/parks-and-recreation/parks-and-playgrounds/>, https://www.camden.nsw.gov.au/search-results?Search=library&action_results=Go

The closest facilities to the site are located in:

- **Oran Park:** Julia Reserve Youth and Community Centre which incorporates office space, multipurpose meeting rooms, and cultural activity and performance space; Oran Park Library, which includes the multifunctional Sandown Rooms for meetings, playgroups, community groups and dance, fitness, and art classes; Catherine Park Community Centre, which has a small hall and a meeting room
- **Catherine Field:** Catherine Field Community Hall, which is a large hall with dual use as tennis and multipurpose sporting courts
- **Harrington Park:** Harrington Park Community Centre with a large hall, small hall, meeting room and craft room
- **Bringelly:** Bringelly Community Centre.¹

¹ Noting that Bringelly is located across Camden and Liverpool local government areas.

With the exception of Julia Reserve Youth and Community Centre and Oran Park Library (and its Sandown Rooms), all existing facilities are local level and have minimal or limited multifunctionality (e.g., hall and meeting rooms). Beyond this, local level community and cultural facilities are dispersed in the surrounding town and urban centres.

3.1.1 *Existing needs and capacity: community centres*

Camden Council's *Spaces and Places Strategy* (2020) recognises the role free and/or affordable community spaces play in building connections in new communities. In this Strategy, Camden Council have nominated that community centres, scout halls and clubrooms are classified as community centres.

According to this Strategy, current best practice is the delivery of network of larger but fewer community facilities, that can provide higher level services and service a larger catchment of people. This has informed Camden Council's decision to move to the benchmark of 1 local community centre per 20,000 people, enabling the provision of fewer and larger multipurpose centres which have the capacity to accommodate increasingly diverse and changing community needs.

Based on a review of lease and hire schedules conducted for the *Spaces and Places Strategy* (2020), there is capacity in existing community centres to accommodate greater use, and future planning should focus on upgrading these facilities to multipurpose centres, rather than the provision of more neighbourhood/local community centres. The *Spaces and Places Strategy* (2020) also found that existing community centres in Camden LGA are generally unstaffed buildings providing spaces for community use and hire, which could be adapted to meet the needs of incremental population growth.

3.1.2 *Existing needs and capacity: libraries*

Camden Council's [Camden Libraries Strategy 2021-2025](#) (April 2021) highlights the trend of libraries being community hubs, offering space for communities to gather, connect and learn, and increasing community expectation that they offer services and an experience 'beyond the shelves'.

Camden Council currently manages the following three existing libraries in Camden LGA:

- **Camden Library:** Council's smallest library (806sqm), co-located with Camden Museum, Camden Historical Society and Camden Area Family History Society. It includes a multipurpose meeting room and welcoming foyer which acts as a meeting place
- **Narellan Library:** Council's largest library (3,111sqm) located adjacent to Narellan town centre. It offers a range of spaces including an indoor/outdoor play space, study rooms, multipurpose community rooms and a semi-professional recording studio and computer lab
- **Oran Park Library:** Council's newest library (2,500sqm), co-located with Oran Community Resource Centre within the new Oran Park Town Centre. The library was designed to maximise adaptability and multifunctionality, has access to outdoor space as well as study and multipurpose community rooms. It was delivered through a voluntary planning agreement for Oran Park Precinct.

The October 2023 draft of the [Leppington Town Centre Planning Proposal](#) outlines the social infrastructure objectives for the area, detailing the strategy for a new regional library that will share its location with a community centre and a performing arts venue in Leppington Town Centre.

The *Spaces and Places Strategy* (2020) found that:

- Both Camden and Narellan libraries were nearing capacity. Demand is being generated for operational and multifunctional adaptations, including increased hours of operation, more staffing, parking at Narellan, more digital resources and meeting rooms.
- The projected population of Camden LGA (approx. 233,000 by 2036) will create a shortfall in library space, likely to be in the Growth District, which contains the site. However, it also recognises that while additional need should be monitored, the provision of regional level services in a future library at Leppington in conjunction with the existing Oran Park Library may meet this demand.

3.1.3 *Planned facilities*

Precinct 5 is located among a number of significant precincts, for which community and cultural facilities have been proposed to address the need generated by their communities, including:

- LCM: multipurpose community centre (up to 2,000sqm)
- Austral and Leppington North: a range of community facilities, including performing arts, exhibition and workshop and studio spaces, and a multipurpose community centre (as well as a recommendation from Camden Council for a new library to create a community and cultural hub of 5,000-5,500sqm – see following pages).
- Pondicherry: a 530-580sqm multipurpose community centre with large hall and small hall (capable of being turned into smaller rooms).

DPHI's *Western Sydney Aerotropolis Precinct Plan* (2022) also proposes a focus on arts and creativity which integrates other social infrastructure, as well as open and green spaces for enhanced activation adaptable uses of public spaces.

3.2 Open spaces and recreation

There are no existing public open and green or recreation spaces within Precinct 5.

Within approximately a 10-minute drive from Precinct 5, there are numerous passive open green spaces and two off-leash dog parks in Oran Park (Champions Park and Ewing Loop). In this proximity, there are also a combination of formal active open spaces (i.e., for sporting codes), informal active open spaces (i.e., turn up and play), and specialised recreation spaces. These include:

- Oran Park: Dawson-Damer Park (district level park with large water play space, ninja warrior course, swings, trampolines and a basketball half-court); Doohan Reserve (district sporting hub with four sports fields, two synthetic cricket pitches and practice nets, eight tennis courts and two multipurpose courts), Jack Brabham Reserve (local facility with two sports fields, one synthetic cricket pitch and practice nets); Wayne Gardner Oval (a local sportsground with playground); Perich Park (grassed area) and Julia Reserve Youth Precinct with a skate park, parkour facility, multipurpose courts and kickabout areas.

The Oran Park Leisure Centre has also recently opened, with an eight-lane 50-metre indoor pool, leisure pool, toddler pool, four-court stadium, and health and fitness areas. The facility is co-located with the Oran Park Library.

- Harrington Park and Kirkham: Harrington Park Reserve (two sports fields, two basketball courts and one synthetic cricket pitch); Sir Warwick Fairfax Oval (local club sports field and courts); Macarthur Regional Hockey Centre; and Narellan Sports Hub (44 netball courts, athletic facilities, multi-purpose sportsgrounds and playground).
- Bringelly: Bringelly Park and Reserve (local sports fields with courts) and a specialised recreation space (agistment and equestrian centre).
- Cobbitty: Fred Small Oval (two cricket pitches and an archery range).

Further from the site, the Narellan Sports Hub (regional facility) has recently been upgraded to provide:

- An additional 14 netball courts with floodlighting (44 in total)
- A synthetic athletics track, including field and jump facilities, floodlighting, drainage and irrigation and athletics administration/club building
- An additional full-size rugby league field to replace the existing smaller 'mod league' field, including floodlighting and drainage
- A criterium cycling track
- A large, turfed area for future multi-purpose use

- A pedestrian and cycle path network.

3.2.1 *Existing needs and capacity: open space and recreation*

The (former) Greater Sydney Commission's (GSC) *Western City District Plan* (2018) contains a series of actions aligned to recreation and open space planning, including:

- Develop a South West District sport and recreation facility plan
- Planning for shared spaces, including an increase in community facilities and open space
- Use funding priorities to deliver the South West Green Grid priorities
- Develop support tools and methodologies for local open space planning
- Review criteria for the monitoring of water quality and waterway health.

Council's *Spaces and Places Strategy* (2020) identified the following demand for recreation activities:

- Accessible spaces with cycling facilities and close to public transport
- Passive and active recreation opportunities, including play spaces for young and older children, as well as whole-of-life sports and low impact recreation options (e.g., walking, tennis)
- Family friendly spaces, with facilities for picnics and BBQs, and spaces for social interaction and gatherings
- Sporting facilities for team and competition sport, which also cater not non-traditional Australian sports
- Extended access hours (outside of school and business hours).

Council's *2020-24 Sportsground Strategy* (2020) identifies that existing sports fields across the Camden LGA are generally at capacity (most equal to or over 30hrs of utilisation/week) in winter with lower usage in summer. According to the strategy, the Council is predicting an additional 36 sports fields, 3 baseball diamonds and 26 courts will be delivered through new developments between 2020 to 2024 and will require all new facilities to have a minimum 2 field layout (with a preference for larger facilities).

3.2.2 *Planned facilities*

Proposed open spaces surrounding Precinct 5 are:

- LCM: up to 62ha of open space, incorporating 21 local parks, six double playing fields and a number of multipurpose outdoor courts
- Leppington North: approximately 135ha of open space, 60% of which is passive (81ha)
- Catherine Field: 50ha of open space, including two double playing fields and four outdoor courts
- Leppington: the Leppington Oval upgrade (local junior sports fields for soccer); and sports fields provided as part of the Leppington Town Centre development, which is still in the planning process
- Pondicherry: a district level sporting facility, including four turf playing fields, one artificial turf field and eight multipurpose sport courts.

As indicated in DPHI's *Western Sydney Aerotropolis Precinct Plan* (2022), the Aerotropolis is also projected to provide district-scale open space (such as playing fields) and regional parks provided towards the edge of centres to maximise catchment areas, as well as sporting fields (shared with educational institutions, wherever possible).

3.3 Education and childcare

There are no existing education or childcare facilities in Precinct 5.

3.3.1 Primary and high schools (government)

Primary schools

An overview of all schools located within the Camden LGA is provided in Appendix A.

The site is currently within the Cobbitty Public School catchment, with an enrolment of 346 students².

It is also within proximity of:

- Existing Oran Park Public School which currently has 1,369 enrolled students has recently undergone an upgrade to expand its current classrooms and administration and staff areas.
- Recently opened Barramurra (1,051 students) and Gledswood Hills (961 students), each designed to cater for up to approximately 1,000 students.
- Gregory Hills Public School (459 students) with a predicted future enrolment of 1,000 students. This newly established school opened at the beginning of January 2023.
- The stage 2 expansion of Oran Park Public School was completed in February 2024 and provided an additional 16 classrooms, refurbishments to several rooms including classrooms, administration and staff areas. Refurbishments to library facilities and an extension to the existing 'kiss and ride' entry way off Dick Johnson Drive.

High schools

The site is currently within the Elderslie High School catchment (861 students). It is also within proximity of Oran Park High School (1,501 students).

3.3.1.1 Existing needs and capacity: government schools

In September 2021, an interview with representatives from School Infrastructure NSW (SINSW) identified that several existing schools surrounding Precinct 5 are, or will be, at capacity accommodating demand within their existing catchments. This includes Oran Park Public School, Cobbitty Public School, Barramurra Public School, Bringelly Public School and Leppington Public School. However, the increase in enrolments is evident, with Barramurra Public School now over 1,000 enrolments (beyond its designed capacity).

SINSW advised in 2021 that additional development in Precinct 5 could not rely on educational facilities planned in surrounding precincts to accommodate the demand for government school spaces. Further engagement with SINSW was not conducted to inform the final version of this report however it is not expected that this advice would change, based on the above data and continued population growth in this area.

SINSW also recommended that planning for a potential school site in Precinct 5 should be further discussed with SINSW for information on timing, size and delivery method (e.g., VPA), with guidance from the *Design Framework: Site Selection and Development Guidelines* (2024). This has now been incorporated in the ILP (refer Sections 5 and 6).

The demand for school places in South West Sydney is growing exponentially, as housing types and affordability attract new and young families. It was also noted by the SINSW representatives that the indication or commitment to deliver new or enhanced school infrastructure in growth areas, can attract people to move into a location. This can compound the demand originally calculated.

3.3.1.2 Planned facilities

A new public school is planned in Emerald Hills, east of the Camden Valley Way, and is due to open in 2028.

A new high school is planned for Leppington and Denham Court. This will accommodate up to 1,000 students and is due to open in 2027.

² All enrolments sourced via ACARA.

Intake areas for either school are currently unknown.

3.3.2 *Childcare*

Camden Council operates Camden Family Day Care Service, a service that provides support for families with children:

- During standard and non-standard hours (flexible hours)
- Before/after school
- During school holidays
- In some circumstances overnight and weekends.

Over 40 other childcare options are provided in the Camden LGA operated by a mix of private enterprises, not for profit and community groups.

3.4 Health and wellbeing

Health and wellbeing services in proximity to Precinct 5 are discussed in this section.

3.4.1 *Hospital and medical services*

Existing and planned facilities are addressed together in this section, given key existing facilities are also being redeveloped, as described below.

In the areas surrounding Precinct 5, planning and works are underway to improve the capacity of existing hospitals as well as to deliver new integrated health care facilities. Examples include:

- **Liverpool Hospital:** The Liverpool Health and Academic Precinct will expand and enhance the capacity and capabilities of current Liverpool Hospital, including a new comprehensive and integrated cancer centre, an expanded emergency department, and enhanced neonatal intensive care, maternity and critical care. It is scheduled for completion by 2027.
- **Leppington:** The Leppington Regional Integrated Primary & Community Care (IPCC) Centre will become a hub for multidisciplinary and specialist medical care and potentially day surgery for the entire population. It will be supported by mixed public and private service provision through an attached or incorporated Primary Care Clinics. The future facility in Leppington town centre will service a catchment population of 75,000-100,000 people (consistent with catchment populations identified for Major Town Centres in the SWGC Structure Plan).
- **Campbelltown Hospital:** Campbelltown Hospital Redevelopment – Stage 2 was completed in May 2024, delivering an expanded emergency department, intensive care unit, increased surgical capacity, integrated and expanded mental health services, and enhanced paediatric services.

The South Western Sydney Local Health District (SWSLHD) advises current planning indicates the additional demand for public hospital services across south west Sydney over the next 20 years does not support the development of a separate public hospital facility.

3.4.2 *Existing needs and capacity: health*

SWSLHD notes a key consideration for community use of health spaces and services is accessibility (based on consultation in September 2021):

- NSW Health are transitioning out of the old community health model (based on universal services) into targeted services (the right care at the right time, for the people who need it)
- The distance between home and transport nodes and/or commercial centres in South West Sydney is gaining stronger recognition as a challenge to access (e.g. travelling to Merrylands or to Campbelltown)

- Within increasing development and population growth in South West Sydney, road networks are also becoming more congested, and therefore it is also taking longer to get to larger health services and spaces.

SWSLHD notes Integrated Health Care Hubs (IHHubs) will be a key element of service provision into the future. They are designed to “deliver a new range of clinical services traditionally delivered from hospital facilities. IHHubs, Community Health Centres and District Hospitals will operate as an integrated system working collaboratively with primary and secondary providers who deliver care outside the public health system”³. Preferred locations for IHHubs are central settings close to public transport routes, parking and other community amenities. SWSLHD proposes to deliver an IHHub at Leppington and potentially the Aerotropolis (both indicative, early stages).

Many lessons were learnt regarding health services delivery during the COVID periods of 2020, particularly in virtual care and connectivity. The pandemic highlighted the need for more accessible/lower contact options, such as virtual pop-up in clinics in local and village centres (possibly operating from community facilities) which could also support face-to-face service delivery (e.g., local pop-up clinic attended by nursing staff, who virtually connect patients and support their visits with GPs, specialists).

Community services and integrated health services planning continues to be developed in SWSLHD, and ongoing engagement with the SWSLHD will be required as planning for Precinct 5 progresses. While the cumulative demand from new communities in Precinct 5 and SCWLA will not generate the need for a community health hub, these communities will need accessible health services in their locality. In areas with emerging populations, shared service delivery models are proposed while the community grows to a size where a local community-based care facility is required. Shared service delivery models co-locate a multipurpose community health service with local/state government agencies, such as libraries, and other non-government services, including shopping centres, to enable access to health services, particularly Early Childhood Clinics and health education.

Further engagement is required to understand pressures on existing services.

3.4.3 *Emergency services*

Ambulance

The site is located within the NSW Ambulance (NSWA) Camden Response Area (RA). NSW Service Planning advises that key drivers for the accessibility of ambulance services are:

- Population growth and ageing, given older patients are the most frequent users of ambulance services
- Disease patterns, including chronic disease
- Social support and alternative transport options for primary care
- Access to alternative services, particularly primary health care, and access to telephone advice and referrals as an alternative to an emergency response
- Community expectations of the role of ambulance and response times, and community knowledge of alternative options for non-emergency transport
- Changes in other parts of the health system that impact on ambulance service demand (e.g., increased hospital throughputs and rates of treatment).

NSWA regularly updates modelling for ambulance response needs in Sydney growth areas, including greenfield areas, by investigating demographic characteristics (e.g., age, population size and population density) and common utilisation rates of greenfield areas to project demand associated with new developments.

³ South Western Sydney Local Health District (2020), SWSLHD Care in the Community Clinical Services Plan Stage Two including land assessment across three sites, <https://www.swsllhd.health.nsw.gov.au/planning/content/pdf/Scoping%20Papers/>

The rates of utilisation in the Camden Response Area in 2021 are provided in Table 3.2 below. In correlation with the key drivers, persons aged 70 years and older are accountable for 87% of utilisation. This data is not reflective of increased demand due to COVID-19.

Table 3.2 Camden Response Area – ambulance utilisation rates

Age group (years)	Utilisation rate (per 1,000 pop)	Percentage of utilisation (to nearest 1)
0-14	41.6	3%
15-44	57.4	4%
45-69	81.9	6%
70-84	312.8	23%
85 or above	882.6	64%

Source: Ambulance NSW, 2021

According to NSW (based on consultation in September 2021), development staging is a key consideration for ambulance service planning because ambulance station placement is based on response areas rather than localised demand (i.e. suburb or town level). Consequently:

- Ambulance station locations need not necessarily be placed within the centre of the population, instead location is determined by prioritisation of need
- Where a new station is required due to demand levels, additional analysis determines where the station should be located, with consideration of the impact on the new community as well as the existing demand.

Further engagement is required to understand pressures on existing services.

Police

Cobbitty is located in the Camden Police Area Command (PAC). Within this command, there are three police stations, located at Narellan (PAC head office), Picton and The Oaks.

According to minutes from the *Camden Police Area Command Community Safety Precinct Committee Meeting* (2019), there has been increases in assaults and malicious damage including domestic violence. Further engagement is required to understand pressures on existing services.

3.5 Planned social infrastructure

3.5.1 Bradfield City and the Western Sydney Aerotropolis

The planning and development of the Western Sydney International Airport and surrounding Aerotropolis is another significant change in the local area since planning for Precinct 5 commenced.

The Western Parkland City Authority released a *Bradfield City Centre Master Plan Social Infrastructure Strategy* in 2023. This strategy anticipates a resident population of between 15,300 and 23,000 people and a worker population of around 25,000 people up to and beyond 2056.

The *Bradfield City Centre Master Plan Social Infrastructure Strategy* recommends inclusion of the following social infrastructure. This will be located approximately 15-20 kilometres from Precinct 5. Precinct 5 will not be able rely on social infrastructure provided within the Aerotropolis, with the exception of higher-level regional facilities.

Table 3.3 Bradfield City Centre recommended social infrastructure

Category	Recommended social infrastructure by 2056
Education	One public primary school
	One public secondary school
	An Innovation Outreach Centre (focus on aerospace and aeronautics training)
	TAFE/VET facility
	Multiversity campus/maker space facilities
Health	One Community Health Centre/Integrated Health Care Hub
	One specialised Aboriginal Community Health facility
Community Facilities	One District Community Centre (co-located with Library)
	One Local Community Centre
Child Care	One public Child Care Centre (min 100 places)
	Ten private Child Care Centres (total approximately 500 places)
	One specialised Aboriginal Child Care Centre
	One Out of School Hours Care facility (with public primary school)
	Two private Out of School Hours Care facilities (approximately 200 places)
Cultural Facilities	One Cultural Performance Centre
	One Aboriginal Cultural Centre
	One Local Cultural Facility (studio, gallery, museum)
Aged Care	136 Moderate-High Care Needs places
	163 Low Care Needs places
	7 Short term restorative care places
	68 Community Care packages
Emergency Services	One Justice Precinct with co-located Police Station and Courthouse

Category	Recommended social infrastructure by 2056
Open Space	One Regional Park
	Two District Parks
	Up to 8 Local Parks
Sport and Recreation	One District Sports Field (two rectangular fields and one oval)
	Two playing fields
	Three multipurpose courts
	One Indoor Sports Facility
	One Indoor Aquatic Centre
	One Youth Focussed Outdoor Recreation facility

It is reasonable to assume that some of the higher order social infrastructure recommended at Bradfield (such as the performing arts centre, community health centre, indoor recreation) would likely be accessed by future residents of Precinct 5 given the relative proximity and the large catchment populations of the higher order social infrastructure proposed. However, planning for Precinct 5 will still need to demonstrate the direct provision of the appropriate level of social infrastructure to support the likely future needs of its own sub-precinct population.

4 Social infrastructure provision

In social infrastructure planning, numerical standards are commonly used as a first step to provide an initial indication of the requirements for a given population. They are usually expressed as the number of facilities, places, floor space or land area required for a population of a given size. However, best practice requires a combination of numerical and qualitative considerations for the delivery of quality spaces and facilities, in order to best respond to unique locational and social contexts.

The following section investigates quantitative and qualitative considerations for:

- Community and cultural facilities, encompassing community centres and libraries
- Open spaces, considering both passive and active open green spaces
- Sport and recreation, identifying the types of active recreation spaces within active open spaces
- Education and childcare, including early education and government and non-government primary and secondary schools
- Health and wellbeing, the demand for GPs and health and emergency response catchments.

4.1 Guiding principles and objectives

The following guiding principles and objectives for Precinct 5 have been informed from findings of the preceding sections. At this stage in the planning process, the guiding principles and objectives are for all social infrastructure and intended to provide a degree of flexibility and adaptability for the planning of social infrastructure. As plans progress for the site, the guiding principles and objectives may need to be revised, to address the different types of social infrastructure required as well as the latest planning and directions for social infrastructure provision.

Guiding principles and objectives for social infrastructure are provided in Table 4.1 below.

Table 4.1 Guiding principles and objectives for social infrastructure

Guiding principles	Description	Objectives
Accessible	Walkable, local neighbourhoods (400m), various modes of transport/movement	Social infrastructure: Supports and fosters community interactions and connections Promotes community health and wellbeing Can be accessed by all community members, regardless of abilities, gender, age, cultural background Delivery is staged to accommodate levels of community demand Is delivered collaboratively Reflects cultural and natural heritage, but also fosters new local identities
Equitable and safe	Accessible, equitably distributed, universal design and CPTED	
Staged	Delivery of social infrastructure (types and sizes) responds to population growth and demand	
Local identity	Incorporating natural and cultural heritage into design, fostering vibrancy	
Central	Positioned in town centres or adjacent to transport hubs	
Multipurpose, flexible and adaptable	Multiple simultaneous uses, meets diverse needs, design enables structural or architectural change to respond to changing community demand	

Guiding principles	Description	Objectives
Partnerships	With local (Camden and Liverpool councils) and other agencies (e.g., WSLHD, DoE, DPHI, emergency services), including government and non-government	Strategically located to take advantage of/contribute to the activation of (mixed use) centres Can be adapted to response to changing community composition, size – long operational life Functions as part of the larger SWGA social infrastructure network.
Co-located and clustered	Spaces can be shared and facilitate delivery of complementary services	
Climate sensitive	Fostering ecological value and embedding environmentally sustainable design (e.g., local urban heat reduction, water retention) and embedding green infrastructure planning (e.g. Covered walkways, increase tree canopy)	
Responsive	Responding to social infrastructure planning in surrounding centres and precincts, wider South Creek, SWGA	

4.2 Standards and benchmarks

This section of the report refers to the standards and benchmarks in Camden Council’s *Spaces and Places Strategy* (2020) and its *2020-24 Sportsground Strategy* (2020), as well as Parks and Leisure Australia’s standards for open space and recreation (2020)⁴. As per Urbis’s letter to DPHI (dated 15 September 2025), the feedback received from the Government Architect of NSW on previous iterations of the proposal has also been considered and included in this report.

A summary of the adopted social infrastructure standards and benchmarks for this report is provided in Table 4.2.

Table 4.2 Standards and benchmarks applied to this report

Social infrastructure type	Provision standard and/or benchmark	Source
Community and cultural centres		
Community centre	Regional: 1 community centre: 20,000 people (catchment of 40,000 people) Neighbourhood: 1 community centre: 6,000 people (catchment of 10,000 people) 55sqm/1,000 people	Spaces and Places Strategy (2020)
Library	1 library: 40,000 people	
Civic/cultural centre	1 civic/cultural centre: 30,000 people	
Open and recreation spaces		

⁴ Parks and Leisure Western Australia (2020), *Guidelines for Community Infrastructure*, <https://parksleisure.com.au/wp-content/uploads/parc-library/1065-0-PLAWA%20Guidelines%20for%20Community%20Infrastructure%202020%20P2.pdf>

Social infrastructure type	Provision standard and/or benchmark	Source
Open space	Use a target of 15% of net developable area as advised during engagement (instead of 2.83 ha/1,000 people (active and passive))	Government Architect of NSW
Active recreation spaces:		
Sports fields	1 sports field: 1,850 people	Spaces and Places Strategy (2020)
Sports courts	1 court: 2,000 people	
Multipurpose courts		
Indoor sport and recreation	1:50,000-100,000	WA Parks and Leisure Australia 2020
Off leash dog park	1 off-leash dog park: 16,000 people	Spaces and Places Strategy (2020)
Play spaces	1 playground: 2,000 people	
Childcare and Education		
Childcare	All market-led as Camden Council prefers not to operate long day or pre-school childcare centres in the Growth Centre precinct No. of places: 30% of children in the 0-4 age cohort No. of facilities: 75-150 children per facility.	Camden Council’s Childcare review
Primary schools	Demand for a new school: approx. 1,000 enrolment places (similar to new Catherine Field and East Leppington primary schools, and recent expansion of Oran Park Public School) Size of school: 3ha site in suburban/medium density areas	School Infrastructure NSW, Design Framework: Site selection and development, 2024
High school	Demand for a new school: up to 2,000 enrolment places (similar to new Oran Park High School) Size of school: 4ha site in suburban/medium density areas, or less if more innovative solutions are appropriate	
Health and wellbeing		
GPs	1 GP per 950 people	Informed by SWSLHD (South West Sydney ratio)
Primary Heath Care Clinics	Privately operated, needed for each precinct: 15,000-18,000 people per clinic	
Team General Practices	Secure own premises: 4,000-5,000 people per practice	

Camden Council's open space benchmarks

Camden Council's benchmark of 2.83ha/1,000 people has been adopted from the NSW *Growth Centres Code* (2006), which was derived from the historical 1900's British quantification of 7 acres/1,000 people. The standard of 1 playing field/1,850 people originated in a study undertaken by GHD in 1993.

This report acknowledges and applies the open space benchmarks adopted by Camden Council. However, it also recognises that contemporary open space planning fosters greater recognition of the unique site constraints and opportunities (e.g., topography, floodplains, riparian corridors, connections) which can impact on the quantity of open space delivered, as well as supporting high quality design and amenities which can enhance and increase the usability of open space (see the following **Section 4.3: Qualitative considerations** and **Section 4.4: Trends**).

4.3 Qualitative considerations

Qualitative considerations consider how the features of social infrastructure (and in some cases their surrounds) can maximise community benefit and use.

At this stage in the planning process, qualitative considerations most relevant for the planning and delivery of social infrastructure (i.e., development of an indicative layout plan) include:

- **Contributing to the network:** providing infrastructure which contributes to the broader network, avoiding duplication or ongoing gaps in types of spaces and/or services
- **Location:** centrally located and clustered facilities and spaces in commercial or town centres, creating hubs of activity where the community can equitably access a combination of services, spaces and social experiences
- **Clustering:** integrating social infrastructure within centres with other facilities and services, so that community access to spaces and services can be maximised
- **Accessibility:** integrating universal design elements, using crime prevention through environmental design (CTPED) principles, and considering ease of travel and diverse travel options, in particular, walkability
- **Connections:** creating connections and/or linkages between social infrastructure, creating spaces for informal interactions and maximising the capacity of social infrastructure
- **Sustainability:** efficiencies in management and operation of social infrastructure can be supported through co-location (e.g., facilities sharing amenities, such as bathrooms or open spaces), design (e.g., water sensitive urban design elements) and the delivery of large, clustered, multifunctional and high quality infrastructure (in comparison to several smaller, standalone and single or limited use)
- **Incremental delivery:** particularly important in the planning and delivery of new communities, providing infrastructure of suitable size and scale in suitable locations with the capacity to be increased and enhanced as the community increases
- **Management and operation:** recognising who will be responsible for the maintenance, management and/or operation of social infrastructure, and considering resource parameters (e.g., staff, budgeting) as well as broader planning strategies or policies (e.g., open space strategy, community facility strategy, school planning guidelines.).

The NSW Government Architect *Draft Greener Places Guide* (2020) (the Guide) nominates a series of performance criteria for open space. They address different types of open spaces, which have a strong correlation to types of open spaces in Camden Council's *Spaces and Places Strategy* (2020), summarised in Table 4.3.

In addition to the Guidelines, the provision of open space should also consider the preceding qualitative considerations.

Table 4.3 Summary of relevant open space and recreation guidelines and criteria

Open space type	Criteria
Open space	All residents, in: High density: 2-3 minutes' walk or 200m walking distance to local open spaces Medium density: 5 minutes' walk or 400m walking distance to local open spaces All residents, within: up to 25 minutes' walk or 2km to district open space up to 30 minutes travel time, by public or private transport, to regional open space. 400m to any type of open space for workers and from education (e.g., schools)
Active recreation	All residents should also be within 1,000m of an active recreation space At least two forms of organised sport and recreation within 20 minutes of safe walking or 15 minutes cycling e.g. fields, courts, indoor sports, aquatic facilities. Fitness and exercise space should be provided within 300m
Play spaces	All residents should be within walking distance of playgrounds e.g. 300m (0-5 age group) or 400m (5-12 age groups) Older children should be within 10 minutes of walking or cycling of an active play space, and those aged 13-20 within 600-800m of youth spaces
Outdoor recreation	All residents should also be within 1,500m of a large community outdoor recreation area
Path-based recreation	Trail and path-based recreation to be provided within 400m

Source: NSW Government Architect Office Draft Greener Places Guide (2020)

In addition to the Guide, the provision of open space should also consider the preceding qualitative considerations.

4.4 Trends

4.4.1 *Community and cultural facilities*

4.4.1.1 Size and scale

Generally, there is some move away from small, single purpose community buildings that serve local neighbourhoods due to management and maintenance costs, limited use, lack of flexibility, security issues and limited capacity for staffing. Instead, there has been a move towards the provision of larger, but fewer, community centres that are designed for bigger population catchments.

Larger facilities can provide a wider range of activities, programs and services to a wider range of community members and are more likely to be activated across the week and to attract higher rates of utilisation. Fewer, but larger, facilities also provide scope for having higher quality facilities that can accommodate some special uses (e.g., cultural activities, training rooms), rather than just providing a single hall for hire.

There does need to be some balance here and local level facilities that currently exist and work well should be maintained if at all possible. Similarly, if in new areas no larger district facilities exist, or if they have limited accessibility or capacity, some level of local level community infrastructure will still be required.

4.4.1.2 Clustering

Leading practice favours the clustering of community buildings in centres to enhance accessibility and connectivity with related uses. Well-used community facilities tend to be located in places that are readily accessible by public transport and where people already tend to congregate, such as shopping centres and schools. These locations increase convenience and decrease car trips by reducing the need for multiple trips. They also enhance visibility, safety and convenient access.

4.4.1.3 Co-location

Co-location of community facilities and services, involving shared use of buildings among a number of facility types as well as service providers, is a commonly identified objective of most recent planning efforts. It can involve accommodating community centre space, libraries and community service providers (in some cases, multiple organisations and services) in a single location or building. Co-location has potential advantages in pooling resources to provide better facilities than may be available if provided separately.

4.4.1.4 Community hub

An increasing popular model of community facility provision that incorporates the trend for size, scale and co-location is the 'community hub'. A community hub is a multipurpose public gathering and activity place where a variety of activities occur and where a wide range of community needs can be met in both formal and informal ways.

4.4.1.5 Multipurpose and multifunctional

To make the best use of limited resources and ensure that facilities are utilised as much as possible, community facilities need to provide for multiple uses and serve a range of population groups, as well as being capable of adapting as needs change over time. Successful community facilities tend to be those that offer a diversity of well organised and well attended services, programs and activities.

This diversity requires a variety of flexible spaces and amenities, capable of being multifunctional and accessible. At multipurpose community centres there has been a focus in more recent years on flexible spaces that can accommodate a range of activities, including creative and performing arts, rather than specific-use spaces. Such flexible spaces have proven to be better able to adapt as community needs and interests change and to ensure these spaces are better utilised as they are also suitable for other uses.

4.4.1.6 Sustainable

Community facilities are increasingly being used to showcase sustainable building methods and design. Sustainable initiatives can include rainwater harvesting, solar panels, energy efficient lighting and stormwater treatment. Another example of environmental sustainability is adaptive reuse.

In addition to environmental sustainability, financial sustainability has become a core focus area in the provision of community facilities. In an environment of limited resources, local governments are becoming increasingly interested in exploring ways to decrease the costs of developing, operating and maintaining community facilities, including through, for example:

- Incorporating environmentally sustainable design features that will reduce a facility's operating costs
- Undertaking partnerships with private developers or community organisations in the delivery and/or management of community facilities and services
- Securing a range of funding grants to assist the delivery of new facilities and programs
- Incorporating income generating space and activities in new facility developments (e.g., commercial space for hire, spaces to hire suitable for larger private and business functions, cafes and retail space, fitness centres and monthly markets).

4.4.1.7 Third spaces

Reported to be some of the most popular spaces in contemporary communities, are the informal community meeting spaces such as a foyer area or a 'community lounge' or 'community living room'. These spaces which typically include couches, chairs, tables and reading material (and typically an adjoining café) encourage people to linger and gather, to meet and socialise. They can become important community focal points that bring people together and promote social connection and integration.

Responding to the importance of the 'third place', the 'community living room' model of library is becoming increasingly prevalent. This model involves a focus on levels of comfort, space and amenity that encourage people to 'linger' and spend some time. This includes comfortable seating, WiFi, reading material, games, art installations, displays, lounge areas with newspapers and magazines, as well as cafes. These same features are increasingly being provided in community centres, and in community hubs that include both community centre and library components.

The strategic priorities for Camden Council's libraries are:

- The community feels welcome, safe and connected
- Library spaces are vibrant, well utilised and for everyone
- Inclusive programs and activities inspire learning, creativity and discovery
- Collections and resources provide contemporary opportunities for lifelong learning and to tell our stories
- Well managed libraries continue to support our growing and changing community.

4.4.1.8 Partnerships

Partnerships may also be utilised for the capital development of facilities. Increasingly, Section 7.11 contributions are not substantial enough to fund the delivery of facilities and there are increasing numbers of facilities being delivered across NSW through delivery partnerships, including through:

- Voluntary Planning Agreements (VPAs) – an agreement between a council and a developer to deliver a facility as part of a residential or mixed-use development, in place of payment of Section 94 contributions. Facility specifications, requirements and the level of completion are outlined in the agreement. VPAs can be a successful method for delivery for all parties (the council, developer and the community). However, not all VPA proposals

received by a council will necessarily be suitable. Success relies on the council ensuring that the proposed facility represents the best possible solution for the council and the wider community in the long run

- Public Private Partnerships (PPPs) – where a council and a private developer partner to deliver a facility as part of a mixed-use development. With a desire to maintain a higher level of involvement in the delivery of a facility, a number of local governments are choosing PPPs as a preferred delivery model. In these arrangements the council is a partner developer. These arrangements can involve the council running an Expression of Interest (EOI) process for the redevelopment of a council site. Partners can include commercial or retail developers and operators and residential developers.

4.4.1.9 Shared use

In NSW, the DoE has a policy which recognises schools as valuable community assets which can be made available for community use when not required for school purposes. There are also examples of projects where councils have contributed funds towards the joint provision of facilities which can be accessed by both school and community. While most of these examples relate to open space, particularly sporting fields, and Camden Council does not support shared open space arrangements with schools, there is increasing interest within the DoE to consider joint provision of built facilities, including community halls, performing arts facilities and indoor recreation facilities.

4.4.2 Open spaces

The NSW Government Architect released the *Greener Places Design Guide* in 2020. Although still a draft document (noting DPHI is currently preparing more guidance on open space, as previously noted), the *Greener Places Design Guide* provides an alternative or complementary approach to the singular use of standards, proposing the use of performance criteria. The *Greener Places Design Guide* identifies a number of criteria that should be considered in planning public open space to ensure the quality of provision.



Figure 4-1 Greener Places Core Criteria

The qualitative performance criteria shown above, accompanied by the trends and further qualitative considerations described in this chapter, have been used to complement the standards-based approach for planning public open space in Precinct 5.

DPHI's *Greater Sydney Outdoor Study* June 2019 investigated how people in Sydney use and value open spaces for recreation, and the current and future demand for types of activities to identify gaps. Common open space aspirations included:

- More high quality, open spaces supported by good facilities
- More opportunities for swimming and water-based activities in the local area
- Larger open spaces, to provide greater opportunity for diverse, outdoor recreation activities
- Open spaces that assist in building a greater sense of community
- Improvements to walking and cycling networks, to help get to outdoor recreation areas without a car
- Improvements to existing parks, to ensure they're being well utilised
- Protection of existing open spaces and recreational areas for future communities
- Open spaces that feel safe and provide for multiple uses.

The most popular activities currently undertaken in open spaces were passive recreational activities and included:

- Walking, hiking, jogging, running (85%)
- Relaxing in open spaces (77%)
- Gathering in open spaces for BBQs and picnics (64%)
- Visiting play spaces (49%)
- Walking the dog (34%).

DPHI's recent *Streets as Shared Spaces* program highlights the importance of corridors (e.g., pathways, streets, lanes) as essential components of the larger public space network, contributing to:

- Creating better quality public space
- Supporting physical distancing requirements and encourage safe social connection
- Supporting community well-being and ability to exercise
- Attracting people back into public spaces in a safe way (when deemed appropriate).

Active corridors require supporting infrastructure and amenity to foster equitable, accessible and suitable use by the community. Dimensions (i.e., width and length) and the incorporated spaces are key elements when considering the suitable functions and types of uses for corridors spaces, such as:

- Sufficient width and indicators/signage for safe shared use by pedestrians and cyclists
- Lighting to enable use or travel at all times
- Break out spaces for rest (with seating) or exercise (e.g., fitness stations)
- The aesthetic, providing a visually appealing place which encourages people to spend time
- Visibility, enabling passive surveillance and safety for users.

Future priorities for open spaces listed in the Camden Council's *Spaces and Places Strategy* (2020) are:

- Improved understanding of community needs to meet increasing open and recreation spaces demand, including providing spaces for all ages and abilities
- Co-located, multipurpose, multi-use and flexible facilities and partnership with other agencies to deliver improved spaces which enable high utilisation

- Prioritisation of access to natural areas and the delivery of green linkages.

Community Survey undertaken for the Spaces and Places Strategy

The following community survey information provides additional guidance for the planning of public open space at Precinct 5:

- Proximity and convenience are the main reasons why respondents did not visit open space, play spaces and community facilities, highlighting the importance of a networked approach to provision.
- Events and activities, spaces to hire and sense of community were the most valued aspects of existing community facilities, suggesting that programming is a key aspect of future community facilities.

4.4.3 Sport and recreation

The Clearinghouse for Sport collects data on Australians' participation in sport and other recreation activities through AusPlay surveys. Information is collected at the national, state and local government levels.

4.4.3.1 Adult recreation – NSW and Camden LGA

The 2022-2023 AusPlay survey demonstrates relatively consistent levels of adult participation in physical activity across Camden and broader NSW. Overall adult participation in physical activity (at least once per week), was 86.5% in the Camden LGA.

Adult participation in football/soccer in Camden LGA has relatively high rates of participation, while cycling participation is generally lower.

Table 4.4 Adult participation in physical activity – AusPlay survey

Activity	2021 – 2022 AusPlay survey			2022 – 2023 AusPlay survey		
	Camden LGA %	NSW %	Australia %	Camden LGA %	NSW %	Australia %
Walking	41.7	44.3	44.7	31.6	36	44.4
Fitness / Gym	39.3	35.7	35.5	30.9	29.7	35.8
Swimming	11.9	17.8	15.9	15.6	21.9	16.2
Running / Athletics	12.0	16.7	17.0	10.6	14.6	17.0
Football / Soccer	8.1	7.1	5.5	11.0	9.8	5.6
Cycling	7.0	10.5	12.5	5.1	8.9	12.6
Yoga	5.6	6.1	5.7	4.1	5.0	5.8

Source: <https://www.clearinghouseforsport.gov.au/research/ausplay/results>

4.4.3.2 Children's recreation – NSW and Camden LGA

Overall children participation in physical activity (at least once per week), was 81.2% in the Camden LGA, higher than broader NSW and national trends. While outdoor sports such as soccer are popular, other indoor activities such as gymnastics and dancing are popular, as well as swimming, which has implications for types of sports facilities that are required.

Table 4.5 Children participation in physical activity – AusPlay survey

Activity	2021 – 2022 AusPlay survey			2022 – 2023 AusPlay survey		
	Camden LGA %	NSW %	Australia %	Camden LGA %	NSW %	Australia %
Swimming	33.3	37.1	33.8	28.7	34.6	34.3
Football/soccer	16.6	20.8	14.5	19.4	21.8	14.6
Gymnastics	21.9	9.8	9.7	18.0	9.0	10.2
Dancing	17.1	10.0	9.0	14.2	9.1	9.0

Source: <https://www.clearinghouseforsport.gov.au/research/ausplay/results>

A community survey conducted for Camden Council's *Space and Places Strategy* (2020) found:

- Walking was the most population recreation activity and walking paths were highly valued
- The provision of play spaces, outdoor fields and walking paths were the community's highest priorities. Places for children to play are highly valued in the Camden LGA, reflecting the family demographic and values of the area.
- Active open space is at or over capacity across Camden LGA, and there is demand for additional sports fields
- Increasing sports club memberships which has implications for outdoor playfield fields, sportsgrounds and sports facilities in Camden LGA (many of which do not meet sporting club standards for senior games or finals, meaning large game events are hosted outside of Camden LGA)
- Distance and inconvenient access were the greatest impediments to current use of open and recreation spaces, highlighting the importance of an equally distributed network.

4.4.3.3 Local sporting clubs and codes

The NSW Office of Sport's *Strategic Plan 2018-2028* (2018) identifies that population growth and federal and State-based goals for increased sporting participation have driven community demand and expectation for more and higher quality facilities.

According to the plan, there is currently a deficit in sporting and recreation spaces and infrastructure. This is generating community demand for access to and use of quality places and spaces for sport and recreation, particularly in urban areas. The result is constrained or capped community involvement in sport and active recreation determined by the capacity of current infrastructure.

The critical challenge, identified by the NSW Office of Sport, is to adopt a flexible approach to the provision and use of sport and recreation places and spaces, so that community utilisation is increased and facilities are fit for purpose.

The plan sets an ambitious target of 100% utilisation of sport facilities across NSW. To contribute to this target, the NSW Office of Sport is establishing and strengthening partnerships with sporting organisation agencies and governments to:

- Identify current and future requirements for sport and recreation infrastructure and inform strategic planning and investment decisions
- Influence policies and coordinate grants and funding for facilities and upgrades
- Improve the access and utilisation of spaces and infrastructure for sport and active recreation across metropolitan and regional areas.

In addition, the plan contains several strategic initiatives, including the Greater Sydney Sport Facility Fund. This fund allocated \$100 million for sport facility projects. The objectives of the fund are to:

- Increase the number and type of sport facilities
- Improve the standard of existing sport facilities
- Increase participation in sport.

Camden Council's *2020-24 Sportsground Strategy* (2020) provides design principles for sporting grounds:

- Integrate with surroundings
- Partnerships with end users
- Integrate with the natural environment
- Promote active transport
- Promote sustainability
- Future proof for population changes
- Deliver specific construction requirements.

4.5 Implications for Precinct 5

The main implications of the preceding analysis for Precinct 5 are:

- The use of a combined method for the identification of social infrastructure requirements that considers quantitative standards (such as those included in Council's *Spaces and Places Strategy*) with best practice principles and the core performance criteria described in *Greener Places* with consideration of key trends in leisure and recreation
- The significance, and popularity, of walking as a major activity undertaken by most people and how Cobbitty is well placed to provide an extensive and interesting network of walking paths and trails which include paths through developed neighbourhood areas linking key residential areas to parks, school, natural areas, and a network or circuit of paths and trails that provide high quality 'walk for exercise' opportunities for residents.
- Similarly to walking, running is also a popular activity. Walking trails can also be used for running with a greater emphasis on connectivity of a network of paths and trails to enable distance to be covered for runners.
- To capitalise on the strong levels of participation in fitness and gym activities, there is an opportunity at Cobbitty to provide some unique and high-quality outdoor fitness equipment.
- The popularity of soccer among young people in Camden requires adequate provision of sporting fields. Current best practice requires the provision of fields in a two-field configuration as a minimum form of provision. Co-location of playing fields with playground, fitness equipment and amenities including club house, change rooms, toilets, lighting and parking are required to maximise the benefits of the sporting fields.
- The key lessons from COVID-19 and the change of work practices that have continued since, highlight the importance of local public open space. Local spaces to walk and relax within your local neighbourhood is a critical element of a healthy lifestyle and is even more important now with changes to work from home preferences for many people and an increase in higher density living. This includes access to natural areas for people which could include the creek corridor and hilltop parks at Cobbitty.
- Specialised facilities such as indoor recreation and aquatics are popular. While these typically operate at a district and regional level and may be provided elsewhere, the Precinct will contribute to demand.

5 Indicative layout plan

The indicative layout plan (ILP) for the site (prepared by Design + Planning, version: October 2025), is shown in Figure 5.1.

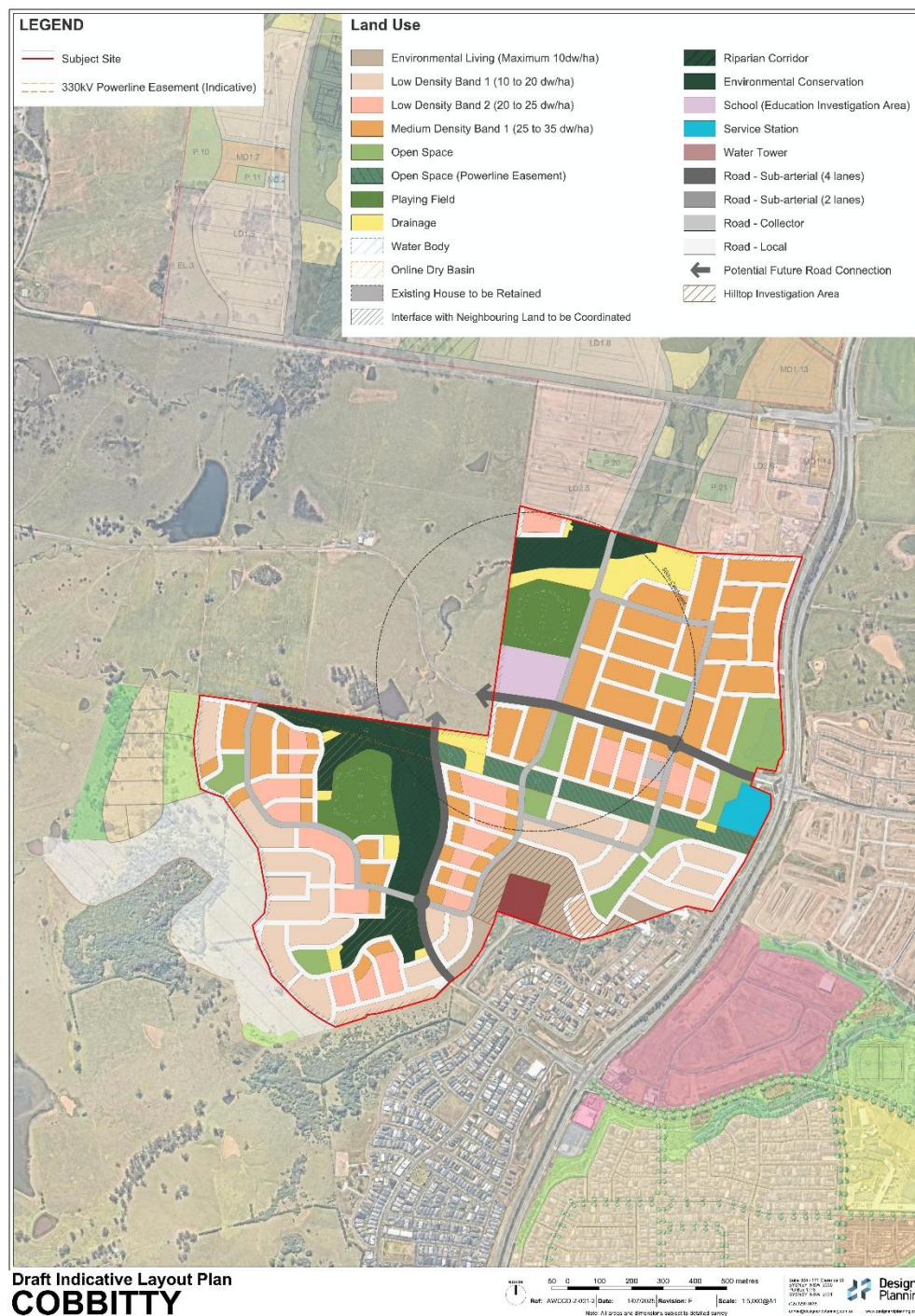


Figure 5-1 Draft Indicative Layout Plan Cobbitty (October 2025).

Key features of the ILP relevant to this report are:

- A **projected 2,650 dwellings** based on a mix of detached dwellings on larger lots, detached dwellings on smaller urban lots, semi-detached and terrace or row houses
- A public primary **school site** of 3 hectares, located adjoining the double playing fields and riparian corridor, positioned relatively centrally in the sub-precinct
- An estimated total useable **open space provision of 18.9 hectares**, comprised of:
 - 10.27 hectares of active spaces provided as two active spaces adjoining the riparian corridor including two double sports fields each (four fields in total). One double playing field is co-located with the school site, and the other, in the south-west portion of the site, is connected to the riparian corridor.
 - 8.63 hectares of passive open spaces, in the form of nine dedicated parks. This does not include any of the riparian corridor that may be embellished to become useable public open space, or easements. The parks range in size from 5,600 square metres to approximately two hectares.
 - Approximately 17.02ha of riparian corridors, and a 5.3ha powerline easement which will be embellished for active connections and public recreational uses (e.g., trails for walking, cycling, jogging).

The range of open and recreation spaces considered for the site are shown in the following pages.

5.1 Projected population

The projected population for the Precinct 5 JJ Cobbitty Development's Landholding ILP is 8,049 people based on a projected dwelling yield of 2,650 and occupancy rates shown in the following table.

The ILP situates the majority of lower density and larger lots in the southern and western portions of the site. Some medium density dwellings are featured in these portions of the site, with most situated in the north between The Northern Road and the proposed school site. Dwelling types have implications for the estimated average household size which informs the projected population.

Table 5.1 Projected population – dwelling type by occupancy rate

Dwelling type	Dwellings/ha	Number of dwellings	Occupancy rate	Population
Environmental Living	10	56	3.4	190
Low Density (Band 1)	20	586	3.4	1,992
Low Density (Band 2)	25	431	3.0	1293
Medium Density (Band 1)	32	1,577	2.9	4,573
Total	-	2,650	-	8,049

The table above shows that based on a population of 2,650 dwellings and the proposed mix of dwellings, the projected population of the Cobbitty Precinct 5 is estimated at 8,049 people. The occupancy rates used in the above table are similar to those in recent amendments to the Camden Contributions Plan. The most recent amended contributions plan is the April 2024 Amendment 3 to the *Camden Growth Areas Contribution Plan* which focusses on Leppington and Lowes Creek Maryland (directly to the north of Cobbitty). The table below compares the occupancy rates used in this report with the Amendment 3 plan (noting that slightly different categories of dwelling types are used and occupancy rates vary between Leppington and Lowes Creek Maryland).

Table 5.2 Occupancy rate comparison

Dwelling type	This report	Amendment 3
Environmental Living/ Low density	3.4	3.2-3.4
Low Density 1/ Single lot residential	3.4	3.2-3.4
Low Density 2/ Semi-detached	3.0	2.9
Medium Density 1/ Semi-detached	2.9	2.6-2.9

The table above shows that this report uses either the same or slightly higher occupancy rate assumptions than Council's most recently amended Contributions Plan for the area. The occupancy rates used in this report therefore represent a 'high population scenario', which is suitable to future-proof social infrastructure delivery.

5.2 Projected demographics

The population of the Growth Areas District has grown significantly over the past 15 years, driven by development across several precincts within the Camden LGA. According to Camden's id profile, the Estimated Resident Population of the Growth Areas District in 2024 was 57,640. This is an increase from 52,785 in 2023, 42,406 in 2021, 16,144 in 2016 and from 5,993 in 2011.

5.2.1 Comparison areas

This section of the report uses the Oran Park Precinct and the Turner Road and Central Hills Precinct as comparison areas for age profile. These areas have been chosen as they have the largest current populations and have projected population figures by age available to 2046 through forecast.id.

Table 5.3 Age group composition of Oran Park Precinct 2021-2046

Service age groups	Oran Park Precinct		
	2021 %	2031 %	2046 %
Babies and pre-schoolers (0 to 4)	12.6	9.1	8.3
Primary schoolers (5 to 11)	13.4	14.5	12.6
Secondary schoolers (12 to 17)	7.2	9.7	9.2
Tertiary education and independence (18 to 24)	7.9	8.1	8.4
Young workforce (25 to 34)	20.7	13.2	12.9
Parents and homebuilders (35 to 49)	23.3	26.6	24.4
Older workers and pre-retirees (50 to 59)	6.5	8.3	10.8
Empty nesters and retirees (60 to 69)	4.9	4.8	6.3
Seniors (70 to 84)	3.2	4.8	5.3
Elderly aged (85 and over)	0.4	0.8	1.8
Total persons	16,169	26,440	32,708

Source: Forecast.id (2025), Camden Council Population Forecast, <https://forecast.id.com.au/camden/>

The table above for Oran Park Precinct shows:

- The dominance of the 25-49 year age group that constitutes between 37.3% and 44% of the total population over time. However, it is noted that in Oran Park the 25-34 group does decline from 20.7% to 12.9% of total population.
- On average 10% of the population is comprised of babies and pre-schoolers (0-4 years), however this also decreases over time from 12.6 to 8.3% of total.
- A slight decline in primary school aged children as a percentage of total over time but this is relatively stable with ranges from 12.6% to 14.5% of total population.
- Lower percentages but slight increases over time in both secondary schoolers (12-17 years) and tertiary education and independence (18-24 years).
- All age groups aged 50 years and over have smaller percentages of total population but all do increase over time.

Table 5.4 Age group composition of Turner Road and Central Hills Precinct 2021-2046

Service age groups	Turner Road and Central Hills Precinct		
	2021 %	2031 %	2046 %
Babies and pre-schoolers (0 to 4)	13.3	10.2	8.7
Primary schoolers (5 to 11)	12.2	14.5	11.7
Secondary schoolers (12 to 17)	6.5	8.8	8.8
Tertiary education and independence (18 to 24)	6.8	7.5	8.7
Young workforce (25 to 34)	23.7	12.1	11.7
Parents and homebuilders (35 to 49)	23.9	28.5	23.8
Older workers and pre-retirees (50 to 59)	7.1	9.2	13.4
Empty nesters and retirees (60 to 69)	4.5	4.2	6.8
Seniors (70 to 84)	1.8	4.1	4.2
Elderly aged (85 and over)	0.2	0.9	2.3
Total persons	20,617	28,894	26,560

Source: Forecast.id (2025), Camden Council Population Forecast, <https://forecast.id.com.au/camden/>

The table above for Turner Road and Central Hills Precinct shows:

- The dominance of the 25–49-year age group that constitutes between 37.2% and 47.6% of the total population over time. However, it is noted that like Oran Park the 25-34 group in Turner Road and Central Hills does decline from 23.7% to 11.7% of total population.
- On average 10.7% of the population is comprised of babies and pre-schoolers (0-4 years), however, similar to Oran Park this also decreases over time from 13.3 to 8.7% of total.
- Similar to Oran Park, a slight decline in primary school aged children as a percentage of total over time but this is relatively stable with ranges from 12.2% to 14.5% of total population.
- Lower percentages but slight increases over time in both secondary schoolers (12-17 years) and tertiary education and independence (18-24 years) with this trend also seen in Oran Park.
- As with Oran Park, all age groups aged 50 years and over have smaller percentages of total population but all do increase over time.

5.2.2 Assumptions for Precinct 5

Based on the comparative figures of recent growth precincts in the area, it is possible to make assumptions about the likely future age profile of Precinct 5. Based on the age profiles of Oran Park, Turner Road and Central Hills Precincts we can assume that key features of the age profile of Precinct 5 will include:

- **Babies, pre-schoolers and primary schoolers:** Between 20 and 25% of the future population will be aged 0-11 years. This has implications for childcare provision and primary schools, as well as open space (parks and active recreation), play spaces and health facilities for childhood and maternal services delivery.
- **High schoolers and young people:** Older children and young people will be less in number but they are a key group who have specific recreation and socialisation needs, including higher participation in organised recreation and informal play spaces.

- **Young workforce, parents and home builders:** The majority of the population will be aged between 25 to 49 years (consistent with the high rates of children). Access to a range of diverse passive and active open spaces will be important to support a variety of needs and uses, including family and social events/gatherings, kick-about spaces, spaces for quiet recreation. Key recreational activities for this age group will include less organised recreational activities like walking, running, gym and cycling
- **Empty nesters and older:** A smaller proportion but increasing numbers of people over time will be aged 50 years and older. Unorganised recreation (walking, running, cycling, gym) will be key for this group. As they age, this group will also require the availability of adequate health and community spaces, and access to general spaces which can promote social interaction to prevent isolation.

Table 5.5 Projected age profile of Cobbitty Precinct 5

Service age groups	Percentage (%)	Projected population:
		8,049
Babies and pre-schoolers (0 to 4)	10.0	805
Primary schoolers (5 to 11)	12.0	966
Secondary schoolers (12 to 17)	9.0	724
Tertiary education and independence (18 to 24)	8.0	644
Young workforce (25 to 34)	16.0	1,288
Parents and homebuilders (35 to 49)	25.0	2,012
Older workers and pre-retirees (50 to 59)	8.0	644
Empty nesters and retirees (60 to 69)	6.0	483
Seniors (70 to 84)	5.0	402
Elderly aged (85 and over)	1.0	81

The table above uses the age profile of the Oran Park and the Turner Road and Central Hills precincts to estimate the possible age composition of the future Precinct 5. There are a number of assumptions underlying this and it is an estimate of the age profile rather than a precise forecast. With its limitations noted, the age profile (with its basis in similar areas in the Growth Precinct) provides an important input into identifying likely future social infrastructure needs for the sub-precinct.

The population of Precinct 5 will evolve over time changing from a newly developed growth precinct to an established community. Children will age, move from childcare to primary school, primary to high school, and parents will move onto pre-retirement/retirement, becoming empty nesters or older lone households. These cycles of change will influence which forms of social infrastructure are most important at different stages of Precinct 5's evolution. A key principle of social infrastructure is ensuring the provision of adaptable, flexible and multipurpose spaces and facilities that can be used for a variety of purposes and easily modified to adapt to changing community needs. The leisure and recreation trends indicate that some activities like walking are popular across age groups and have retained their popularity over a long period of time. Others, like soccer and other organised sports are most popular with certain age groups but are played in spaces that, if planned and designed well, can be used for a range of organised and unorganised (or informal) activities.

6 Projected demand for social infrastructure

This section identifies social infrastructure requirements for Precinct 5, based on the projected population and a combination of quantitative and qualitative considerations.

6.1 Quantitative calculations

Population benchmarks have been applied to the anticipated population figures, based on the following assumptions of the site ILP (version: October 2025):

- Projected average dwelling yield: **2,650 dwellings**
- Projected occupancy rates ranging from **2.9** for medium density to **3.4** for environmental living
- Projected total population: **8,049 residents**
- 10% of the population will be aged 0-4 years: approximately **805 babies and young children**
- 12% will be aged between 5-11 years: approximately **966 primary school aged children**
- 9% will be aged 12-17 years: approximately **724 high school aged children**.

While a starting point to consider provision of social infrastructure, the formulaic approach to provision is generally considered to be one input of many into a more complex and context-specific assessment.

The following applies the future population estimate of 8,049 people.

Table 6.1 Summary of quantified demand

Social infrastructure type	Provision standard and/or benchmark	Projected population: 8,049 people
Community and cultural centres		
Community centre	Local (Regional): 1 community centre per 20,000 people, offering multipurpose space for flexible uses	Not reached - but cumulatively adding to demand (approx. 40% contribution)
	Neighbourhood: 1 community centre: 6,000 people (catchment of 10,000 people)	1.3
	55sqm/1,000 people	443 sqm (combines neighbourhood, district, regional)
Library	1 library: 40,000 people	Not reached (approx. 20% contribution)
	NSW State Library standards: 57.5sqm + 20% circulation space/1,000 people < 20,000 people	555 sqm
Civic/cultural centre	1 civic/cultural centre: 30,000 people	Not reached (approx. 27% contribution)
Open and recreation spaces		

Social infrastructure type	Provision standard and/or benchmark	Projected population: 8,049 people
Open space	15% of net developable area (NDA) – as agreed with Camden Council and Government Architect NDA: 101.26ha	15.19 hectares (active and passive)
Active recreation spaces:		
Sports fields	1 sports field: 1,850 people	4.4
Multipurpose courts	1 court: 2,000 people	4.0
Indoor sport and recreation	1 centre: 50,000-100,000 residents.	Not reached (approx. 16% contribution)
Off leash dog park	1 off-leash dog park: 16,000 people	Up to 1 (50% contribution)
Play spaces	1 playground: 2,000 people	4.0
Childcare and education		
Childcare	All market led (Council don't operate long day or pre-school centres in the Growth Centre precinct): no. of places: 30% of children in 0-4 age cohort no. of facilities: 75-150 children per facility.	Non-Government: Up to 241 places Up to 3.2 facilities
Primary schools	no. of potential students (aged 5-11): 71% for government school and 29% for non-government school new school typically approx. 1,000 enrolment places (based on new Catherine Field and East Leppington primary schools, and recent expansion of Oran Park Public School) size of school: 3ha site	Government: Up to 686 places Demand for 1 public primary school Non-Government: Up to 280 places
High schools	no. of possible students (aged 12-17): 57% for government school and 63% for non-government school new school typically up to 2,000 enrolment places (based on new Oran Park High School) size of school: 4ha site	Government: Up to 413 places Demand for public secondary school not met Non-Government: Up to 456 places
Health and wellbeing		
GPs	1 GP per 950 people	8.5

Social infrastructure type	Provision standard and/or benchmark	Projected population: 8,049 people
Primary Health Care Clinics	Privately operated, needed for each precinct: 15,000-18,000 people per clinic	Not met (50% contribution)
Team General Practices	Secure own premises: 4,000-5,000 people per practice	1.8

6.2 Assessment and recommendations

6.2.1 Community and cultural facilities

The projected population generates demand for one neighbourhood level community centre but does not meet the benchmark for a local level community centre. If the community facility floorspace benchmark of 55sqm/1,000 people is applied to the future projected population, this generates demand for up approximately 443 sqm of community centre floorspace. This is a relatively small size for a local community centre.

While the benchmark for library and civic/cultural centres is not reached, the population does contribute to 20% and 27% of these benchmarks respectively. If the NSW State Library standard of 57.5sqm of library floorspace (+20% for circulation space) is applied, this generates demand for up to 555 sqm.

The ILP does not indicate community and/or cultural facilities at this stage. However, community centre floorspace would be able to be incorporated in co-location with proposed open space.

Key considerations:

- Surrounding the site, there are several planned community and community facilities in adjoining precincts in the SWGA, including a district level multipurpose community facility with some library services planned for LCM (2,000sqm), regional multipurpose facility with creative and performance capabilities (and potentially a co-located library) in Leppington, as well as various proposed local community centres (approx. 500sqm).
- Camden Council are committed to the delivery of a network of larger but fewer community facilities, that can provide higher level services and service a larger catchment of people. Council's preferred benchmark is one community centre (local to regional level) per 20,000 people. Future planning should focus on district and regional service delivery, with the network supported by upgrades to existing neighbourhood and local facilities to multipurpose centres (not the delivery of more of these centres). However, in previous engagement (based on Urbis's Response to Request for Further Information dated September 2022), Council expressed a preference that the need for community facilities arising from this proposal is met within Precinct 5: "the proposal generates the need to provide community infrastructure and must not rely of the provision of such infrastructure being provided elsewhere in the Precinct".
- Community spaces that are free/affordable are recognised as supporting community connections in new communities. Existing community centres in Camden LGA are generally unstaffed buildings that provide spaces for community use and hire, which can adapt to meet the needs of incremental population growth.
- Models are emerging where community spaces include uses such as commercial cafes and remote working facilities. Although these components are commercial ventures, they contribute significantly to the experience and activation of the community spaces which they are integrated with, and contribute significantly to community benefits. The outdated model of community facilities, such as a community hall that sits unused for large parts of the day or week, is no longer desirable or appropriate to contemporary living. All options should be considered to ensure that community facilities are activated, provide ongoing and diverse community benefits and are sustainable to own and operate.

- Community facilities may incorporate spaces suitable for cultural activities.

Recommendations:

- Option 1: Deliver approximately 400-450 sqm of community facility floorspace in co-location with open space and sports amenities, preferably the fields next to the school site. The community space might incorporate meeting rooms, a multipurpose hall that would be available for local community hire and use, and potentially small library hub/click collect service (unstaffed). Design should ensure that the facility is not fully used/hired by sports clubs using the sportsfields.

OR

- Option 2: Contribution to a larger district community facility off-site. This would depend on Council requirements and Council planning of the wider social infrastructure network.

The above options should be discussed further with Council to ensure alignment with their strategies for community facility and library provision. Option 1 would create a central focal point in Precinct 5 for the community through the combination of different uses in co-location with the school site and the sports fields. This would help build a sense of community, increase opportunities for informal interaction within the new community, and improve the area's liveability by providing highly accessible community space.

6.2.2 Open space and recreation

The ILP indicates approximately 18.9 ha of active (10.27ha) and passive (8.629ha) open spaces for public use and recreation. This exceeds the 15.19ha requirement generated by the application of the preferred standard (15% of net developable area). This public open space provision does not include any of the riparian corridor, drainage basins or areas within easements.

The riparian corridor (17.02ha) is predominantly in the west and north of the site. In addition, a powerline easement (5.29ha) runs east-west through the centre of the site, which JJ Cobbitty Development's proposes to dedicate to Council, and will provide additional recreation opportunities.

As shown on Figure 6.1, all dwellings, except a small portion of environmental living parcels in the south of the site, are located within 400m of open space (active, passive and/or riparian), as per requirements agreed upon with the Government Architect of NSW. The small portion that is not within 400m of open space is within 400m of a [park linear park](#) in the adjacent development ([Oran Park](#)). All local parks are also equal to or greater than 5,000sqm (in accordance with Camden Council's *Space and Places Strategy* requirements).

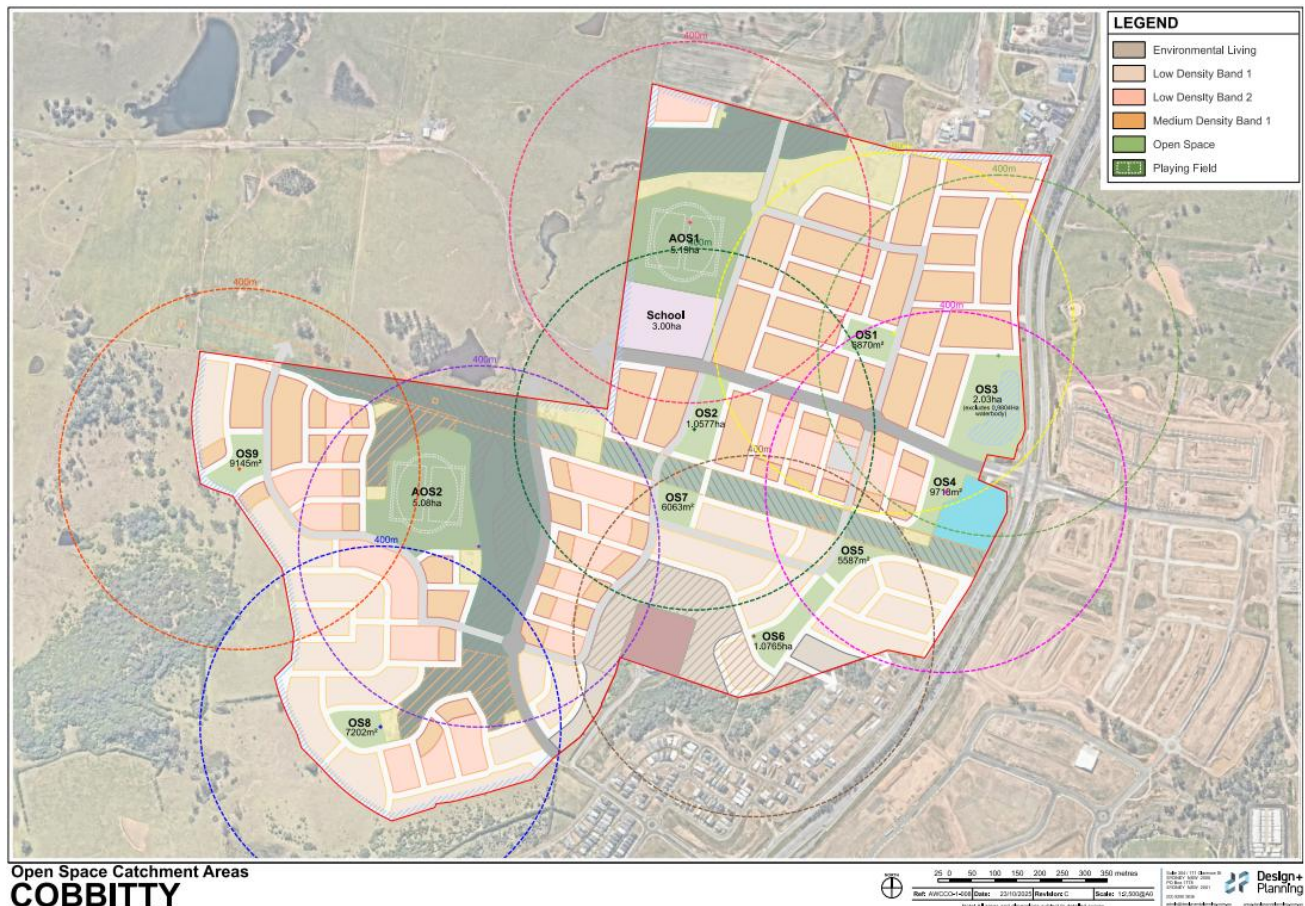


Figure 6-1 Open space catchments (400m)

Considering the numerical demand for sporting spaces:

- Sports fields (and ovals): The provision of two double sports fields (four sports fields in total) within two ovals will meet demand
- Multipurpose courts: No multipurpose courts are indicated in the ILP at this stage. It is acknowledged that there is a requirement for approximately four multipurpose outdoor courts. These can be accommodated in the proposed public open spaces.
- Play space: Play spaces are not indicated at this stage in the ILP at this stage. It is acknowledged that there is a requirement for approximately four playspaces which can be accommodated in the proposed public open spaces.
- Off leash dog park: The benchmark for off-leash dog park is not met (1 per 16,000 people), but the population contributes to 50% demand for this type of open space. Future discussions with Council will identify the need for inclusion of this form of space. The ILP could accommodate its inclusion within the proposed open space.

Key considerations:

- Camden Council's *Spaces and Places Strategy* (2020) continues to adopt the historical Growth Centres Development Code standard of 2.83ha of open space per 1,000 people. However, discussions between the applicant, Council and the Government Architect of NSW have resulted in an alternative approach, being open space to represent 15% of the net developable area. This has been exceeded in the ILP, in addition to the vast majority of dwellings being within 400m to a form of open space.
- Council's *Dedication of Constrained Lands Policy* provides a framework for managing the dedication of constrained lands like the powerline easement through this site. Under the Policy, the developer is required to demonstrate how the land will be used and the material public benefit it will provide to the community.
- The 5.55ha powerline easement creates opportunities for diverse types of passive recreation.

- Council's *2020-24 Sportsground Strategy* (2020) supports the delivery of clustered sportsgrounds, with a minimum requirement of two sports fields in new developments and demonstrated delivery of sports hubs and multiple sports code sportsgrounds which foster activation. The two double sportsgrounds in the ILP meet the minimum requirements for local level sportsgrounds with a catchment of the local government area for club competition. They will also service the needs of the local community and sporting clubs likely within Precinct 5 for competition, training and other recreation activities. In this way, providing active open space across two sites will improve accessibility for the new community.
- There are significant upgrades and investment occurring in Camden LGA to increase the capacity of Council's sports courts (e.g., Narellan Sports Hub Stage 2). Multipurpose courts increase the variety of recreation activities and the activation of open space. They are typically co-located with play spaces and parks.
- The Camden community value walking and walking paths, play spaces and outdoor fields and find distance and inconvenient access the greatest impediments to current use of open and recreation spaces, highlighting the importance of an equally distributed network.
- A dual use approach may be considered to allow recreation uses on stormwater detention assets or vice versa. This requires engaging with Council and addressing relevant design guidelines.

Recommendations:

- **Total open space** amount is adequate. Additionally, the actual amount of useable open space is likely to be higher with the provision of additional linear connections and recreation opportunities in riparian corridors and powerline easement.
- **Passive open spaces** will require amenity and supporting infrastructure (e.g., covered seating, playgrounds, amenities) to provide a range of recreation experiences for community members.

The scale of these features should respond to the scale of the open space. The largest passive open space, in the eastern portion of the site should have the largest and greatest functioning amenities and infrastructure (e.g., the largest playground, BBQ and picnic facilities, kickaround spaces), able to accommodate greater numbers of people and multiple uses. Similar uses should be explored within the active/riparian open space in the western portion of the site.

The riparian corridor and powerline easement should contribute to the network of open spaces within Precinct 5. With suitable design, this has the potential to provide significant public benefit by incorporating amenity and infrastructure to enable diverse and suitable recreational uses within the space (e.g., fitness circuit, shared walkway/cycleway along the riparian corridor, smaller playgrounds and BBQ and picnic facilities in larger areas along the corridor) as well as connections to other recreation opportunities and social infrastructure in Precinct 5..

- **Active open space** should incorporate multi-code field design for use by different sporting codes and have supporting infrastructure to maximise community use, such as lighting and sporting club amenities buildings (e.g., storage). There should also be space available for warm up and kick-around activities for sporting codes as well as the broader community.
- **Five multipurpose courts** should be delivered with the two double sports fields to enhance the activation of these locations. There are several options for how these could be delivered, including two multipurpose courts adjoining each double sports field, a set of four tennis courts at one double sports field, or two tennis courts at one double sports field and two multipurpose courts at the other. Further investigation is required to determine Camden Council's position on multipurpose and/or sport courts.
- **Playgrounds** should be provided, at a suitable scale and in co-located open spaces (i.e., larger space, larger playground, located with other activations such as centres or sports fields), across the passive and active open spaces. They should provide different play opportunities to provide a diverse offer in the Precinct.

If an open space is not suitable for the delivery of a playground (e.g., too small, noise consideration), the investment should be allocated to other playgrounds in suitable locations, to accommodate more users. This may result in the provision of fewer playgrounds (i.e., less than five), but a higher capacity and quality to accommodate more users and offer more diverse play options.

- **Active transport** infrastructure connecting open space and other key infrastructure within the ILP should be designed to meet guidelines outlined within Transport for NSW's NSW Walking Space Guide⁵ and NSW Cycleway Design Toolbox⁶.

6.2.3 *Education and childcare*

Based on anticipated population numbers, there is demand for one new government primary school (capacity for up to 1,000 students) and up to three childcare facilities (based on an average capacity of 75 children).

The demand for a primary school is calculated using the existing enrolment trends in Oran Park, identified as a comparable area. Using a 71% public enrolment trend, this results in approximately 686 public school places associated with the ILP. Given current enrolment trends in the SWGA, ongoing population increases and capacity of existing schools, this could represent sufficient demand for one primary school.

The demand for a high government school (up to 2,000 capacity) is not met, and it is likely the demand for approximately 413 places could be met through a combination of the existing Oran Park High School and plans for new government high schools in Leppington and Lowes Creek Maryland immediately to the north.

The ILP indicates a 3ha site for a future school, co-located with active open space (including a double sports field with oval). The size of this site has been increased from 2ha to 3ha following engagement with State agencies including School Infrastructure NSW, DPHI and NSW Government Architect.

Key considerations:

- The DoE guidelines require 3 ha for new primary school sites and the potential for shared community use of open spaces and suitable facilities (e.g., halls) where the spaces are suitable.
- Camden Council does not support shared open space arrangements with schools.
- Currently, childcare and early childhood education in the area is delivered by a range of providers, including Camden Council (Camden Family Day Care), private organisations, not for profit and community groups. A new preschool will be delivered within the upgraded Leppington Public School.

Recommendations:

- Ongoing consultation with the DoE and/or School Infrastructure NSW is required as the planning process for the government primary school site progresses, to consider final site design, timing of delivery and opportunities for shared use of school spaces and facilities, safety of access and how to maximise walking/cycling.
- The provision of diverse childcare options (e.g., long day care, occasional care) in accessible locations will require further detailed market analysis. If a childcare facility is provided in the village centre, further discussions are required with Camden Council to determine if this facility will be allocated to commercial or community floorspace.

6.2.4 *Health and wellbeing*

The ILP does not indicate health and wellbeing facilities. Demand is generated for up to ten GPs and up to two Team General Practices. The population of Cobbitty will contribute some demand for broader district level health facilities.

Key considerations:

- The provision of health and wellbeing infrastructure will need to be accessible, delivered in stages (in response to increases in demand as site is developed) and adaptable as community needs change over time.

⁵ Transport for NSW (2020), Walking Space Guide, <https://roads-waterways.transport.nsw.gov.au/business-industry/partners-suppliers/document-types/guides-manuals/walking-space-guide.html>

⁶ Transport for NSW (2020), Cycleway Design Toolbox, https://www.transport.nsw.gov.au/system/files?file=media/documents/2022/Cycleway-Design-Toolbox-Web_0.pdf

- There are significant upgrades planned to increase the capacity and capabilities of Liverpool and Campbelltown Hospitals in the near future (within the next 10 years). Leppington has also been marked for the delivery of an IHHub.
- SWSLHD is continuing to refine clinical services planning for community-based services in the SWGA area. Two service models are particularly relevant – SWSLHD is developing virtual care through integrated, digital models to deliver care close to home across the region; and in areas with emerging populations, it proposes shared service delivery models where multipurpose community health services are co-located with other facilities and services.
- General practices exist in nearby Oran Park and further in Harrington Park. It is likely that the private market will address demand as the area grows, as it has done in Oran Park.

Recommendation:

- Key considerations for provision will be community accessibility, staging of service delivery and adaptability as community needs change over time.
- The ILP does not show allocated land for health uses which is suitable. It is likely that the private market will address demand as the area grows, as it has done in Oran Park.
- Based on engagement findings, health needs and infrastructure requirements are still being explored by NSW Health. The ILP does not show allocated land for a State health facility which is suitable. However, in the future, there may be an opportunity to co-locate community health services within a proposed multipurpose community facility in Precinct 5 and/or in co-location with the school, as seen in the Victoria Avenue Precinct in Canada Bay. This would provide a central location for people to access health services, including Early Childhood Clinics. If this was to be explored in further detail by the proponent, significant coordination with SINSW, Council, SWSLHD and NSW Health.

6.3 Social infrastructure implementation planning

The timing and scale of social infrastructure delivery in conjunction with stages of development delivery can influence community connections and resilience in new communities. Social infrastructure should be delivered early to allow use by residents who move in first.

The staged delivery of the future site will need to consider which open spaces can be delivered in conjunction with the occupation of new residences. Table 6.2 below shows an example of incremental delivery of social infrastructure as the site is developed, applying standard estimates of 25%, 50%, 75% and full completion (100%) based on the ILP yield. This is a purely mathematical approach that may require adjustments as part of delivery.

Table 6.2 Recommendations for staged social infrastructure delivery in the site

	25% capacity	50% capacity	75% capacity	100% capacity
Population	2,012	4,025	6,037	8,049
Open space (active and passive)	4.725	9.45	14.175	18.9
Sports fields	2	3	4	4
Multipurpose courts	2	3	4	4
Play spaces	2	3	4	4

7 Conclusions

This report discusses social infrastructure requirements associated with development of Precinct 5.

The following table highlights the recommended provision of the key social infrastructure types and shows how the proposed ILP addresses relevant benchmarks and standards.

Table 7.1 Summary of social infrastructure provision

Type of social infrastructure	Council benchmark of relevant standard	Benchmark requirements	Proposed provision ILP	Comment
Public open space	15% of net developable area	15.19	18.90	Proposed open space exceeds standard and will be further enhanced through application of qualitative standards and criteria and useability of additional riparian/easement assets
Sports fields	1:1,850 people	4.4	4	Meets standards. Provision is in the form of two double playing fields (ovals) which aligns with contemporary best practice
Multipurpose courts	1:2,000 people	4.0	Not shown	Outdoor courts to be co-located with open spaces and community facility floorspace.
Play spaces	1:2,000 people	4.0	Not shown	Playspaces of various sizes and types to be provided in up to four locations offering a range of play opportunities. Could be combined into fewer locations subject to quality and diversity of opportunities.
Public primary school	Capacity for 1,000 students	686 places	1	3 ha site provided. Opportunity for community precinct to develop with school, sports field and recreation
Community centre	55 sqm/1000 people 1 centre: 20,000 people	443 square metres of GFA	Not shown	Note that the 55 sqm/1,000 people requirement is for both local and district provision. If 443 sqm were to be provided it would address both Precinct 5's local and district requirements. The exact model of provision and location to be confirmed with Council – based on Option 1 or 2 detailed in Section 6.2

Planning for Precinct 5 addresses the key social infrastructure requirements identified in Camden Council's 2020 *Spaces and Places Strategy*. There may be future discussions with Council regarding off-site contributions for some limited social infrastructure provision.

In the surrounding precincts of LCM, Oran Park and Austral and Leppington North, social infrastructure planning is focussed on the direct demand generated by the potential future communities within these precincts. While this is also the approach used in this report for Precinct 5, there is also a need to recognise how social infrastructure can operate as part of a complementary network of spaces and services across Camden LGA and the broader SCWLA, and that decisions on social infrastructure provision should be taken at, at least, a district level. While not the purpose of this report, this is an important consideration for decision makers.

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Appendix A



A1. Schools within Camden Local Government Area

Suburb	School name	Student count 2025	Sector		Type			
			Government	Non-Government	Primary	Secondary	Combined	Special
Oran Park	Barramurra Public School	1,051	✓		✓			
	Oran Park Anglican College	1,420		✓			✓	
	Oran Park High School	1,501	✓			✓		
	Oran Park Public School	1,369	✓		✓			
	St Benedict's Catholic College	1,020		✓		✓		
	St Justin's Catholic Primary School	826		✓	✓			
Harrington Park	Harrington Park Public School	673	✓		✓			
Mount Annan	Mount Annan Christian College	989		✓			✓	
	Mount Annan High School	890	✓			✓		
	Mount Annan Public School	672	✓		✓			
Currans Hill	Currans Hill Public School	538	✓		✓			
Gregory Hills	Gregory Hills Public School	459	✓		✓			
	St Gregory's College Campbelltown	1,424		✓			✓	
Narellan	Elizabeth Macarthur High School	1,355	✓			✓		
	Narellan Public School	296	✓		✓			
	Yandelora School	102	✓					✓

Suburb	School name	Student count 2025	Sector		Type			
			Government	Non- Government	Primary	Secondary	Combined	Special
Camden	Camden High School	939	✓			✓		
	Camden Public School	307	✓		✓			
	Camden South Public School	713	✓		✓			
	Cawdor Public School	77	✓		✓			
	Mater Dei School	133		✓				✓
	Mawarra Public School	368	✓		✓			
	Mount Hunter Public School	31	✓		✓			
	St Paul's Catholic Primary School	628		✓	✓			

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