

'Tidapa' Chittick Lane, Cobbitty Social and Community Infrastructure Assessment

Prepared for
The Planning Hub

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HIIPDA
CONSULTING

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INTRODUCTION

1.0 INTRODUCTION

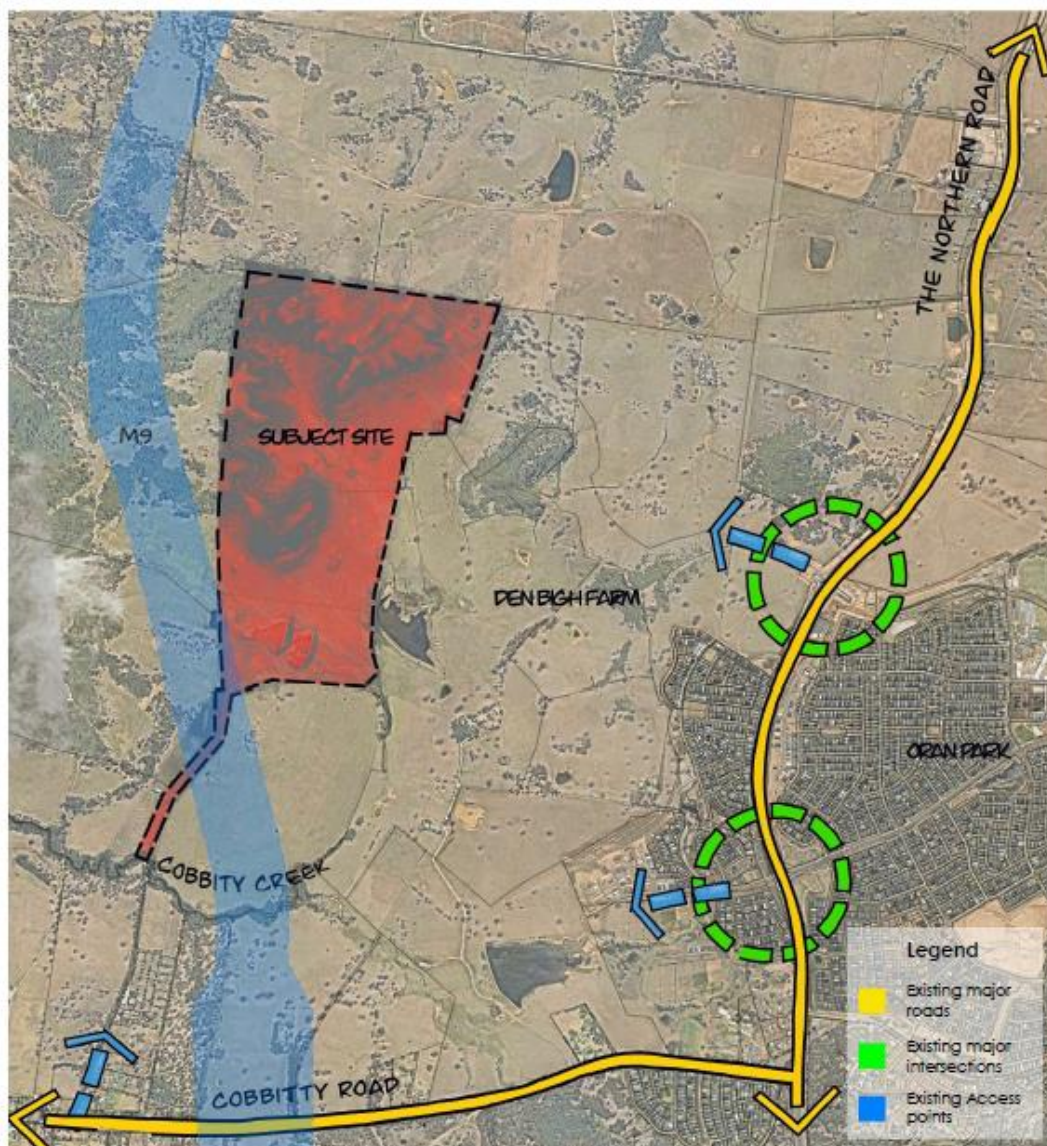
HillPDA has been engaged by The Planning Hub, on behalf of the O’Grady Family, to prepare a social and community infrastructure assessment, to accompany a planning to rezone a 147ha site in Cobbitty to facilitate future urban development.

This report provides an assessment of the social and community infrastructure in the local area and projects the demand for such facilities that would be generated by the proposal.

The subject site (see Figure 1) is approximately 147 ha of RU1 Primary Production zoned land located at 220-360 Chittick Lane, Cobbitty, 50km southwest of the Sydney CBD. The subject site, known as Tidapa, spans five lots and is currently being managed for grazing purposes.

Cobbitty is a suburb in the Macarthur region and is bordered by the Nepean River to the west and the Oran Park residential land release area to the east.

Figure 1: Subject site future context map



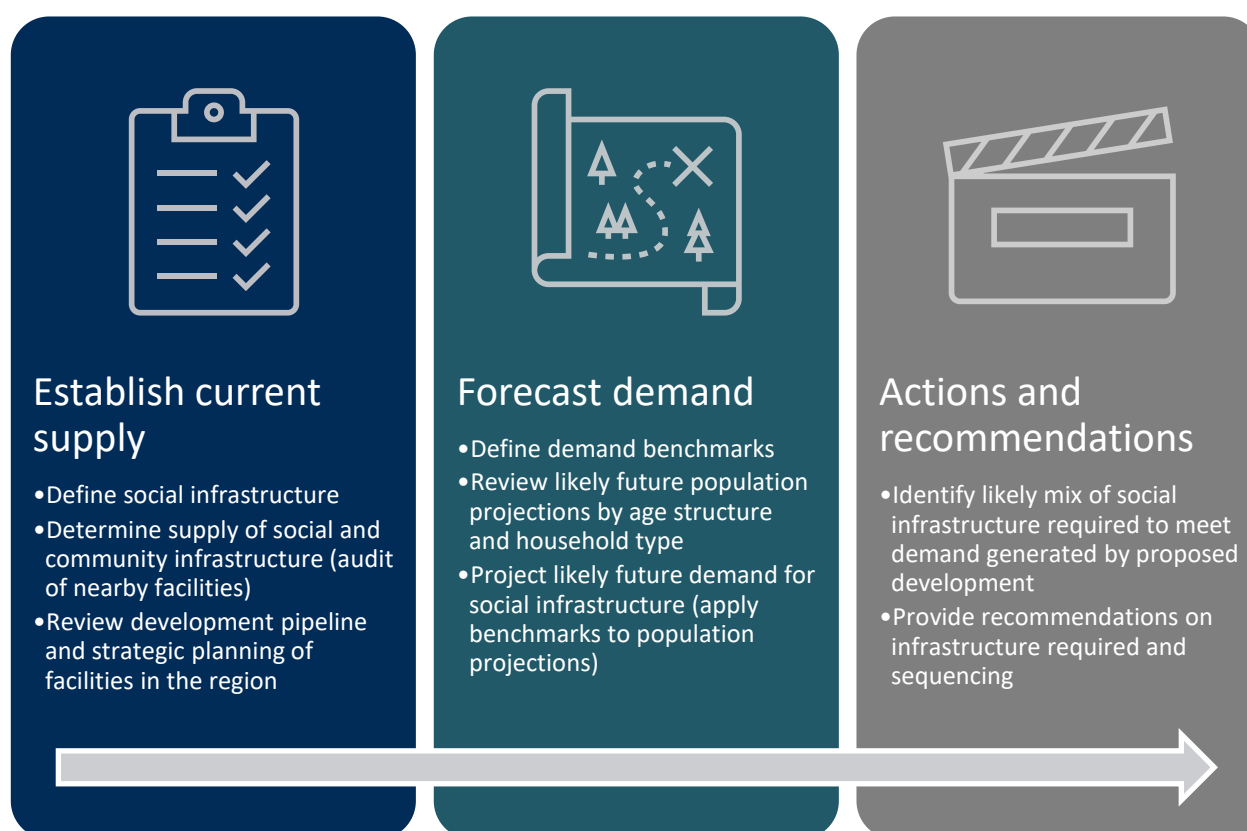
METHODOLOGY

2.0 METHODOLOGY

This social infrastructure assessment identifies and evaluates changes to existing demographic conditions, due to the proposed project, and the subsequent pressures placed on the existing social infrastructure of the region. Recommendations are provided to ease any undue pressure on facilities and for the provision of additional infrastructure required by the proposed community.

Figure 2 presents the key steps and tasks undertaken to prepare this Social and Community Infrastructure Assessment.

Figure 2: Social and community infrastructure assessment process



2.1 Establish current supply of social and community infrastructure

HillPDA undertook the following tasks to establish the existing supply of community facilities:

- Defined social and community infrastructure of relevant to the proposal
- Determined the existing hierarchy of social and community infrastructure at a local, district and regional level through a desktop review of the following sources:
 - NSW Public School Finder
 - Australian Government Childcare Finder
 - Camden Council Website
 - Core List Australia
 - Google Maps and Open Street Map
 - Local and state government planning and infrastructure policy

- CoreLogic Cordell Connect
- Any other relevant sources
- Reviewed plans for any social infrastructure currently in the development pipeline
- Mapped existing facilities and considered the spatial distribution of facilities relevant to the site
- Reviewed the capacity of existing facilities based on available data and discussions with service providers and key stakeholders .

2.2 Review forecast demand

The demand for social and community infrastructure has been assessed having regard for

- Established benchmarks for community facilities
- Review demographics and projected future population from the following sources:
 - ABS Census 2016
 - NSW Department of Planning, Industry and Environment Population Projections 2019
 - The 'Tidapa' Cobbitty planning proposal.

The likely population generated by the planning proposal was projected based on the predicted lot yield, dwelling types and occupancy rates in the area.

2.3 Actions and recommendations

Using the findings from the above, HillPDA has:

- Assessed the ability of existing social and community infrastructure to meet anticipated demand from the proposal, considering:
 - Stakeholder input
 - Community values
 - Council policy
 - Established benchmarks.
- Identified any gaps in demand for social and community infrastructure through application of benchmarking to the demographic analysis

Based on the findings from the above, recommendations for social and community infrastructure provision have been made.

THE PROPOSAL

3.0 THE PROPOSAL

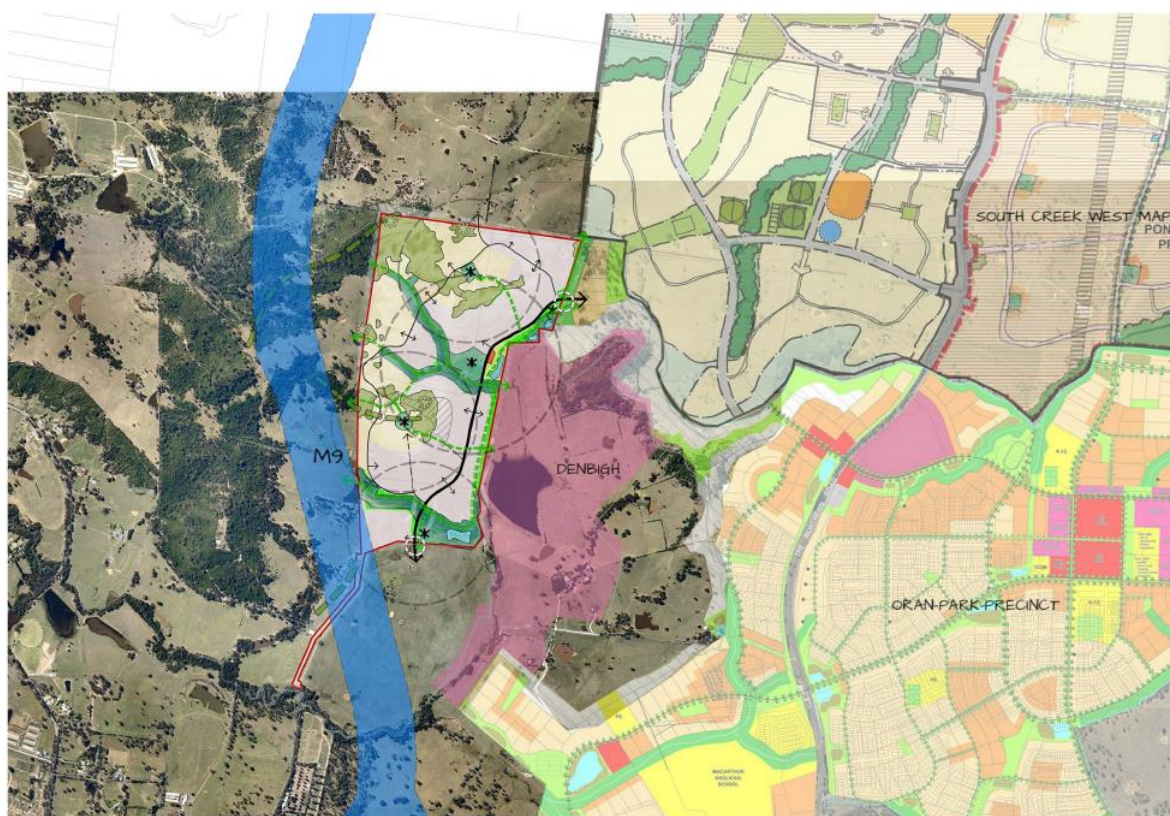
3.1 The site and surrounds

The site is located at 220- 360 Chittick Lane, Cobbitty, NSW 2577, within the Camden LGA. The property is legally defined as Lots 2,3,4 and 5 DP239612. The site is bounded by Cobbitty Creek to the east and south and hilly farmland to the west and north. Cobbitty village is approximately 1km to the south, Narellan centre approximately 5km to the south east and the Sydney CBD approximately 50 km to the north east. Figure 6 shows the site and study area and site in the context of the wider Sydney region.

The site is about 147 ha of rural land currently zoned as RU1 Primary Production zone. It is undulating grassland currently used for grazing. There is one high point in the centre of the site with views of the surrounding area. A dam is located directly adjacent to the south eastern boundary and another dual dam system in the southern portion of the site.

Figure 3 demonstrates the proposed structure plan in the context of the surrounding development plans including the South Creek West Development and the neighbouring Denbigh historic estate and the future M9 (outer Sydney orbital road) corridor.

Figure 3: Structure plan context



3.2 The proposed development

The proposal seeks to rezone the land to facilitate future urban development. Figure 4 shows the proposed zoning plan for the site.

The zoning plan will facilitate future urban development with a minimum lot size range of 600m² to 2,000m². Generally, the lot sizes will gradually increase towards the west with the smallest R2 Low density living 600m² on the eastern boundary of the residential settlement then 700m², 900m² and 1,500m² lots in the central portion of the development and the largest E4 Environmental Living lots on the western boundary with 2,000m² lots (Figure 5).

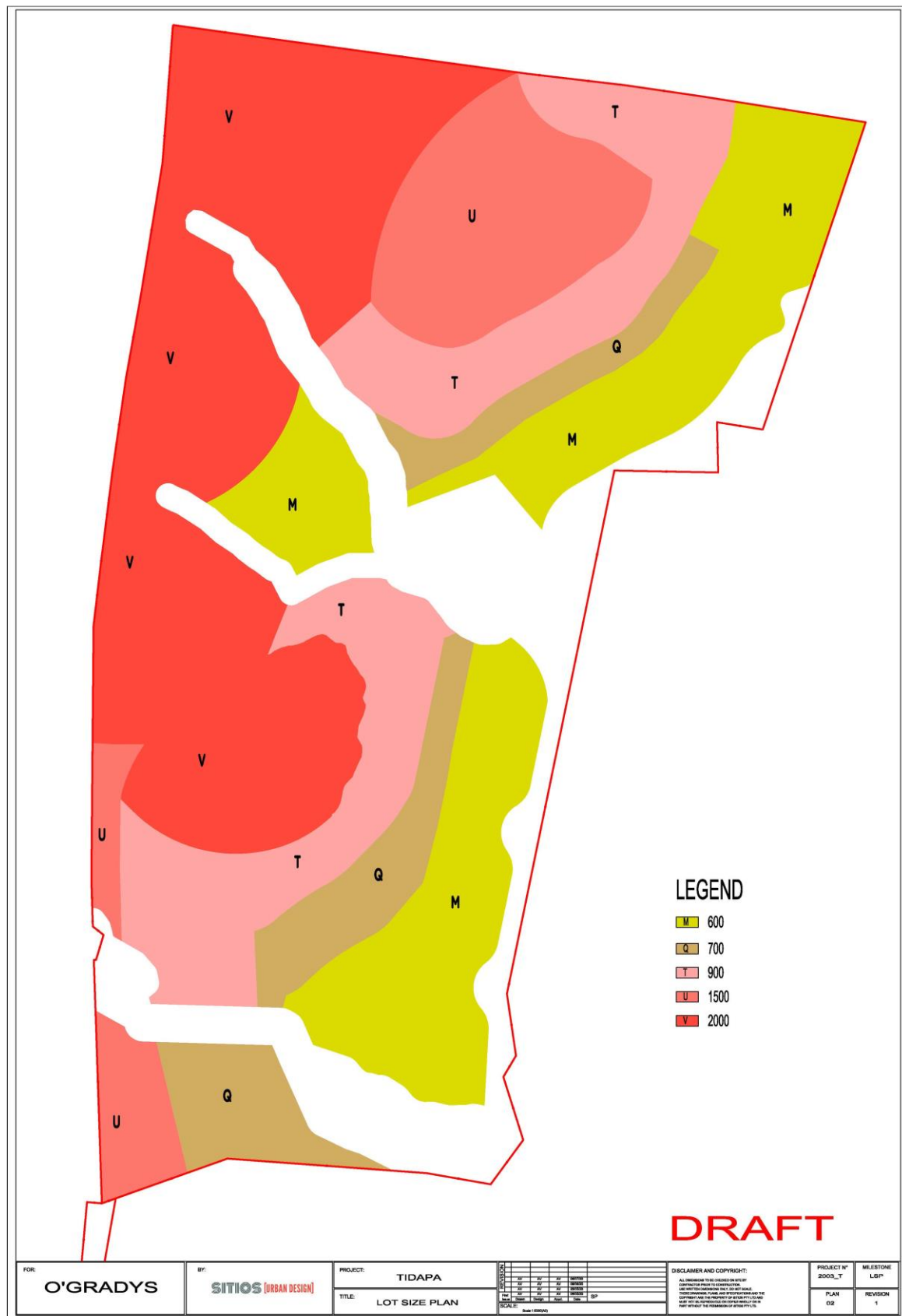
Once developed, the design is expected to yield between 700 and 800 residential lots. The site is envisioned to be accessed via two key points in the north and south via three potential intersections:

- the soon to be complete on/off ramp of The Northern Road at the northern end of Oran Park
- the intersection of Charles McIntosh Parkway and The Northern Road
- a future intersection approximately 1km to the west of the intersection of the Northern Road and Cobbitty Road.

Three riparian corridors run east/west across the site, two of which join in the central portion of the site. these corridors are proposed to be protected and maintained with E2 Environmental Conservation zoning. These corridors are also highlighted as potential pedestrian and cycle connections. The proposed active open spaces are dispersed across the site to allow for as many residents as practical to live within a 400m walking distance.

As shown in Figure 3 above, the site is relatively isolated at current, however the South Creek West development is envisioned to connect with the proposal in the north eastern boundary. The proposal is expected to be well connected to the major road network with the proposed M9 (outer Sydney orbital road) corridor passing the site to the south west. The neighbouring Denbigh heritage vineyard contributes to retaining the low density, urban fringe character of the site.

Figure 5: Proposed lot size plan



Source: O'Grady's

POLICY CONTEXT

4.0 POLICY CONTEXT

The following state and local government policy documents have been reviewed to establish:

- Any provisioning requirements for social and community infrastructure (i.e. required facilities per number of dwellings)
- Protocol for delivering different types of social and community infrastructure (i.e. preference for private or public sector delivery based on asset type)
- A pipeline for regional level social and community infrastructure in Camden.

4.1 State Government policy

Greater Sydney Region Plan: A Metropolis of Three Cities 2018

The Greater Sydney Region Plan was developed by the Greater Sydney Commission and released in April 2018. The Plan sets out a vision, objectives, strategies and actions for a metropolis of three cities across Greater Sydney over the next 40 years.

The Plan identifies the South West Growth Area as a key location for the delivery of future housing and jobs. The proposed site is located approximately 1km to the west of the boundary of the South West Growth Area.

Land release in the South West Growth Area is to be supported by investment in transport infrastructure connecting the Western Economic Corridor. The Western Sydney Airport Growth Area will include new residential communities. Housing diversity is being encouraged around centres and transit nodes. A future investigation area from Greater Penrith to Eastern Creek will link existing areas and major infrastructure. The Greater Sydney Green Grid will be a core element of the amenity of the Western Parkland City.

This strategic policy plans for Sydney's rapid population growth, with broad aims for social and community infrastructure provision. The actions related to social and community infrastructure provision are as follows.

- Action 9: Deliver social infrastructure that reflects the needs of the community now and in the future.
- Action 10: Optimise the use of available public land for social infrastructure.

The proposal would generate an increase in population, which places demand on existing services and infrastructure, including sport and recreation facilities that are, in some cases, at or nearing capacity.

In a greenfield development such as Tidapa, there is sparse existing local social and community infrastructure to support a rapid increase in population. Integrated and targeted delivery of services and infrastructure is needed to support growth and take account of existing levels of provision and use, while also responding to changing demands over time and in different places.

Implications

The South West Growth Area is a fast growing area with major infrastructure investments to coincide with land release. This means residents will be well-connected to centres and have access to social and community infrastructure across the growth area.

In line with the Greater Sydney Region Plan, this report informs the delivery of social and community infrastructure that responds to the needs of the Camden community now and in the future.

Western City District Plan 2018

The site is located within the Western City District Plan, which encompasses the local government areas of the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly. The Plan identifies the Western Sydney Aerotropolis as catalysts for the city to grow a strong trade, logistics, advanced manufacturing, health, education and science economy. It also identifies significant planned improvements to infrastructure in the area surrounding the site.

Significant housing delivery is planned in the South West Growth Area including Leppington town centre, Oran Park, Catherine Field and areas being investigated at Lowes Creek, Merrylands and South Creek West. To align with this, the Western City District Plan promotes strategies to align social infrastructure with future need.

The Western City District Plan indicates that *“facilities can be the focus of neighbourhoods with the co-location of schools, youth and health services, aged care, libraries, community and cultural facilities, parks and recreation”* (p. 28). The plan indicates a preference for multipurpose, intergenerational facilities to support better use of, and access to, infrastructure and services in land release areas.

The plan indicates that there will be a significant nominal increase in people aged 0-4, and a large portion of this will happen in Camden. The NSW Department of Education is planning for additional schools in Camden through the School Assets Strategic Plan Summary 2017. The plan also highlights the ageing population of the region with a substantial growth in those over 70 years of age.

Implications

The Camden LGA is subject to significant growth in younger people and a some growth in older people, both groups have particular needs for social infrastructure. The changing demographic characteristics are outlined in this report and modes of delivering social and community infrastructure are suggested.

4.2 Local government policy

Camden Community Strategic Plan 2017

The Camden Community Strategic Plan 2017 outlines local values and key directions for the municipality. The plan includes a road map that balances economic development, environmental management, social wellbeing, local leadership, and incorporates key directions on how these priorities will be achieved, measured and monitored. The actions that are relevant to social and community infrastructure provision in Camden’s growth areas are as follows.

- **Action 1.1.3:** Ensure adequate, accessible and high quality open and public space is made available across the Camden LGA
- **Action 3.1.1:** Ensure employment, tourism and education opportunities are expanded across the Camden LGA
- **Action 5.1.1:** Foster strong, cohesive, healthy and safe communities
- **Action 6.1.1:** Provide services and facilities that are high quality, accessible and responsive to the community’s needs.

Implications

The contribution of social and community infrastructure within the masterplan area could help foster strong, cohesive communities in line with the community policy. The proposal must ensure that accessible community facilities and open space are provided that match the demand of the new community. This report will review this demand and establish social and community infrastructure requirements.

Camden Council Draft Local Strategic Planning Statement 2019

Camden Council's Draft LSPS outlines a long term strategy for land use in the municipality with directions and actions to achieve social, environmental and economic priorities.

- **Local Priority L3:** Providing services and facilities to foster a healthy and socially connected community
- **Local Priority L5:** Supporting cultural infrastructure to promote cultural and creative spaces
- **Local Priority S1:** Improving the accessibility and connectivity of Camden's Green and Blue Grid and delivering high quality open space

Action 55 states that Council will investigate opportunities to attract and encourage the delivery of social services and infrastructure within the Camden LGA. This suggests that Council supports social infrastructure delivery led by the private sector in response to community needs.

As a short term action, Council is preparing a strategy that identifies gaps in the provision of open space, play spaces and community facilities, and provide a plan and priorities to meet current and future needs.

As part of the Western Parkland City Liveability Program, Camden Council will deliver three projects to improve liveability and accessibility to sport and recreation facilities. The three projects are:

- **Fergusons Land Premier Cricket Facility – Stage 1:** A new facility in collaboration with Cricket NSW and Camden Cricket Club, Fergusons Land Premier Cricket Facility will include a premium cricket field with six turf pitches, along with five training nets, amenities, storage and car parking.
- **Narellan Sports Hub – Stage 2:** Delivery of Stage 2 of the Narellan Sports Hub will provide additional facilities including 14 netball courts (in addition to the current 30), a dedicated athletics facility, extended international rugby league field, new cycling and walking track and a playground.
- **Synthetic field:** The conversion of an existing turf football (soccer) field to a synthetic field to support higher use of the field. Potential locations include the Narellan Sports Hub, Oran Park, Gregory Hills Playing Fields, Camden South or Narellan.
- **Funding:** \$26,100,000 (includes \$7,500,000 from the Australian Government, \$7,500,000 from the NSW Government and \$10,900,000 from Council)

As part of priority L5, Council will develop a Cultural and Social Infrastructure Plan to determine the cultural and social infrastructure needs of the Camden community. This is assigned as a medium-term action.

Camden will require cultural spaces and hubs for both literary, visual and performing arts, staging major entertainment events, festivals, local and touring productions as well as conference rooms and forums.

Council will form part of the Western Sydney Health Alliance to improve coordination and effectiveness of health services in the region.

Implications

There is a pipeline for regional open space and sporting facilities in the Camden area, which will help address the open space needs of the future residents. There is a long-term vision for more regional-level social infrastructure. Local-level social and community infrastructure developed by the private sector may be supported by Council.

Camden Children and Families Strategy 2018

This strategy was developed by researching the current social trends of the Camden LGA and diverse modes of community engagement. Children, parents/carers and local services (government and non-government) that work with families and children aged 0-12 years were consulted to develop this strategy. The key findings of the engagement relevant to social and community infrastructure provision are summarised in the table below. It is noted that some of the survey questions were asked to update data from the 2014 Camden Recreation Demand

Study. Council suggests dedication of land for new local parks where local parks are not located within 500-800m walking distance of residents, especially in new release areas

Table 1: Camden Children and Families Strategy 2018 key social and community infrastructure questionnaire responses

Where do you like to visit in Camden?	What do we need more of in Camden?	What do you like about living in Camden?
<ul style="list-style-type: none"> • Mount Annan Botanic Gardens. • The Community Farm and Belgenny Farm. • Family friendly cafes. • Sustainable living education centre. • Movies. • Play Zone. • Church. • The pools. • Walking track. • The library. 	<ul style="list-style-type: none"> • Free Play Day events. • Parks to play in and play equipment. • A motorbike track. • A water park. • Trees, grass and plants. • Slide park and bike track in Grasmere. • A farm. • Dog parks. 	<ul style="list-style-type: none"> • Parks/playgrounds. • Bike tracks. • Swimming pools. • Library. • Community events (Camden Show, fetes/ fairs and markets).

Source: Camden Children and Families Strategy 2018

Implications

The existing community in Camden have a range of recreational activities they enjoy, and these should be reviewed when planning for social and community infrastructure in new developments. There is a general appreciation for parkland, sports infrastructure and community facilities, especially those that can host events.

Camden Recreation Demand Study 2014

Released in February 2014, this study focuses on the recreation infrastructure requirements of a growing population. Council audited existing recreation facilities and assessed demand and supply based on benchmarks from the Department of Planning and Environment. The study was informed by a community survey that was partially updated in the Camden Children and Families Strategy outlined above. A designated place should be identified in the neighbourhood catchment for exercising dogs off the leash.

The key needs of various socio-demographic groups for open space and recreation opportunities are listed below.

Table 2: Open space and recreation needs by demographic characteristic (2014)

Demographic characteristics	Open space and recreation needs
Households with children	Playgrounds and play spaces
Young people and young adults	Adventure play facilities, sporting fields, sports courts, bike tracks, outdoor and indoor spaces
Older adults	Walking/cycling tracks, picnic and barbecue facilities, sports courts, lawn bowls, golf, indoor social activities
Medium density dwellers	Parks close to home, community gardens, gathering spaces
Small households	Meeting places
Above average employment/income	Range of free, low cost and 'pay-to-play' sporting and recreation opportunities
Above average vehicle ownership	Vehicle parking areas balanced by encouragement of walking and riding bikes

Although the data is from 2014, the demand study outlines key social and community infrastructure that could be suited to certain household types. These will inform the required social and community infrastructure in Section 6.0 of this report.

Implications

Different household types, ages, income levels have different open space and recreation needs. These should be referenced when planning for social and community infrastructure provision.

4.3 Key findings

- There are plans for regional level open space and sports facilities in Camden with local, state and federal government contributions.
- Local level social and community infrastructure is ideally delivered in response to community needs. Community preferences are outlined in several of strategy documents. Community consultation should also inform facility provision.
- Local infrastructure provision in the Tidapa Cobbitty proposal should account for the community values outlined in the recent Council policies.
- Council suggests dedication of land for new local parks where local parks are not located within 500-800m walking distance of residents, especially in new release areas.
- Camden Council has a long-term goal of establishing a performance space in new growth areas and in district/regional parks. .
- A designated place should be identified in the neighbourhood catchment for exercising dogs off the leash.

COMMUNITY PROFILE

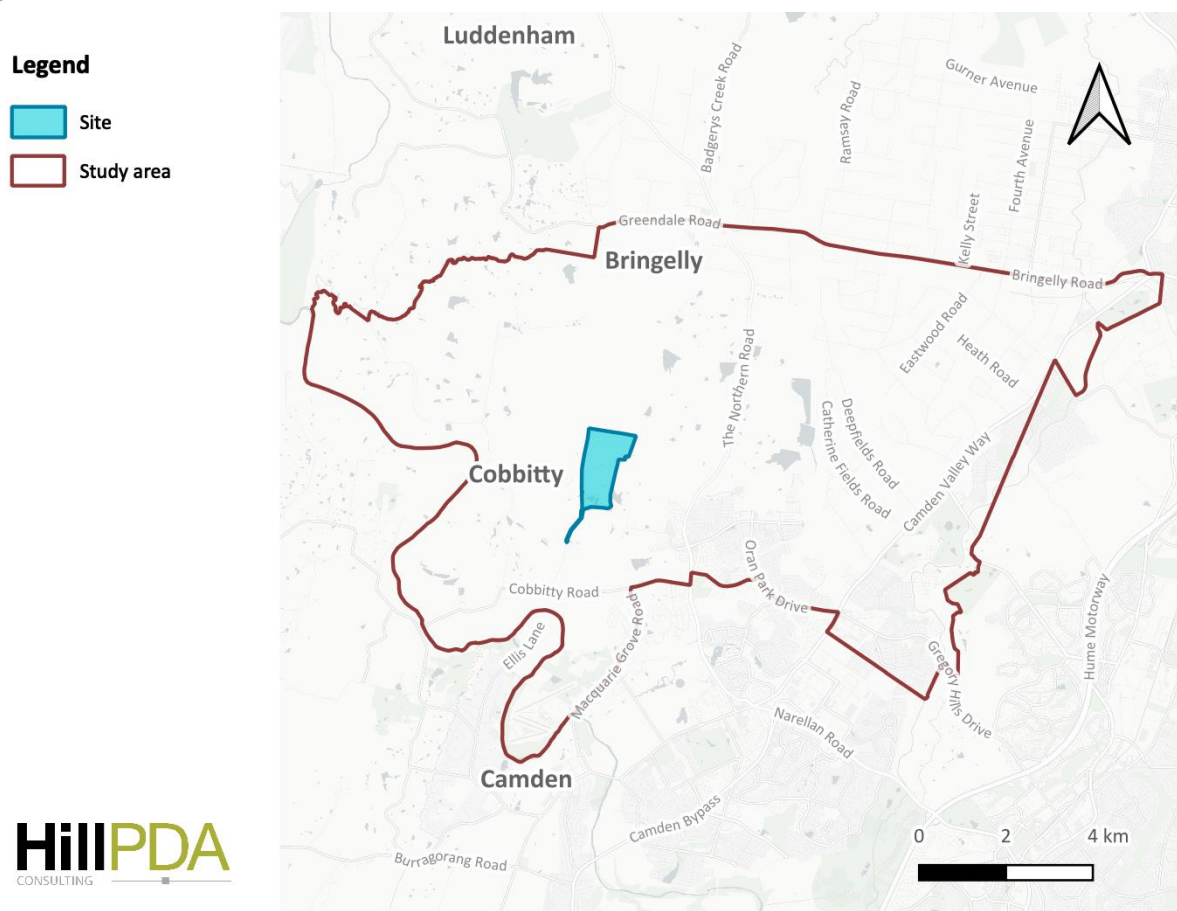
5.0 COMMUNITY PROFILE

This section provides a snapshot of the socio-economic characteristics of the study area to better understand the underlying and emerging social needs of the community and potential social impacts of the proposed development.

5.1 The study area

For the purposes of this demographic profile, the study area has been defined as the Cobbitty-Leppington Statistical Area Level 2 (SA2) under the Australian Bureau of Statistics Main Statistical Area Structure. The border of the study area in relation to the subject site is seen in Figure 6.

Figure 6: Site context



Source: HillPDA

Presented in Table 3 below is a demographic overview of the Cobbitty – Leppington SA2, including key statistics on the population compared with the Greater Sydney Greater Capital City Statistical Area (GCCSA).

Table 3: Cobbitty – Leppington SA2 demographic overview

	Cobbitty – Leppington SA2	Greater Sydney (GCCSA)
Population	17,891	4,823,991
Median age	32	36
Families	4,824	1,247,047
Average children per family	1	0.8

	Cobbitty – Leppington SA2	Greater Sydney (GCCSA)
Households	5,921	1,855,734
Average people per household	3.1	2.8
Median weekly household income	\$2,106	\$1,750
Median monthly mortgage repayments	\$2,600	\$2,167
Median weekly rent	\$530	\$440

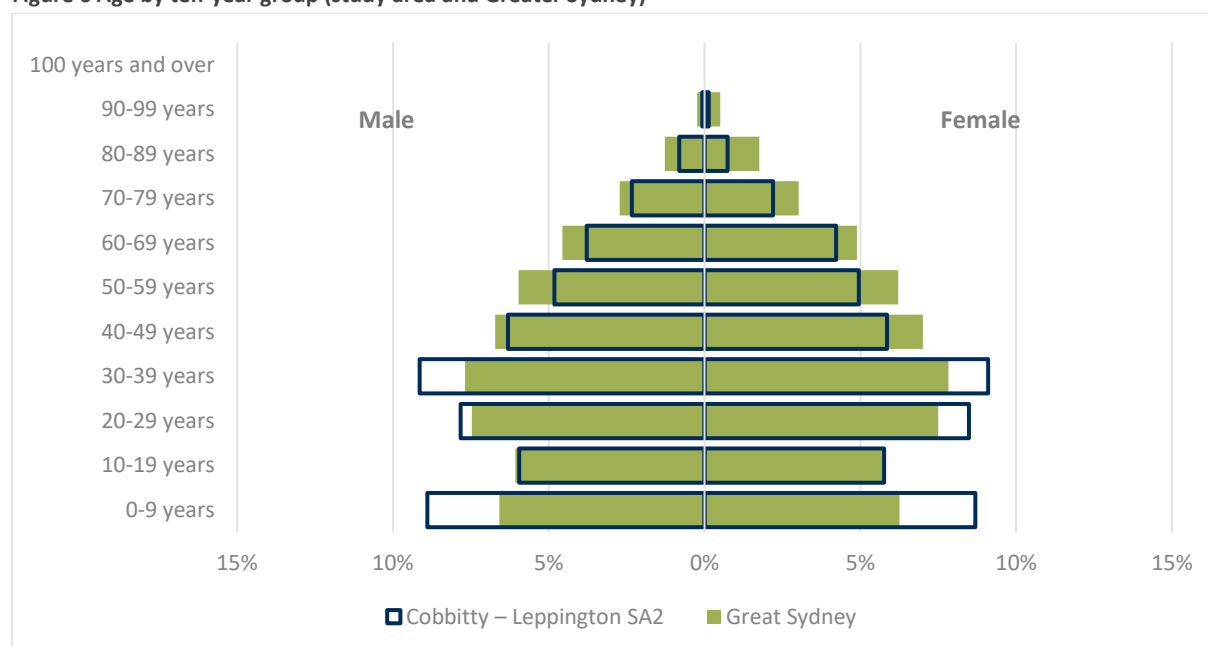
Source: ABS Census 2016

In the 2016 census, there were 17,891 people living in the Cobbitty – Leppington SA2. Of these, 49.9 per cent were male and 50.1 per cent were female, which is largely reflective of the gender proportion of the Greater Sydney region.

5.2 Age structure

The median age for the Cobbitty – Leppington SA2 is generally the same as the median age for the Greater Sydney region. Indeed, accordingly to the 2016 Census, the age structure of these two areas are similar but the study area shows a higher representation of 0-9 year olds and 20-39 year olds and a slightly lower proportion of over 40 year olds.

Figure 6 Age by ten-year group (study area and Greater Sydney)



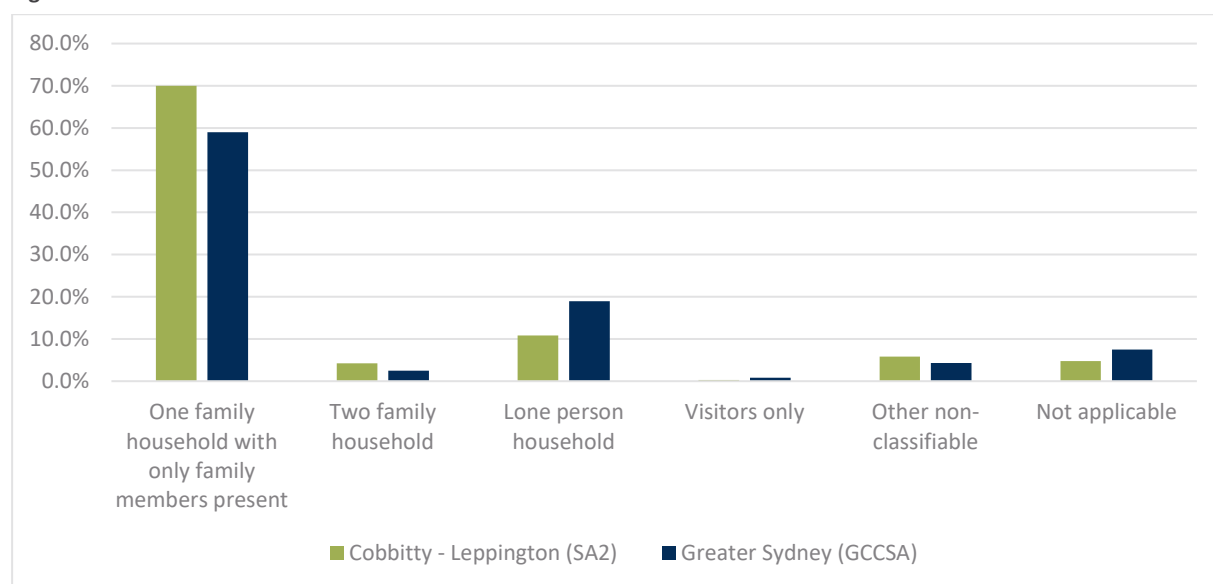
Source: ABS Census Tablebuilder 2016

5.3 Households and family composition

The household type proportions in the Cobbitty – Leppington SA2 are very similar to the proportions in the Greater Sydney (see Figure 7). In both areas, family households are the most prevalent, but there is also a substantial number of lone person households, which are more common in the Greater Sydney than the Cobbitty – Leppington region.

The family composition proportions in the Cobbitty – Leppington SA2 are very similar to the proportions in the Greater Sydney. One parent families are less common in the study area at 10.47 per cent, and couple families with or without children make up most family households.

Figure 7: Household structure



Source: ABS Census Tablebuilder 2016

5.4 Employment

Unemployment in the Cobbitty - Leppington SA2 is relatively low, with 3.7 per cent of residents unemployed, slightly below the Camden LGA which recorded 4.1 per cent unemployment and well below the Greater Sydney GCCSA of 6 per cent (see Table 4).

Table 4: Employment status

	Cobbitty - Leppington (SA2)	Camden (LGA)	Greater Sydney (GCCSA)
Worked full-time	66.2%	64.5%	61.2%
Worked part-time	23.8%	26.2%	28.2%
Away from work	6.4%	5.2%	4.5%
Total unemployed	3.7%	4.1%	6.0%

Source: ABS 2016

Table 5 indicates that the main employing industries for residents of the Cobbitty-Leppington SA2 were Construction (14.8 per cent), Retail Trade (10.9 per cent) and Health Care and Social Assistance (9.4 per cent).

Table 5: Comparison of resident employment by industry

Industry	Cobbitty - Leppington (SA2)		Camden (LGA)		Greater Sydney (GCCSA)	
	Total	%	Total	%	Total	%
Agriculture, Forestry and Fishing	243	2.9%	379	1.0%	9,922	0.5%
Mining	34	0.4%	194	0.5%	4,774	0.2%
Manufacturing	675	8.0%	3,058	8.0%	130,831	6.1%
Electricity, Gas, Water and Waste Services	67	0.8%	444	1.2%	17,757	0.8%
Construction	1,249	14.8%	4,904	12.9%	186,331	8.6%
Wholesale Trade	323	3.8%	1,460	3.8%	81,477	3.8%

Industry	Cobbitty - Leppington (SA2)		Camden (LGA)		Greater Sydney (GCCSA)	
	Total	%	Total	%	Total	%
Retail Trade	920	10.9%	4,252	11.2%	211,889	9.8%
Accommodation and Food Services	366	4.3%	2,075	5.4%	151,828	7.0%
Transport, Postal and Warehousing	605	7.2%	2,681	7.0%	114,597	5.3%
Information Media and Telecommunications	96	1.1%	489	1.3%	63,422	2.9%
Financial and Insurance Services	391	4.6%	1,490	3.9%	144,809	6.7%
Rental, Hiring and Real Estate Services	181	2.1%	765	2.0%	44,182	2.0%
Professional, Scientific and Technical Services	475	5.6%	2,022	5.3%	223,711	10.4%
Administrative and Support Services	264	3.1%	1,142	3.0%	81,397	3.8%
Public Administration and Safety	567	6.7%	2,773	7.3%	124,434	5.8%
Education and Training	691	8.2%	3,714	9.7%	182,767	8.5%
Health Care and Social Assistance	794	9.4%	4,135	10.8%	263,356	12.2%
Arts and Recreation Services	98	1.2%	540	1.4%	37,956	1.8%
Other Services	391	4.6%	1,603	4.2%	80,899	3.8%
Total*	8430	-	38,120	-	2,156,339	-

*Total excludes Inadequately described/Not stated. Source: ABS 2016.

Residents within the Study Area were mostly evenly split between classification of employment, with the most popular professions being 17.1 per cent as Clerical and Administrative Workers and 17.7 per cent employed as Professionals. Of interest, although professional workers were one of the highest representations, it was comparatively lower in proportion to Greater Sydney.

The 2016 Census showed that residents within the study area tended to travel less for work (less than 30 km via road) than residents in the Camden LGA.

Slightly less than 11 per cent of Cobbitty-Leppington SA2 residents travel within 10 kilometres of their homes for work in comparison to just over 16 per cent of Camden LGA residents.

Table 6: Comparison of distance to from usual place of residence to place of work via road

Distance to work place	Cobbitty - Leppington (SA2)		Camden (LGA)		Greater Sydney (GCCSA)	
	Total	Per cent	Total	Per cent	Total	Per cent
Nil distance	621	3.5%	2,267	2.9%	131,506	2.7%
Over 0 km to less than 2.5 km	228	1.3%	1,700	2.2%	220,122	4.6%
2.5 km to less than 10 km	1,058	5.9%	8,872	11.3%	688,883	14.3%
10 km to less than 30 km	3,100	17.3%	10,921	14.0%	851,514	17.7%
30 km to less than 50 km	2,296	12.8%	8,590	11.0%	195,065	4.0%
50 km to less than 250 km	1,042	5.8%	5,483	7.0%	79,969	1.7%
250 km and over	47	0.3%	214	0.3%	13,648	0.3%
Total	17,890	100.0%	78,220	100.0%	4,823,993	100.0%

Source: ABS 2016

5.5 Key findings

- The median age is lower than Greater Sydney and the average number of children per family is higher showing a likely tendency toward younger couples and families in the area
- Households in the study are a marginally higher median weekly household income than that of Greater Sydney average indicating a likely professionals or double income households, however, median rent and mortgage repayments are also higher in this area.
- The study area has a significant over representation of children and those in the 20s and 30s and a greater percentage of one family households
- A significant proportion of the study area community work full time with the most popular industries being construction, retail trade and health care. These are often flexible hour industries with early starts or late finishes and can impact the times these community members can access facilities and services.

SOCIAL AND
COMMUNITY
INFRASTRUCTURE
AUDIT AND DEMAND
ANALYSIS

6.0 SOCIAL AND COMMUNITY INFRASTRUCTURE AUDIT AND DEMAND ANALYSIS

The following section provides an overview of the social and community infrastructure and open space located within the study area. This audit has been informed by a desktop analysis of geographical data and resources, including data from:

- Australian Urban Research Institute
- Camden Council
- NSW Department of Education
- Australian Children's Education and Care Quality Authority (ACECQA)
- Google maps and OpenData.

6.1 What is social and community infrastructure?

Social and community infrastructure are assets that accommodate social services or facilities that provide for some basic needs of the community. These needs can relate to the health, wellbeing, education or safety of the community. These facilities are commonly owned by state or local government and can be managed by private operators in some cases.

Specifically, this report has been produced to address the needs of particular infrastructure types, which include the following:

- Childcare – preschool, long day care and Outside of School Hours Care (OSHC)
- Education –primary and secondary schools
- Community and culture – libraries and community centres
- Active and passive recreation – such as parks, sporting ovals and social clubs, halls
- Health facilities – medical centres and hospitals.

For the purposes of this report, businesses such as retail or commercial services are excluded. While these facilities provide a valuable social function, the future provision of these businesses in any area is typically market-led and does not have formal government funding.

Social and community infrastructure facilities generally operate at three levels of provision. These are local, regional and district. The different scales of infrastructure, service different sized catchments. Catchments refer to both geographical areas and the size of the population serviced. For example, a primary school is intended to serve the local population, usually within walking distance. However, a university or a hospital will cater for a much wider population. This high level desktop assessment has considered all facilities in the study area of the Cobbitty-Leppington SA2 area in their context of the study area and have noted where a gap may be filled by a higher level facility nearby.

The benchmarks that this assessment is based upon are detailed in Table 7, these are selected based on the general character of the site as a greenfield development on the urban fringe. Appendix A provides additional detail on the method and approach to benchmarking.

Table 7: Social and community infrastructure parameters of provision

Type of facility		Benchmark (number per population)
Childcare	Childcare/Preschool	1 place/ 5 children aged 0-4 years *
	Outside of School Hours Care (OSHC)	1 place/ 25 children 5-11 years *
Education	Public Primary School	1:1,500 new dwellings *
	Public Secondary School	1:4,500 dwellings *
Community Centre	District Library Facility	1:20,000 – 35,000 residents 39m ² per 1,000 people plus 20% circulation space **
	Local Community Centre	1/ 8,000 residents ~
Open space and recreation	Recreational open space (parks, picnic areas)	2.83 hectare/ 1,000 residents Local park within 400m of medium/low density homes
	Multicourt	1/10,000 residents **
	Multisport Field	1/5,000 residents ~~
	Local/District Leisure and Aquatic Centre	1 x 25-50m pool/approx. 35,000 residents~~
	Indoor Sports Centre	1/50,000 residents **
Health & Ageing	Public/Private Hospital	2 beds/1,000 residents *
	Medical Health Centre	1/20,000 residents *

Source: adapted from *NSW Growth Centres Development Code, Growth Centre Commission (2006), **Social Infrastructure Strategy, City of Parramatta (2017), ~South East Queensland Regional Plan 2005 -2026 Social Infrastructure Planning Guidelines, Queensland Government (2007), ~~North West Growth Centre Social Infrastructure Assessment, GHD (2015)

6.2 Projected future population

This section details the projected future population of the site based on the 2016 age structure of the study area (Cobbitty-Leppington SA2). As the current structure plan projects 700-800 lots this section of the assessment assumes 750 lots for all calculations. Based on the projected average household size for Camden in 2016 (3.07 people) the estimated number of residents on the proposed site would be approximately 2,300. Table 8 outlines the age breakdown for the projected population based on the 2016 age structure. For the purposes of the benchmarking, an even distribution within each age bracket has been applied (i.e. of the 227 zero-4 year old persons it is assumed 45 (20%) of those are less than one year).

Table 8: Current and projected population

Age	2016 population for Camden LGA	Proportion of total population in 2016	Projected residents of the site
0-4	1,762	9.8%	227
5-9	1,379	7.7%	177

Age	2016 population for Camden LGA	Proportion of total population in 2016	Projected residents of the site
10-14	1,106	6.2%	142
15-19	989	5.5%	127
20-24	1,134	6.3%	146
25-29	1,782	10.0%	229
30-34	1,807	10.1%	233
35-39	1,458	8.1%	188
40-44	1,190	6.7%	153
45-49	982	5.5%	126
50-54	921	5.1%	119
55-59	817	4.6%	105
60-64	776	4.3%	100
65-69	654	3.7%	84
70-74	493	2.8%	63
75-79	316	1.8%	41
80-84	196	1.1%	25
85+	119	0.7%	15
Total	17,890		2,301

This equates to 2,301 people in total including the following specific age groups of interest:

- 227 people aged 0-4 years (childcare)
- 234 people aged 5-11 years (primary school)
- 136 people aged 12-17 years (secondary school)
- 145 people aged 70+ years (possible special care or facilities required)

These figures will be used to estimate the demand for social and community infrastructure in Section 6.4 below.

6.3 Childcare and education facilities

A cluster of childcare and education facilities is in Oran Park and Gregory Hills and scattered throughout the existing urban areas of the study area. However, none of the facilities are within 2km of the site.

As shown in Table 9, the study area is well serviced with childcare with the existing provision well above the benchmark rate. It is possible the existing centres would have availability to accommodate this additional community, however the demand is sufficient for a smaller local offering that may be an attractive option to the new community of Tidapa. Out of School Hours Care (OSHC) placement rate is currently also well above the benchmark rate, with an estimated additional 10 places generated from the proposed development. The existing OSHC at the Cobbitty Public School is run by Camp Australia Pty Ltd.

Both childcare and OSHC services are commonly provided by private companies and will likely respond to demand in the market as it emerges.

The proposal would likely provide sufficient population to occupy approximately half a public primary school indicating the probable demand for an additional public primary school. At current (July 2020), new residents would be within the Cobbitty Primary School and Elderslie High School catchment. Cobbitty Primary school had 315 students enrolled in 2020 compared with Elderslie High School with 1027. Cobbitty Public School currently enrolls more students than their 2020 enrolment cap determined by the NSW Department of Education and as

such is unlikely to have capacity for the additional growth in the community.. HillPDA has reached out to School Infrastructure NSW for additional information regarding plans for public education in the area.

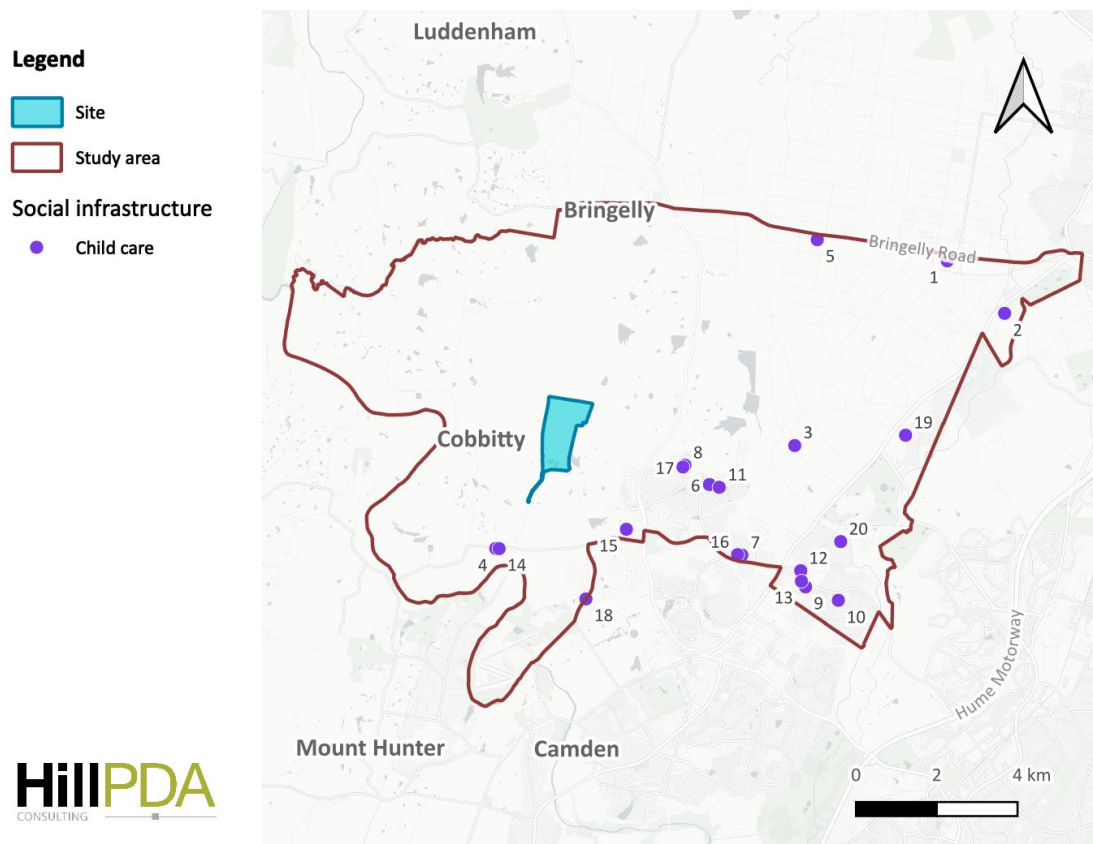
It is noted that there are several private schools in the area that provide separate or combined primary and secondary education. The proposal is not expected to provide sufficient demand for any additional secondary schools, noting a new public secondary school was opened in Oran Park for the 2020 school year for grades 7 and 8 with enrolment open to older grades in the coming years. Figure 8 and Figure 9 map the existing facilities in proximity to the proposal site. Further discussion with School Infrastructure NSW is recommended regarding the most effective planning of primary and secondary education in this area

Table 9: Childcare and education facilities benchmarking comparison

Type	Benchmark rate	Existing population in age bracket	Existing rate of supply	Projected additional persons in age bracket (based on existing age structure)	Additional places/facilities required using benchmark
Childcare (ages 0-4)	1 place/ 5 persons aged 0-4 years	1,762	1 place /1.1 persons aged 0-4 [note 1,547 existing places]	227	46 places
OOSH (ages 5-11)	1 place / 25 persons aged 5-11 years	1,821	1 place /4.3 persons aged 5-11 [note:420 existing places]	234	10 places
Public Primary (ages 5-11)	1 school /1,500 new dwellings	1,821	1 school/228 persons aged 5-11	750	0.5 schools
Public High school (ages 12-17)	1 school/4,500 new dwellings	1,059	1/1,059 persons aged 12-17**	136	0.2 schools
TAFE*	n/a	n/a	n/a	n/a	n/a

*the additional population is unlikely to create any significant demand for TAFE ** note Oran Park High School opened in 2020 for year 7 and 8

Figure 8: Childcare facilities



Map ID	Name of facility	Number of approved places
Childcare		
1	Annabelle Child Care Centre Pty Ltd	134
2	Care for Kindies Kindergarten (5) (Leppington)	60
3	Catherine Field Preschool	29
4	KU Cobbitty Preschool	30
5	Rossmore Community Pre-School	40
6	Great Beginnings Oran Park	130
9	Jenny's Kindergarten & Early Learning Centre - Gregory Hills	114
10	Great Beginnings Gregory Hills	100
12	Nido Early School Gregory Hills	130
13	Exceed Early Education and Care	300
15	Exploring Tree Macarthur	134
16	Oran Park Montessori Academy	90
17	Little Giants Oran Park	134
18	Mater Dei	10
19	Scribbles and Giggles Childcare Centre @ Leppington	112
OSHC		
8	Camp Australia - Oran Park Public School OSHC	73
11	Oran Park Anglican OSHCLUB	58

Map ID	Name of facility	Number of approved places
14	Camp Australia - Cobbitty Public School OSHC	60
20	Kids United OSHC - Gledswood Hills	109
7	Ooshzone Australia	120

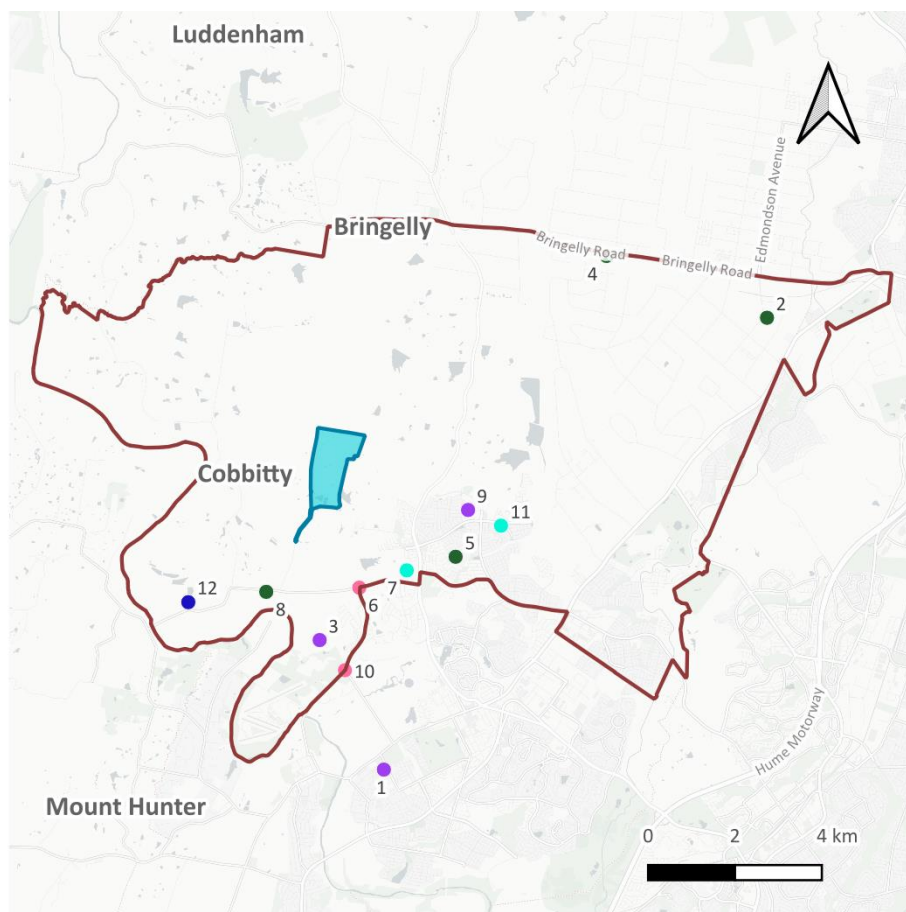
Figure 9: Education facilities

Legend

- Site
- Study area

Education

- Combined
- Primary
- Secondary
- Special
- University



Map ID	Name of facility	Enrolments	Enrolment cap
Public Primary Schools			
2	Leppington Public School	279	255
3	Rossmore Public School	72	n/a
4	Oran Park Public School	1512	1086
8	Cobbitty Public School	315	208
Secondary schools			
1	Elderslie High School	1026	1040
3	St Benedict's Catholic College	911	n/a
9	Oran Park High School [yrs 7 & 8 2020]	n/a	n/a
Combined (primary and secondary)			
7	Macarthur Anglican School	848	n/a
11	Oran Park Anglican College	680	n/a
Special purpose			
6	Mater Dei School	n/a	n/a
10	Aspect Macarthur School	n/a	n/a
Tertiary			
12	The University of Sydney Plant Breeding Institute	n/a	n/a

Source: Sydney Morning Herald, *The Sydney Schools Exceeding New Enrolment Caps by Almost 1000 Students*, 4/5/2020, (<https://www.smh.com.au/education/the-sydney-schools-exceeding-new-enrolment-caps-by-almost-1000-students-20200420-p54lfh.html>)

6.4 Community and cultural facilities

Within the study area there three community facilities; a hall, community centre and library, all over 2km from the site. These facilities are primarily located in the existing urban area of Oran Park and Gregory Hills.

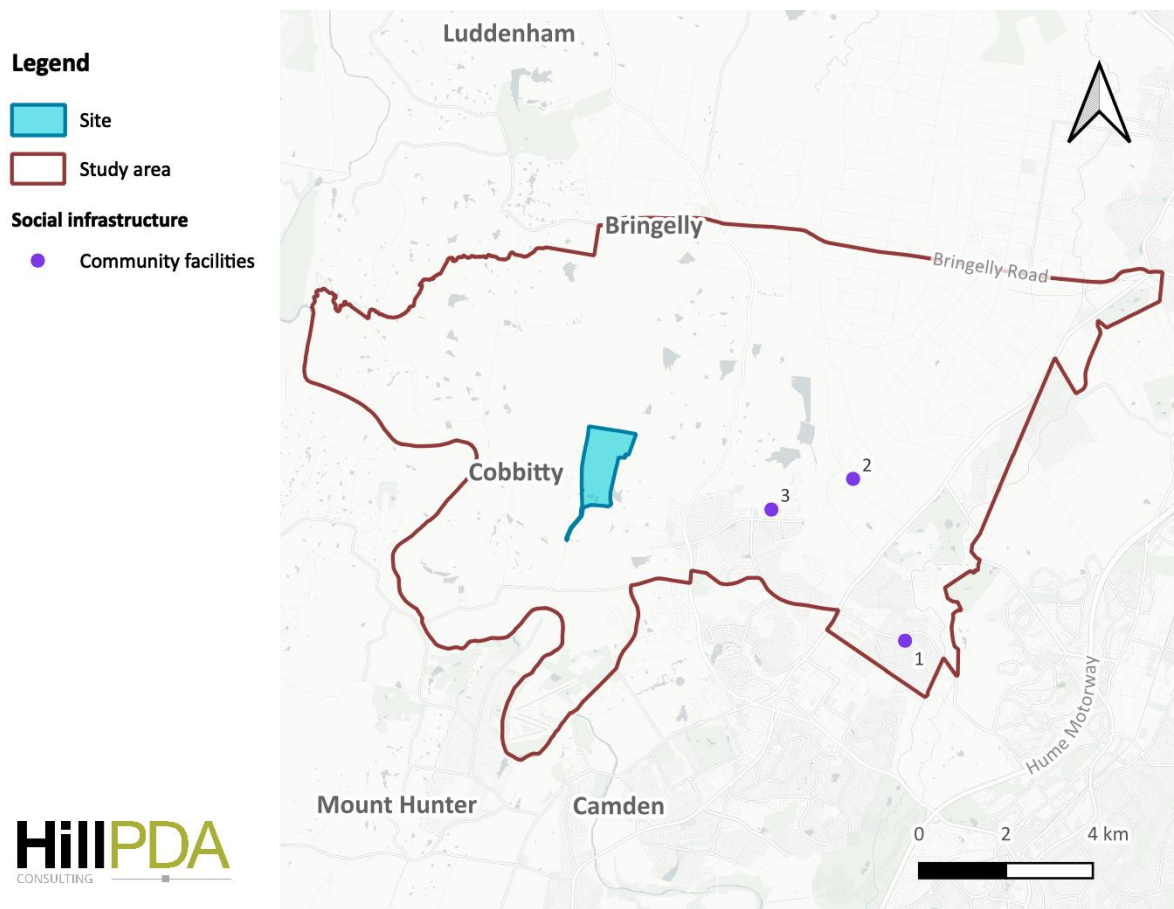
As shown in Table 10, based on benchmarking alone, the proposed development would not put undue pressure on the use of these facilities or provide sufficient additional population to require additional facilities or functions. The distance between the Site and the existing facilities may result in demand for a small multi-purpose community facility within the proposed development to meet the needs of the new community. This may best be delivered in form of mobile library services or in a multi-purpose space such as a school or scout hall.

Figure 10 maps the existing facilities in proximity to the proposal site.

Table 10: Community and cultural facilities benchmarking comparison

Type	Benchmark rate	Existing rate of supply	Projected additional persons	Additional facilities required using benchmark only
Library facilities	1/20,000 - 35,000 residents	1/ 17,890 residents	2,301	8% of a new library
Community centre	1/8,000 residents	1/ 8,945 residents	2,301	30% of a new facility

Figure 10: Community and cultural facilities



ID	Name	Type
1	Gregory Hills Community Centre	Community Centre
2	Catherine Field Community Hall	Hall
3	Oran Park Library	Library

6.5 Open space and recreation facilities

As with the other social and community infrastructure in this audit, the designated open spaces are located primarily in the Oran Park and Catherine Field urban settlements. The existing public recreation zoned land in the study area is sufficient to meet the open space and recreation needs of the existing community based on the general benchmark of 2.83 ha/1,000 residents. The proposal includes an additional 15ha of public open space that will easily meet the demand of the new community of 2,301 people.

The NSW Government Architect recommends that most houses are within 400m of a public open space¹. The current zoning plan would result in some E4 Environmental Living and R5 Large Lot residential lots being beyond this threshold. However, as shown in Figure 12, the E2 Environmental Conservation corridors throughout the proposed development should provide sufficient recreation benefits (such as ambiance, visual impact, walking tracks) whilst their larger lot homes will provide the space for recreational activities. The proposed population is not anticipated to provide sufficient demand for additional sporting facilities, however a multisport court or field

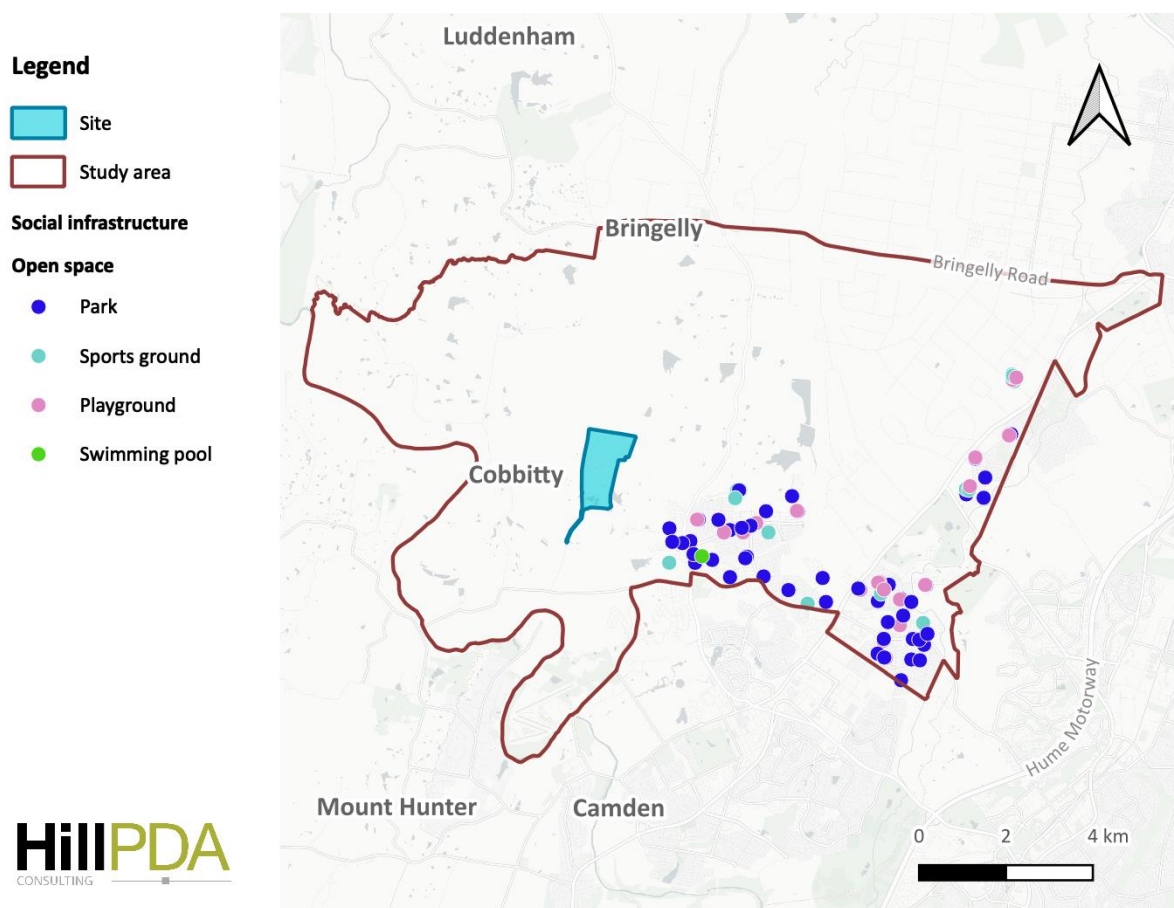
¹ Government Architect NSW , Draft Greener Places Design Guide, (2020)

could be attractive for new residents due to the isolated nature of the Site. the provision of such could be arrange in agreement with neighbouring developments as they come about.

Table 11: Open space and recreation facilities benchmarking comparison

Type	Benchmark rate	Number/size of facilities	Existing rate of supply	Projected additional persons	Additional places/facilities required using benchmark
Recreational open space (parks, picnic areas)	2.83 hectare/ 1,000 residents Local park within 400m of medium/low density homes	Approx. 68 ha	3.8 ha/ 1,000 residents	2,301	6.5ha
Multisport field	1/5,000 residents	17	1/1,052 residents	2,301	0.5 of a field
Leisure and aquatic centre	1 x 25-50m pool/35,000 residents	1	1/ 17,890	2,301	6% of a swimming pool

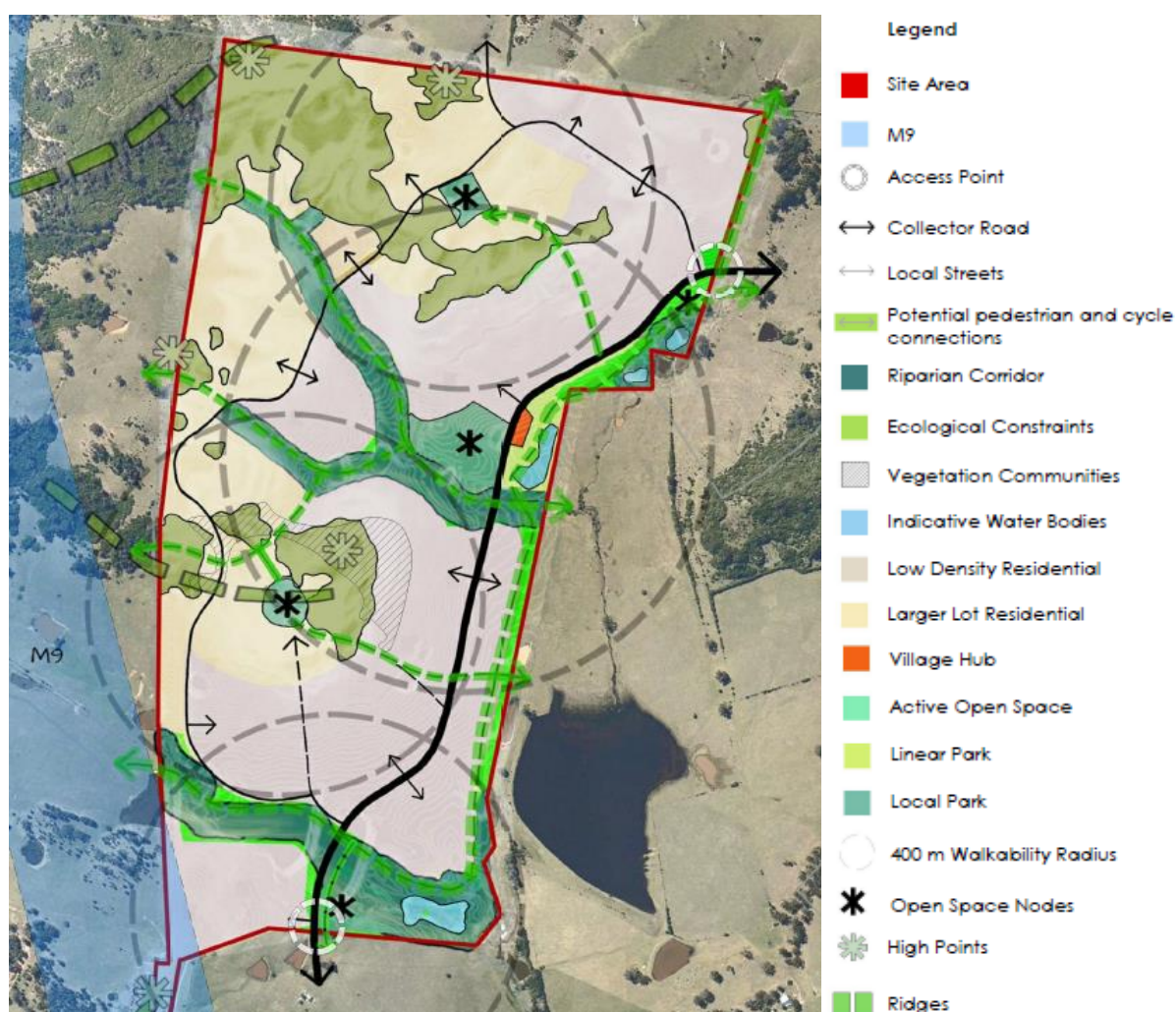
Figure 11: Open space and recreation facilities



Map ID	Type	Name of facility	Map ID	Type	Name of facility
3	park	Gregory Hills Amphitheatre	80	park	Hollywood Park
4	park	Thomas Donovan Park	81	park	n/a
5	park	Marcellin Park	82	park	n/a
7	park	Chisholms Corner Park	83	park	n/a
8	park	Wayne Gardner Reserve	84	park	n/a
10	park	n/a	85	park	n/a
12	park	n/a	90	park	Angus Park
13	park	n/a	11	pitch	n/a
14	park	Gabriel's Park	17	pitch	Emerald Hills Reserve
15	park	Gregory Hills Reserve	23	pitch	Gledswood Hills Reserve Public Basketball Courts
16	park	Tarrawarra Avenue Reserve	28	pitch	n/a
18	park	Bell Tower Park	29	pitch	n/a
19	park	Price Park	50	pitch	Cunningham Park Cricket Nets
20	park	Hilltop Park	55	pitch	n/a
21	park	n/a	56	pitch	n/a
22	park	Gillogly Park	62	pitch	n/a
24	park	n/a	63	pitch	n/a
25	park	Grandstand Park	64	pitch	College's Basketball Ground
26	park	n/a	68	pitch	n/a
27	park	n/a	69	pitch	n/a
30	park	Clifton Park	70	pitch	n/a
31	park	Calloway Green	87	pitch	n/a
32	park	Singer Park	88	pitch	n/a
36	park	Currawong Park	1	playground	n/a
39	park	Catherine Park Playground	2	playground	n/a
40	park	Grand Prix Park	6	playground	n/a
42	park	Bridge Park	33	playground	n/a
45	park	Town Park	34	playground	n/a
46	park	Volunteer Park	35	playground	n/a
48	park	Jack Brabham Reserve	37	playground	Currawong Park Playground
49	park	n/a	38	playground	Gledswood Hills Reserve Playground
53	park	Kolombo Reserve	41	playground	n/a
54	park	Leppington Oval	43	playground	n/a
59	park	Howard Park	44	playground	n/a
60	park	La Valla Park	47	playground	n/a
61	park	Gledswood hills Reserve	51	playground	n/a
65	park	n/a	52	playground	n/a
67	park	n/a	57	playground	n/a
72	park	Howard Park	58	playground	n/a

Map ID	Type	Name of facility	Map ID	Type	Name of facility
73	park	n/a	66	playground	n/a
74	park	Mannes Park	71	playground	n/a
75	park	n/a	78	playground	n/a
76	park	n/a	89	playground	n/a
77	park	n/a	86	Swimming pool	n/a
79	park	Robbins Park			

Figure 12: Open space and connectivity map



Source: Sitios,2020

6.6 Health facilities

The study area is well serviced for general medical centres and family health centres. Although there is no hospital within the study area, there are two large hospitals within a relatively short distance from the site in the Camden Hospital (8km) and the Campbelltown Hospital (15km). Both hospitals provide emergency care as well as additional specialist services.

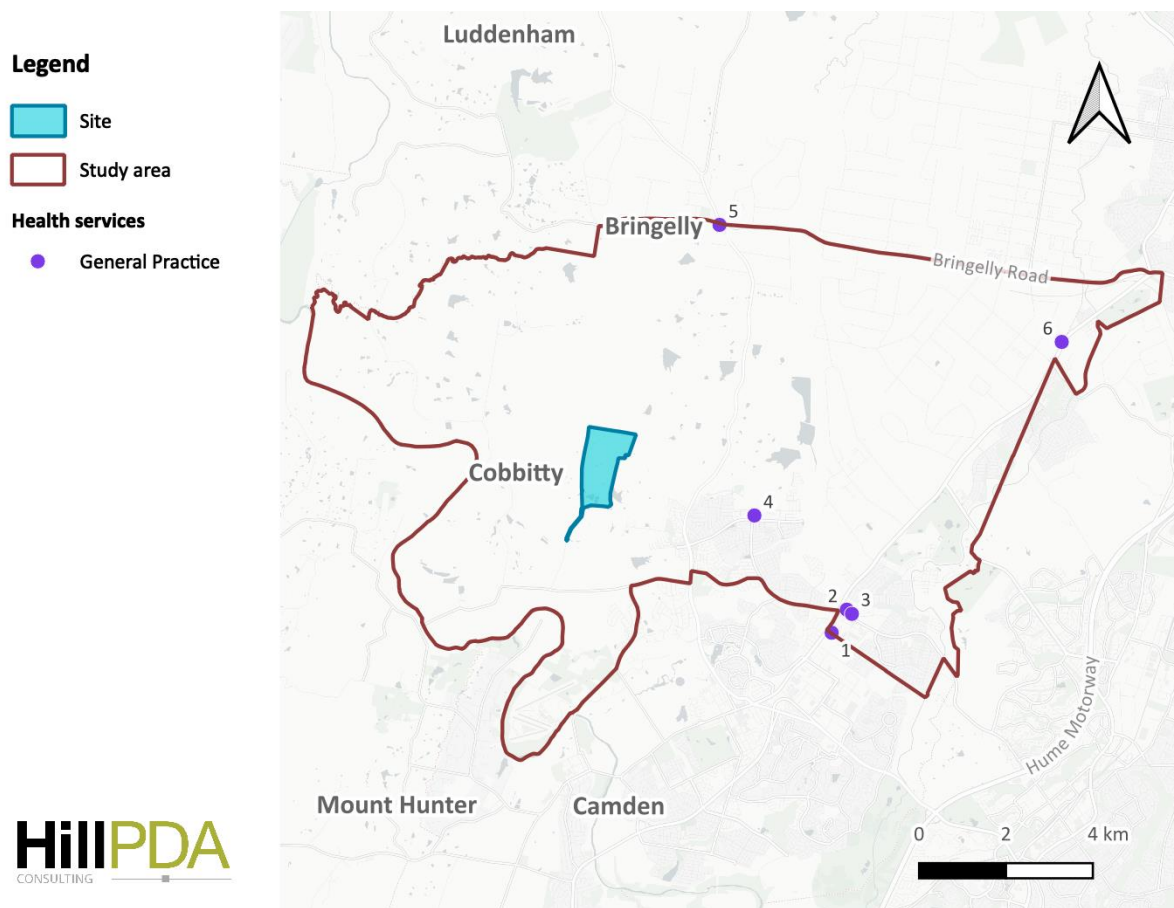
As shown in Table 12, the additional population projected to result from the proposed development would not put undue pressure on the existing medical facilities in the area or provide sufficient additional population to require additional facilities be provided. Figure 13 maps the existing facilities in proximity to the proposal site.

Table 12: Health facilities benchmarking comparison

Type	Benchmark rate	Number/size of facilities	Existing rate of supply	Projected additional persons	Additional places/facilities required using benchmark
Public/private hospital	2.3 beds/1,000 residents	0	0/17,890*	2,301	0
Medical health centre	1/20,000 residents	13	1/ 2,981`	2,301	11% of 1 practice

*note the Camden and Campbelltown Hospitals are located within a 15 minute drive of the site, hospitals are regional level facilities and as such not required at this level of development.

Figure 13: Health facilities



Map ID	Type	Name
1	General practice	My Family Health Medical Centre Gregory Hills
2	General practice	Optimal Health Medical Centre
3	General practice	Providence Medical

Map ID	Type	Name
4	General practice	Myhealth Oran Park
5	General practice	Bringelly Family Practice
6	General practice	Leppington Medical Centre

6.7 Key findings

- Additional childcare or out of school hours care facilities may be desirable due to the isolated nature of the proposed development, however according to benchmarking analysis the study area is well serviced for both
- Cobbitty Public School is currently enrolling significantly over their enrolment cap and as such are unlikely to have capacity for the additional growth
- Elderslie High School currently has enrolment vacancies and the new Oran Park High School will assist meeting future demand
- Additional library and community centre services may be desirable due to the isolated nature of the proposed development, this may best be delivered in form of mobile library services or in a multi-purpose space such as a school or scout hall
- According to the industry benchmark the proposed development will be well provided with open space and recreation space, although some areas will be outside of the 400m walking distance of designated RE1 Public recreation zone, the residents will have access to E2 Environmental Conservation land that is proposed to be connect with the designated recreation space
- The proposed population is not anticipated to provide sufficient demand for additional sporting facilities, however a multisport court or field could be attractive for new residents due to the isolated nature of the Site. the provision of such could be arrange in agreement with neighbouring developments as they come about
- The proposed site is well serviced for health facilities, additional facilities would be a value add for the proposed development

RECOMMENDATIONS

7.0 RECOMMENDATIONS

The above social and community infrastructure audit details the general demand for social and community infrastructure based on general benchmarks for the proposed development. These benchmarks should be built upon when making infrastructure delivery decisions in conjunction with other factors such as geography of the land, access to surrounding areas, community opinion and regional level facilities beyond the study area boundary.

As detailed throughout the analysis (summarised in

Table 13) the additional demand resulting from the new community at Tidapa could be accommodated within the existing child care offering within the study area. However, the demand is sufficient for a smaller local offering that may be an attractive option to the new community. Similarly, a small OSHC facility may alleviate additional stress on existing facilities in the area caused by the growth in population. Co-located childcare and OSHC facilities can function effectively with appropriate management and staffing, however function best when the OSHC component is able to make use of school facilities or a community space.

The proposal would provide sufficient demand for approximately half a local public primary school. Cobbitty Public School is currently enrolling significantly over their enrolment cap and as such are unlikely to have capacity for the additional growth. Elderslie High School currently has enrolment vacancies and the new Oran Park High School will assist meeting future demand. HillPDA have reached out to School Infrastructure NSW for additional guidance on the plans for education in the region.

According to the industry benchmark the proposed development will be well provided with open space and recreation space, although some areas will be outside of the 400m walking distance of designated RE1 Public recreation zone, the residents will have access to E2 Environmental Conservation land that is proposed to be connect with the designated recreation space. The proposed population is not anticipated to provide sufficient demand for additional sporting facilities; however, a multisport court or field could be attractive for new residents due to the isolated nature of the Site. the provision of such could be arrange in agreement with neighbouring developments as they come about.

The proposed development would not put undue pressure on the use of the existing community centres, library facilities or medical centres or provide sufficient additional population to require new facilities or functions. Noting the location of the existing facilities in Cobbitty centre and Oran Park, it is feasible that an additional small facility providing limited services may provide amenity to the new community of Tidapa.

Table 13: Summary of projected facility needs

Type	Benchmark rate	Additional places/facilities required using benchmark
Childcare and education		
Childcare (ages 0-4)	1 place/ 5 children aged 0-4 years *	46 places
OSHC (ages 5-11)	1 place/ 25 children 5-11 years *	410 places
Public Primary (ages 5-11)	1:1,500 new dwellings *	0.5 schools
Public High school (ages 12-17)	1:4,500 dwellings *	0.2schools
Community and cultural facilities		
Library facilities	1/20,000 – 35,000 residents	8% of a new library
Community centre	1/8,000 residents	30% of a new facility
Open space		
Recreational open space (parks, picnic areas)	2.83 hectare/ 1,000 residents Local park within 400m of medium/low density homes	6.5 ha
Multisport field	1/5,000 residents	0.5 of a field
Leisure and aquatic centre	1 x 25-50m pool/35,000 residents	6% of a swimming pool
Health facilities		
Public/private hospital	2 beds/1,000 residents	0
Medical health centre	1/20,000 residents	11% of 1 practice

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