

Boyuan Holdings Group Ltd

December 2022

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# Demographic, Social Infrastructure and Community Needs Assessment

## Cobbity Sub-Precinct 5

wsp



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## Demographic, Social Infrastructure and Community Needs Assessment Cobbity Sub-Precinct 5

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# Executive summary

This report investigates the potential demographic characteristics and social infrastructure demand generated by the indicative layout plan (ILP) for Boyuan Holdings Group Ltd's (BHL) landholding in Cobbitty Sub-Precinct 5 (Precinct 5) within the South Creek West Land Release Area.

Precinct 5 adjoins the Lowes Creek Maryland Precinct to the north (rezoned), the Pondicherry precinct to the east (in the process of being rezoned) and Oran Park to the south.

The Precinct 5 BHL Landholding ILP, prepared by Design+Planning (version: November 2022), would deliver approximately 2,596 dwellings with an estimated population of 8,048 people. Precinct 5 is likely to have the following demographics and social infrastructure needs:

- Babies, pre-schoolers and primary schoolers: Over 20% of the future population will be aged 0-11 years meaning childcare, primary schools, open space (parks and active recreation), play spaces and health facilities for childhood and maternal services delivery will all be important.
- High schoolers and young people: Older children and young people 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 25 to 49 years old (consistent with the high rates of children) so providing access to 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, etc.
- Empty nesters and older: A relatively low proportion will be aged 60 years and older. However, accessibility and mobility for older people, access to adequate health and community spaces, and provision of general spaces which can promote social interaction to prevent isolation should all be considered.

## Key inputs into this report were:

- Policy and document review on local to regional level planning for social infrastructure provision
- High level context analysis of accessibility to social infrastructure supported by a combination of mapping existing facilities, document review and interviews with representatives from Schools Infrastructure NSW, the South Western Sydney Local Health District (SWSLHD) and Ambulance NSW (conducted September 2021)
- Review of current Camden Council social infrastructure standards and benchmarks, as well as investigation of leading qualitative guidelines and trends in provision and utilisation.

These inputs were used to prepare a set of guiding principles for social infrastructure provision in BHL's landholding in Precinct 5:

- Accessible: walkable, local neighbourhoods (400m), various modes of transport/movement
- Equitable and safe: accessible, equitably distributed, universal design and Crime Prevention Through Environmental Design
- Staged delivery: the types and sizes of facilities and spaces respond 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: enabling multiple simultaneous uses, meeting diverse needs, design enables structural or architectural change to respond to changing community demand
- Partnerships: with local (Camden and Liverpool councils) and other government and non-government agencies (SWSLHD, DoE, DPE, emergency services, etc)

- 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, etc) and embedding green infrastructure planning (e.g., covered walkways, increase tree canopy)
- Responsive: responding to social infrastructure planning in surrounding centres and precincts, including the wider South Creek and South West Growth Area (SWGA).

A summary of the potential demand generated by the ILP is provided below. Key considerations and recommendations are also identified, for further discussion as the planning process progresses.

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## Community and cultural facilities

The population estimate for the site:

- Does not meet demand for a library or local community centre. However, if the NSW State Library standard is applied, there is demand for up to 555sqm
- Meets demand for one neighbourhood level community centre (approximately 443sqm of floorspace).

The location of a community centre is not indicated on the Precinct 5 BHL Landholding ILP. However, community centre floorspace could be incorporated into the local centre.

### Key considerations:

- 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. Furthermore, there are several planned community and community facilities in adjoining precincts.
- Council considers the need for community facilities arising from this proposal should be met on site. Community spaces that are free or affordable support 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.

### Recommendations:

- The provision of community facilities on site requires further discussion with Council to ensure alignment with their strategies for community facility and library provision. However, there are several options, including the delivery of a multipurpose community centre co-located with the local centre and near the school site (option 1), and/or the combined delivery of community facility space with sports amenities (option 2) located on one of the sportsgrounds, or a combination of options 1 and 2.
- This would create a central focal point in Precinct 5 for the community through the combination of different uses within the local centre and its 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.

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## Open space and recreation

The projected population of approximately 8,048 people generates demand for 22.8ha of open space (active and passive) with four to five sports fields, four multipurpose courts and up to four playgrounds.

The Precinct 5 BHL Landholding ILP allocates 23.15ha of 'useable' open space, comprised of:

- 9.21ha of active open space, containing two double playing fields (four fields in total) and two ovals

- 13.94ha of passive open space with all local parks equal to or greater than 5,000sqm
- It also includes approximately 17.12ha of riparian corridor space, including a 6ha powerline easement which will be embellished for active connections and public recreational uses (e.g., walking, cycling, jogging).

#### **Key considerations:**

- Camden Council's *Spaces and Places Strategy* (2020) adopts the historical Growth Centres Development Code standard of 2.83ha of open space per 1,000 people. Council's *2020-24 Sportsground Strategy* (2020) supports the delivery of clustered sports grounds, through minimum requirement of 2 sports fields in new developments.
- Council's *Dedication of Constrained Lands Policy* provides a framework for managing the dedication of constrained lands like the powerline easement through this site where there is a material public benefit.
- 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.

#### **Recommendations:**

- Total open space provision exceeds projected need, not including the riparian corridor. The provision of two sportsgrounds with one double sports field each (four sports fields in total) and two ovals will meet demand. They will service the LGA for club competition and local community needs for competition, training and other recreation activities.
- Passive open spaces will require amenity and supporting infrastructure (e.g., covered seating, playgrounds, amenities, etc) to provide a range of recreation experiences for community members.
- The riparian corridor and its easement can contribute to the network of passive open spaces. The easement has the potential to provide significant public benefit by enabling diverse 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 significant recreation opportunities offered through the ridgeline park and the south western sportsground.
- 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.
- Multipurpose courts and play spaces are not identified in the ILP, but there is the capacity to include them within active or passive open space areas. Playgrounds should be provided, at a suitable scale and co-located with activations (i.e., larger space, larger playground, located with or near centres or sportsgrounds), across the open spaces. Further discussion with Council is required to identify the preferred location for the four multipurpose/sport courts. Options include delivery of two multipurpose courts with each sportsground, a set of four tennis courts at one sportsground, or two tennis courts at one sportsground and two multipurpose courts at the other.
- Active transport infrastructure connecting open space and other key infrastructure within the ILP should be designed to meet current Transport for NSW guidelines.

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## **Education and childcare**

The projected approximate population of 8,048 people generates demand for one new government primary school and up to three childcare facilities. There is not sufficient demand for a government high school (2,000 student capacity).

The Precinct 5 BHL Landholding ILP shows a school site adjoining the local centre and active open space.

#### **Key considerations:**

- The DoE guidelines require 2ha for new primary school sites.
- Childcare and early childhood education is delivered by a range of providers, including Camden Council (Camden Family Day Care), private organisations, not for profit and community groups.

**Recommendations:**

- Ongoing consultation with the DoE is required as the planning process for the government primary school site progresses, to consider location, timing of delivery and equitable shared use of spaces and facilities.
- The provision of diverse childcare options (e.g., long day care, occasional care) in accessible locations will require further detailed market analysis.

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## Health and wellbeing

The Precinct 5 BHL Landholding ILP does not indicate health and wellbeing facilities. The projected approximate population of 8,048 people generates demand for up to nine GPs, one Primary Health Care Clinic and two Team General Practices.

**Key considerations:**

- The provision of health and wellbeing infrastructure will need to be accessible, delivered in stages (in response to increases in demand as the site is developed) and adaptable as community needs change.
- There are significant upgrades planned to increase the capacity and capabilities of Liverpool and Campbelltown Hospitals in the near future and Leppington is marked for the delivery of an Integrated Health Care Hub .
- SWSLHD is continuing to refine clinical services planning for community based services in the SWGA area.

**Recommendations:**

- Key considerations for provision will be community accessibility, staging of service delivery and adaptability as community needs change over time.
- Ongoing engagement with SWSLHD is required as the planning process for the site progresses. One opportunity is the co-location of community health services within the proposed multipurpose community facility in Precinct 5. This would provide a central location for people to access health services, including Early Childhood Clinics.

# 1 Introduction

Boyuan Holdings Group Ltd (BHL) is working closely with Camden Council (Council) and the Department of Planning and Environment (DPE) to rezone its landholding in Cobbitty Sub-Precinct 5 (Precinct 5) within the South Creek West Land Release Area (SCWLA), which is part of the South West Growth Area (SWGA).

In 2020, BHL engaged Elton Consulting (now WSP) to investigate the likely future population and social infrastructure needs for the whole of Precinct 5 to inform a Planning Proposal (PP) for the site.

In 2022, BHL requested the report be updated to just address BHL's landholding.

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## 1.1 Report structure

This report is divided into the following sections:

<b>Section 2</b>	Precinct 5	<ul style="list-style-type: none"><li>— Location</li><li>— Ownership</li></ul>
<b>Section 3</b>	Document and policy review	<ul style="list-style-type: none"><li>— Document and policy review</li></ul>
<b>Section 4</b>	Social infrastructure review	<ul style="list-style-type: none"><li>— Existing and proposed social infrastructure</li></ul>
<b>Section 5</b>	Social infrastructure provision	<ul style="list-style-type: none"><li>— Guiding principles and objectives</li><li>— Standards and benchmarks</li><li>— Qualitative considerations</li><li>— Trends</li></ul>
<b>Section 6</b>	Indicative layout plan	<ul style="list-style-type: none"><li>— Indicative layout plan and yield</li><li>— Projected demographics</li><li>— Projected demand for social infrastructure</li><li>— Provision assessment</li><li>— Social infrastructure implementation plan</li></ul>



## 2 Precinct 5

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### 2.1 Summary of opportunities and constraints

#### **Location:**

Given significant population growth throughout the LGA, it will be challenging to plan and deliver social infrastructure which meets the needs of the future Precinct 5 community, while also planning collaboratively for social infrastructure delivery across the whole Camden LGA, adjoining precincts (i.e., Oran Park, LCM, Austral and Leppington North and the Aerotropolis) and the SCWLA.

There is a unique opportunity to integrate natural features into the future Precinct 5 development, in particular two riparian corridors, one running in the north eastern corner and the other from the north diagonally through Precinct 5. Riparian corridors offer the opportunity to:

- Become a central link for active connections and open spaces (including sport and recreation spaces)
- Connect the northern and southern sections of the future community
- Embed best practice in ecological design and functionality, through preserving and fostering biodiversity and integrating water sensitive urban design.

However, natural features also present challenges, as:

- Flooding and associated development controls may impact on the useability of open spaces for recreation along the riparian corridor, which may be mitigated through infrastructure and design elements (e.g., drainage, etc). Note: the current Water Cycle Management Strategy for Precinct 5 indicates open spaces are not flood affected
- Passive surveillance within and/or along ridgelines could be minimal, depending on the orientation and sightlines of the future development, although it is noted that an existing development is situated opposite the ridgeline in Precinct 5 (in Oran Park) which could strengthen passive surveillance and activation.

#### **Ownership:**

There are only two private landholders for Precinct 5, and four of the five lots are owned by BHL. Due to less fragmented ownership, there is the possibility of some assurance over social infrastructure delivery as development progresses.

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### 2.2 Location

As indicated in Figure 2.1 below, Precinct 5 is positioned along the western edge of the SWGA. It is the southern portion of SCWLA in Cobbitty, part of Camden 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.

A site visit to Precinct 5 was not conducted as part of this report.

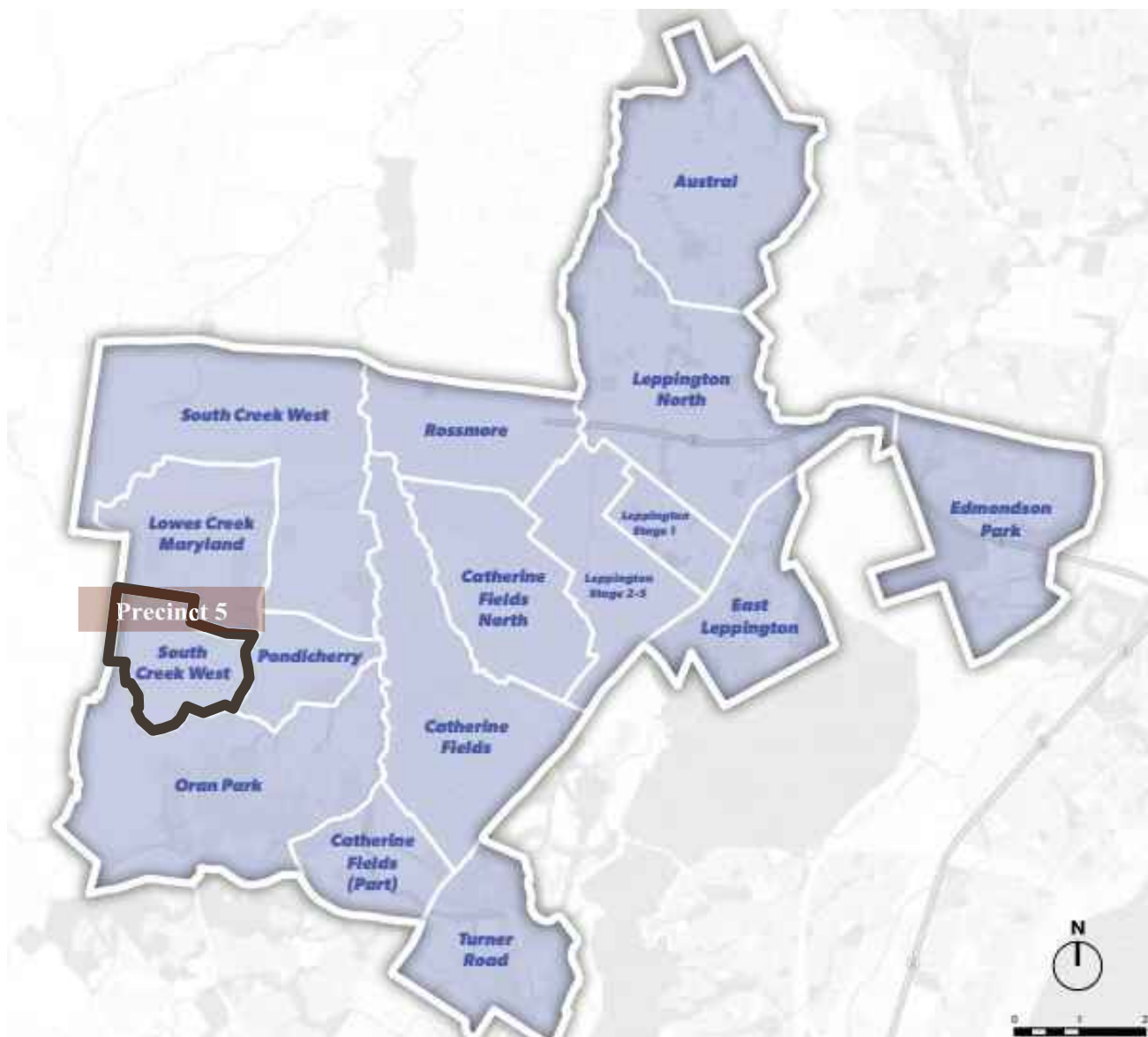


Figure 2.1 Location of Precinct 5 in SWGA

Source: NSW DPIE 2018

## 2.3 Ownership

Precinct 5 covers approximately 303 hectares (ha), or nearly 20%, of the larger 1,587ha SCWLA.

There are 5 lots contained within the borders of Precinct 5. Four lots (Lot 2 DP1216380, Lot 4 DP1216380, Lot 102 DP1217062 and Lot 500 DP1231858) are part of Lot 45 DP1104369 are owned by BHL. The remaining lot is privately owned. This report addresses the lots owned by BHL.

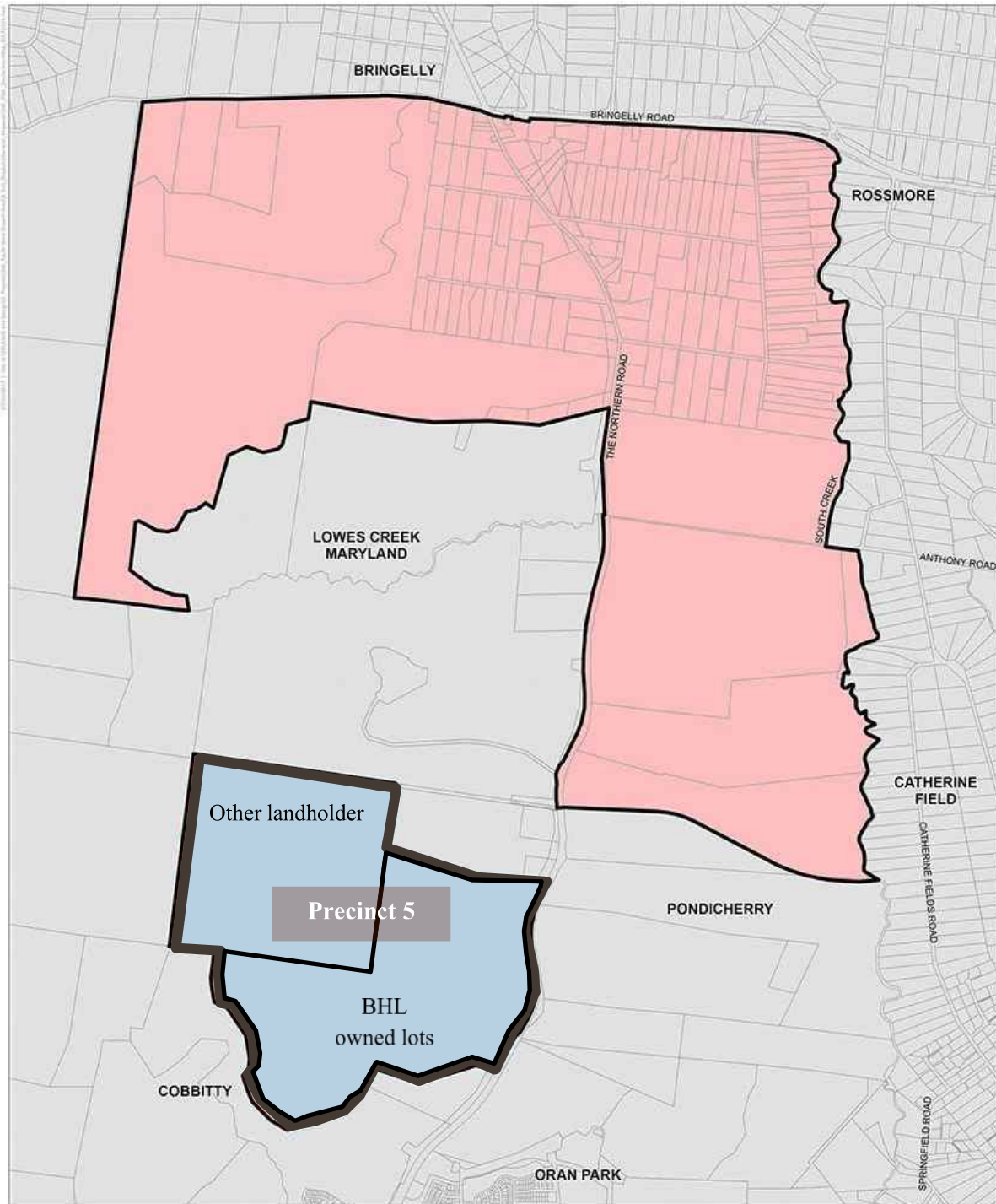


Figure 2.2 Location of Precinct 5 in the SCWLA

# 3 Document and policy review

Planning for Precinct 5 is informed by a hierarchy 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.

**Key opportunities and constraints are summarised below.** The remaining section provides a detailed review under the following themes:

- New approach to precinct planning
- Principles and contributions planning
- Planning for surrounding precincts, considering the network of green and open spaces and community infrastructure and space spaces and planning for the Aerotropolis.

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## 3.1 Summary of opportunities and constraints

### **New approach to precinct planning:**

- The strategic and collaborative approach between DPE, councils, private sector and agencies for Precinct 5 has the opportunity to deliver the best outcomes (in a timely manner) for the future community in Precinct 5 and the broader SCWLA.
- As the new approach is applied, there may be delays as the approach becomes normalised. However, the opportunity to be involved in the strategic and collaborative approach is likely to outweigh these types of constraints.

### **Principles and contributions / Surrounding precinct planning:**

- There are multiple levels of governance operating in the SWGA and SWC, each with guidance and requirements for social infrastructure delivery. However, there is generally strong correlation across these various strategies and policies, including elements such as sustainability, ecological value, high quality, enabling movement, etc, 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. 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.
- As Precinct 5 adjoins several precincts, there is a need for alignment in decisions on social infrastructure provision. In LCM, the riparian corridor is a focus of passive recreation and ecological values with active connections being highly valued.
- 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.
- There is the potential for Precinct 5 to be well connected to public transport networks, if a station on the north south rail link is provided as indicated on relevant Transport for NSW plans (at the time of preparing this report).

**Community and cultural facilities / Open spaces / Education and childcare:**

- 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, DPE and other significant stakeholders involved in planning in the SCWLA (e.g. Transport for NSW)
- 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.

**Health and wellbeing:**

- 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 DPE and the Greater Sydney Commission to plan for adaptable services with the capabilities to respond to changing community needs will also be important.

Detailed findings are provided in Appendix A.



## 4 Social infrastructure review

The following section considers existing and planned social infrastructure surrounding Precinct 5. This audit was updated in 2022 based on desktop research (excluding interviews).

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### 4.1 Community and cultural facilities

There are no existing community and cultural facilities within current Precinct 5. The nearest existing facilities (within approximately a 10-minute drive) are:

- 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; and the Oran Park Town Sales and Information Centre with its community room
- Catherine Field: Catherine Park Community Centre, which has a small hall and a meeting room, and Catherine Field Community Hall, which is currently closed
- Harrington Park: Harrington Park Community Centre with a large hall, small hall, meeting room and craft room
- Bringelly: Bringelly Community Centre.

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.

As shown previously in Figure 3.4, Precinct 5 is positioned amongst several significant precincts, which have proposed community and cultural facilities for the need generated by their communities including:

- LCM: multipurpose community centre (up to 2,000sqm) with library services provision and 2 neighbourhood community centres (capped at 1,000sqm each)
- 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)

DPE'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.

Existing and proposed community and cultural facilities surrounding Precinct 5 are shown in Figure 4.1 in the following pages.

#### 4.1.1 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 the *Spaces and Places Strategy* (2020) Camden Council have nominated that community centres, scout halls and clubrooms are classified as community centres.

According to the *Spaces and Places Strategy* (2020), 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.

DPE's latest *Western Sydney Aerotropolis Precinct Plan* (March 2022) indicates that the *Aerotropolis* Precinct will provide local, state and regional scale social, community and cultural infrastructure. While the types of facilities are not indicated (and locations are preliminary) it suggests that they will support research and innovation, health, training and education opportunities for workers, visitors, tourists, and residents.

#### 4.1.2 Libraries

Camden Council's *Draft 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. It 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 *Draft Camden Libraries Strategy 2021-2025* (April 2021) identifies that Camden Council is investigating opportunities for a new library in future Leppington town centre, preferably co-located with a future multipurpose community centre and cultural and performing arts centre. If the future library was located close to the planned Leppington train station, Camden Council suggests that it could be delivered as a joint service between Camden and Liverpool City councils.

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 2 libraries, likely to be in the Growth District, which contains the site. However, it also recognises that while additional need should be monitored, as the provision of regional level services in a future library at Leppington in conjunction with the existing Oran Park Library may meet this demand.





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## 4.2 Open spaces

There are no existing public open and green or recreation spaces within current 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); and Julia Reserve Youth Precinct with a skate park, parkour facility, multipurpose courts and kickabout areas.

Harrington Park and Kirkham: Harrington Park Sports Fields (two sports fields and two basketball courts); 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 – see **Section 4.2.2: Bringelly: Bringelly Park and Reserve** (local sports fields with courts) and a specialised recreation space (agistment and equestrian centre).

Proposed open spaces surrounding Precinct 5 are:

- LCM: up to 62ha of open space, incorporating 21 local parks, six double playing fields and 22 courts

Oran Park: the future Oran Park Leisure Centre, projected to provide aquatic, indoor sports, health and fitness areas (see **Section 4.2.2: Sport and recreation**)

- Austral and Leppington North: approximately 135ha of open space, 60% of which is passive (81ha)
- Catherine Field: up to 30ha 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 DPE'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).

The *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.

Existing and proposed passive and active open and recreation spaces surrounding Precinct 5 are shown in Figure 4.2 and Figure 4.3 in the following pages.





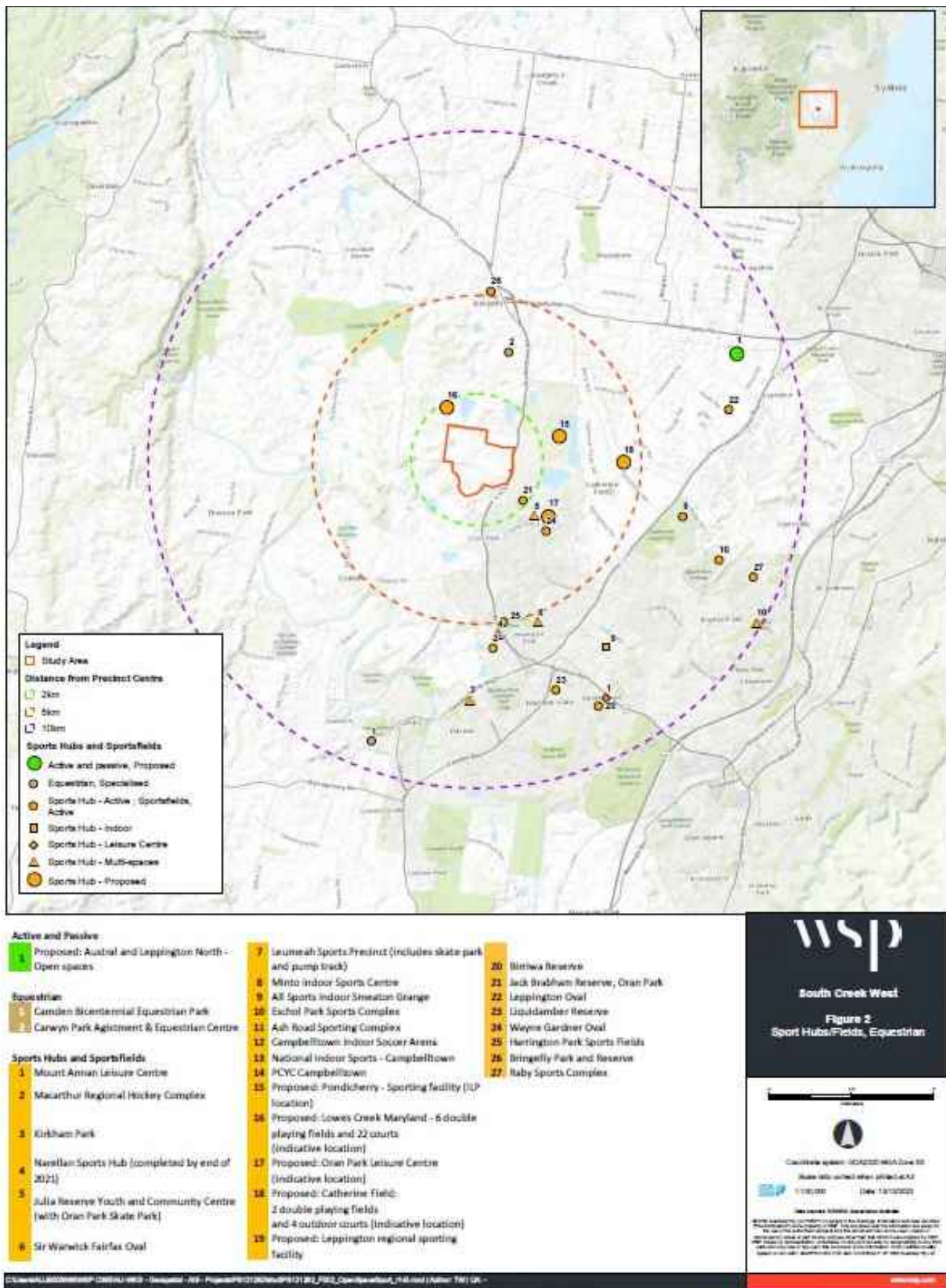


Figure 4.3 Existing and proposed active open spaces

#### 4.2.1 Network of green and open spaces

The NSW Government Architect's (NSWGA) *Green Grid* (2014) recognises that South Creek, adjoining the north-east corner of Precinct 5, will play an important role in open space provision and distribution for the SWGA. The South Creek Green Grid project, which incorporates South Creek and its tributaries, aims to create a continuous open space corridor along the entirety of South Creek. The corridor has the potential to be a regionally significant recreation and active transport corridor for Western Sydney.

The *Green Grid* (2014) envisions a cohesive green infrastructure network across Greater Sydney. The NSW GA nominate that new developments provide an opportunity to plan for and deliver greater (a combination of size and quality) open spaces and integrated networks in Greater Sydney. High quality and an interconnected network of open space will provide the opportunity to promote greater liveability. The NSW GA recommends:

- New developments provide new open space and integrated networks of pedestrian and cycle connections to accommodate the needs of existing and new residents
- Completing the regional trail connecting South Creek with the Great River Walk on the Hawkesbury-Nepean River
- Prioritising the importance of rivers as recreational destinations
- Establishing Kemps Creek and South Creek as major open space destinations and connectors to support development in the SWGC
- Strengthening or establishing connections from the SWGA to key regional open spaces and parklands.

In DPE's *Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan Stage 1: Initial Precincts* (2018), the South Creek Precinct is located to the north-east of SCWLA. The South Creek Precinct is intended to become the parkland spine to the Aerotropolis and the broader Western Parkland City and will be envisioned to provide open spaces and water-oriented recreation activities for communities. DPE's *Western Sydney Aerotropolis Precinct Plan* (March 2022) continues to reflect this commitment.

Camden Council's definitions for active and passive open spaces was previously provided (see **Section 4.2: Open spaces**). The NSW GA *Draft Greener Places Guide* (2020) incorporates a wider classification of open spaces and examples of the embellishment and potential uses:

- 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.

Camden Council's *Open Space Asset Management Plan* (2022) nominates a category of critical open space assets, that may be targeted to mitigate critical asset failure and maintain service levels higher than non-critical assets. The list of critical open space assets is:

- Camden Town Farm (Camden)
- Onslow Park & Jack Gregory Fields (Camden)
- Rotary Cowpasture Reserve (Camden)
- Studley Park Golf Course (Narellan)
- Camden Bicentennial Equestrian Park (Camden)
- Narellan Park (Narellan Sports Hub; Narellan)

- Camden Bicentennial Equestrian Park (Camden).

The *Spaces and Places Strategy* (2020) locates Precinct 5 in the Growth Areas district, which it identifies as currently and projected to be (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, etc).

Camden Council’s *Camden Recreation Demand Study* (2014) identified the types of recreation spaces most needed by demographic characteristics, including:

- Households with children: playgrounds and playspaces
- 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 BBQ, sports courts, lawn bowls, golf, indoor social
- 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 options
- Above average vehicle ownership: vehicle parking areas, balanced by encouraging walking and cycling.

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.

#### 4.2.2 Sport and recreation

The Greater Sydney Commission’s (GSC) *Western City District Plan* (2018) contains a series 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 monitoring of water quality and waterway health.

DPE’s *Western Sydney Aerotropolis Precinct Plan* (March 2022) nominates that a range of sporting and recreation infrastructure will be provided within 30 minutes of Precinct 5.

Closer to Precinct 5, the Oran Park Leisure Centre is scheduled for completion in 2024. The future facility will be co-located with the Oran Park Library and will offer a 50m swimming pool, indoor sports and health and fitness. Its position and offerings is expected to create a prominent community hub in Oran Park town centre<sup>1</sup>.

The Narellan Sports Hub 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 turf area for future multi-purpose use
- A pedestrian and cycle path network.

Camden Council's *Camden Recreation Demand Study* (2014) identifies that the most common recreation activities of Camden residents are walking, and walking the dog, swimming, bike riding and cycling, as well as picnics and BBQs. In newly developed areas, the types of recreation spaces most likely to be used by new communities were identified as:

- Active connections, including walking trails/paths
- Natural areas, including lakes or water bodies
- Local passive open spaces, including picnic and BBQ facilities, children's playgrounds and dog exercise area
- Local active open spaces, with hard courts
- Fee-based spaces and services, such as gym/health and fitness facilities
- Regional spaces and facilities, including botanic gardens, swimming pools, gymnastics hall, mountain bike tracks, facilities for motorsports as well as aviation activities.

Camden 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, etc)
- 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).

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<sup>1</sup> <https://www.camden.nsw.gov.au/major-developments/oran-park-leisure-centre/>



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## 4.3 Education and childcare

There are no existing education or childcare facilities in Precinct 5. Existing and proposed education facilities in surrounding areas are shown in Figure 4.4 on the following page.

### 4.3.1 Primary and high schools

#### Primary schools

The site is currently within the Cobbitty Public School catchment, with an enrolment of 325 students.

It is also within proximity of:

- Existing Oran Park primary school which is significantly over capacity (1,542 students<sup>2</sup>) following recent upgrades. Another upgrade is planned to increase capacity
- Recently opened Barramurra (243 students), Denham Court (enrolment unknown) and Gledswood Hills (856 students), each designed to cater for up to 1,000 students approximately.
- Planned new Gregory Hills primary school.

#### High schools

The site is currently within the Elderslie High School catchment.

It is also within proximity of:

- Oran Park HS (only 565 enrolments currently).

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. While the expansion to Oran Park Public School was recently completed (an additional 24 new flexible learning spaces, a new covered outdoor learning area and upgrades to administration and staff areas), these upgrades were delivered to address existing demand in this catchment.

Non-government schools are beyond the remit of SINSW and, therefore, the existing and future capacity of these schools (such as Oran Park Anglican College) is not known.

SINSW advised that additional development in Precinct 5 could not rely on educational facilities planned in surrounding precincts to accommodate the demand for government school spaces. It was 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 (VPA, etc.), with guidance from the draft *School Site Selection and Development Guidelines* (March 2021).

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.

### 4.3.2 Childcare

Camden Council operate Camden Family Day Care Service, a support service which caters for families with children:

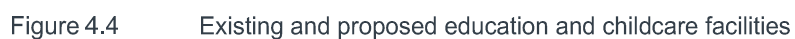
- during standard and non-standard hours (flexible hours)
- before/after school

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<sup>2</sup> All enrolment data sourced via [myschool.edu.au/ACARA](https://myschool.edu.au/ACARA)

- during school holidays
- in some circumstances overnight and weekends.

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



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## 4.4 Health and wellbeing

Health and wellbeing services in proximity to Precinct 5 are indicated in Figure 4.5 in the following pages.

### 4.4.1 Hospital and medical services

In the surrounding areas, 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 2026
- **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 will deliver the expansion of key clinical and support services, integrated and expanded mental health services and enhanced paediatric services for the Macarthur region. Refurbishment works are expected to be completed in 2023.

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.

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

- HealthNSW 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”<sup>3</sup>. 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-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, etc).

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<sup>3</sup> 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.swslhd.health.nsw.gov.au/planning/content/pdf/Scoping%20Papers/>

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 services 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.

#### 4.4.2 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.

The rates of utilisation in the Camden Response Area in 2021 are provided in Table 4.1 below. In correlation with the key drivers, persons aged 70 years and older are accountable for 87% of utilisation. Please note: this data is not reflective of increased demand due to COVID-19.

Table 4.1 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.

NSWA is regularly consulted on the need for new services in identified Sydney growth areas, primarily via DPE and the GSC. It submits planning information on identified growth regions for centralised coordination of planning.

### **Police**

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

According to minutes from the *Camden Police Area Command Community Safety Precinct Committee Meeting* (2018) and *Camden Police Area Command Community Safety Precinct Committee Meeting* (2019) the Camden PAC has a “stable workload”. Camden was noted as having “117 allocated positions”.





## 5 Social infrastructure provision

In social infrastructure planning, numerical standards are commonly used 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, planning for social infrastructure requires a combination of numerical and quantitative considerations for the delivery of quality spaces and facilities which respond to unique locational and social contexts.

It is common for qualitative considerations to have significant overlap with guiding principles for the provision of social infrastructure. Guiding principles for this report are provided on the following page.

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.

### 5.1 Guiding principles and objectives

The following guiding principles and objectives for the Cobbitty site have been informed from findings in 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 5.1 below.

Table 5.1 Guiding principles and objectives for social infrastructure

GUIDING PRINCIPLES	DESCRIPTION	OBJECTIVES
<b>Accessible</b>	— 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, age, etc.
<b>Equitable and safe</b>	— Accessible, equitably distributed, universal design and CPTED	
<b>Staged</b>	— Delivery of social infrastructure (types and sizes) responds to population growth and demand	
<b>Local identity</b>	— Incorporating natural and cultural heritage into design, fostering vibrancy	
<b>Central</b>	— Positioned in town centres or adjacent to transport hubs	

GUIDING PRINCIPLES	DESCRIPTION	OBJECTIVES
<b>Multipurpose, flexible and adaptable</b>	— Multiple simultaneous uses, meets diverse needs, design enables structural or architectural change to respond to changing community demand	— Delivery is staged to accommodate levels of community demand
<b>Partnerships</b>	— With local (Camden and Liverpool councils) and other agencies (WSLHD, DoE, DPIE, emergency services, etc), including government and non-government	— Is delivered collaboratively — Reflects cultural and natural heritage, but also fosters new local identities
<b>Co-located and clustered</b>	— Spaces can be shared and facilitate delivery of complementary services	— Strategically located to take advantage of/contribute to the activation of (mixed use) centres
<b>Climate sensitive</b>	— Fostering ecological value and embedding environmentally sustainable design (e.g. Local urban heat reduction, water retention, etc) and embedding green infrastructure planning (e.g. Covered walkways, increase tree canopy)	— Can be adapted to response to changing community composition, size etc – long operational life
<b>Responsive</b>	— Responding to social infrastructure planning in surrounding centres and precincts, wider South Creek, SWGA	— Functions as part of the larger SWGA social infrastructure network.

## 5.2 Standards and benchmarks

A key consideration for the investigation of potential quantitative standards to be applied to the site are the latest 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).

A summary the adopted social infrastructure standards and benchmarks for this report are provided in Table 5.2 on the following page. **These are applied to the site indicative layout plan in Section 6: Indicative layout plan.**

Table 5.2 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		
Open space	2.83 ha/1,000 people (active and passive)	Spaces and Places Strategy (2020)
Active recreation spaces:		
Sports fields	1 sports field: 1,850 people	
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 don't 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 (based on new Catherine Field and East Leppington primary schools, and recent expansion of Oran Park Public School) — Size of school: 2ha site	DoE's Planning New Schools Guidelines 2016/17
High school	— Demand for a new school: up to 2,000 enrolment places (based on new Oran Park High School) — Size of school: 4ha site	
Health and wellbeing		
GPs	1 GP per 950 people	

SOCIAL INFRASTRUCTURE TYPE	PROVISION STANDARD AND/OR BENCHMARK	SOURCE
Primary Health Care Clinics	Privately operated, needed for each precinct: — 15,000-18,000 people per clinic	Informed by SWSLHD (South West Sydney ratio)
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, etc.) 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 5.3: Qualitative considerations** and **Section 5.4: Trends**).

## 5.3 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 PP 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, etc.) as well as broader planning strategies or policies (e.g., open space strategy, community facility strategy, school planning guidelines, etc).

**These considerations are applied to the site indicative layout plan in Section 6: Indicative layout plan.**

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## 5.4 Trends

### 5.4.1 *Community and cultural facilities*

#### 5.4.1.1 Size and scale

There is a 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.

#### 5.4.1.2 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.

#### 5.4.1.3 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.

#### 5.4.1.4 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.

#### 5.4.1.5 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.

#### 5.4.1.6 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).

#### 5.4.1.7 Third spaces

Reported to be some of the most popular spaces in contemporary community facilities, are the informal community meeting spaces such as a foyer area or a 'communit 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.

#### 5.4.1.8 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.

#### 5.4.1.9 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.

### 5.4.2 Open spaces

DPIE'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%).

DPE's recent *Streets as Shared Spaces* program highlights the importance of corridors (pathways, streets, lanes, etc) 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.

### 5.4.3 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.

The 2021-22 AusPlay survey shows 89% of adults (15+ years) and 74% of children (0-14 years) in Australia exercised at least once a year with just 21% of adults and 44% of children participating through a sports club or association. Weekly participation was lower at 81% of adults and 47% of children. Importantly, while exercise levels have been steady for adults over the last six years, weekly participation has fallen for children from 62% in 2016/17.

The survey also indicates some key changes over the past year:

- Children's participation has rebounded – weekly exercise by children fell to 42% during the COVID-19 pandemic but has increased to 47% this year
- People are exercising for their mental wellbeing – adults are increasingly reporting they exercise for mental health benefits
- More people are inactive – 11% of adults report that physical activity is not a priority for them (up from 7% in 2020/21).

These results support key trends in physical recreation participation and facility use summarised in the Australian Sports Commission's report *The Future of Australian Sport* (Hajkowicz et al 2013), including:

- A movement from organised, team sports to a focus on individual, unorganised fitness activity

- Substantial growth in indoor sport and recreation, and greater demand for indoor facilities
- Flexibility in the times that people enjoy their recreation, as demands on time increase and work practices change, such as being able to access facilities at any time, any day.

The ABS's *Participation in Sport and Physical Recreation, Australia 2011-12* data found that a wide range of spaces and facilities are used to participate in sport and recreation (based on 11.7 million people). In line with key trends, the spaces and facilities used most often were parks or reserves (40%) followed closely by indoor sports and fitness centres (37%). In addition:

- Public playing fields and ovals (approx. 30%)
- Outdoor sports facilities (approx. 25%)
- Off-road cycleways and bike paths (approx. 25%)
- School and education facilities (approx. 10%).

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
- 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.

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.

#### 5.4.3.1 Adult recreation

The 2021-22 AusPlay survey demonstrates levels of adult participation in physical activity are consistent across Australia (89%), NSW (89%) and the Camden local government area (88%). The most popular activities are also generally consistent across locations (Table 5.3) and they tend to be unorganised. The key exception is football/soccer in Camden LGA which has quite high rates of participation and is likely to be organised through sporting clubs.

Table 5.3 Adult participation in physical activity – various locations (2021-22)

ACTIVITY	AUSTRALIA	NSW	CAMDEN LGA
Walking	44.7% (1)	44.3% (1)	41.7% (1)
Fitness/gym	35.5% (2)	35.7% (2)	39.3% (2)

ACTIVITY	AUSTRALIA	NSW	CAMDEN LGA
Running/athletics	17.0% (3)	16.7% (4)	12.0% (3)
Swimming	15.9% (4)	17.8% (3)	11.9% (4)
Cycling	12.5% (5)	10.5% (5)	7.0% (6)
Bushwalking	7.1% (6)	7.4% (6)	4.5% (8)
Yoga	5.7% (7)	6.1% (8)	5.6% (7)
Football/soccer	5.5% (8)	7.1% (7)	8.1% (5)

Source: Clearinghouse for Sport, AusPlay Survey Data 2021-22 – Focus on State and Territory Participation

#### 5.4.3.2 Children's recreation – NSW and Camden LGA

The 2021-22 AusPlay survey demonstrates children's physical activity participation rates are significantly higher in Camden LGA (81%) than in Australia (74%) and NSW (75%). Swimming, football/soccer, gymnastics and dancing are the most popular activities across all locations (Table 5.4) and, in contrast to adult participation, most are forms of organised sport.

Table 5.4 Children's participation in physical activity – various locations (2021-22)

ACTIVITY	AUSTRALIA	NSW	CAMDEN LGA
Swimming	33.8% (1)	37.1% (1)	33.3% (1)
Football/soccer	14.5% (2)	20.8% (2)	16.6% (4)
Gymnastics	9.7% (3)	9.8% (4)	21.9% (2)
Dancing	9.0% (4)	10.0% (3)	17.1% (3)
Australian football	8.0% (5)	-	-
Basketball	7.4% (6)	4.8% (8)	-
Netball	6.6% (7)	6.1% (5)	-
Tennis	5.9% (8)	5.0% (7)	-
Running/athletics	5.0% (9)	5.2% (6)	-

Source: Clearinghouse for Sport, AusPlay Survey Data 2021-22 – Focus on State and Territory Participation

#### 5.4.3.3 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 deficient 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.

#### 5.4.3.4 Elite level infrastructure

The NSW Office of Communities' *Stadia Strategy* (2012) includes a clear direction that future capital investment is prioritised towards the delivery of NSW Government-owned or leased stadia. The strategy suggests that this will ensure improved facilities for spectators and participants and enable venues to cater for multipurpose sports and community use.

The strategy is focused on supporting community-level facility networks (i.e., local sporting club facilities), maintaining the link between elite sport and community engagement, and generally increasing community access to sporting events (as spectators and sporting participants).

Key directions for stadiums are:

- Improving community access
- Achieving an optimal mix of venues to meet diverse community needs
- Increased utilisation to improve financial and community investment.

The Office of Communities has also recommended that more detailed work regarding community sport and recreation facilities is completed, contributing to a revision of the current strategy.

## 6 Indicative layout plan

The indicative layout plan (ILP) for the site (prepared by Design+Planning, version: November 2022), is shown in Figure 6.1 on the following page.

Key features of the ILP relevant to this report are:

- A **local centre**, clustered with the proposed school site and active open space (double playing fields), and in proximity to the riparian corridor
- A **projected 2,596 dwellings** based on a mix of detached dwellings on larger lots, detached dwellings on smaller urban lots, semi-detached and terrace or row houses, and apartments located in proximity to the village centre
- A **school site**, located adjoining the local centre, double paying fields and the riparian corridor, roughly positioned in the centre of the site
- An estimated total useable **open space provision of 23.15ha**, comprised of:
  - 9.21ha of active spaces that are within 400m of most dwellings, provided as two active spaces adjoining the riparian corridor including two double sports fields each (four fields in total). One double playing field is positioned to the north co-located with the school site, and the third in the south west connected to the riparian corridor
  - 13.94ha of passive open spaces, establishing a network of green spaces within 400m of all dwellings and providing a variety of passive recreation opportunities, such as fitness stations, playgrounds and BBQ facilities. This also includes a ridgeline park in the south east corner, which could be used for trail-based recreation. All passive open spaces are 5,000sqm or larger
- Approximately **17.12ha of riparian corridors**, including a 6ha 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 Figure 6.2 in the following pages.

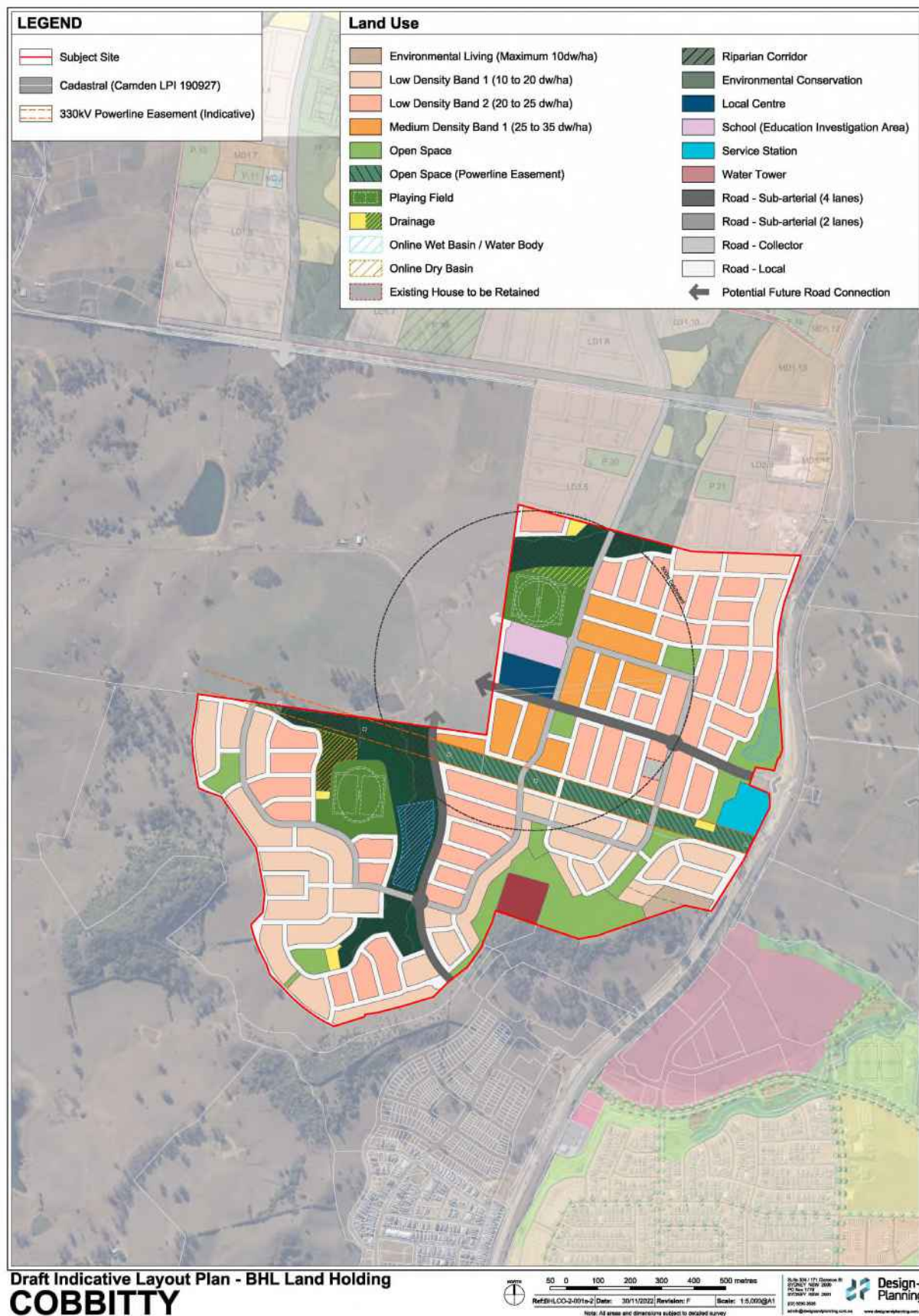


Figure 6.1 Precinct 5 BHL Landholding ILP  
Source: Design+Planning Precinct 5 (version: November 2022)





Figure 6.2 Types of open and recreation spaces indicated in the ILP

Source: Design+Planning Precinct 5 Open Spaces (version: December 2022)

## 6.1 Projected population

The projected population for the Precinct 5 BHL Landholding ILP is 8,048 people based on a projected dwelling yield of 2,596 and an average household size of 3.1 people<sup>4</sup>.

The ILP situates the majority of lower density and larger lots in the western portions of the site, while the medium and all high density dwellings are positioned in the eastern portion. Dwelling types have implications for the estimated average household size which informs the projected population.

## 6.2 Projected demographics

The population of the SWGA has grown significantly over the past ten years driven by development across several precincts within the Camden and Liverpool local government areas. The population in 2011 was around 13,000 people, doubling to 26,000 people in 2016, and nearly tripling to 72,000 people in 2021<sup>5</sup>.

<sup>4</sup> Dwelling estimates were provided by Design+Planning and the average household size by Atlas Economics.

<sup>5</sup> We have approximated the area of the SWGA using suburb boundaries in .id's Community Profiles for Camden Council and Liverpool City Council. We used the following suburbs – Bringelly-Cobbity, Gledswood Hills-Gregory Hills, Leppington-Rossmore-Catherine Field and Oran Park (Camden Council) and Austral, Edmondson Park and Leppington-Denham Court (Liverpool City Council).

### 6.2.1 *Comparison areas*

The broader SCWLA currently has relatively low population levels. The closest population centres are in nearby suburbs (e.g., Leppington and more recently Oran Park). As such, the current demographic character of the site does not offer a comparative indication of the future site population (either through stages of completion of the development, or at 100% complete).

To understand the potential future population profile for the site, this report examined forecast population characteristics for areas in the SWGA that are undergoing or planning similar forms of residential development (e.g., Oran Park, LCM and Catherine Field).

Forecast.id provides projections for service age groups for each of these areas to 2026 and 2041, as detailed in Table 6.1 on the following page. These figures show the gradual increase of population and similar changes in age group composition as developments reach completion and population numbers stabilise (shown in **bold**).



Table 6.1

Age group composition of comparison areas

SERVICE AGE GROUPS	ORAN PARK PRECINCT (%)			CATHERINE FIELD PRECINCT (%)			LOWES CREEK AND MARYLAND PRECINCTS %		
	2021	2026	2041	2021	2026	2041	2021	2026	2041
Babies and pre-schoolers (0 to 4)	9.8	<b>8.3</b>	6.2	10.5	<b>9.7</b>	6.6	4.5	<b>11.6</b>	9.5
Primary schoolers (5 to 11)	12.9	<b>12.6</b>	9.7	10.8	<b>12.4</b>	10.1	8.3	<b>9.6</b>	12.3
Secondary schoolers (12 - 17)	7.1	<b>8.4</b>	8.5	6.4	<b>7.3</b>	9.0	9.9	<b>6.3</b>	8.0
Tertiary education and independence (18 to 24)	8.6	<b>7.8</b>	8.7	10.6	<b>7.9</b>	8.9	11.4	<b>11.9</b>	8.3
Young workforce (25 to 34)	21.6	<b>17.4</b>	12.9	24.9	<b>20.4</b>	12.9	11.2	<b>24.4</b>	18.3
Parents and homebuilders (35 to 49)	22.0	<b>24.1</b>	22.2	18.8	<b>22.7</b>	22.9	20.7	<b>17.3</b>	22.7
Older workers and pre-retirees (50 to 59)	7.1	<b>8.0</b>	12.2	6.8	<b>7.3</b>	12.1	13.4	<b>7.1</b>	7.8
Empty nesters and retirees (60 to 69)	6.0	<b>6.4</b>	8.5	5.5	<b>6.2</b>	8.1	9.1	<b>5.5</b>	6.3
Seniors (70 to 84)	3.9	<b>5.0</b>	8.3	4.4	<b>5.2</b>	8.3	10.3	<b>4.7</b>	5.7
Elderly aged (85 and over)	0.9	<b>2.1</b>	2.7	1.3	<b>1.0</b>	1.2	1.2	<b>1.5</b>	1.0
<b>TOTAL POPULATION</b>	<b>14,904</b>	<b>19,237</b>	<b>19,642</b>	<b>5,487</b>	<b>9,222</b>	<b>8,745</b>	<b>516</b>	<b>5,776</b>	<b>71,102</b>

Source: *id* (2022), Camden Council Population Forecast, <https://forecast.id.com.au/camden/>

### 6.2.2 Assumptions for the site

Based on the comparative figures of full or nearly completed developments, we have assumed a future population and age group composition for the site as it becomes fully operational (see Table 6.2 on the following page).

Based on the ILP dwelling yields, only a small proportion of the population will be living in high density (<5%). However, the provision of social infrastructure, particularly open space, should be adapted to suit high density environments, given the small provision of private open space in this type of residential development. Another consideration for social infrastructure, is its ability to adapt and continue to meet community needs, as a community changes over time. Key implications for social infrastructure provision in the site are likely to include:

- **Babies, pre-schoolers and primary schoolers:** Over a fifth 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 have specific recreation and socialisation needs, including higher participation in organised recreation and informal play spaces.
- **Young workforce, parents and home builders:** The great 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, etc.

- **Empty nesters and older:** A relatively low proportion will be aged 60 years and older. However, accessibility and mobility for the elderly should be considered, availability of adequate health and community spaces, and access to general spaces which can promote social interaction to prevent isolation.

Age characteristics in the site community will naturally evolve from a newly delivered full development 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, thereby reducing the average household size. Providing adaptable and flexible facilities that can be easily modified to adapt to evolving community needs is essential to ensure that the infrastructure provided remains well suited. Given the proximity to the Aerotropolis and future employment hubs, it can be assumed that there will be constant demand from working households (and therefore relatively high proportions of children long term).

Table 6.2 Population and age breakdown for the site

SERVICE AGE GROUPS	PERCENTAGE (%)	PROJECTED POPULATION: 8,048 PEOPLE*
Babies and pre-schoolers (0 to 4)	9.2	738
Primary schoolers (5 to 11)	12.4	999
Secondary schoolers (12 to 17)	7.9	636
Tertiary education and independence (18 to 24)	8.0	643
Young workforce (25 to 34)	18.7	1,505
Parents and homebuilders (35 to 49)	23.2	1,865
Older workers and pre-retirees (50 to 59)	7.7	621
Empty nesters and retirees (60 to 69)	6.3	507
Seniors (70 to 84)	5.3	427
Elderly aged (85 and over)	1.4	110

\* Numbers may not add up to total as they have been rounded to nearest 1

## 6.3 Projected demand for social infrastructure

The following assumptions of the site ILP (version: November 2022) have informed this section:

- Projected average dwelling yield: **2,596 dwellings**
- Projected average household size: **3.1 people/household**
- Projected total population: **8,048 residents**

Based on the projected age breakdown for the site (see previous section), it is also assumed that around:

- 9% of the population will be aged 0-4 years: approximately **738 babies and young children**
- 12% will be aged between 5-11 years: approximately **999 primary school aged children**
- 8% will be aged 12-17 years: approximately **636 high school aged children**.

### 6.3.1 Quantitative calculations

This section focusses on the pure application of quantitative or mathematical standards. 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.

It is also noted that some of the standards applied here, particularly for open space, are remnants of the historic Growth Centres Development Code (2006) which is not commonly applied in leading open space planning. **Section 6.3.2 considers this quantitative assessment with more contemporary qualitative guidance.**

The following Table 6.3 applies the future population estimate of 8,048 people.

Table 6.3 Summary of quantified demand

SOCIAL INFRASTRUCTURE TYPE	PROVISION STANDARD AND/OR BENCHMARK	PROJECTED POPULATION: 8,048 PEOPLE
<b>Community and cultural centres</b>		
<b>Community centre</b>	Local: 1 community per 20,000 people, offering multipurpose space for flexible uses	<b>Not reached</b> - but cumulatively adding to demand (approx. 40% contribution)
	Neighbourhood: 1 community centre: 6,000 people (catchment of 10,000 people)	<b>1</b>
	55sqm/1,000 people	443sqm (combined)
<b>Library</b>	1 library: 40,000 people	<b>Not reached</b> (approx. 20% contribution)
	NSW State Library standards: 57.5sqm + 20% circulation space/1,000 people < 20,000 people	555sqm
<b>Civic/cultural centre</b>	1 civic/cultural centre: 30,000 people	<b>Not reached</b> (approx. 30% contribution)
<b>Open and recreation spaces</b>		
<b>Open space</b>	2.83 ha/1,000 people (active and passive)	<b>22.8 (active and passive)</b>
<b>Active recreation spaces:</b>		
<b>Sports fields</b>	1 sports field: 1,850 people	<b>4-5</b>
<b>Multipurpose courts</b>	1 court: 2,000 people	<b>4</b>
<b>Indoor sport and recreation</b>	1 centre: 50,000-100,000 residents.	<b>Not reached</b> (approx. 10% contribution)
<b>Off leash dog park</b>	1 off-leash dog park: 16,000 people	<b>Up to 1</b> (50% contribution)
<b>Play spaces</b>	1 playground: 2,000 people	<b>4</b>
<b>Childcare and education</b>		

<b>SOCIAL INFRASTRUCTURE TYPE</b>	<b>PROVISION STANDARD AND/OR BENCHMARK</b>	<b>PROJECTED POPULATION: 8,048 PEOPLE</b>
<b>Childcare</b>	<p>All market led (Council don't operate long day or pre-school centres in the Growth Centre precinct):</p> <ul style="list-style-type: none"> <li>no. of places: 30% of children in 0-4 age cohort</li> <li>no. of facilities: 75-150 children per facility.</li> </ul>	<p><b>Non-Government:</b></p> <ul style="list-style-type: none"> <li>Up to 221 places</li> <li>Up to 3 facilities</li> </ul>
<b>Primary schools</b>	<ul style="list-style-type: none"> <li>no. of potential students (aged 5-11): 70% for government school and 30% for non-government school</li> <li>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)</li> <li>size of school: 2ha site</li> </ul>	<p><b>Government:</b></p> <ul style="list-style-type: none"> <li>Up to 700 places</li> <li>Demand for 1 public primary school</li> </ul> <p><b>Non-Government:</b></p> <ul style="list-style-type: none"> <li>Up to 300 places</li> </ul>
<b>High schools</b>	<ul style="list-style-type: none"> <li>no. of possible students (aged 12-17): 60% for government school and 40% for non-government school</li> <li>new school typically up to 2,000 enrolment places (based on new Oran Park High School)</li> <li>size of school: 4ha site</li> </ul>	<p><b>Government:</b></p> <ul style="list-style-type: none"> <li>Up to 382 places</li> <li>Demand for public secondary school not met</li> </ul> <p><b>Non-Government:</b></p> <ul style="list-style-type: none"> <li>Up to 255 places</li> </ul>
<b>Health and wellbeing</b>		
<b>GPs</b>	1 GP per 950 people	<b>Up to 9</b>
<b>Primary Health Care Clinics</b>	<p>Privately operated, needed for each precinct:</p> <ul style="list-style-type: none"> <li>15,000-18,000 people per clinic</li> </ul>	<b>Up to 1</b> (approx. 50% contribution)
<b>Team General Practices</b>	<p>Secure own premises:</p> <ul style="list-style-type: none"> <li>4,000-5,000 people per practice</li> </ul>	<b>Up to 2</b>

### 6.3.2 Qualitative considerations

There is a strong correlation between qualitative considerations (see previous **Section 5.3**) and trends (see previous **Section 5.4**), as trends highlight best practice guidance in planning and delivery of social infrastructure beyond a numerical approach.

As this stage in the planning process, not all trends can be considered due to lack of detail. However, key qualitative considerations for social infrastructure which have relevance to the site ILP are:

- **Contributing to the network:** Facilities in the site should complement the existing and planned network in the broader SCWLA and Camden LGA (where known), by addressing gaps or a lack of provision while also being able to accommodate the needs of the future site community.

- **Location:** Locating infrastructure close to retail and transport options, and equitable distribution of open spaces across the site, supporting equitable access to and use of social infrastructure for all future residents.
- **Clustering:** Clustered social infrastructure in the site to enable greater interaction and connection with the broader public sphere to contribute to activation, as well as supporting efficient infrastructure use and management, such as clustered sporting codes with multi-code sporting fields and shared amenities.
- **Accessibility:** Social infrastructure should be physically accessible (e.g., within 400m walking distance, transport options, central location, etc) and safe (e.g., visibility for passive surveillance) for all users.
- **Connections:** Embedding strong connections (e.g., walking, cycling, etc), between social infrastructure, potentially utilising natural features, such as the riparian corridor traversing the site as well as built networks, such as proposed road networks.
- **Sustainability:** Co-locating community and cultural facilities to pool resources and lead to higher quality and higher functioning spaces and ensuring that infrastructure can be adapted (e.g., embellished or increased) over time as the needs of the community change.
- **Incremental delivery:** Providing community and cultural facilities with adequate facilities (size and services offered) as future residents being to occupy the site, and the expansion and/or enhancement of these facilities as it reaches full occupancy.
- **Management and operation:** Camden Council may prefer fewer, larger, higher quality infrastructure rather than more, smaller, simple amenity infrastructure for operational and maintenance reasons, and social infrastructure should address Council's strategic directions for social infrastructure provision across Camden LGA (where available).

The NSW GA *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 6.4.

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

Table 6.4 Summary of relevant open space and recreation guidelines and criteria

OPEN SPACE TYPE	CRITERIA
Open space	<p>All residents, in:</p> <ul style="list-style-type: none"> <li>— High density: 2-3 minutes' walk or 200m walking distance to local open spaces</li> <li>— Medium density: 5 minutes' walk or 400m walking distance to local open spaces</li> </ul> <p>All residents, within:</p> <ul style="list-style-type: none"> <li>— up to 25 minutes' walk or 2km to district open space</li> <li>— up to 30 minutes travel time, by public or private transport, to regional open space.</li> <li>— 400m to any type of open space for workers and from education (e.g., schools)</li> </ul>
Active recreation	<p>All residents should also be within 1,000m of an active recreation space</p> <p>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.</p> <p>Fitness and exercise space should be provided within 300m</p>
Play spaces	<p>All residents should be within walking distance of playgrounds e.g. 300m (0-5 age group) or 400m (5-12 age groups)</p>



OPEN SPACE TYPE	CRITERIA
	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.

## 6.4 Assessment of site ILP

The following pages compare the quantitative demand and qualitative considerations, against the provision of social infrastructure in the site ILP (version: November 2022).

Key findings and recommendations based on the **population estimate of 8,048 people** for the site follow.

### 6.4.1 Community and cultural facilities

The ILP does not indicate community and/or cultural facilities at this stage. However, community centre floorspace would be incorporated into the local centre as planning progresses.

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 443sqm of community centre floorspace.

While the benchmark for library and civic/cultural centres is not reached, the population does contribute to 20% and 30% 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 555sqm.

#### 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 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, Council has expressed a preference that the need for community facilities arising from this proposal is met within BHL's landholding in Precinct 5.
- 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.

#### Recommendations:

- There are several options for providing a community facility within BHL's landholding in Precinct 5, including:

- Option 1: The delivery of approximately 500sqm multipurpose community centre that supports various uses at the one time, including meeting rooms, performance space and potentially a library hub. This facility should be co-located within the local centre and near the school site to create an activated community hub.
- Option 2: The combined delivery of community facility space with sports amenities. The community space might incorporate meeting rooms and a hall that would be available for local community hire and use. Such a facility would be located adjacent active open space, preferably the fields next to the school site and the local centre. This option could incorporate portion or all of the required floorspace (approximately 500sqm).
- A combination of options 1 and 2.

The provision of community facilities on site requires further discussion with Council to ensure alignment with their strategies for community facility and library provision. The above options would create a central focal point in Precinct 5 for the community through the combination of different uses within the local centre and its 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.

#### 6.4.2 Open space and recreation

The ILP for Precinct 5 BHL Landholding indicates approximately 23.15ha of active (9.21ha) and passive (13.94ha) open spaces for public use and recreation. This is higher than the demand for 22.8ha generated by the application of the standard of 2.83ha/1,000 people for a projected population of 8,048 people.

The riparian corridor (17.12ha) is predominantly in the south west and north of the site. It also includes a 6ha powerline easement running east-west through the centre of BHL's landholding in Precinct 5, which BHL proposes to dedicate to Council. The riparian corridor with easement has not been included in the calculations for passive open space or total open space site provision.

Based on information received by BHL, all dwellings are located within 400m of open space (active, passive and/or riparian). All local parks are also equal to or greater than 5,000sqm (in accordance with Camden Council's *Space and Places Strategy* requirements).

Considering the numerical demand for sporting spaces:

- Sports fields (and ovals): The provision of two double sports fields (four sports fields in total) and two ovals will meet demand
- Multipurpose courts: No multipurpose courts are indicated in the ILP, and there is demand for four
- Play space: Play spaces are not indicated at this stage in the ILP, but there is demand for four multi-age 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.

Two sportsgrounds are shown in the ILP for Precinct 5 BHL Landholding. The open space sizes and layout have the potential to accommodate demand for courts and play spaces (refer to the Landscape Masterplan).

#### 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, which is not reflective of leading open space guidelines, and no longer distinguishes between active and passive spaces.
- 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 6ha powerline easement will be used to both connect open space located through the site, including the ridgeline park and the south western sportsground, and provide diverse types of passive recreation in its own right. This could include walking, jogging and cycling tracks, other forms of individual-based fitness, and spaces for

gathering and social activities. This will deliver significant public benefit by encouraging active transport through the site, improving accessibility of key open space, and providing a greater number and range of recreation opportunities.

- 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 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.

#### Recommendations:

- **Total open space** amount is adequate. Additionally, the actual amount of useable open space is higher than 23.15ha because this does not consider the provision of active connections and recreation options offered in the open spaces of the riparian corridor (17.12ha).
- **Passive open spaces** will require amenity and supporting infrastructure (e.g., covered seating, playgrounds, amenities, etc) 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 centrally located passive open space 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.

The riparian corridor, and its inclusive 6ha powerline easement should contribute to the network of open spaces within BHL's landholding in Precinct 5. It 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 significant recreation opportunities offered through the ridgeline park and the south western sportsground.

- **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.
- **Four 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.

If an open space is not suitable for the delivery of a playground (e.g., too small, noise consideration, etc), the investment should be allocated to the playgrounds in suitable locations, to accommodate more users. This may result in the provision of fewer playgrounds (i.e., less than four), but a higher capacity 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 Guide<sup>6</sup> and NSW Cycleway Design Toolbox<sup>7</sup>.

### 6.4.3 *Education and childcare*

The ILP indicates a 1.91ha site for a future school, co-located with the local centre and active open space (including a double sports field with oval).

Based on qualitative calculations, there is demand for one new government primary school (capacity for up to 1,000 students) and up to three childcare facilities. The demand for a high government school (up to 2,000 capacity) is not met, and it is likely the demand for approximately 382 places could be met through a combination of the existing Oran Park High School and plans for new government high schools in Leppington and LCM.

It is noted that BHL has worked with School Infrastructure NSW throughout 2022 to ascertain demands and collaboratively identify a suitable site, discuss how to maximise walking and cycling networks.

#### **Key considerations:**

- The DoE guidelines require 2ha 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.

#### **Recommendations:**

- Ongoing consultation with the DoE is required as the planning process for the government primary school site progresses, to consider final location, timing of delivery and equitable 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.

### 6.4.4 *Health and wellbeing*

The ILP does not indicate health and wellbeing facilities. Demand is generated for up to nine GPs, up to one Primary Health Care Clinic (50% of benchmark reached) and up to two Team General Practices.

#### **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.
- 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

<sup>6</sup> 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>

<sup>7</sup> 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](https://www.transport.nsw.gov.au/system/files?file=media/documents/2022/Cycleway-Design-Toolbox-Web_0.pdf)

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.

#### Recommendation:

- Key considerations for provision will be community accessibility, staging of service delivery and adaptability as community needs change over time.
- Ongoing engagement with SWSLHD is required as the planning process for the site progresses. One opportunity is the co-location of community health services within the proposed multipurpose community facility in Precinct 5. This would provide a central location for people to access health services, including Early Childhood Clinics.

## 6.5 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. 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 6.5 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 of 8,048 people (version: November 2022). It indicates that at 75% capacity, approximately:

- 17.36ha of open space will be required
- Up to three sports fields and 3 multipurpose courts may be needed in the active open space (ideally in a clustered position)
- Up to three playgrounds will be needed
- Demand for 525 government primary school places could be reached.

Table 6.5 Recommendations for staged social infrastructure delivery in the site

	25% CAPACITY	50% CAPACITY	75% CAPACITY	100% CAPACITY
<b>Population</b>	2,012 people	4,024 people	6,036 people	8,048 people
<b>Government primary school</b>	175 places	350 places	525 places	700 places
<b>Open space (active and passive)</b>	5.79ha	11.58ha	17.36ha	23.15ha
<b>Sports fields</b>	1	2	3	4
<b>Multipurpose courts</b>	1	2	3	4
<b>Play spaces</b>	1	2	3	4



# Appendix A

Document review



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# A1 Document review

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## New approach to precinct planning

In early 2020, the then Department of Planning, Industry and Environment (DPIE) adopted a New Approach to Precinct Planning, providing a way forward for the planning and delivery of precincts. The new approach centres the planning system around people, places, public spaces and the environment, and provides councils and local communities with greater responsibility in planning decisions.

The new approach has allocated all existing precincts in Greater Sydney under four planning pathways. Of relevance to this report, are:

- Strategic Planning Precincts (SWGA): precincts which require the resolution of significant issues or challenges before any works towards rezoning can begin. Resolution will need to include early work by DPIE, councils, state agencies and communities to develop planning frameworks which support the planning for these precincts.
- Collaborative Planning Precincts (SCWLA Precincts 2 and 5): precincts which rely upon the integration of the various outputs from numerous public and private agencies for successful infrastructure timing and delivery. It is DPIE's intention that they will facilitate collaborative planning amongst these agencies, enabling precinct submissions which demonstrated holistic planning and delivery schedules.

DPIE's new approach to precinct planning is shown in the figure below.

# Precincts – a new approach



## Strategic Planning

Early work by the Department, councils, State agencies and communities in the development of places and the planning frameworks that support them.

Greater Penrith to Eastern Creek  
Western Sydney Employment Area  
South West Growth Area  
St Leonards - Crows Nest  
Macquarie Park  
Westmead  
Sydneyham to Bankstown  
Greater Macarthur  
North West Growth Area  
Greater Parramatta to Olympic Park



## State-led Rezoning

Implementing planning frameworks, on behalf of the State, in collaboration with councils and communities.

Glenfield  
Wilton Town Centre  
Crows Nest  
Rhodes  
Central Station SSP  
Ingleside  
Marsden Park North  
West Schofields  
Frenchs Forest  
Cherrybrook  
Bays Market District  
North Eveleigh



## Collaborative Planning

Bringing councils, State agencies and the community together to resolve complex issues and drive quality place outcomes.

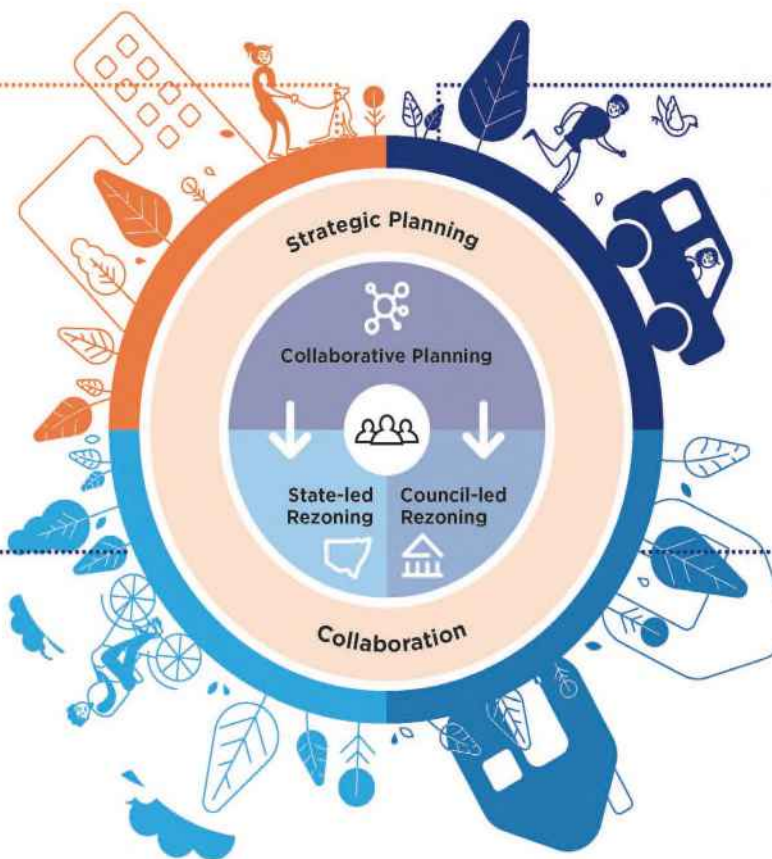
Wilton South  
South Creek West Precincts 2 and 5  
Leppington Precinct Stage 2 and 5  
Lowes Creek Maryland  
Pondicherry  
North Gilead  
Wilton West  
Camellia  
Cattai Creek West  
Seven Hills  
Burwood Strathfield Homebush  
Bays West  
North Westmead  
South Westmead  
Pyrmont



## Council-led Rezoning

Providing councils and communities with the support they need as they lead the planning for their areas.

Elizabeth Street Redfern  
South Eveleigh  
Waterloo Estate  
Leppington Town Centre  
Horsley Park  
Riverstone West  
Schofields Town Centre  
Marsden Park Town Centre  
Riverwood  
Franklyn Street Glebe  
Cowper Street Glebe



## DPIE's new approach to precinct planning

Source: NSW DPIE A new approach to precincts 21 January 2020 (retrieved <https://www.planning.nsw.gov.au/Plans-for-your-area/A-new-approach-to-precincts> on 23 March 2020)

In conjunction with new planning pathways, the process and outcome of the SCWLA must adhere to the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (Growth Centres SEPP)*. Aims of the Growth Centres SEPP relevant to this report are:

- Co-ordinate the release of land for residential, employment and other urban development in the North West Growth Centre, South West Growth Centre, Wilton Growth Area and the Greater Macarthur Growth Area
- Provide for comprehensive planning for growth centres
- Enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and quality local amenity
- Provide controls for the sustainability of land in growth centres that has conservation value
- Provide development controls in order to protect the health of the waterways in growth centres
- Protect and enhance land with natural and cultural heritage value.

The Growth Centres SEPP also includes objectives from DPE's *Camden Growth Centres Precinct Plan 2013*. Relevant objectives to this report are:

- Ensure the creation of quality environments and good design outcomes
- Protect and enhance environmentally sensitive natural areas and cultural heritage

- Provide for recreational opportunities
- Provide for multifunctional and innovative development (to encourage employment and economic growth)
- Promote housing choice and affordability
- Provide for sustainable development
- Promote pedestrian and vehicle connectivity.

The *North West and South West Growth Centres Precinct Acceleration Protocol* (undated), *Precinct Acceleration Protocol Guidelines* (October 2006) and *Probit Plan for Precinct Acceleration Protocol Stage 1* (November 2006) describe the process by which precinct releases within the North West and South West Growth Centres may be accelerated.

All proponents are required to work closely with the Growth Centres Commission and appropriate infrastructure providers (e.g., Sydney Water, Roads and Maritime Services, Transport for NSW, Department of Education, and emergency services) to ensure that all projects plan for and integrate essential infrastructure in a whole-of-precinct approach. Infrastructure referred to in these protocols and guidelines, of relevance to this project, includes education facilities, emergency services and health facilities. These facilities are to be provided at no cost to government.

#### **Collaborative Planning for the South West Growth Area**

In July 2021, DPIE released the Lowes Creek Maryland *Finalisation Report* and the associated *Indicative Land Use Plan* (version: 14 July 2021), which indicates that a revised South West Growth Areas Structure Plan is being prepared in conjunction with Camden Council, as well as Liverpool City and Campbelltown City councils.

See also **Section 3.4.1:** Lowes Creek Maryland for more information.

## **Principles and contributions**

DPE's *Sydney Growth Centres Strategic Assessment – Program Report* (2010) seeks to provide residential, employment and conservation areas, as well as supporting infrastructure within the North West and South West Growth Centres of Sydney. Principles around urban development relevant to this report are:

- Better public transport opportunities
- A range of housing types and densities
- Walkable neighbourhoods
- Provision of major town centres with retail, recreation and services, with smaller village centres and neighbourhood shops
- Employment opportunities
- Right mix of housing, employment, service, open and recreational spaces
- Protection of natural and cultural heritage and waterways.

The program identifies the following elements in relation to social infrastructure:

- Health: improvements to existing hospitals and the construction of new community and health centres
- Education: development of primary schools, high schools and TAFE facilities to service new communities

- Emergency services: provision of police, ambulance and fire stations as communities grow
- Local facilities: provision of local parks, community centres, libraries and sports fields.

A Special Infrastructure Contribution (SIC) applies to development within the North West and South West Growth Centres to contribute to the funding of infrastructure in the Growth Centres.

Sections 94ED to 94EM of the *Environmental Protection & Assessment Act 1979* (EP&A Act) enable the collection of a SIC for contribution towards funding regional infrastructure. The SIC applies to development within Growth Centres, for contribution towards:

- Education facilities
- Road networks
- Emergency services and justice facilities
- Health services
- The preservation, protection or establishment of conservation lands.

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## Surrounding precincts planning

DPE's *Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan Stage 1: Initial Precincts* (2018), identifies the SCWLA as a 'Surrounding Precinct', which will support the development of the Aerotropolis. DPE's *Sydney Growth Centres Strategic Assessment – Program Report* (2010) identifies that Leppington North precinct will be the major commercial centre of the SWGC, in Leppington. This is shown in the figure in the following page.

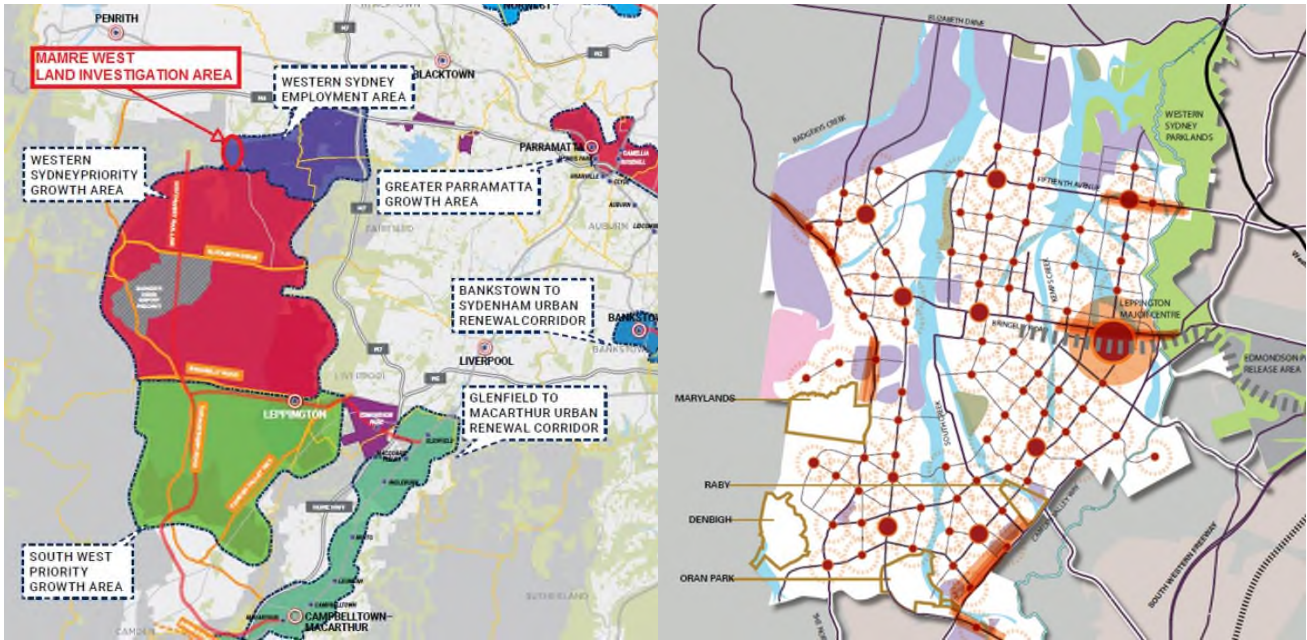
In accordance with DPE's *South West Growth Centre Structure Plan Edition 3* (provided in the *Program Report*) local town and village centres are required in each of the precincts. Each precinct should also enable walkable neighbourhoods:

- Within a 400-metre radius from a local shop (or group of shops) or from another community focus (e.g., a community centre with a bus stop)
- Clustered around mixed-use centres, which include housing, community facilities, shops for daily convenience and other services.

Future residential growth and planned social infrastructure delivery in surrounding precincts is shown in following figures. The population and dwelling figures for Precinct 5 have been informed by **Section 6.2: Projected demographics**.

The precincts most relevant to this report are LCM, Oran Park, Pondicherry and Austral and Leppington North, due to their proximity. These are discussed in more detail in the following pages.

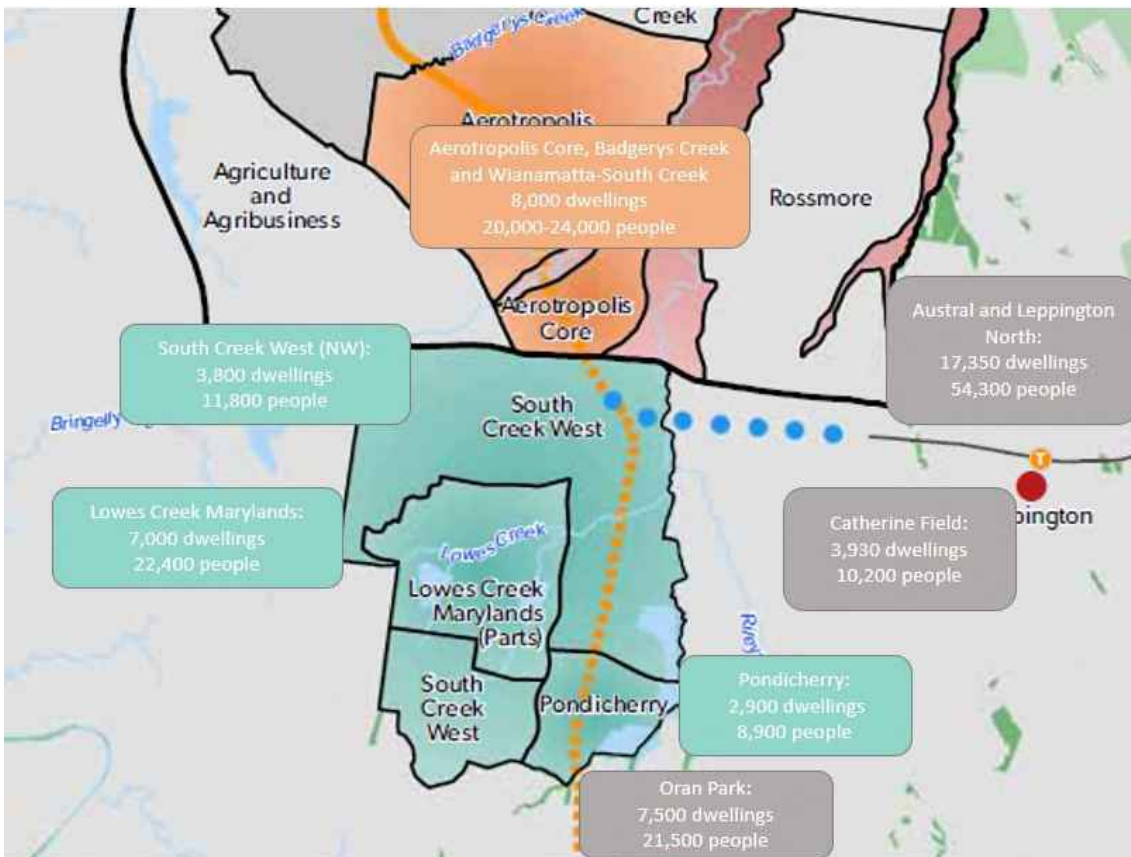




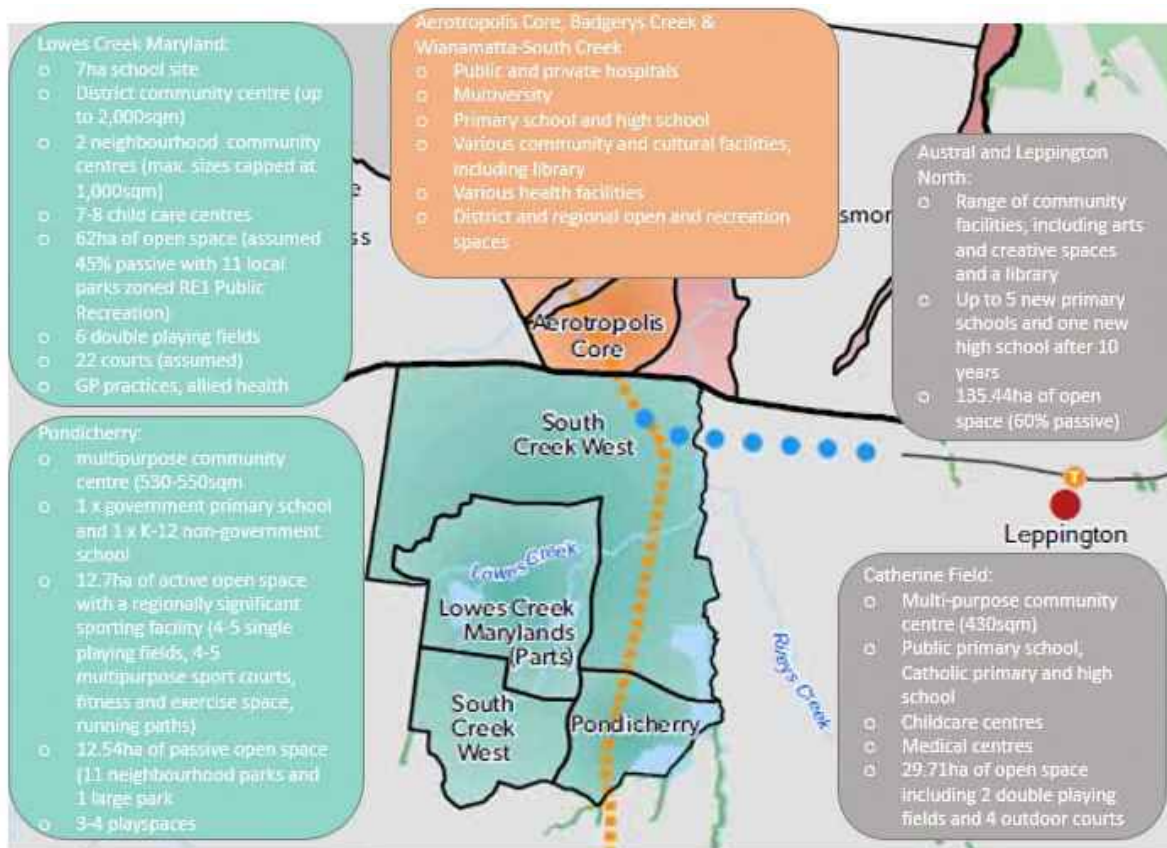
Position of Precinct 5 in relation to surrounding precincts

Source: NSW DPIE Media release: 'Rezoning of land paves the way for 500 jobs in Western Sydney' 8 August 2016 (retrieved: <https://www.planning.nsw.gov.au/News/2016/Rezoning-of-land-paves-the-way-for-500-jobs-in-Western-Sydney> on 23 March 2020)

Source: NSW DPIE Sydney Growth Centres Strategic Assessment – Program Report (2010)



Future residential growth in surrounding precincts



Planned social infrastructure in surrounding precincts

## Lowes Creek Maryland

As previously mentioned, LCM is located directly north, adjoining the northern border of Precinct 5.

DPE's *Draft Schedule 6 Lowes Creek Maryland Precinct* (2018) incorporates a Development Control Plan (DCP). The DCP was informed by a series of technical studies and contributed to DPE's *Draft Lowes Creek Maryland Precinct Plan* (2018), including a draft indicative layout plan (ILP).

The guiding vision for LCM is to deliver:

*A range of housing types to meet the needs of a well-connected and diverse community, supported by local facilities and infrastructure, in a manner that responds to the unique characteristics (waterways and landforms) of the Precinct.*

The draft plan nominates that a local town centre is in LCM, providing a mix of retail, commercial and community spaces and functions. The Lowes Creek waterway is envisioned as an important green corridor:

- Enabling the protection and/or enhancement of biodiversity
- Integrating sustainable water management
- Fostering passive recreation values, retaining remnant vegetation in public parks where possible.

In July 2021, DPIE released the *Lowes Creek Maryland Finalisation Report* and the associated *Indicative Land Use Plan* (version: 14 July 2021). The *Finalisation Report* responds to public submissions received for DPIE's *Draft Lowes Creek Maryland Precinct Plan* (2018) and makes some change to the previous LCM ILP. It also suggests that the DCP is in a process of review and expected to be released soon. The following page compares the original connectivity and open space objectives for LCM with those in the *Finalisation Report* and associated ILP.

Elton Consulting's *Demographic and Social Infrastructure Assessment: Lowes Creek Maryland* (2018) investigated possible social infrastructure requirements for the new future population of LCM. It was informed by assumptions that:

- DPE's *Draft Lowes Creek Maryland Precinct ILP* indicated 6,982 dwellings and 22,441 people
- A lower density scenario of the larger Context Plan Area (i.e., western portions of the SCWLA and LCM, up to the Northern Road) could generate 17,761 dwellings and 58,079 people
- A higher density scenario of the larger Context Plan Area could generate 20,256 dwellings, 65,731 people.

The future population of LCM is expected to have characteristics similar to the populations moving into other nearby release areas, such as Oran Park, Turner Road and Catherine Fields (part) precincts. The *Finalisation Report* places a cap of 7,000 dwellings in the LCM Precinct.

Objectives for connectivity and open spaces in LCM

FOCUS AREA	DRAFT LCM PRECINCT PLAN (2018)	LCM FINALISATION REPORT (JULY 2021)
<b>Connections</b>		
Public transport	<ul style="list-style-type: none"> <li>— To encourage the use of public transport through the provision of integrated bus, pedestrian and cycle routes within the Precinct</li> </ul>	<ul style="list-style-type: none"> <li>— Continued</li> </ul>
Pedestrian and cycle networks	<ul style="list-style-type: none"> <li>— To encourage the use of active transport through the provision of pedestrian and cycle routes within the Precinct</li> <li>— To provide opportunities to extend the pedestrian and cycle routes beyond the Precinct</li> <li>— To provide a network for pedestrian and cyclists to traverse across the Precinct safely</li> </ul>	<ul style="list-style-type: none"> <li>— Continued</li> <li>With the adjustment: <ul style="list-style-type: none"> <li>— Supported by the repositioning of some park spaces along the riparian corridor, to encourage more use of off-road/separate shared pedestrian and cycleways</li> </ul> </li> </ul>
<b>Open space and recreation network</b>		
Open spaces	<ul style="list-style-type: none"> <li>— To provide open space to local residents for social interaction and passive recreation activities</li> <li>— To establish a sense of place and orientation within the neighbourhood by locating open space to take advantage of significant or prominent landscape features, such as views, high points, and areas of natural and cultural heritage significance</li> <li>— To provide for the equitable distribution of public open space and recreation opportunities</li> <li>— To ensure high quality design and embellishment of all public open space</li> <li>— To encourage the use of the major creek corridors and drainage land for passive recreation purposes consistent with environmental objectives</li> </ul>	<ul style="list-style-type: none"> <li>— Continued</li> <li>Adjustments include: <ul style="list-style-type: none"> <li>— All residents are within 400m of a park space in accordance with the Premier's Priorities (as well as NSW GA guidelines – see <b>Section 5: Social infrastructure provision</b>)</li> <li>— Minimum park space of 5,000sqm, in accordance with Camden Council's <i>Spaces and Places Guide</i> (2021)</li> <li>— Drainage basins do not contribute to the provision of 'formal' open space (i.e. park or open space classification), but are recognised as contributions to cooling and greening, and for informal uses (i.e. visitors choosing to spend time, even if there is not the supporting infrastructure such as seats)</li> </ul> </li> </ul>

Source: NSW DPIE *Draft Schedule 6 Lowes Creek Maryland Precinct: Development Control Plan* (2018)



The social infrastructure proposed in Elton Consulting's *Demographic and Social Infrastructure Assessment: Lowes Creek Maryland* (2018) is compared against the *Finalisation Report* in the following table. Key issues common across both documents include:

- A lack of a regional or Camden-wide social infrastructure Plan
- Uncertainty around future yield and population forecasts and the location of secondary centres across the SWGA in the context of the review being undertaken of the South West Land Use and Infrastructure Implementation Plan (SW LUIP).
- A lack of agreed population catchments and benchmarks for key types of social infrastructure
- Several issues requiring resolution by DPIE and Camden Council before a schedule of required social infrastructure could be confirmed, including:
  - identifying catchments for an indoor sports centre and aquatic centre that will incorporate the LCM Precinct, and the broader Context Plan Area more generally
  - agreeing preferred scale and locations for these facilities
  - confirming size, distribution and site areas of recommended community centres / library
  - confirming number and location of sporting facilities, the quantum and distribution of sports fields in the balance of the Context Plan Area and the overall open space plan.

Other commentary and recommendations received in the public submissions for the *Precinct Plan* (2018) and of specific relevance to this report are:

Staged and equitable access:

- Liverpool City Council:
  - Appropriate staging, enabling the progressive delivery of social infrastructure (such as open space and community facilities) as residents move in to the new development – not addressed
  - Investigate the current capacity of regional facilities and, if a shortfall exists, plan for the provision of regional community facilities for future populations (in suitable locations, and appropriately staged)

The *Finalisation Report* (2021) suggests that a (revised) South West Growth Areas Structure Plan is being prepared in the 2021/22 financial year, with a commitment to work closely with Camden Council, as well as Liverpool City and Campbelltown City councils.

Open and recreation spaces:

- Camden Council:
  - a Public Domain and Landscape Plan is to be submitted for each local sporting field, neighbourhood park, recreation activity node and other passive open space areas at the time of subdivision of the adjoining residential area
  - the design of open spaces is to be in accordance with Camden Council's open space design policies (current and draft).

NSW Office of Sport: Ensure female friendly amenities are provided at sport grounds.

The *Finalisation Report* (2021) nominates that a Public Domain and Landscape Plan must be submitted for each local sporting field, neighbourhood park, local park and other passive open space areas (with the intention of offsetting climate change impacts, but likely to influence potential future recreational and public uses)

Local centre and walkability:

- Camden Council: Maryland local centre allows a range of retail, commercial and community uses, is accessible, well connected and walkable. Ensure pedestrian access is designed to link the local centre to the community facility
- NSW Office of Sport: dedicated shared paths are provided in active corridors, particularly riparian corridors.
- The *Finalisation Report* (2021) recommends the provision of safe cycling and walking paths along all roads, and that additional provisions are made in the next iteration of the DCP for a ‘well designed movement network’ which encourages walking and cycling. The associated ILP has also relocated two parks to adjoin the riparian corridor to create a stronger network of connected green spaces with active linkages across LCM.

#### Retention basins:

- Camden Council: no objection to the use of the dry basins for passive recreation. However, these spaces shouldn’t be considered in open space calculations, as they are not accessible in a 1 in 100-year storm event. If proposed density/yield is not decreased, additional open space should be provided for the community in both dry and wet weather. Regardless of resulting yield, long-term maintenance should be funded.

The *Finalisation Report* (2021) does not classify retention basins as ‘formal’ open space but recognises these spaces can offer informal uses (see previous **table**). The riparian land will be dedicated and managed by Council in accordance with Camden Council’s Dedication of Constrained Lands Policy, which provides a framework for managing the dedication of these types of land, so that Council is not burdened unreasonably by the maintenance costs for environmental and hazard management purposes of these lands.

#### Education:

- Department of Education and Communities: potential sites for primary and high schools will need to meet relevant size, safety and accessibility requirements.
- A 7ha school site adjacent to three double playing fields is indicated in the ILP (see following table). The *Finalisation Report* (2021) also notes that bus capable roads will immediately adjoin the school site.

#### Contributions:

- Camden Council:
  - satisfactory arrangements clause be included into the Growth Centres SEPP (relating to the Camden Growth Area) to ensure that agreements for the delivery of infrastructure are in place between the developer and Council prior to issue of the consent for a Subdivision Certificate, or that an IPART-approved contributions plan is in place
  - regardless of resulting yield, long-term maintenance of design enhancements and functionality of retention basins should be funded.

According to the *Finalisation Report* (2021), Camden Council is preparing a Section 7.11 plan to be exhibited in late 2021 to inform local developer contributions for the LCM Precinct, which is expected to provide local open space. The South West Growth Centres Special Contributions Area and the State Infrastructure Contribution levy will be applied to fund the delivery of State infrastructure, which could fund schools, emergency services, open space and conservation and health facilities. This levy requires financial contribution by any developer/landowner seeking development or subdividing land in the SWGA.

Recommendations for social infrastructure provision in the LCM precinct are provided in the following pages.



FOCUS AREA	RECOMMENDATIONS FROM DEMOGRAPHIC AND SOCIAL INFRASTRUCTURE ASSESSMENT (2018)	LCM FINALISATION REPORT (JULY 2021)
<b>Connections</b>		
Community and cultural facilities	— A district community facility (up to 2,000sqm)	— A community centre is indicated towards the centre of the ILP, adjacent sports fields/open space — No size is indicated, assumed no change
	— Two local community centres (total 2,760sqm)	— Two neighbourhood centres are located in the north and south of the western portion of the ILP — Recommends a cap of 1,000sqm for community centre and 500sqm in these neighbourhood centres, to support a mix of small-scale retail and community centre floorspace
	— No standalone library, but the provision of key library programs and services (such a book drop off and collection, homework club and story time) within the district community centre	— No indication, assumed no change
Open space	— Up to 59ha of open space (45% passive, 55% active)	— Increase in open space up to 62ha – no indication of active to passive percentage in this amount
	— Comprised of 19 local parks, 6 double playing fields and 22 courts	— Continues to provide 6 double playing fields — Increase to 21 local parks, but due to heritage considerations, only 11 are classified as RE1 Public Recreation land uses (i.e. could have potential implications for types of recreational uses in remaining 10 parks) — Courts not indicated, assumed no change
Education	— A combined primary (on a 2ha site) and high school (on a 4ha site) and between 7-8 childcare centres	— Education site located adjacent to 3 double playing fields and adjoining the local centre — Increase to 7ha of land for the school site. — Provided on a R3 Medium Density zoning, which permits a range of uses, including schools, childcare and other community uses — DPIE and the developer are engaged in ongoing discussions regarding a Voluntary Planning Agreement potentially for the of land for the school site. If a planning agreement is not reached, the Western Sydney Growth Area Special Infrastructure Contribution will apply.
Health and wellbeing	— A variety of health services, including GP practices and Allied Health.	— Not indicated, assumed no change

Table 3.6 LCM indicative social infrastructure provision

<b>SOCIAL INFRASTRUCTURE TYPES AND RECOMMENDATIONS</b>
<b>Community facilities</b> <ul style="list-style-type: none"> <li>— 1 district community centre around 2,000sqm</li> <li>— 2 local community centres in two neighbourhood centres, capped at 1,000sqm each</li> <li>— Approx. 835 sqm of library space, contributing to a district or regional library in the northern part of the SWGA (based on NSW State Library Standards, see <b>Section 3.4.1: Lowes Creek Maryland</b>)</li> <li>— A variety of retail and commercial services, including entertainment and leisure facilities</li> </ul>
<b>Open spaces and recreation</b> <p>63ha of public open space, comprised of:</p> <p><b>Passive open space</b>, recommendations integrated into the draft ILP:</p> <ul style="list-style-type: none"> <li>— Elton Consulting's Demographic and Social Infrastructure Assessment: Lowes Creek Maryland (2018) assumed 45% of open space for passive uses</li> <li>— All residents are within 400m easy walking distance of park spaces</li> <li>— Local parks, minimum of 5,000sqm / 0.5ha</li> </ul> <p><b>Active open space</b>, recommendations integrated into the draft ILP:</p> <ul style="list-style-type: none"> <li>— Elton Consulting's Demographic and Social Infrastructure Assessment: Lowes Creek Maryland (2018) assumed 55% of open space for active uses</li> <li>— 6 double playing fields, comprised of clusters co-located with the school site, adjoining the riparian corridor and/or a neighbourhood centre</li> <li>— 22 courts provided across the LCM precinct</li> </ul> <p><b>Indoor and aquatic facilities:</b></p> <ul style="list-style-type: none"> <li>— Not indicated in LCM Precinct – may be indicated in the revised South West Growth Areas Structure Plan, expected to be prepared in the 2021/22 financial year</li> </ul> <p><b>Connected open space network:</b></p> <ul style="list-style-type: none"> <li>— Active connections utilise the park spaces and riparian corridors, to create a network of walking and cycle paths, and safe cycling and walking paths along all road</li> </ul>
<b>Education and childcare</b> <p><b>Schools:</b></p> <ul style="list-style-type: none"> <li>— 7ha school site, adjoining 3 double playing fields and co-located with local centre.</li> <li>— Elton Consulting's <i>Demographic and Social Infrastructure Assessment: Lowes Creek Maryland</i> (2018) suggested 1 public high school (4ha land area) and 1 public primary school (adjoining 2ha site), in accordance with DoE guidelines towards land area (see <b>Section 3.4: Surrounding precincts planning</b>)</li> </ul> <p><b>Childcare:</b></p> <ul style="list-style-type: none"> <li>— Elton Consulting's <i>Demographic and Social Infrastructure Assessment: Lowes Creek Maryland</i> (2018) suggested 7 or 8 childcare centres, to be provided by private / non-government providers</li> </ul>
<b>Health and wellbeing</b>

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## SOCIAL INFRASTRUCTURE TYPES AND RECOMMENDATIONS

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- Elton Consulting's *Demographic and Social Infrastructure Assessment: Lowes Creek Maryland* (2018) recommended several GP medical centres and associated allied health services

### Religious/Denominational

- Some places of worship, depending on population demand

Source: NSW DPIE's *Draft Lowes Creek Maryland Precinct Plan* (2018)

### Oran Park Precinct

Oran Park is part of the SWGA and sits directly south east of Precinct 5. The delivery of social infrastructure in the Oran Park Precinct is guided by Camden Council's *Oran Park and Turner Road Precincts Section 94 Contributions Plan 2008* (s94 Plan) and associated indicative layout plan (ILP), and DPE's *Oran Park Development Control Plan* (DCP).

The *s94 Plan* was informed by the Growth Centres Infrastructure Plan (focussed on regional level infrastructure needs) and the Growth Centres Development Code 2006. At the time of its preparation, the *s94 Plan* acknowledged minimal social infrastructure existed in the land to become Oran Park Precinct and stipulated that new social infrastructure would be required to meet the need generated by future residents, including open space and recreation facilities.

Key estimations which informed Camden Council's *s94 Plan*'s projected open space and recreation needs were:

- Approximately 7,500 dwellings and 21,500 people in the completed Oran Park Precinct (contributing to 11,500 dwellings and anticipated 33,700 residents across Oran Park and Turner Road Precincts)
- A new Oran Park town centre surrounded by smaller neighbourhood centres, containing retail, commercial, civic and community uses
- Educational, institutional, community and recreational land uses to support residents
- A 20-year development timeframe. Since the adoption of the *s94 Plan*, the development of Oran Park Precinct has progressed.

DPE's *DCP* stipulates that the staging of delivery and social infrastructure provision in the Oran Park Precinct is to be consistent with the staging and timing of the *s94 Plan*.

In 2021 the Oran Park Precinct:

- Was more than halfway through its assumed precinct delivery timeframe of 20 years
- Accommodated approximately 16,450 people and 5,000 dwellings (2021 forecast id figures)
- Has delivered several operational district and regional level open and recreation spaces.

An overview of existing and proposed social infrastructure in Oran Park and the Camden LGA is provided in **Section 4: Social infrastructure review**.

### Pondicherry Precinct

Pondicherry is part of the SWGA and is located directly east of the Precinct 5.

In mid-2020, Greenfield Development Corporation submitted a PP to Camden Council for the rezoning of Tranche 41 in the Pondicherry Precinct. This was submitted before the whole of Pondicherry Precinct PP, to enable the Oran Park Precinct to respond to demand for housing while complex planning issues surrounding the larger Pondicherry Precinct were being resolved. The ILP prepared for Design+Planning's *Pondicherry Precinct Planning Proposal: Pondicherry (Part) Precinct Tranche 41* (July 2021) is integrated into the whole of Pondicherry Precinct PP.

Design+Planning's *Pondicherry Precinct South West Growth Area: Planning Proposal* (March 2021) includes key findings from a social infrastructure assessment prepared by Elton Consulting. The Pondicherry Precinct comprises 242ha of land and key assumptions regarding the potential future development and community are:

- A range of 7,840 to 8,830 people, residing in a low to medium density mix ranging from 2,530 to 2,850 dwellings
- An average occupancy rate of 3.2 people/household
- A new community predominately comprised of children, young workers and home builders, with majority household types being couples with children and couples without children
- Expectation that it will play an important role in supplying homes for larger households.

Based on findings and recommendations from the social infrastructure study, the *Pondicherry Precinct South West Growth Area: Planning Proposal* (March 2021) PP and ILP indicate the majority of social infrastructure provision will be provided in the Lake Precinct, on the eastern edge of the Pondicherry Precinct, including:

- A neighbourhood centre: intended to provide mixed use activities including commercial, residential, civic, recreation, and social infrastructure in the form of a community centre and childcare services
- A multipurpose community centre (530-550sqm): inclusive of a large hall with a seating capacity of 120-150 people and a smaller hall with a seating capacity of 80-90 people that can be divided into meeting rooms, kitchen and storage areas and ideally connected to an area of open space. The PP also assumed that future residents will access existing and planned facilities in Oran Park due to scale and proximity (Note: This facility is relocated from the northern location indicated in the Oran Park ILP, to support more equitable distribution and access)
- Government primary school: Land for one primary school (1.5ha) in the western portion of the Pondicherry Precinct that is regular in shape, has road frontages on three sides, is in central accessible location, and is close to open space
- Non-Government school: Although demand for additional non-government primary and secondary schools is not reached by the expected population, increasing demand for non-government school places was identified. The ILP nominates a site for a new K-12 private school on the eastern edge of the Pondicherry Precinct
- On-site open spaces, well designed and high amenity, including:
  - Active: 12.7ha of active open space with a regionally significant sporting facility supplying 4-5 single playing fields, 4-5 multipurpose sport courts, fitness and exercise space with equipment and running paths (Note: The social infrastructure study found that there was adequate supply of sport courts in Camden LGA but need for additional multipurpose sport courts). This is located in the north eastern edge of the Pondicherry Precinct
  - Passive: 12.54ha of passive open space, including 11 neighbourhood parks (minimum of 0.4ha within 400m of all residents) and 1 large local park (greater than 4ha), further supported by embellished and publicly accessible riparian and environmental corridors (where permissible)
  - Playspaces: 3-4 high-quality and multi-age playspaces (including 1 in the sporting facility above)
- Contribution to regional open space through the Western Sydney Growth Areas Special Infrastructure Contribution (SIC)
- Shared walking and cycling paths linking residents to the open spaces in the Pondicherry Precinct and to open spaces in Oran Park
- No on-site provision of health, childcare, tertiary education, aged care and/or emergency and justice services, as this demand will either be met in surround local centres or provided by private market.

An overview of proposed social infrastructure in the Pondicherry Precinct is provided in **Section 4: Social infrastructure review**.

## Austral and Leppington North Precincts

Austral and Leppington North are part of SCWLA, located north east of Precinct 5 (no adjoining boundary).

DPE's *Austral and Leppington North Infrastructure Delivery Plan* (2012) (Delivery Plan) estimates 17,350 dwellings and up to 13,000 jobs in a range of sectors including retail, commercial and administrative services.

DPE's *Delivery Plan* has nominated Leppington as the SWGC's regional centre and estimates that it will need to incorporate regional open space for the recreation needs of the SWGC, including a regional stadium, indoor sports and aquatic centre, as well as a new TAFE.

The combined population of Austral and Leppington North is projected to need:

- Local open space across the precinct, with 90% of all dwellings within walkable distance (up to 400m) and with a provision rate of 2.9 ha/1,000 people

A range of community facilities, including a regional cultural and performing arts facility in Leppington, potentially integrating a library and possibly co-located with the civic precinct and adjacent to open space (see following **Section 4.1: Community and cultural facilities** for more detail)

- Upgrades to the capacity of major existing hospital facilities, namely Liverpool (Liverpool Health and Academic Precinct planned for completion in 2026<sup>8</sup>), Campbelltown (Stage 2 redevelopment underway<sup>9</sup>) and Camden Hospitals will need to be increased to accommodate the needs of a larger population
- A hierarchy of integrated primary and community care centres (IPCCs) provided across the SWGA, in Leppington, Oran Park and Bringelly, with the largest in the Leppington (the main centre), and plans for a Regional Integrated Primary & Community Care Centre (RIPCC) in Leppington to serve a population catchment of 75,000-100,000 people (1 of 3 planned for the SWGA<sup>10</sup>)
- Up to five new primary schools and one new high school after 10 years, as the Department of Education (DoE) has identified that the capacity of existing schools in the Precinct and in adjoining areas (e.g., John Edmondson High School and Hoxton Park High School) is sufficient to cope with initial demand (to be monitored by DoE and reassessed as development occurs).

In addition, the capacity and response areas of emergency services networks will need to be expanded. Suitable outpost and control centre sites will need to be determined once the road network is determined which allow the fastest possible travel times, and support response rates.

An overview of existing and proposed social infrastructure in the Austral and Leppington North Precinct is provided in **Section 4: Social infrastructure review**.

## Planning for the Aerotropolis

Planning for the Aerotropolis and its inclusive precincts is being guided by DPE's *Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan Stage 1: Initial Precincts* (2018). The Plan incorporates a series of principles:

- Productive: accessible, innovative, 24-hour city, connected globally, nationally, locally and digitally, and a prime location for investment. It will make a significant contribution to 200,000 jobs for Western Sydney, creating an innovation precinct and a home for technology, science and the creative industries
- Compact and connected: compact urban form, minimising urban footprint, preserving environmentally valuable lands, allowing for a diversity of housing (within 10-minutes of centres and five minutes of parks and open space)

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<sup>8</sup> <http://lhap.health.nsw.gov.au/>

<sup>9</sup> <http://campbelltownredevelopment.health.nsw.gov.au/projects/campbelltown-hospital-redevelopment-stage-2>

<sup>10</sup> [https://www.swsllhd.health.nsw.gov.au/pdfs/SWGC\\_IPCCS.pdf](https://www.swsllhd.health.nsw.gov.au/pdfs/SWGC_IPCCS.pdf)



- Liveable: diversity of jobs and homes including affordable housing, high-quality public transport, vibrant urban centres and unique amenity, creativity and recreation attracting new and highly skilled and diverse communities
- Sustainable: planning in each of the Aerotropolis' precincts will create opportunities to introduce aspirational energy and water solutions, and sustainable approaches to the creation of public areas, new built form and social infrastructure
- Aligned with infrastructure and funding: sequenced precinct planning will align population and economic growth, with the planning and construction of new transport, services and activated facilities and spaces for residents and workers
- Compatible with a landscape led approach to urban development: South Creek and its tributaries will shape an open space network that combines recreation, stormwater management and biodiversity, and combat influence of heat on the health and lifestyle of residents and workers.

DPE's *Overview of Aerotropolis Core, Badgerys Creek & Wianamatta - South Creek Precinct Plans* (November 2020) indicates that the Aerotropolis Core and Badgery's Creek Precincts will deliver:

- Up to 71,000 jobs by 2056, in addition to DPE's *Western Sydney Aerotropolis Land Use and Infrastructure Implementation Plan Stage 1: Initial Precincts* (2018) plan to accommodate up to 24,000 residents
- Social infrastructure ranging from local to regional scale (e.g., active spaces, parks and community facilities), to meet the needs of local residents as workers, as well as visitors
- A future metro station.

In DPE's *Draft Aerotropolis Precinct Plan: Draft for Public Comment* (November 2020), social infrastructure recommendations up to 2056 for the Aerotropolis Core, Badgerys Creek and Wianamatta-South Creek relevant to this report are:

<p>Community and cultural facilities:</p> <ul style="list-style-type: none"> <li>— 2 local community spaces and 1 district community centre co-located with the district library (see below)</li> <li>— 1 district library connected to makers spaces and /or community services, and later joined to the multiversity, and 1 branch library incorporating cultural and maker spaces</li> <li>— 2 local cultural facilities, as well as Cultural Performance Centre</li> <li>— An Aboriginal Arts and Cultural Centre</li> </ul>	<p>Education and health:</p> <ul style="list-style-type: none"> <li>— 2 new government primary schools and 1 new government high school, as well as delivery on non-government schools</li> <li>— One community health facility and a specialised Indigenous Health Facility</li> <li>— An Aerotropolis outreach innovation and/or centre of excellence</li> <li>— Contribution to the Aerotropolis multiversity and establishment of a Vocational Education and Training (VET) facility</li> </ul>
<p>Open and recreation spaces:</p> <ul style="list-style-type: none"> <li>— 3 district sportsfields (2 playing fields and 1 oval), and later 1 football field</li> <li>— 1 indoor sports facility, 10 netball courts and 1 indoor/aquatic facility</li> <li>— 1 youth focussed outdoor recreation facility</li> <li>— Up to 15 local parks and 7 district level parks</li> </ul>	<p>Emergency services:</p> <ul style="list-style-type: none"> <li>— 2 fire stations</li> <li>— a new multipurpose Police Hub with specialist resources (e.g. e.g. traffic, highway and forensics) and 1 police station</li> <li>— 1 new courthouse.</li> </ul>

The location of the Aerotropolis in relation to Precinct 5 is shown in above figures.

## Transport planning

Transport for NSW's *North South Rail Line and South West Rail Link Extension Corridor Identification* (2018) nominates corridors of land for future rail lines between the South West and surrounding North West Growth Areas, the Aerotropolis and Greater Macarthur Growth Areas. The transport links will support the growth of future town centres in these areas. The proposed route (to be finalised post Aerotropolis finalised) is shown in Figure 3.5 on the following page. At the time of preparing this report, the identified link could possibly be accessed by future residents in Precinct 5 at the proposed Oran Park station.

If approved, it is likely these plans will be implemented in stages, with emphasis transitioning from high volume north-south corridors towards improving critical east-west movements.

GHD's *Camden and Campbelltown Council's Integrated Transport Strategy* (2006) recommends that higher density residential areas and commercial areas are located around the existing and proposed public transport networks. The strategy suggests that a working group or committee is established to align the delivery of residential with transport infrastructure delivery and/or enhancement for the SWGC. This infrastructure includes rail networks as well as roadways.



Proposed route of future North South Rail Line

Source: *Transport for NSW's North South Rail Line and South West Rail Link Extension corridor identification* (2018)

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