

The background of the entire page is a photograph of a park. In the foreground, there is a grassy field with some trees. In the background, there is a line of trees and a sunset or sunrise sky with warm orange and yellow tones. The text is overlaid on this image.

URBIS

SOCIAL INFRASTRUCTURE AND OPEN SPACE ASSESSMENT

APPIN (PART 2) PRECINCT PLANNING PROPOSAL

Prepared for Walker Corporation
September 2024

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We acknowledge the Traditional owners and Custodians of the Appin area, the Dharawal people. We acknowledge their continuing connection to the land through culture and community and we pay our respects to Elders past, present and future.

01 INTRODUCTION

INTRODUCTION

The Proposal

The Proponent has prepared the subject submission to rezone 100.10 hectares of land (the Site) within the Appin Precinct from RU2 Rural Landscape to the following zones:

Urban Development Zone

Zone 1 Urban Development (UDZ)

Conservation Zone

Zone C2 Environmental Conservation (C2)

The Site is known as the Appin (Part 2) Precinct. The Site directly adjoins the Appin (Part 1) Precinct – refer to Figure 1.

The Appin (Part 1) Precinct Planning Proposal (PP-2022-3979)

In November 2022, Walker Corporation Pty Ltd and Walker Group Holdings Pty Ltd (the Proponent) lodged a Planning Proposal (PP-2022-3979) to rezone part of the Appin Precinct.


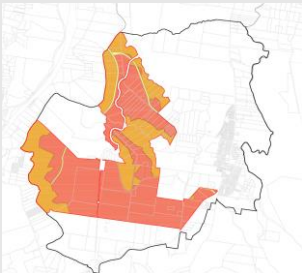

PP-2022-3979 (referred to as the Appin (Part 1) Precinct) proposes to rezone the land from RU2 Rural Landscape to Urban Development Zone (UDZ), C2 Environmental Conservation and SP2 Infrastructure via an amendment to State Environmental Planning Policy (Precincts – Western Parkland City) 2021.

The UDZ will facilitate approximately 12,000 dwellings. The C2 zone will facilitate the conservation of 470ha of endangered ecological community and help implement the Office of the NSW Chief Scientist & Engineer (NSW Chief Scientist) recommendations.

The new zones are accompanied by a structure plan outlining the intended land uses. In addition, the Proponent produced an Appin and North Appin Precincts Indicative Plan to illustrate how the new zones might fit within the broader precinct as land is developed. The Indicative Plan has no statutory weight and will be refined as further planning proposals are prepared.

These plans are summarised in Table 1.

Table 1 PP-2022-3979 Title and purpose of plans

1. Appin & North Appin Precincts Indicative Plan	2. Appin (Part 1) Precinct Plan (The Precinct Plan)	3. Appin (Part 1) Precinct Structure Plan (The Structure Plan)
<p>Broader context and for information purposes only. It has no statutory weight. It identifies:</p> <ul style="list-style-type: none">Higher-order transport networkCentres hierarchySchool sitesConservation areasResidential areasCultural sites and connections.	<p>It shows the land proposed to be rezoned and incorporated into a new schedule in the Western Parkland City SEPP 2021. The precinct plan contains the development provisions (clauses and maps) applicable to the site and is used in assessing development applications.</p>	<p>Structure plan for the site, showing staging of release areas. Development is to be generally consistent with the Structure Plan. It illustrates land use components including (but not limited to):</p> <ul style="list-style-type: none">Low and medium-density residentialRetail and employment centresSchoolOpen spaceDrainage network/basinsTransport network.
		
The Appin & North Appin Precincts Indicative Plan envisages the delivery of 21,000+ new homes.	'The precinct plan' envisages the delivery of 1,312 new homes.	'The structure plan' envisages the delivery of 1,312 new homes in addition to Appin (Part 1) Precinct Structure Plan.

INTRODUCTION [CONTINUED]

Population Growth

Greater Sydney's population is projected to grow to approximately 6.1 million by 2041 – over a million more people than currently live in the Sydney region.

The NSW Government has identified Growth Areas to accommodate the population that will choose to live in greenfield areas (new suburbs). The Greater Macarthur Growth Area (GMGA) is one such growth area and is a logical extension of the urban form of south-west Sydney. The GMGA is divided into precincts. The Appin Precinct and North Appin Precinct are the southernmost land release precincts of the GMGA. The goal is to deliver 21,000 dwellings. The rezoning and release of land for development will achieve this goal.

The Appin (Part 2) Precinct Planning Proposal




The Appin (Part 2) Precinct Plan (**the precinct plan**) shows the proposed new zones. 'The precinct plan' will be incorporated into the State Environmental Planning Policy (Precincts – Western Parkland City) 2021 and contain the provisions (clauses and maps) that will apply to 'the Site.' 'The precinct plan' envisages the delivery of the following:

- 1,235 dwellings (as a mix of low-density, medium density and apartments)
- 30,312 sqm of gross lettable retail/commercial floor area
- 16.91ha conservation land

The planning proposal submission is aligned with strategic land use planning, State and local government policies, infrastructure delivery and PP-2022-3979. The development potential is tempered by a landscape-based approach that protects the environment and landscape values, shaping the character of new communities. A series of residential neighbourhoods are to be delivered within the landscape corridors of the Nepean and Cataract Rivers, supported by local amenities, transit corridors and community infrastructure.

The submission includes a hierarchy of plans. The plans and their purpose are summarised in Table 2.

Table 2 The subject Planning Proposal's Plans and Proposal

1. Appin & North Appin Precincts Indicative Plan	2. Appin (Part 2) Precinct Plan (The Precinct Plan)	3. Appin (Part 2) Precinct Structure Plan (The Structure Plan)
<p>Broader context and for information purposes only. It has no statutory weight. It identifies:</p> <ul style="list-style-type: none"> ▪ Higher-order transport network ▪ Centres hierarchy ▪ School sites ▪ Conservation areas ▪ Residential areas ▪ Cultural sites and connections. 	<p>It shows the land proposed to be rezoned and incorporated into a new schedule in the Western Parkland City SEPP 2021. The precinct plan contains the development provisions (clauses and maps) applicable to the site and is used in assessing development applications.</p>	<p>Structure plan for the site, showing staging of release areas. Development is to be generally consistent with the Structure Plan. It illustrates land use components including (but not limited to):</p> <ul style="list-style-type: none"> ▪ Low and medium-density residential ▪ Retail and employment centres ▪ School ▪ Open space ▪ Drainage network/basins ▪ Transport network.
		
<p>The Appin & North Appin Precincts Indicative Plan envisages the delivery of 21,000+ new homes.</p>	<p>'The precinct plan' envisages the delivery of 1,312 new homes.</p>	<p>'The structure plan' envisages the delivery of 1,312 new homes in addition to Appin (Part 1) Precinct Structure Plan.</p>

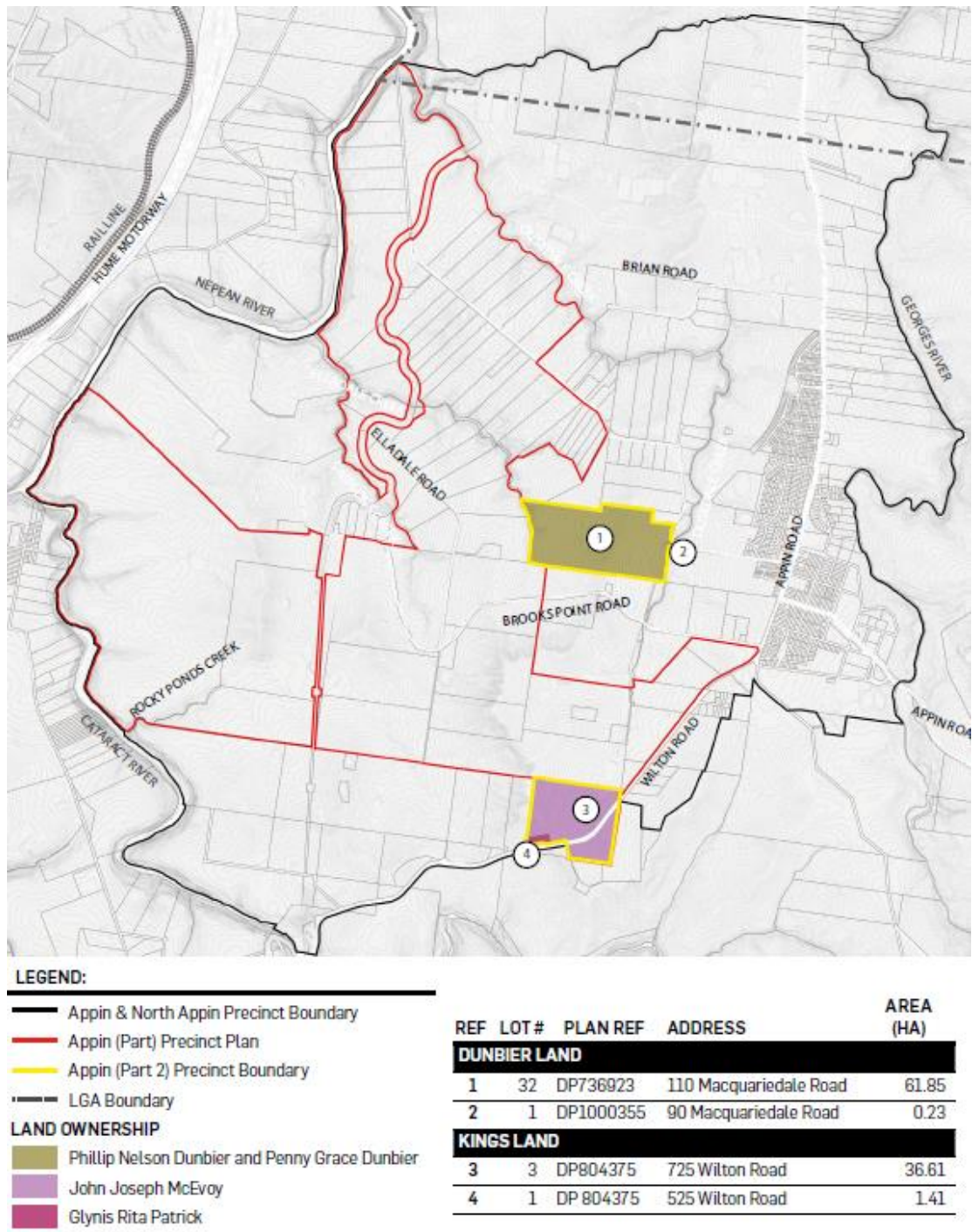
ABOUT THIS ASSESSMENT

Purpose of the Report

Urbis Pty Ltd (Urbis) has been engaged by the Proponent to prepare a Social Infrastructure and Open Space Assessment to support the Appin (Part 2) Precinct Plan (the precinct plan) and Appin (Part 2) Precinct Structure Plan (the structure plan). Refer to Figure 1 and Table 3 for key attributes of the precinct plan and structure plan area.

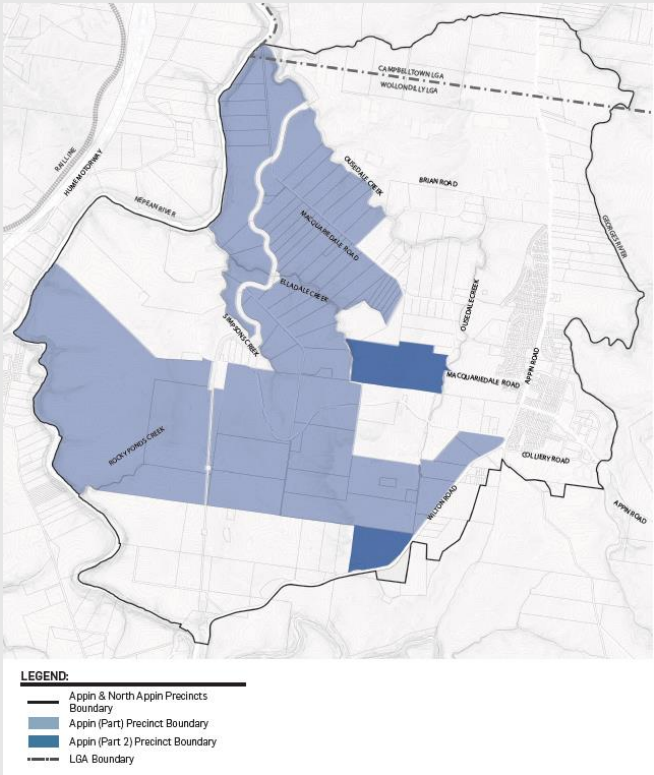
The Appin (Part 2) Precinct Plan zones land for conservation and urban development. It establishes the statutory planning framework permitting the delivery of a range of residential typologies, retail, education, business premises, recreation areas, and infrastructure services and provides development standards that development must fulfil. Within the proposed urban development zone, 1,312 dwellings and more than 30,000 sqm of gross lettable floor area for retail and commercial space can be delivered.

Figure 1 Boundary of the Appin (Part 2) Precinct



ABOUT THIS ASSESSMENT [CONTINUED]

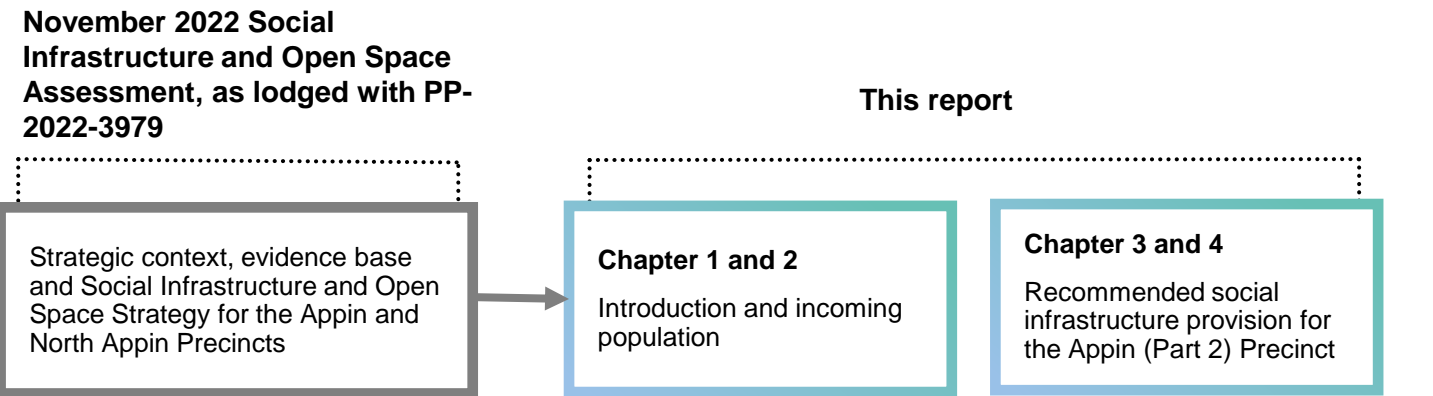
Table 3 Appin (Part 2) Precinct – summary of key attributes

Location: Appin (Part 2) Precinct	Key attributes
	<p>Area: 100.10ha LGA: Wollondilly LGA Proposed dwellings: 1,312 Proposed retail & commercial floor space: 30,000+ sqm Proposed population: 3,709</p>

This purpose of this report is to identify the likely provision of social infrastructure and open space required to support the needs of the incoming population within the Appin (Part 2) Precinct. It provides a summary of the likely needs, as informed by the evidence base and assessment approach detailed in the November 2022 Social Infrastructure and Open Space Assessment.

The November 2022 Social Infrastructure and Open Space Assessment details the evidence base, analysis and recommendations of the entire Appin (Part 1) Precinct in full, which also encompasses the land of the Appin (Part 2) Precinct. Given the alignment of the Appin (Part 2) Precinct with the Indicative Plan Area, the evidence base and findings of the November 2022 Social Infrastructure and Open Space Assessment have been relied upon for this report and have not been repeated. The November 2022 Social Infrastructure and Open Space Assessment should therefore be read in conjunction with this report and is provided in Appendix A.

Report structure



STRUCTURE PLAN

Figure 2 Appin (Part 2) Precinct Structure Plan



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| <ul style="list-style-type: none"> Appin & North Appin Precincts Boundary Appin (Part 1) Precinct Boundary Appin (Part 2) Precinct Boundary LGA Boundary Waterways C2 Conservation Land Existing Road within C2 Conservation Land Local Park District Park Regional Open Space Easements (Active and passive recreation) Green Links | <ul style="list-style-type: none"> Riparian Corridor NSW State Heritage listing Curtilage (Place of First Nations Cultural Landscape) SHR 02067 Plan 3294 Heritage Items Low Density Residential Medium Density Residential Stormwater Management Schools Employment Lands Mixed Use Centres (including retail/commercial) East-West Connection Road Public Transport Corridor | <ul style="list-style-type: none"> Outer Sydney Orbital Stage 2 Road Connection - By Others Collector Streets Roundabout Proposed Water Recycling Plant Proposed Zone Substation Proposed Fire & Rescue Depot Proposed Police Station Proposed RFS Depot Proposed Ambulance Depot Proposed Integrated Health Hub |
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SCOPE OF ASSESSMENT

Defining social infrastructure

Social infrastructure is a broad term, with a range of understanding and meanings. The Australian Infrastructure Audit defines social infrastructure as “the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities” (2019: 388). In this sense, social infrastructure can be seen as a combination of ‘hard’ infrastructure (i.e. the buildings and spaces which serve a social need) and ‘soft’ infrastructure (i.e. the programs, classes and networks that run from a building or space).

This assessment examines the likely need for hard infrastructure. The types of social infrastructure assessed in this study are outlined in Table 4.

Defining open space






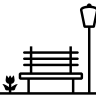
Open space comes in a variety of forms, from structured sportsfields to natural ecosystems. All open space types have a role in supporting the social, environmental and economic needs of communities.

This assessment addresses the provision of public open space which can support outdoor recreation uses. As outlined by the GANSW draft Greener Places Design Guide (2020), outdoor recreation encompasses a range of activities that people undertake for fun, relaxation or fitness. This includes activities such as formal sport, self-directed endurance activities, appreciation of nature, socialising, picnicking, walking and informal group activities. Some of these activities are organised while others are more informal.

The types of open space that can support recreation can therefore be classified into two key categories; open space for structured recreation and open space for unstructured recreation. These are outlined in Table 4. It is important that both structured and unstructured recreation uses are provided when planning for open space. This enables the community to have access to a range of recreational opportunities which are not dominated by one particular setting.

This assessment considers the range of open space areas and settings that can support structured and unstructured recreation.

Table 4 Types of social infrastructure and open space considered in this assessment

	Community facilities <ul style="list-style-type: none"> ▪ Multipurpose community centres, halls and meeting rooms ▪ Libraries ▪ Spaces for young people and older people ▪ Community arts, culture and ‘maker’ spaces.
	Education facilities <ul style="list-style-type: none"> ▪ Primary school ▪ High school
	Childcare centres <ul style="list-style-type: none"> ▪ Long day care centres ▪ Out of hours school centres
	Health facilities <ul style="list-style-type: none"> ▪ Hospitals and medical clinics ▪ Community health centres
	Open space for structured recreation <p>Open space areas that predominately support directed, physical activity such as outdoor sport or formal play. Generally consist of the following open space areas:</p> <ul style="list-style-type: none"> ▪ Sportsfields and grounds ▪ Playgrounds ▪ Outdoor exercise areas
	Open space for unstructured recreation <p>Open space areas that predominately support casual, physical, social or cultural activities, such as picnicking, walking or group gatherings. Generally consists of the following open space areas:</p> <ul style="list-style-type: none"> ▪ Natural areas and bushland ▪ Linear trails and accessible riparian areas ▪ Gardens and parklands ▪ Beaches and foreshores

02

INCOMING POPULATION

INCOMING POPULATION

Expected dwelling mix and density of the proposal

To assess community needs, it is important to understand the number of people a proposal will introduce into an area and the likely demographic characteristics of the incoming population.

The Appin (Part 2) Precinct is expected to support approximately 1,312 dwellings, of which 595 will be low density and 717 will be medium density.

Occupancy rates: existing assumptions

The November 2022 Social Infrastructure and Open Space Assessment outlined the occupancy rates used to projected the likely population of the Appin (Part 1) Precinct. These rates were informed by a critical analysis of current and projected occupancy rates for the area, as well as considering growth rates in similar development areas across Sydney. This report uses the same occupancy rates presented in the November 2022 assessment, as show in Table 5 below.

Table 5 Expected dwellings and population

Expected dwelling mix	Dwelling yield	Occupancy rate	Expected population
Low density	595 dwellings	3.1 persons per dwelling	1,845 people
Medium density	717 dwellings	2.6 persons per dwelling	1,864 people
TOTAL	1,312 dwellings	-	3,709 people

Expected age profile

For the purposes of benchmarking, a likely age profile has been developed for the projected population of the Appin (Part 2) Precinct. The age profile has been based on the same assumptions presented in the November 2022 assessment, which applies age profile data from the existing Appin area and two comparable greenfield areas; Schofields and Harrington Park.

Table 6 Projected age profile for the Appin (Part 2) Precinct in 2036

Service age group	Indicative proportion	Likely incoming population
Babies and pre-schoolers (0-4)	7.5%	278
Children (5-11)	11.5%	427
Young people (12-17)	9.1%	338
Young adults (18-24)	8.3%	308
Young workforce (24 – 34)	12.7%	471
Parents and homebuilders (34 – 49)	23.8%	883
Older workers and pre-retirees (50 – 59)	11.6%	430
Empty nesters and retirees (60 – 69)	8.0%	297
Older adults (70+)	7.4%	274

Due to rounding the likely incoming population is projected to be slightly lower than 3,709 people

03

RECOMMENDED PROVISION

APPROACH TO ASSESSMENT

The following pages outline the expected demand and recommended provision for social infrastructure within the Appin (Part 2) Precinct. This assessment has been informed by the analysis and evidence base presented in the November 2022 report. In sum, this included a best practice approach to identifying social infrastructure and open space requirements by:

- Identifying the **demographic characteristics** of the current community and the likely demographic characteristics of the future population to understand future needs and demands for social infrastructure.
- Understanding the **existing provision of social infrastructure** and identifying key gaps in provision
- Understanding the **site and strategic context** of the area that are guiding future planning decisions with consideration for stakeholder consultation undertaken
- Considering **Council and leading practice principles and benchmarks**, and applying these appropriately to the site.

The following pages draws together the findings from this assessment, as it relates to the Appin (Part 2) Precinct and the associated incoming population of 3,709 people.

The following social infrastructure types are included as part of this assessment:

- Community facilities
- Education facilities
- Childcare facilities
- Health facilities
- Open space for structured and unstructured recreation.

RECOMMENDED SOCIAL INFRASTRUCTURE PROVISION FOR APPIN (PART 2) PRECINCT

The following outlines the recommended need and provision for social infrastructure within the Appin (Part 2) Precinct.

Table 7 Appin (Part 2) Precinct social infrastructure recommendations

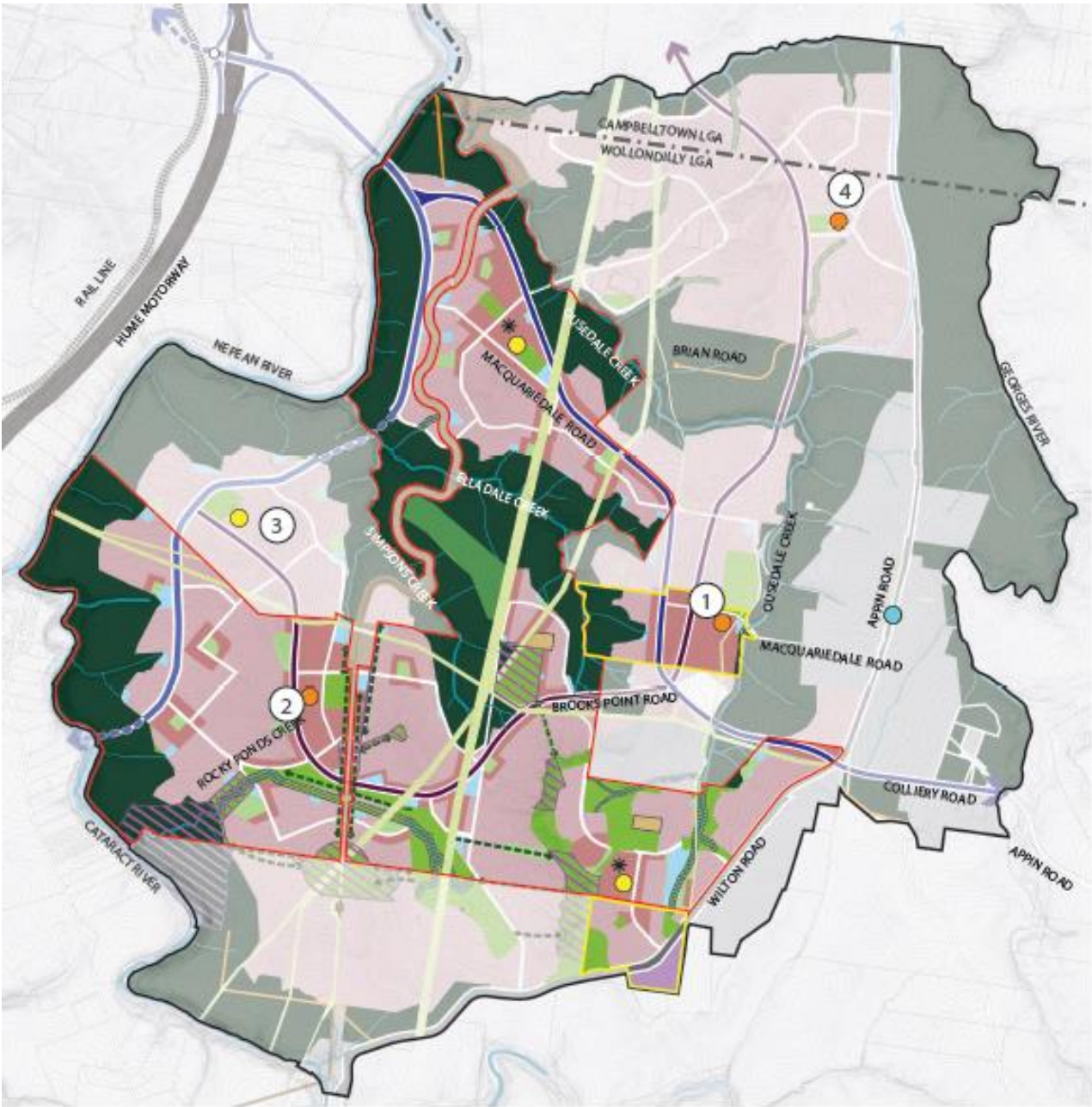
Facility type	Quantity	Indicative location	Benchmark evidence
District multipurpose community facility and library	<p>As identified in the November 2022 Social Infrastructure and Open Space Strategy for the Appin and North Appin Precincts, one multipurpose district community centre is recommended within the mixed use centre. This mixed use centre is located in the Appin (Part 2) Precinct, within the Dunbier land.</p> <p>The district centre is recommended to be integrated with a library of approximately 4,420sqm, comprising of approximately:</p> <ul style="list-style-type: none"> ▪ 2,000sqm multipurpose community space ▪ 2,000sqm library space ▪ 420sqm shared meeting spaces, staff spaces and amenities. <p>This is expected to be sufficient to serve the incoming population to the Appin (Part 2) Precinct, with consideration also to the needs of the broader Appin and North Appin Precincts.</p>	<p>Located within the local mixed use centre within the Appin (Part 2) Precinct, with direct access to the public transport corridor. Facilities should be located close to public transport and co-located with other services such as the school sites.</p>	<p>Adapted from the Wilton Priority Growth Area Community Needs Assessment (2018) and NSW State Library Population Based Calculator.</p>
Local multipurpose community facility	<p>None identified within the Appin (Part 2) Precinct. The provision of the district community centre will be within the catchment area for both sites of the Appin (Part 2) Precinct. This is expected to be sufficient to serve the incoming population to the Appin (Part 2) Precinct, with consideration also to the needs of the broader Appin and North Appin Precinct.</p> <p>As identified in the November 2022 Social Infrastructure and Open Space Strategy for the Appin and North Appin Precincts, a local level multipurpose facility is recommended for investigation immediately north of the Dunbier land as part of the school. If undertaken, this would help increase access to community facility provision across the Appin (Part 2) Precincts.</p>	<p>Locate facilities within the mixed use centres as highlighted in Figure 3. Facilities should be located close to public transport and co-located with other services such as the school sites.</p>	<p>Adapted from the Wilton Priority Growth Area Community Needs Assessment (2018)</p>

RECOMMENDED SOCIAL INFRASTRUCTURE PROVISION FOR APPIN (PART 2) PRECINCT

Facility type	Quantity	Indicative location	Benchmark evidence
Schools	One co-located primary and high school. The school site will be approximately 4ha.	Co-locate schools with the mixed centres as shown in Figure 3. The school will also be located on the public transport corridor to provide maximum connectivity to serve the wider school catchment.	Adapted from the SINSW School Site Selection and Development Guidelines (2023)
Childcare	<p>Approximately one to two long day childcare centres with an average of 80 children to meet expected demand for 112 places.</p> <p>Approximately two out of hours school care centres with an average of 80 children to meet expected demand for 158 places.</p>	<p>Locate facilities within the mixed use centres to maximise accessibility and user convenience, in line with market demand.</p> <p>Out of hours school care centres should be accommodated within or co-located with the school site.</p>	Adapted from the City of Parramatta Community Infrastructure Strategy (2019)
Community health clinics	<p>Look to provide adaptable spaces within community facilities to accommodate health services.</p> <p>Larger clinics to be provided by the private market and/or by LHD as required over time.</p>	Located within facilities which are highly accessible by public transport or co-located with other services.	Consultation with LHD
General practice clinics	Provision of one medical centre within the mixed use centre, provided by the private market.	Located within the mixed use centre.	Adapted from Wollondilly Health Needs Assessment (2014)

RECOMMENDED PROVISION OF COMMUNITY FACILITIES

Figure 3 Indicative distribution of recommended community facilities in the Structure Plan



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| <ul style="list-style-type: none"> Appin & North Appin Precincts Boundary Appin (Part 1) Precinct Boundary Appin (Part 2) Precinct Boundary LGA Boundary Waterways C2 Conservation Land Existing Road within C2 Conservation Land Local Park District Park Regional Open Space | <ul style="list-style-type: none"> Easements (Active and passive recreation) Heritage Items Low Density Residential Medium Density Residential Stormwater Management Employment Lands Mixed Use Centres (including retail/commercial, schools and open space) Integrated K - 12 School Primary School | <ul style="list-style-type: none"> Existing Appin School East-West Connection Road Public Transport Corridor North-South Connection Road Appin Bypass Road Connection - By Others Collector Roads Potential for joint use arrangements District multi-purpose community centre Local multi-purpose community centre |
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RECOMMENDED RECREATION PROVISION FOR APPIN (PART) PRECINCT

The provision requirements for recreation facilities have been sourced from the Wilton Priority Growth Area Community Needs Assessment. Based on the application of benchmarks in Table 8, the size of the incoming population is unlikely to generate likely to substantial demand for these facilities.

The incoming population however will contribute to some cumulative demand for these facilities. Provision has been accommodated within the Appin (Part 2) Precinct and broader Appin and North Appin Precinct to sufficiently accommodate this demand, as outlined in Table 8.

Table 8 Recreation benchmarks

Facility type	Benchmark	Benchmark application	Recommended provision
Aquatic centres	One centre for every 30,000 – 60,000 people	No centre	<p>The incoming population of the Appin (Part 2) Precinct will not generate benchmark demand for a standalone aquatic centre.</p> <p>Cumulative demand for a public facility throughout the Appin and North Appin Precincts (including the Appin Part 2 Precinct) will be met through the development of a planned indoor aquatic centre at Wilton.</p> <p>As identified in the November 2022 Social Infrastructure and Open Space Strategy, a private learn to swim facility is also recommended for the Appin (Part 1) Precinct to accommodate some localised needs of the incoming population. This will also contribute to meeting the cumulative demand generated by the Appin (Part 2) Precinct.</p>
Indoor recreation facilities	One facility for every 50,000 – 100,000 people	No centres	<p>The incoming population of the Appin (Part 2) Precinct will not generate benchmark demand for a standalone recreation facility. Demand will likely to be met through planned facilities at Menangle Park and Wilton.</p>
District sportsgrounds	Two double playing fields and amenities for every 10,000 people	No playing fields	<p>While the incoming population of the Appin (Part 2) Precinct will not generate benchmark demand for a sportsground, a double playing field is recommended to be located adjacent to the school site immediately outside the Part 2 Precinct boundary.</p>
Multipurpose outdoor courts	One court for every 4,200 people 0.05ha per court plus runoff space and amenities	One outdoor court	<p>To be distributed among district and some well located local spaces. Some of the provision may be half court facilities for informal local games.</p> <p>Consideration should also be given to potential joint use arrangements with the school.</p>
Playspaces	<p>One playground for every 500 children aged 0 – 4 years Each playground to be a minimum of 50sqm and located within a park within a park</p> <p>One playspace for every 500 children aged 5 – 11 years Each play space to be a minimum of 100sqm and located within a park</p>	None	<p>As identified in the November 2022 Social Infrastructure and Open Space Strategy, it is strongly recommended there be a range of play spaces distributed across the Appin (Part 2) Precinct. This includes distribution across the proposed regional, district and local open space network.</p>
Outdoor fitness stations	1 station per 15,000 people	None	<p>The incoming population of the Appin (Part 2) Precinct will not generate benchmark demand for an outdoor fitness station.</p> <p>Consistent with the November 2022 Social Infrastructure and Open Space Strategy, a fitness station may be incorporated within the district open space.</p>

RECOMMENDED OPEN SPACE PROVISION FOR APPIN (PART) PRECINCT

As outlined in the November 2022 Social Infrastructure and Open Space Assessment, the provision requirements for open space have been adopted from the draft Greener Places Design Guide, with quantitative spatial standards sourced from best practice approaches around Australia.

Quantitative assessment summary

The net developable area (NDA) of the Appin (Part 2) Precinct is 68.81ha. If a benchmark of 10% of NDA were used, there should be 6.88ha of local and district open space provided within the Appin (Part 2) Precinct.

The Appin (Part 2) Precinct will likely contain 7.08ha of district open space and 1.99ha (minimum) of local open space, totalling 9.07ha. Using the NDA benchmark, the proposal is therefore expected to meet this need.

As discussed in the November 2022 Social Infrastructure and Open Space Assessment, the Wollondilly Contributions Plan includes a standard of 2.83ha of open space per 1,000 people. This provision rate is based on a UK standard from the early 1990s and has no evidence based for the use of this standard as a default rate in 21st century Australia, despite its frequent use. Council's Open Space Recreation and Community Facilities Strategy also does not stipulate a quantitative provision rate for open space, however, it does refer to a proportion based approach as part of open space planning considerations. A comparison of this standard is provided in Table 9. Regional open space is included as part of a population-based benchmark and therefore has been included, given the site will be within the catchment area (as outlined below). Planning for the regional open space already considered the likely population demands of the Appin (Part 2) Precinct population. It is therefore suitable to be considered as part of the Appin (Part 2) Precinct broader open space network.

Access to regional open space and immediate parks

The Appin and North Appin Precincts Indicative Plan includes an additional 21ha of regional open space, located at the centre of the Precincts. Over a third of this space is planned to be used for regional level sports fields. The incoming population of the Appin (Part 2) Precinct will be within the catchment area (up to 30 minutes travel time) to this regional open space which will supplement the district and local provision.

A double playing field is also proposed to be co-located with the school site within the Appin (Part 2) Precinct. While the school boundary is within the Appin (Part 2) Precinct, the intended boundary for the playing field is located immediately adjacent to the Precinct site. The incoming population is therefore likely to have immediate access to this open space when provided.

Table 9 Quantitative demand for open space

Example benchmark	Quantity of open space required	Quantity of open space provided
10% of NDA as local and district open space (does not include regional space)	6.88ha	9.07ha
2.83ha open space per 1,000 people* (includes access to regional space)	<ul style="list-style-type: none"> 6.94ha within the site 21ha of regional open space within catchment area 	2.44ha of district and local per 1,000 people 7.53ha per 1,000 people including regional access

*Benchmark provided in Wollondilly Contributions Plan

RECOMMENDED OPEN SPACE PROVISION FOR APPIN (PART) PRECINCT

Qualitative assessment summary

The incoming Appin (Part 2) Precinct population will have immediate access to three district open spaces, as identified in Figure 4. All district open spaces located across the Appin (Part 2) Precinct meet the minimum size requirements in the draft Greener Places Design Guide, with all residents also within 2km of a district space and 10km of the regional space.

The November 2022 Social Infrastructure and Open Space Strategy provides recommendations to guide planning for local spaces across the Appin and North Appin Precincts during subsequent detailed design stages. This includes distributing local open space within 400m of residents, and providing adequate embellishment to support play and urban respite opportunities. These recommendations are supported for the Appin (Part 2) Precinct when the detailed design stage commences.

The Appin (Part 2) Precinct contains range of open space areas which are capable of supporting a diversity of structured and unstructured recreation opportunities. This includes a hierarchy of open space areas, as outlined in Table 10 below. As discussed in the November 2022 Social Infrastructure and Open Space Strategy, the open space in the southern portion of the Appin (Part 2) Precinct directly forms part of a larger open space corridor, helping to increase the range of accessible recreation opportunities to the incoming population. A double playing field is also intended to be co-located with the proposed school, with the field immediately adjacent to the Appin (Part 2) Precinct boundary.

Table 10 Ability of proposed open spaces to support recreation opportunities

Recreation diversity considerations	Allocation within Appin (Part) Precinct			
	Structured recreation		Unstructured recreation	
District	3.33ha approx.	17%	3.75ha approx.	76%
Local	1.99ha	Assume 100%	0.0ha	Assume 0%
Total	5.32ha	59%	3.75ha	41%

RECOMMENDED PROVISION OF OPEN SPACE

Figure 4 Indicative distribution of open space (district and regional) in the Structure Plan



LEGEND:

- | | | |
|--|---|-------------------------------|
| Appin & North Appin Precincts Boundary | Existing Road within C2 Conservation Land | District Community Facilities |
| Appin (Part 1) Precinct Boundary | Local Park | Local Community Facilities |
| Appin (Part 2) Precinct Boundary | District Open Space | Existing Appin School |
| LGA Boundary | Regional Open Space | |
| Waterways | Easements (Potential for active and passive recreation) | |
| Riparian Corridor | Walkable Green Links | |
| Collector Road | Heritage Items | |
| C2 Conservation Land | Draft NSW State Heritage listing | |
| | Curtilage (Place of First Nations Cultural Landscape) | |

RECOMMENDED PROVISION OF OPEN SPACE

04 CONCLUSION

CONCLUSION

This report has been prepared to understand the likely social infrastructure and open space needs of the future community of the Appin (Part 2) Precinct and how this can be accommodated within the precinct.

This report relies on the evidence base, assessment and findings provided in the November 2022 Social Infrastructure and Open Space Assessment for the Appin and North Appin Precincts and Appin (Part 1) Precinct. The November 2022 report is provided at Appendix A and should be read in conjunction with this report.

Based on the summary of recommendations in this report, the Appin (Part 2) Precinct is capable of supporting the social infrastructure and open space needs of the proposed incoming population. This will be achieved through the provision of new facilities, and an integrated network of local, district and regional open space as detailed in this report.

APPENDIX A