

Oakdale Social Infrastructure Needs Assessment

Planning Proposal

1828 Barkers Lodge Road, Oakdale

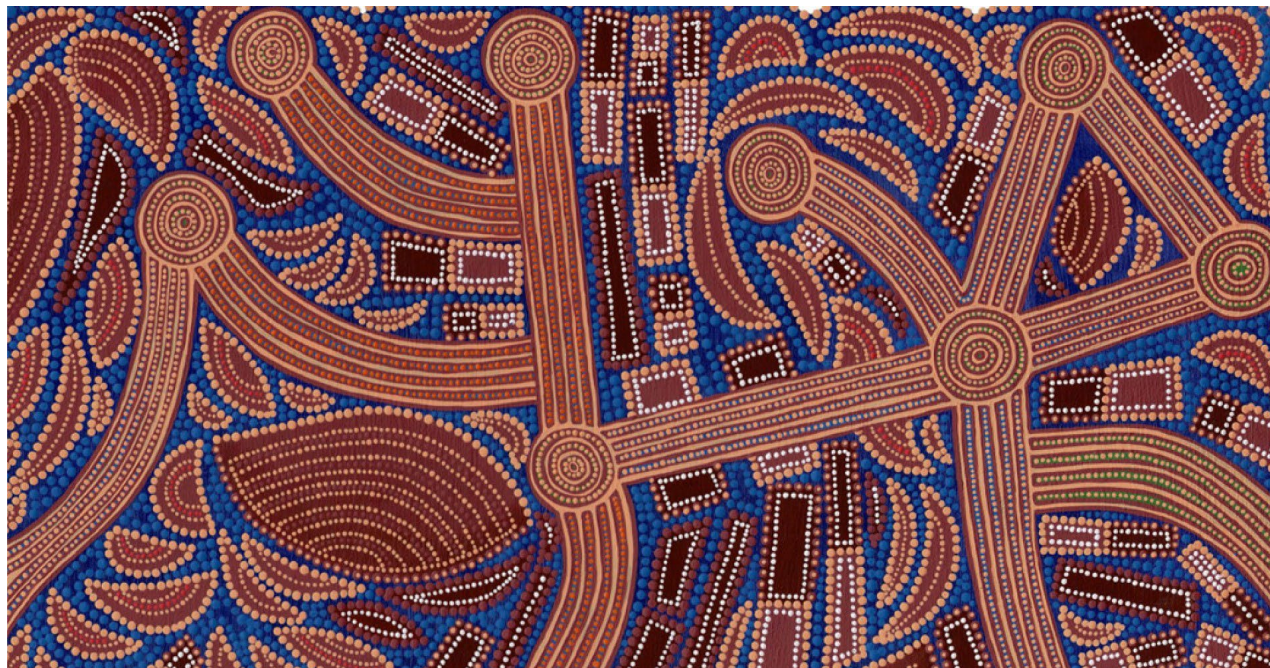
Submitted to Morehuman
on behalf of Gyde Consulting

28 March 2024

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Acknowledgment of Country



Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.

Towards Harmony by Aboriginal Artist Adam Laws

This report was prepared by:		Disclaimer
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Project:	Planning Proposal	
Report Version:	Final	

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EXECUTIVE SUMMARY

The NSW Department of Planning, Industry and Environment (DPIE) has created the Local Environmental Plan Making Guideline (2022) which identifies the process and information required to prepare a planning proposal. The Guideline requires the planning proposal to consider the need and capacity for local and regional infrastructure to support a development at pre lodgement stage.

A social infrastructure needs assessment (SINA) is a systematic process that gathers information to identify and prioritise any infrastructure needs of the incoming population generated by a planning proposal.

This SINA has been compiled specifically to identify the social infrastructure needs of the incoming population generated by the proposed development at 1828 Barkers Lodge Road, Oakdale, in the Wollondilly Shire Council area.

The social infrastructure needs have been assessed based on the:

- proposed 208 residential lots
- occupancy rate of 3.1 people per household as per the Wollondilly Shire Council Contributions Plan 2020
- the estimated 645 new generated by the proposal
- benchmarks sourced from Wollondilly Shire Council and best practice sources.

The SINA concludes that the social infrastructure needs of an estimated incoming population of 645 are likely to be met through existing provision.

The immediate area locates several essential community, open space and recreational assets and services, all within 5km of the subject site.

Willis Park adjoins the site, and features a full-size soccer field, practice field, a cricket pitch and amenities building.

Outdoor gym facilities, a children's playground, informal BMX track and an amenities building are located on the Burragorang Road area of the park.

Four kilometres west of the Oakdale centre is Burragorang State Recreation Area (SRA).

Along Egans Road there is a Community Hall (closed at the time of this Assessment), two functional tennis courts, plus a vacant area the size of a court that is unused.

Oakdale Public School, which also provides a kindergarten and Outside School Hours Care (OSHC) program, is close by. Within 5km of the site there are two childcare centres, an 81-place long day care centre and a 39 Place preschool kindergarten.

While not extensive, Oakdale's retail core located on the intersection of Barkers Lodge Road and Burragorang Road and opposite the subject site, provides a local supermarket / convenience store and limited services, including a medical centre.

Beyond any occasional goods and service needs, residents of Oakdale typically travel to Camden and Narellan via Burragorang Road for regular groceries, health, and other professional services.

While need of the incoming population generated by the planning proposal are likely to be met through the ideally located existing facilities, there are social infrastructure improvements that could be achieved.

As identified in the Wollondilly Contributions Plan 2021, the proponent may wish to negotiate a planning agreement with Council for the provision of public purposes in connection with the planning proposal, noting that any planning agreement will be at the absolute discretion of Council.

If a planning agreement or other arrangement is negotiated between Council and the proponent, the SINA suggests the focus of works could be centred on upgrading all or part thereof existing social infrastructure in Oakdale.

Currently, Willis Park including the children's playground and fitness station, Oakdale Community Hall and tennis court area, and their proximity to the shopping village and public school, provide a strong community focal point.

Upgrades to existing social infrastructure has the potential to complement the existing Oakdale village and meet broader community needs for additional and improved facilities.

Contributions toward the upgrade of existing and the addition of new facilities, and improved opportunities to access these facilities through better connectivity, will help meet the needs of current and future Oakdale populations.

The SINA provides the following recommendations.

Recommendation 1.

Council investigates opportunities for the developer to enhance the following social infrastructure (or part thereof) items in lieu of Section 7.11 contributions:

- upgrade of Willis Park children's playground to cater for older children / all abilities
- upgrade of area immediately surrounding Willis Park children's playground for use as gathering and picnic areas, or
- create community gathering space and picnic area at the rear of Oakdale Community Hall
- upgrade the existing tennis courts
- provide a multipurpose court in the vacant space adjacent to the tennis court
- contribute to the renewal / upgrade of Oakdale Community Hall
- improve lighting in Willis Park for evening training sessions.

Recommendation 2.

Council investigates opportunities for the developer to create better connectivity between existing social infrastructure and the proposed

development through the provision (of part thereof) of cycling and pedestrian paths in lieu of Section 7.11 contributions.

Recommendation 3.

Council investigates opportunities for the developer to create better connectivity between Oakdale and The Oaks through the provision of cycleway (or part thereof) as part of the 15.4km of on road cycleway from Oakdale to Bickley Vale via The Oaks as identified in the Wollondilly Bike Plan Update (Addendum to the Final Report) in lieu of Section 7.11 contributions.

Recommendation 4.

Council investigates opportunities for the developer to create better connectivity in Oakdale through the provision of shared paths (or part thereof) as part Council's \$2.7 million Footpath and Shared Path Program to upgrade multiple paths across six communities to create safer and more accessible links in lieu of Section 7.11 contributions.

PART A – INTRODUCTION

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1. INTRODUCTION

Gyde Consulting has been engaged by Morehuman Property Group Pty Ltd to prepare this social infrastructure needs assessment as part of the planning proposal for Oakdale. The planning proposal seeks to rezone 19.1 hectares of land to facilitate residential development and deliver 208 low-density residential lots, three super lots zoned C2 and C3, and one lot for the permanent stormwater basin (a total of 212 lots).

To meet the needs of the incoming population and respond as they change and grow through the lifecycle, it is important that those residents have access to a range of social infrastructure and services.

Health infrastructure like medical centres and hospitals, arts, cultural and community spaces, libraries open space, and a range of recreation options should be accessible. Young families will require childcare, play grounds and schools, young people will also require places to meet. This infrastructure should be connected to homes and suburbs by well-connected cycle routes and safe walkways.

This assessment has been compiled specifically to identify the social infrastructure needs of the incoming population based on the 208 low density residential lots, and an estimated incoming population of 645 residents.

1.1 Where is the site located?

Wollondilly Shire is characterised by a network of towns and smaller settlements, with housing development occurring mainly as incremental expansions to existing urban areas. Increasingly, however, future development will involve major broad hectare land releases within the Wilton Growth Area around the township of Wilton on the Hume Motorway, and in the Greater Macarthur Growth Area where housing development is occurring or is planned around Appin, Menangle and other locations.

Located in Wollondilly, Oakdale is a community of about 1,200 residents that is within Sydney's outer south-western per-urban area, close to the urban extent. Native bushland extends further west, protected by a network of national and state parks including the Burragorang State Conservation Area and the Nattai National Park.

Lake Burragorang, located within these conservation areas, acts as Sydney's largest water supply, regulated by Warragamba Dam.

Oakdale is about 19km north-west of Picton and 23km north-west of Tahmoor, two of the largest townships within Wollondilly LGA. Camden is 20km to the east while Narellan, which provides higher order services, is another 5km further to the northeast.

Oakdale itself consists of residential lots mainly centred on Burragorang Road which runs through the town on its way from The Oaks to Nattai.

1.2 Purpose of this assessment

This planning proposal aims to increase housing provision in the suburb of Oakdale in the Wollondilly Shire local government area. The proposed increase in dwellings has the potential to create additional demand for some forms of social infrastructure. To identify this potential additional demand, this study will provide an analysis of infrastructure needs, including child care, open space, community, and cultural infrastructure, educational, and health infrastructure.

This Social Infrastructure Needs Assessment will be conducted within the policy and planning context provided by the Greater Sydney Commission Western City District Plan 2018, and that provided by various Wollondilly Shire Council documents.

1.3 Report structure

The social infrastructure assessment report is based on the following three-part structure.

PART A: INTRODUCTION

Part A establishes the purpose of the assessment and defines the scope of works or the social infrastructure types that will be investigated. This section also provides an outline of the planning proposal.

PART B: CONTEXT FOR SOCIAL INFRASTRUCTURE

Part B outlines the strategic planning context for the proposal and social infrastructure. It provides commentary on general trends in social infrastructure provision and community participation. Part B also presents key demographic data. An audit of existing and proposed social infrastructure, and a review of social infrastructure needs in the Wollondilly Shire provides insight into gaps in provision.

PART C: SOCIAL INFRASTRUCTURE NEEDS ASSESSMENT

Part C identifies the incoming population and potential characteristics based on population projections. Wollondilly Council and other benchmarks are applied to identify the likely needs for social infrastructure generated by the incoming population. Part C also provides recommendations detailing the types of social infrastructure to be provided and how these can be delivered.

1.4 Defining social infrastructure

Social infrastructure is a key component of liveability, providing access to essential community services and resources. Access to a wide range of different types of social infrastructure is therefore important for the creation and ongoing development of healthy communities. High levels of access to social infrastructure are linked to increased physical activity and wellbeing and increases satisfaction within the local community, improving social interactions and mental health outcomes.

Infrastructure Australia defines social infrastructure as: “The facilities, spaces, networks and services that support individual and community health and wellbeing, promote a cohesive society and support economic prosperity, and builds the collective skills, knowledge and experience of individuals that creates economic value and social capital” (Australian Infrastructure Plan, 2021).

The scope of this assessment focuses on the ‘hard’ social infrastructure, or the physical assets, that provide the spaces for ‘soft’ infrastructure, or the services and programs that may be accommodated in these spaces.

Hard social infrastructure for this assessment has been categorised as identified below.



Community and Cultural

Community infrastructure is the buildings and spaces that provide opportunities to access key services. Community infrastructure provides spaces for the community to connect and socialise. Generally, this category of infrastructure is multi-purpose offering different things for different people. As well as access to key services, they are used as learning centres, activities, are hired to organise social events and can often be the heart of a neighbourhood.

Cultural infrastructure includes buildings and spaces that accommodate or support culture. It also includes the digital and technological infrastructure that enables online access to collections and performances, widening engagement, participation and appreciation for all audiences.

Examples: Multipurpose Community Centres; Seniors centres; Youth centres; Neighbourhood centres; community meeting rooms/halls; performing arts theatre; Art Gallery; Museums; Libraries; Arts, cultural and heritage space.



Education and Training

A comprehensive network of accessible education infrastructure has a range of benefits for communities. As well as their role as learning spaces for the development of young people and adults, education institutions often become a focal point for communities, encouraging neighbourhood connections and supporting cohesiveness. Most education institutions also provide shared use opportunities for local communities.

Examples: Universities; TAFEs; Secondary schools; Primary Schools.



Childcare and early years

Childcare plays an important role in the lives of Australian families, with services provided by both government and private organisations. Childcare helps support parents in their social and professional endeavours whilst assisting children in reaching important developmental milestones.

Examples: Kindergarten / preschool; Outside of school hours care (OOSHC); Long day care.



Health

Health infrastructure provides the necessary foundation for all public health services. Health infrastructure allows professionals to respond to ongoing health problems, such as chronic disease, and prepare for and respond to emergency health threats, such as natural disasters and disease outbreaks. A strong public health infrastructure includes a capable and qualified workforce, up-to-date data and information systems, and agencies that can assess and respond to public health needs. While a strong infrastructure depends on many organizations working together, public health departments play a central role in the nation's public health system.

Examples: Hospitals; medical centres and GPs; Community health centres.



Open Space

Access to green space is associated with many health benefits, including lower premature mortality, longer life expectancy, fewer mental health problems, less cardiovascular disease, better cognitive functioning in children and the elderly, and healthier babies. It also helps to mitigate air pollution, heat and noise levels, and provides opportunities for physical exercise and social interaction.

Recreation encompasses a range of activities that people undertake for fun, relaxation or fitness. This includes activities such as structured 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. It is important spaces for structured and unstructured recreation are provided to enable the community to have access to a range of opportunities and are not dominated by one setting.

Structured recreation and open space examples: Sports Ground and facilities; Leisure and Aquatic Centres; Indoor sports centres; playgrounds; skate parks; off leash dog parks. Right above: Wollondilly Community Leisure Centre.

Unstructured recreation and open space examples: Informal play spaces; walking trails; natural areas; public gardens. Right, below: Burragorang State Conservation Area.

2. PROJECT DETAILS

2.1 Site and surrounds

The site is located at Lot 1, 2 & 6 DP 734561, 1838 Barkers Lodge Road & 1455 – 1475 Burragorang Road, Oakdale. The site is a mix of mostly open farmland, grassy woodland, and forest vegetation. The site slopes generally from south to north east, it encompasses two dams within the central south of Lot 6. The site is surrounded predominately by Rural and Rural Residential land uses.

It is understood that the site was previously used for agricultural purposes and the majority of the site is cleared and has a mixed native/non-native grassland vegetation cover.

Vegetation exists surrounding the site, varying between grassland and forest to the south east and south west.

Recent subdivision activity including a 34-lot subdivision on Galidan Avenue, off Egans Road to the north of the township, and the larger Braycharlo Estate (121 lots) which is still underway and located close to the centre of town adjacent to the Oakdale Public School, has resulted in small amounts of residential growth.

Oakdale is supported by a small cluster of retail and business uses located on the north-east corner of Burragorang Road and Barkers Lodge Road. The centre comprises a small independent supermarket with an adjacent liquor store, a diner/café, a rural supplies store, a hair and beauty salon, and a small medical centre.

West of the site, Oakdale Workers Club provides a dining option, social activities, and is the home of the local rugby league team.



Figure 2 **Subject Land**

2.2 The Proposal

The proposed concept subdivision layout (which supersedes the previous Planning Proposal for the site) is shown in Figure 3.

The proposal would result in up to 19.1 hectares of land being zoned R2 Low Density Residential, facilitating a yield of up to 212 lots, which includes 208 low-density residential lots, three super lots zoned C2 and C3, and one lot for the permanent stormwater basin.

The site adjoins Willis Park, which has two playing fields, amenities building, children's play equipment, informal BMX track and fitness station.

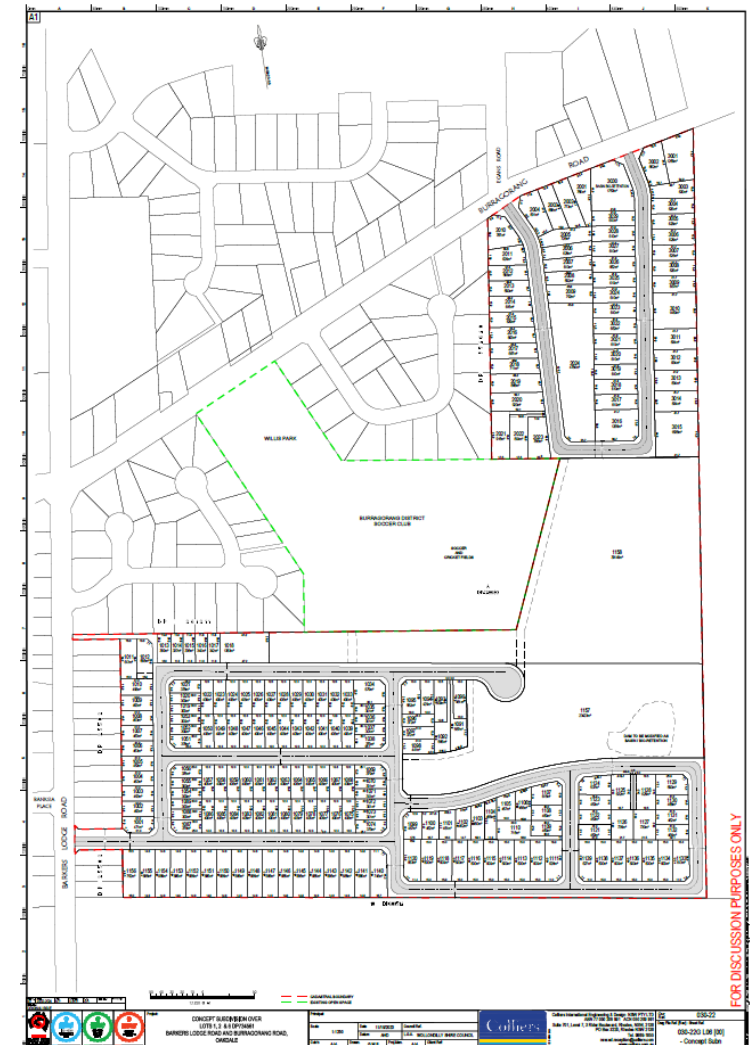


Figure 3 Concept subdivision

PART B – CONTEXT FOR SOCIAL INFRASTRUCTURE

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3. STRATEGIC PLANNING CONTEXT

The rezoning of this land is influenced by a range of state and local government strategic land use planning and other planning and policy documents.

In addition to land use requirements, these policy and plans outline key aspirations and needs of communities, as well as planning principles and directions to inform the planning and provision of social infrastructure.

The following state and local government plans were reviewed to inform this social infrastructure assessment, with relevant directions, principles and benchmarks guiding the approach to social infrastructure provision and supporting recommendations.

- A Metropolis of Three Cities – Western City District Plan 2018
- NSW Government Architect Draft Greener Spaces Design Guide
- Wollondilly 2033: Community Strategic Plan 2022/23 – 2032/33
- Wollondilly 2040: Local Strategic Planning Statement 2020 (LSPS)
- Wollondilly Developer Contributions Plan 2020
- Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014 (OSRCF):
- Social Planning Strategy for Wollondilly 2016
- Wollondilly Shire Council Draft Social and Health Impact Assessment Policy
- Wollondilly Health Needs Assessment 2014
- Wollondilly Wellbeing Report, 2023.

A comprehensive review of the following policy and plans are provided in **Appendix A**.

3.1 Social Infrastructure Directions and Principles

The following table documents the relevant social infrastructure directions, principles and performance criteria identified through the review of the strategic planning context.

A Metropolis of Three Cities – Western City District Plan 2018

- Social infrastructure should be co-located and accessible, with direct walking and cycling connections that can be used by people of all ages and abilities.
 - Multipurpose and intergenerational facilities will be essential in land release areas to enable better use and access to key social infrastructure.
 - Opportunities for shared use and joint use partnerships are encouraged in growth areas to support better use of social infrastructure. Such opportunities include shared use of school sites after hours.
 - Quality, quantity, and distribution are key considerations for open space planning. These considerations should be incorporated in the development of new neighbourhoods.
 - Developing innovative ways to optimise open space for recreation, sport and social activities becomes increasingly important as the population grows.
-

NSW Government Architect Draft Greener Spaces Design Guide 2020

- Accessibility and connectivity: ease of access is critical for the community to be able to enjoy and use public open space and recreation facilities.
 - Distribution: the ability of residents to gain access to public open space within an easy walk from home, workplaces, and schools is an important factor for quality of life. The geographic distribution of open space is a key access and equity issue for the community.
 - Size and Shape: Size and shape: size and shape of open space has a direct bearing on the capacity of that open space to meet and accommodate recreation activities and needs.
 - Quantity: in low and high density areas good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.
 - Quantity: in low and high density areas good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.
 - Diversity: the range of open space setting types within an urban area will determine the diversity of recreation opportunities for communities.
-

Wollondilly 2040: Local Strategic Planning Statement 2020 (LSPS)

- Future open space should be provided in accordance with Council's multipurpose facilities model. This model is currently under development but is intended to facilitate adaptable spaces which can accommodate multiple user groups and changing community needs.
 - There are nine key principles for open space planning. These are: equity of access, public transport connections, visibility, flexibility, safety, future adaptability, sustainability, sense of place and avoiding land use conflict.
 - Urban tree canopies should be protected, retained, and increased in growth areas to combat urban heat island effects and diversify tree species.
 - Local health services, programs and facilities should be developed early in the planning process and focus on preventative health measures.
 - The urban environment should encourage and support people to live healthy lives. Principles around accessibility, equity and social cohesion should therefore be imbedded in any new facilities and places.
-

Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014 (OSRCF)

The future development of open space, recreation and community facilities within Wollondilly Shire should be guided by the following common principles:

Contribute to public domain and a sense of place

- Facilities can contribute to urban vitality, local identity and sense of place, and become important focal points and gathering places for the community. A strong connection between the facility and the broader community can be fostered through development of facilities on landmark sites and with distinctive architecture and landscape design.
- Facilities should be distinctive and welcoming places, and should present as a reflection of local culture. This helps ensure they develop a strong local profile and are well known in the community, thereby promoting high levels of usage.
- Incorporating public art and interpretation into the building/park design is also important in creating distinctive and welcoming community centres. Public art and interpretation are important avenues for telling local stories and creating places that are recognised and valued in the community.

Sustainability

- Facilities should be financially sustainable and provide value for money for their users, owners and operators. While capital funding is a major issue, ongoing operational costs are often an even greater concern and expense.
-

Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014 (OSRCF)

- Key considerations include building/park design that reduces ongoing operating and maintenance costs. The incorporation of environmentally sustainable design features is critical in this regard. Features including water conservation and re-use, passive solar design, natural ventilation, insulation, natural light, etc. These features reduce ongoing operational costs for owners as well as for hirers and users. Facility design that incorporates cost recovery is also important. This can include the incorporation of space for casual hire or longer term lease for either community or compatible commercial uses.

Location to promote accessibility and visibility

- To be well used and serve identified social needs, facilities should be highly accessible and visible. They should provide equitable access to all potential users, be accessible by public transport and have good pedestrian and cycling connections.
 - Open spaces should where practical be visible from local streets while community facilities should preferably be on the street front and ideally at ground floor for optimum visibility and accessibility. Enabling an awareness of what happens inside also promotes usage. Adequate parking nearby also promotes good access to facilities.
-

Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014 (OSRCF)

Connected to public transport, pedestrian and cycling networks

- Planning for facilities and services requires a focus on enhancing efficiency and utilisation. Public transport enhances accessibility for all population groups. As a principle, facilities should ideally be located within 400 metres walking distance of a regular public transport stop. While this may not be readily achieved in rural villages, minimising car dependence should be a goal.
- Linking to pedestrian and cycling networks provides another avenue to promote the accessibility of facilities to all groups in the population and is a further means to encourage sustainable behaviour and a healthy and active lifestyle.

Of sufficient size and design to enable expansion and adaptation

- It is difficult to precisely predict the requirements for community facilities for a future population. Assumptions about demand are based on current projections regarding future populations. These projections may change and therefore affect requirements for facilities land.
- Past experience has shown that it is important to provide some flexibility in the provision of community facility space. Design should cater for the possibility of both expansion and potential changes in use as the catchment population both grows and changes in the future.

Safety and security

- Facilities should be designed in accordance with Crime Prevention Through Environmental Design
-

Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014 (OSRCF)

(CPTED) principles. They should provide a high degree of personal safety for people entering and leaving the building, especially at night. Safety and security can be enhanced by:

- Involvement of the community in design and development of community spaces, leading to feelings of ownership of the space so it is more likely to be used.
- Providing spaces that can be monitored by a range of people including passers-by and shop keepers
- Strategically positioning lines of sight, lighting, trees, and meeting places
- Using barriers to guide pedestrian and vehicle traffic.

Avoidance of conflict with neighbouring uses

- Strategic land use planning processes can provide an opportunity to locate community facilities in areas where they are most accessible but also where impacts on residential and other uses can be minimised.
 - Siting facilities to incorporate some form of separation and/or buffering from residential areas is often an important consideration in reducing any potential future conflict. Design and building orientation are also important considerations.
-

4. SOCIAL INFRASTRUCTURE PROVISION AND PARTICIPATION TRENDS

4.1 Provision trends

Key approaches and considerations for the provision of social infrastructure include the following.



Multipurpose community hubs and co-location as the preferred delivery model: Research shows that trends in social infrastructure provision in established areas focus on flexible and multipurpose community hubs. These would be centrally located with good access to a range of transport modes.



Provision of social infrastructure in established areas: The provision of new social infrastructure in city centres will be heavily influenced by the infrastructure that already exists around them. Redevelopment and adaptive reuse/re-purposing of existing facilities/spaces in this regard are preferred.



Building resilience for emergencies and climate change adaptation: Built assets should be assessed to understand and respond to vulnerabilities associated with climate change, including climate-related events. Consideration is also needed for the potential impacts associated with declared emergencies such as pandemics, storms, floods, and fires.



The 20-minute neighbourhood: The 20-minute neighbourhood is all about 'living locally' and enabling people to meet most of their daily needs within a 20-minute return walk from home, with access to safe cycling and local transport.



Public Realm: Consideration for the public realm and the significance placed on the spaces between buildings, streetscapes and public places has changed dramatically over time in response to developmental and lifestyle factors.



Benefits of open space (green infrastructure) in fast-growing, high-density communities and the need for innovations in models of delivery: Communities living in higher-density areas will increasingly need to rely on shared, public green infrastructure, such as public parks. Higher density buildings can also trap heat, which contributes to the urban heat island effect. Enhancing green space and local biodiversity can provide physical and mental health benefits.



The importance of arts and cultural spaces: Cultural spaces are important in communities, creating opportunities to express the unique characteristics, identity, and to showcase the creative sector.



Keeping pace with innovation and technology: The emergence of new technologies impacts the way residents engage with the world. These changes, and those to come, will have an influence on community life and the role of its social infrastructure.

4.2 Participation trends

General key participation trends include the following.



Participation levels at an older age: There are indications Australians are embracing sport into their old age. To retain strong participation rates, sports of the future will need to cater for senior citizens. They will also need to cater for the changing cultural make-up of Australia.



Walking most popular recreation activity: The most popular type of physical recreation Australians participate in is walking, indicated by 2.3 million females and 1.2 million males. This is followed closely by going to the gym or fitness, again more popular with females – almost 1.8 million females go to the gym with 1.4 million males doing the same. Males are more likely to go for a jog or run (740,500) than females (624,000).



Increasing participation by women and girls in sport: Women's sport in Australia is experiencing considerable growth. Female participation at a grass roots level is on the rise in a several major sports, and there are new elite and professional options available to female athletes.



Young People: Despite higher representations of young people in sport, increasingly for this age cohort there is a preference for individual and unstructured / informal activities rather than team or group activities. Younger children are also being encouraged to reconnect with nature through nature play and experiencing the outdoors. The design of play spaces is therefore changing and the traditional playgrounds design model is being challenged.



Sedentary lifestyles and the screen age: The sport participation rate has been declining across the board, and these younger generations are no exception, declining from a participation rate of 78 to 73.8 for Gen Zeds aged 15-17 in the last year. Sedentary lifestyles are on the rise in this Screen age era, and based on a projection of the current trends, by the year 2027, when Gen Z have all reached adulthood, 77.9% of males and 61.8% of females are likely to be obese or overweight.



Popularity of outdoor recreation: The Outdoor participant base has increased 6.9% since the COVID pandemic began in early 2020. Although many of the official restrictions on indoor entertainment including restaurants, bars, and sporting events ended in 2021, outdoor recreation participation continued to grow. The number of participants 55 years and older increased more than 14% since 2019, and senior participants ages 65 and older were in the fastest growing age category with 16.9% growth since the COVID pandemic began in early 2020.



Work Patterns: Working hours extend outside the traditional 9-5 resulting in people seeking activities during times not traditionally catered for. The need for greater flexibility in the management and structure of sport and recreation is required, including access to open space. Individualised sport and fitness activities are on the rise, with people fitting sport into their increasingly busy lifestyles to achieve personal health objectives.

5. EXISTING AND PROJECTED POPULATION CHARACTERISTICS

Preparing the demographic involves a review and analysis of selected demographic data and other characteristics to develop an understanding of the existing community and help identify needs and likely demands on existing social infrastructure. Population projections help to develop an understanding on the likely demands of future populations on social infrastructure.

5.1 Geographic area

The Statistical Area (SA2) of The Oaks – Oakdale as defined by the Australian Bureau of Statistics has been used to support the demographic profile and population projections for this assessment. The Oaks – Oakdale SA2 geographic area provides a representative sample of community with diverse population characteristics that may interact in their daily lives.

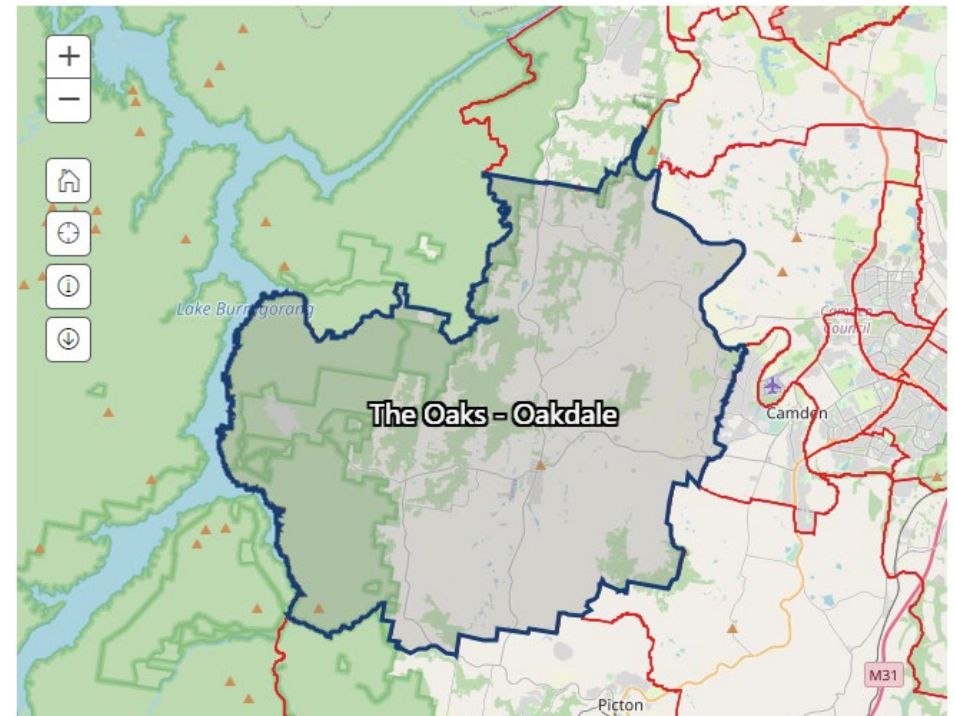


Figure 4 The Oaks -Oakdale SA2



Population

The Oaks – Oakdale population in 2021 was 9845, which made up 18.2% of Wollondilly's 54,039 population. 3.7% of the population were Aboriginal or Torres Strait Islanders, and 16.0% were born overseas. In 2041 The Oaks – Oakdale population of 10,230 will make up 11.3% of the 90,356 residents that are forecast to live in Wollondilly.

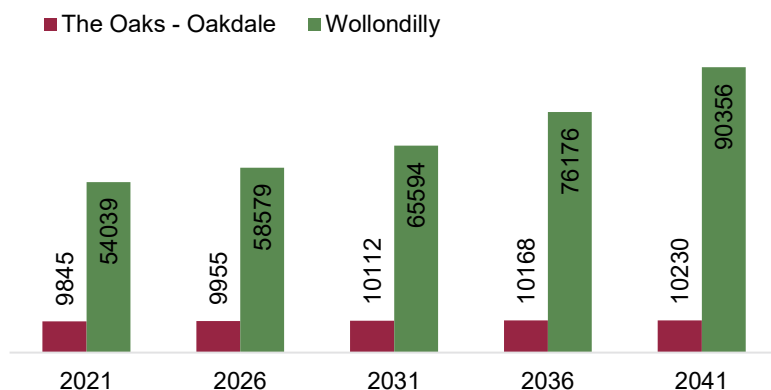


Figure 5 The Oaks – Oakdale population 2021-2041

Source: Department of Planning and Environment, 2022



Five-year age groups

The median age of the population of The Oaks – Oakdale in 2021 was 38.40. In 2041 the median age will be significantly older, at 45.55. The age group in the Oaks – Oakdale SA2 contributing to that significant change will be those in the older age brackets, from 65 onward. This group will make up 19.4% of the 10,230 residents. The number of children and young people will decline, from 20.1% in 2021 to 15.8% of the total population in 2041.

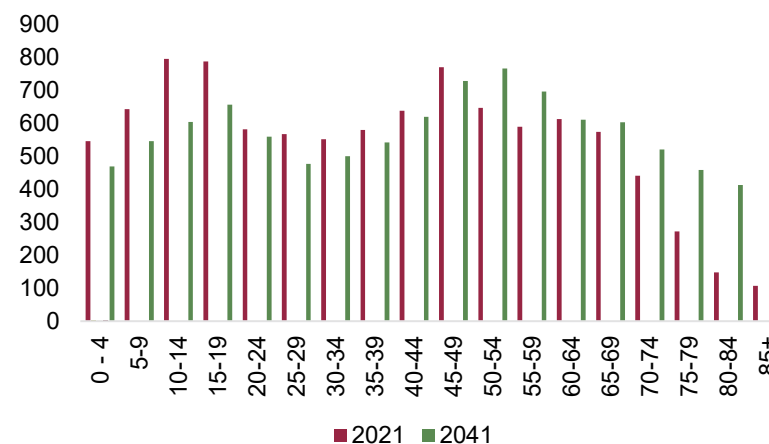


Figure 6 Forecast dwelling numbers

Source: Department of Planning and Environment, 2022



Dwellings

97.4% of all dwellings in The Oaks – Oakdale are separate houses. Most dwellings in The Oaks – Oakdale are four bedrooms, however 28% of dwellings have five or more bedrooms, significantly higher than Wollondilly (13.6%) and NSW (8.4%).

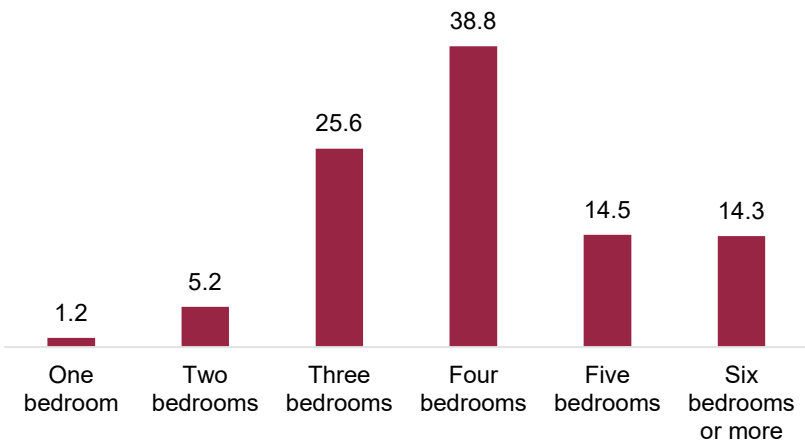


Figure 7 Dwelling structure

Source: Department of Planning and Environment



Forecast Dwellings

97.4% of all dwellings in The Oaks – Oakdale there is an additional 533 households forecast, from 3166 in 2021 to 3699 in 2041.

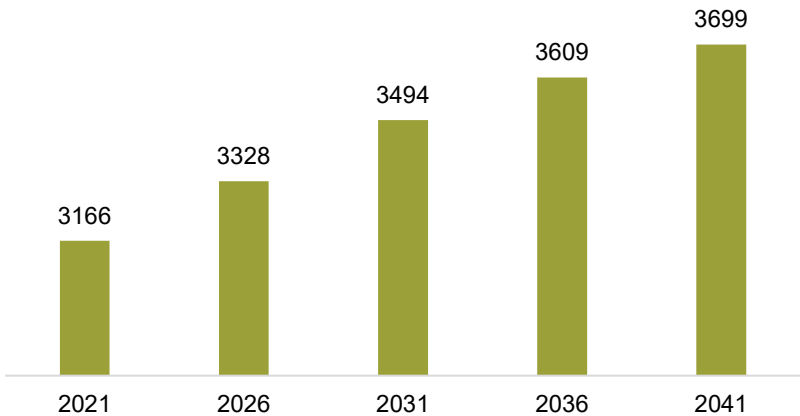


Figure 8 Forecast dwelling numbers

Source: Department of Planning and Environment



Households

The dominant household type in The Oaks – Oakdale from 2021 to 2041 will be ‘couple with children’. However, while this family type made up 43.4% of all households in 2021, this will drop to 36.6% in 2041. ‘Couple only’ will increase from 28.9% in 2021, to 31.6% in 2041, while ‘lone person’ households will increase from 13.7% in 2021 to 17.7% in 2041.

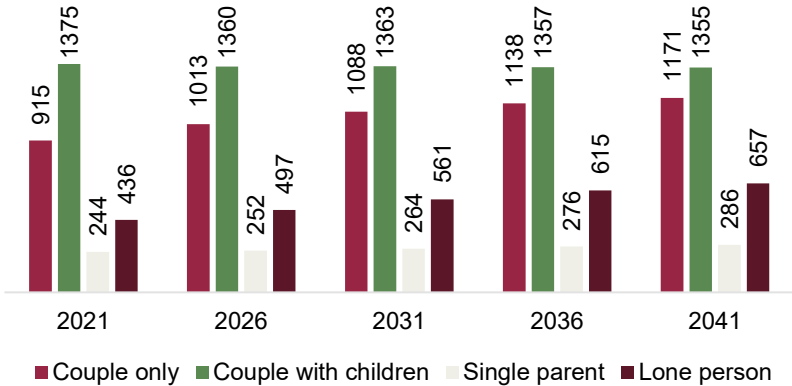


Figure 9 Household types

Source: Department of Planning and Environment



SEIFA Index

The Wollondilly Shire Council Socio-Economic Indexes for Areas (SEIFA) measure the relative level of socio-economic disadvantage and advantage based on a range of Census characteristics. A higher score on the index means a *lower* level of disadvantage, or a *higher* level of advantage. When compared to other small areas in the Wollondilly Shire, Oakdale places approximately midway along the SEIFA percentile score, as shown in the examples below.

Camden Park - Mount Hunter – Cawdor	94
The Oaks - Belimbla Park - Glenmore	74
Appin - Appin - Cataract - Darkes Forest	69
Oakdale - Oakdale - Nattai - National Park	57
Bargo – Yanderra - Pheasants Nest	45
Tahmoor	32

6. SOCIAL INFRASTRUCTURE PROVISION

6.1 Existing social infrastructure

The review of existing social infrastructure is carried out according to the social infrastructure categories identified in Section 1.

Existing social infrastructure in metropolitan areas is generally mapped according to an 800m (average 7 – 10 mins walk) and 2km (average 20 – 24mins walk) catchment.

The 800m and 2km distances align closely with 15 – 20-minute neighbourhoods that support access for community needs through walking and active transport options, and the established social infrastructure hierarchy proximity based benchmarks for 'Local' (1 to 3 km walking/cycle/bus/train), and 'Neighbourhood' (up to 1km walking/cycle/car/bus) provision.

Given the nature of the site, existing provision has been mapped according to a 1m and 5km catchment. Note that this catchment area is used to map existing facilities only.

Further on the nature of the area, due to the limited social infrastructure the categories were collapsed for mapping purposes. The collapsed social infrastructure categories are:

- open space and recreation facilities
- community facilities (including childcare and early years, education and training, healthcare).

Figure 10. (right) identifies open space and recreation facilities in the catchment areas. Table 1. below provides a list of the open space and recreation facilities and includes approximate distances.

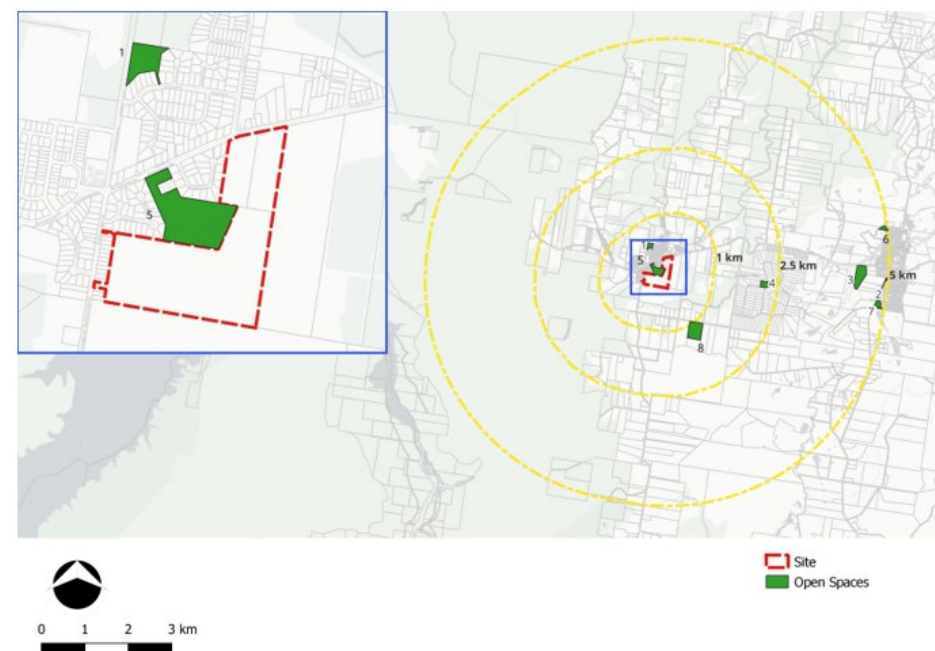


Figure 10 Open space and recreation infrastructure

Table 1 Social infrastructure (open space and recreation)

Social infrastructure (open space and recreation)			
ID	Name	Category	Distance (m)
5	WILLIS PARK	Open space	0
1	BLATTMAN AVENUE BUSHLAND	Open space	324.5
8	SILKY OAKS (Private camping ground)	Open space	918.9
4	GUNDUNGURRA PARK-BELIMBLA PARK	Open space	2099.7
3	DUDLEY CHESHAM PARK	Open space	4229.3
7	FISHER STREET RESERVE	Open space	4777.8
6	WILLIAM STREET RESERVE	Open space	4793.1
2	MONTPELLIER DR PARK & DRAIN RESERVE & CYCLEWAY	Open space	4885.9

Figure 11. (right) identifies the community facilities in the catchment. Table 2. below provides a list of the community facilities and includes approximate distances.

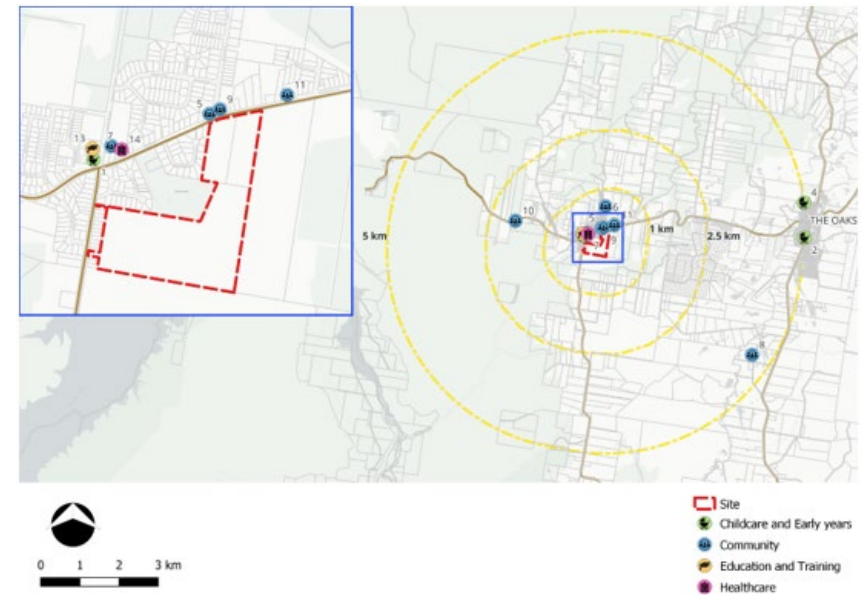


Figure 11 Social infrastructure (community facilities, childcare and early years, education and training, healthcare).

Table 2 Social infrastructure (community facilities, childcare and early years, education and training, healthcare)

Social infrastructure (community facilities, childcare and early years, education and training, healthcare)			
ID	NAME	CATEGORY	DISTANCE (M)
5	OAKDALE POST OFFICE	Community	35.0
9	OAKDALE COMMUNITY HALL	Community	37.5
11	OAKDALE UNITING CHURCH - CAMDEN COUNTRY	Community	119.3
1	OAKDALE PUBLIC SCHOOL	Childcare and Early years	181.7
13	OAKDALE PUBLIC SCHOOL	Education and Training	191.7
14	OAKDALE HEALTHCARE	Healthcare	235.3
7	ST JOSEPH THE WORKER CATHOLIC CHURCH	Community	242.4
6	THE OAKS RURAL FIRE BRIGADE	Community	553.7
10	OAKDALE DEPOT NSW NPWS SERVICE	Community	1838.5
8	ST MATTHEW'S ANGLICAN CHURCH AND CEMETERY	Community	4497.6
2	LITTLE ZAK'S ACADEMY THE OAKS	Childcare and Early years	4974.3
4	THE OAKS PRESCHOOL KINDERGATEN	Childcare and Early years	4991.8



6.2 Existing provision and implications for this proposal

In most respects social infrastructure provision in Oakdale is reflective of its identity as a 'rural village'.

The area does locate several essential community, open space and recreational assets and services within 5km of the subject site.

The subject site provides a high level of walkability and access to local level social infrastructure.

While not extensive, Oakdale's retail core located on the intersection of Barkers Lodge Road and Burragorang Road and opposite the subject site, provides a local supermarket / convenience store and limited services, including a medical centre.

Oakdale Community Hall, currently closed to the public, is 450m east of the commercial centre at the intersection of Burragorang and Egans Road. The Post Office is directly opposite, on the western side of Egans Road.

Oakdale Public School is also close by, situated on the corner of Burragorang Road and Blattman Avenue. In 2023 there are 140 students enrolled in the school. The School also provides kindergarten services.

Oakdale Workers Club is approximately 700m west of the commercial centre on Burragorang Road. It has a restaurant and bar and is open 7 days and evenings, with regular live entertainment. The club property includes sports fields and a clubhouse (Sid Sharpe Oval).

Within the 5km catchment there are two childcare centres, an 81-place long day care centre and a 39 Place preschool kindergarten. Oakdale Public School provides a kindergarten and an Outside School Hours Care (OSHC) program.

As identified in the Oakdale Centre Detailed Report (2020), beyond any occasional needs, residents of the suburb typically travel to Camden and Narellan via Burragorang Road for regular groceries, health, and other professional services.

Camden, the closest centre, is a 20km and takes 17min by car, which is within the 30-minute connectivity goal for future urban growth planning. Other small, medium, and large centres that provide a range of regional and district sized social infrastructure include Picton, Campbelltown, Wilton and Appin, as shown in Figure 12. below.

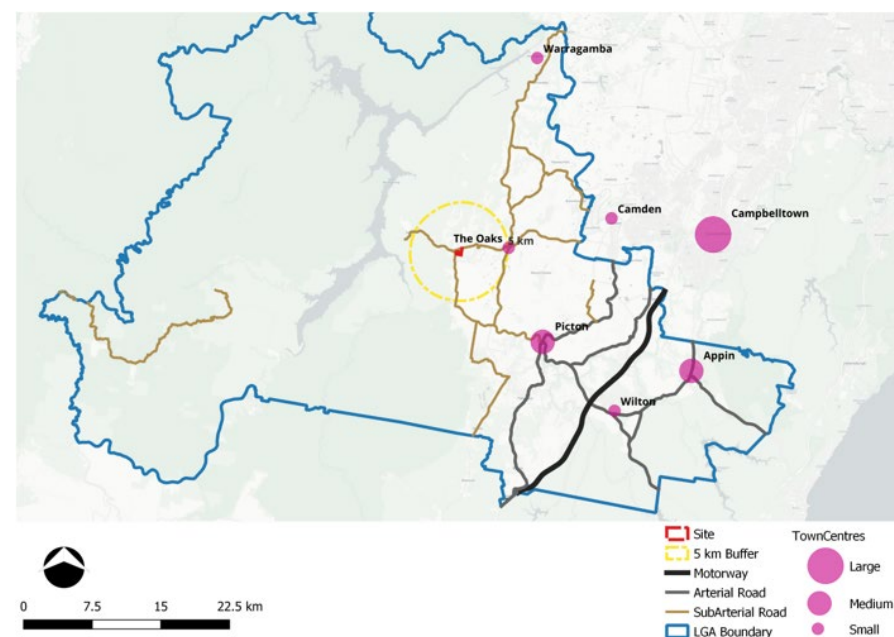


Figure 12 Surrounding town centres

The area is reasonably accorded with open space and recreation infrastructure provision within walking distance of the site.

Willis Park adjoins the site, and features a full size soccer field, practice field, a cricket pitch and amenities building.

Outdoor gym facilities, a children's playground, informal BMX track and an amenities building are located on the Burragorang Road end of the park.

Along Egans Road and behind the Community Hall there are two functional tennis courts, plus a vacant area the size of a tennis court that is unused.

Four kilometres west of the Oakdale centre is Burragorang State Recreation Area (SRA). The Area is a property of NSW National Parks and Wildlife Service and includes a lookout over the Burragorang Valley flooded by the dammed water of Warragamba Dam, picnic facilities and a small venue that can be hired for functions.

To the east of the Oakdale Centre in the suburb of The Oaks is Dudley Chesham Sports Ground. Wollondilly Shire Council has recently adopted a Master Plan for the site which provide several upgrades.

The Sports Ground current and future facilities will include:

- multipurpose amenities building
- pony and tennis clubhouse
- junior and senior rugby league fields
- cricket pitch and oval
- cricket nets
- special event space
- children's playground (infant and junior)
- skate park
- walking and cycling trail
- dog off leash areas
- BBQ and picnic areas.

There are additional smaller parks in Belimba Park and The Oaks that are within the 5km catchment.

7. SOCIAL INFRASTRUCTURE NEEDS & PLANNED PROVISION

This section identifies a collection of community needs and planned provision of social infrastructure that have relevance for Oakdale.

7.1 Wollondilly Council policies and plans

Wollondilly Local Strategic Planning Statement 2020: Community values and needs for Oakdale include:

- new walking and cycling connections that will contribute to happiness and health.
- the natural setting should be protected to maintain the community's relationship with the environment.
- better road infrastructure to create stronger connections.
- there are several existing and potential agricultural opportunities in Oakdale.
- improvements to public and green spaces will boost the community's pride in their local area.

Wollondilly Contributions Plan, 2021: The Plan identifies Oakdale as one of the suburbs that could deliver strong levels of new housing. The forecast population in these areas will result in a demand for local infrastructure that responds to:

- increased demand for facilities that support safe and convenient travel between destinations within the LGA
- increased demand for active and passive recreation facilities, such as sports fields, sports courts, playgrounds, walking trails and bike paths

- increased demand for spaces that will foster community life and the development of social capital in the Shire, such as cultural centres, multipurpose community centres and libraries.

Wollondilly Bike Plan Update (Addendum to the Final Report): This Plan provides a summary of bicycle infrastructure to be provided as part of strategic routes that encourage longer distance commuting and other journeys. Under 'Proposed Active Travel Infrastructure Improvements', the Plan identifies:

15.4km of on road cycleway from Oakdale to Bickley Vale via The Oaks.

Wollondilly Open Space, Recreation and Community Facilities Strategy, 2014:

Community consultation undertaken to develop this Plan identified needs and demands considering the growing community.

General community facility needs included:

- more modern, purpose built facilities capable of catering to contemporary community needs and interests
- facilities capable of meeting a broad range of needs and interests such as multipurpose community centres. These facilities should be able to collectively accommodate a wide range of activities, programs and services (as identified by respondents of the online survey)
- new facilities in key areas currently lacking facilities (e.g. Thirlmere)
- improved facility amenities (e.g., Storage, change rooms, air conditioning)
- an improved/ larger / modern performing arts facility
- more youth facilities or spaces for youth activities
- more facilities/ spaces for community service provision (including outreach space)
- a larger, modern central library facility

- improved access to facilities (including ensuring facilities can be accessed by public transport, facilities are affordable and programming of facilities to provide equitable access to spaces for various groups).

General open space needs included:

- in the smaller towns there are few opportunities for incidental social inter-activity at the places that most residents' frequent day to day (ie shops, school, post office). Shaded seating, fenced play for very small children etc would assist in this regard.

7.2 Oakdale planned provision

WestInvest Grant Program, 2022: Wollondilly Shire Council has been awarded \$21 million for nine transformational projects through the NSW Government \$5 billion WestInvest Fund. This includes:

- \$1.7 million for the Renew and Upgrade Oakdale Hall project to deliver a new accessible community facility
- \$2.7 million for the Footpath and Shared Path Program to upgrade multiple paths across six communities to create safer and more accessible links.

7.3 Council and community engagement

Engagement with Council staff responsible for community facilities, recreation and open space identified current needs in Oakdale. Several sports clubs were also consulted to understand what infrastructure would be beneficial to the area to support them in the future.

Engagement with Council identified the following as community needs and opportunities:

- the tennis complex on Egans Rd has space that may be suitable for a multipurpose court
- the Oakdale Community Hall has funding allocated for upgrading through the WestInvest Grant Fund. There may be further opportunities to upgrade the Hall into a multipurpose facility catering for a range of needs including family daycare, education and seniors activities, as well as improving the grounds around the site for passive recreation purposes.
- create better connectivity to Willis Park amenities, Oakdale shopping village, tennis complex and the community hall through shared pathways.
- opportunities to upgrade the current children's playground at Willis Park, with the potential for an all abilities playground
- while the Willis Park playing fields are in excellent condition, the flood light and drainage upgrades were identified as needs.

Sporting clubs engaged to identify needs in Oakdale included:

- Macarthur Bulls Football Club
- Oakdale Workers Rugby Club
- Burragorang District Soccer Club.

Needs identified by the clubs included:

- upgrade of existing parks and provision of more kids play equipment and picnic facilities
- contribution towards Macarthur FC masterplan (the kids at the school use the grounds)
- contribution towards the school upgrade
- new / improved lighting for safe night training.

PART C – SOCIAL INFRASTRUCTURE ASSESSMENT

GYDE

8. NEEDS ASSESSMENT

This section of the assessment considers a range of inputs to determine the social infrastructure that will be required to meet the needs of the incoming population generated by the proposal.

The assessment considers:



- Policy and planning drivers, including NSW Government and Wollondilly Shire principles and directions for social infrastructure.
- Key current and emerging trends in social infrastructure provide background information to help identify contemporary and best practice delivery of social infrastructure.



- Understanding the demographic characteristics of the current population immediately in and around the proposed site provides insight into the likely needs and demands for social infrastructure.
- A review of population forecasts helps to provide an understanding of the social infrastructure needs of the incoming population, but also how that is likely to change the existing community characteristics.



- Existing and proposed provision provides information to help determine what social infrastructure currently exists, its potential capacity to meet the needs of the incoming population generated by the proposal, its proximity in relation to the proposed development, and where there are gaps in provision.

- A review of studies undertaken by Wollondilly Shire Council that have identified community needs and aspirations for social infrastructure across the city.



- The number of new residents that will be generated by the proposal based on dwelling numbers and modelling occupancy rates.
- Application of a range of proximity and population-based benchmarks based on incoming resident numbers.

8.1 Incoming Population

Approximately 208 residential dwelling lots are expected to be delivered as part of the planning proposal.

Occupancy rates provide a measure to determine the likely population that will be generated by a development, and therefore the likely quantum demands for social infrastructure. A relative accuracy is preferred to ensure that planning for social infrastructure is aligned with the incoming population.

The Wollondilly Contributions Plan 2020 provides occupancy rates to estimate the future infrastructure demands for the Shire. Relevant occupancy rates from the Plan are provided in Table 3. below.

Table 3 Wollondilly Contributions Plan occupancy rates

Wollondilly Contributions Plan occupancy rates	
TYPE	PERSON PER HOUSEHOUD
Residential subdivision lot	3.1 persons per dwelling per lot

Dwelling house, dual occupancy,
rural workers' dwelling

3.1 persons per dwelling

Source: Wollondilly Shire Council Contributions Plan 2020

A further review of the prescribed occupancy rates was undertaken to provide an additional level of assurance. The comparative sources used were:

- Department Of Planning and Environment (DPE) Common Planning Assumptions, 2022 CPA Population and Dwelling Projections: Average Household Size for Projected Households and Household Types
- Profile .id (informed decisions) Forecast population, households, and dwelling data – Average Household Size and Household Types

The Oaks – Oakdale is the relevant SA2 geography to which the State Government's 2022 NSW Common Planning Assumption Projections apply. This area is shown in Figure 13.

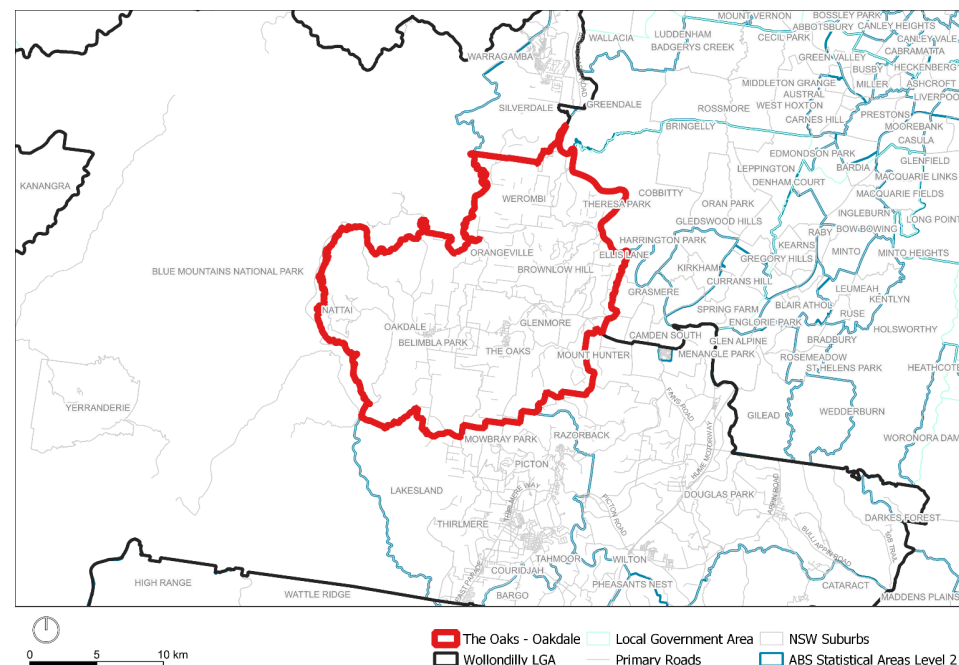


Figure 13: The Oaks - Oakdale SA2

The Wollondilly Local Housing Strategy references Profile .id forecast data to identify occupancy rates. The relevant geographic areas for this comparison are the small areas 'Oakdale-Nattai-National Park', and The Oaks-Belimb Park-Glenmore.

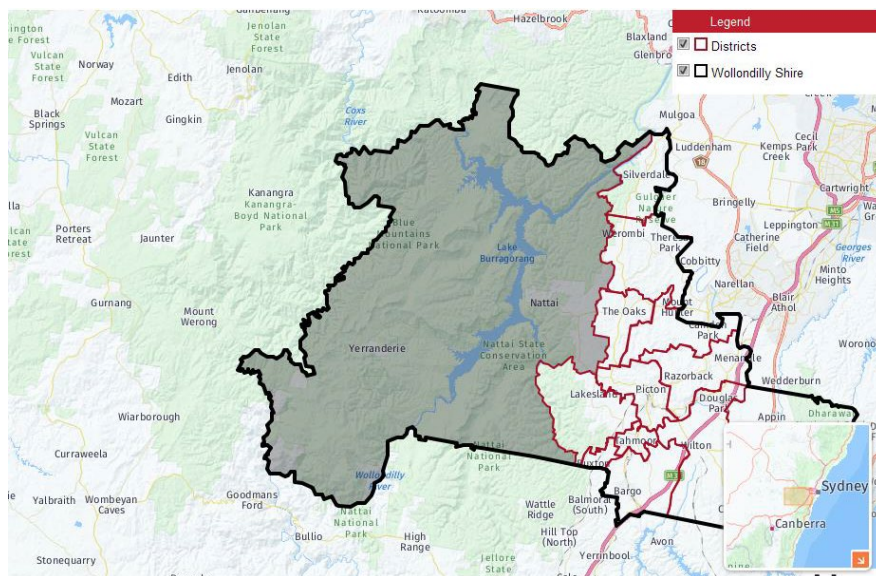


Figure 14 Oakdale Nattai National Park

Source: Compiled and presented in profile.id by .id (informed decisions)

Oakdale-Nattai-National Park covers a geographically area which excludes The Oaks and has a much smaller population, identified in 2021 as 2,127, and forecast to rise to 2,637 in 2041. 95.5% of dwellings are separate houses, 35.9% having four bedrooms and 33.9% having three bedrooms

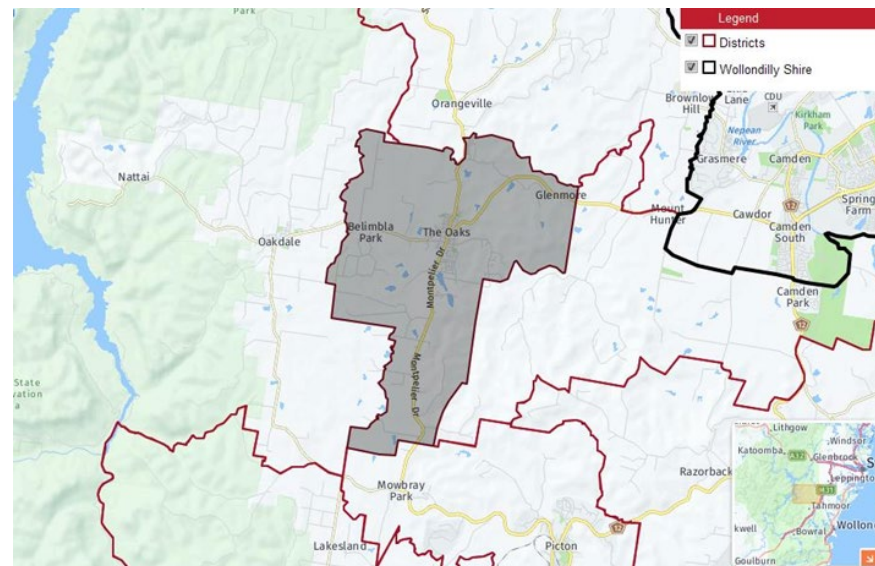


Figure 15 The Oaks – Belimba Park - Glenmore

Source: Compiled and presented in profile.id by .id (informed decisions)

The Oaks - Belimba Park – Glenmore covers a geographic area that excludes Oakdale, however it is a more densely populated area where 97.5% of dwellings are separate houses, 42.3% having four bedrooms and 26.9% having three bedrooms. The population in 2021 was 3,667 and is forecast to grow to 4,031 by 2041.

Table 4. below compares the id. Profile forecast occupancy rates, those forecast for The Oaks – Oakdale by the Department of Planning and Environment, 2022 identified in Section 2 of this Assessment, to those documented in the Wollondilly Contributions Plan.

Table 4 Comparative forecast occupancy rates

Forecasted occupancy rates						
Source		Year				
		2021	2026	2031	2036	2041
Department of Planning and Environment	The Oaks - Oakdale	3.05	2.94	2.84	2.77	2.72
Profile id. (informed decisions)	Oakdale – Nattai – National Park	2.98	2.97	2.97	2.97	2.96
	The Oaks – Belimba Park - Glenmore	3.10	3.08	3.03	3.01	3.01
Wollondilly Contributions Plan 2020	3.1 persons per dwelling.					

While there are slight variations regarding the average household size in 2041 DPE rates show a .33 reduction in household size from 2021 while Profile .id data shows drops of .09 and .02 from 2021 to 2041.

In these circumstances, a conservative approach is preferred to calculations, so this report has opted to adopt the **3.1 persons per dwelling** occupancy rate from the Wollondilly Contributions Plan to ensure that the social infrastructure would be sufficient for a higher demand scenario.

Applying the occupancy rate above to the 208 residential lots, the incoming population generated by the proposal is estimated at **645 persons / residents**.

Table 5 Incoming population calculation

Incoming population calculation			
Dwelling mix	Residential lots	Occupancy rate	Expected population
Low density	208	3.1 persons per dwelling	645
TOTAL PERSONS			645

8.2 Incoming population characteristics

Forecast characteristics provides key understandings into the likely demand for services and facilities, as most are related to age and household types.

The tables below identify the different household types and service age groups that are likely to be characteristic of Oakdale to 2041.

Table 6 Forecast service age groups – Oakdale Nattai National Park

Oakdale-Nattai-National Park Forecast service age groups							
	2021		2031		2041		Change 2021 - 2041
Age group	No.	%	No.	%	No.	%	No.
0 to 4	163	7.7	175	7.4	190	7.2	+27
5 to 11	196	9.2	237	10.1	265	10.1	+70
12 to 17	186	8.7	195	8.3	224	8.5	+39
18 to 24	189	8.9	205	8.7	231	8.8	+42
25 to 34	334	15.7	338	14.3	377	14.3	+43
35 to 49	373	17.5	394	16.7	440	16.7	+67
50 to 59	263	12.4	249	10.6	261	9.9	-2
60 to 69	267	12.5	286	12.1	298	11.3	+31
70 to 84	151	7.1	257	10.9	306	11.6	+156
85 +	6	0.3	21	0.9	44	1.7	+38
Total	2,127	100.0	2,357	100.0	2,637	100.0	+510

Source: Compiled and presented in profile.id by .id (informed decisions)

Table 7 Forecast service age groups 'The Oaks - Belimba Park – Glenmore'

The Oaks – Belimba Park – Glenmore Forecast service age groups							
	2021		2031		2041		Change 2021 -2041
Age group	No.	%	No.	%	No.	%	No.
0 to 4	232	6.3	245	6.3	254	6.3	+22
5 to 11	373	10.2	395	10.2	406	10.1	+33
12 to 17	328	8.9	315	8.1	326	8.1	-2
18 to 24	290	7.9	313	8.1	317	7.9	+27
25 to 34	478	13.0	472	12.2	487	12.1	+10
35 to 49	778	21.2	883	22.7	894	22.2	+116
50 to 59	434	11.8	459	11.8	505	12.5	+71
60 to 69	425	11.6	344	8.8	367	9.1	-58
70 to 84	305	8.3	408	10.5	401	9.9	+96
85 +	24	0.7	51	1.3	74	1.8	+50
Total	3,667	100.0	3,886	100.0	4,031	100.0	+363

Source: Compiled and presented in profile.id by .id (informed decisions)

Table 8 Forecast household types 'Oakdale-Nattai-National Park'

Oakdale-Nattai-National Park Forecast household types 'Oakdale – Nattai – National Park'							
	2021		2031		2041		Change 2021 - 2041
Type	No.	%	No.	%	No.	%	No.
Couple families with dependents	273	37.0	264	31.3	273	28.6	0
Couples without dependents	188	25.5	238	28.2	281	29.4	+93
Group households	31	4.2	36	4.3	48	5.0	+17
Lone person households	137	18.6	182	21.6	215	22.5	+78
One parent family	69	9.3	77	9.1	86	9.0	+17
Other families	40	5.4	46	5.5	53	5.5	+13

Source: Compiled and presented in profile.id by .id (informed decisions)

Table 9 Forecast household types 'The Oaks - Belimba Park – Glenmore'

The Oaks – Belimba Park – Glenmore Forecast household types							
	2021		2031		2041		Change 2021 - 2041
Type	No.	%	No.	%	No.	%	No.
Couple families with dependents	559	47.3	593	46.3	615	45.9	+56
Couples without dependents	318	26.9	334	26.1	349	26.1	+31
Group households	13	1.1	13	1.0	13	1.0	0
Lone person households	151	12.8	188	14.7	202	15.1	+51
One parent family	91	7.7	102	8.0	107	8.0	+16
Other families	49	4.1	51	4.0	53	4.0	+4

Source: Compiled and presented in profile.id by .id (informed decisions)

9. IMPLICATIONS FOR SOCIAL INFRASTRUCTURE PROVISION

The forecast population of household types and age groupings of Oakdale - Nattai - National Park and The Oaks – Belimba Park – Glenmore provide for an indicative understand of the likely characteristics of the incoming population generated by the proposal.

Firstly, population projections from the Department of Planning and Environment estimates that 'The Oaks – Oakdale' SA2 will have a total population increase of 385 people.

Profile id. data for 'Oakdale - Nattai - National Park' shows an estimated population increase of 510 people, while for the 'The Oaks – Belimba Park – Glenmore' shows an estimated population increase of 364 to 2041.

Profile id. data for Oakdale - Nattai - National Park shows no change in numbers of couple families with dependents in 2041, however small area data for 'The Oaks – Belimba Park – Glenmore' may be more instructive given that new dwellings in Oakdale are more likely to be family oriented. It is estimated that 'Couple families with dependants will continue to be the largest single group in 'The Oaks – Belimba Park – Glenmore', however 'Couples without dependants' will be the largest group in 'Oakdale - Nattai - National Park'.

'Lone person households' in both small areas will form a large cohort of the population, perhaps reflecting the significant increase in those 70 and over in the 'The Oaks – Belimba Park – Glenmore', and 'Oakdale - Nattai - National Park'.

'The Oaks – Belimba Park – Glenmore' is estimated to have a significant increase in the 'Parents and homebuilders (35 to 49)' group, and both small areas will see more 'Babies and pre-schoolers (0 to 4)', 'Primary schoolers (5 to 11)', and 'Tertiary education and independence (18 to 24)'. 'Oakdale-Nattai-National Park' will also have an increase in 'Secondary schoolers (12 to 17)',

while 'The Oaks – Belimba Park – Glenmore' will have a net reduction in this age cohort.

Forecast age groupings and household types can be extrapolated to provide an indication of the characteristics of the incoming population generated by the planning proposal. This is particularly useful for predicting the need for childcare, primary and secondary schools, as well as infrastructure types.

The **Nattai-National Park Forecast** and **Glenmore Forecast service age groups** estimate the increase in the 0 to 4 age group as +27 and +22 respectively. Taking a conservative approach, the increase in the 0 to 4 year old age population used in the Assessment is estimated at **30**.

The **Nattai-National Park Forecast** and **Glenmore Forecast service age groups** estimate the increase in the 5 to 11 age group as +70 and +33 respectively. Taking a conservative approach, the increase in the 5 to 11 year old age population used in the Assessment is estimated at **70**.

The **Nattai-National Park Forecast** and **Glenmore Forecast service age groups** estimate the increase in the 12 to 17 age group as +39 and -2 respectively. Taking a conservative approach, the increase in the 12 to 17 year old age population used in the Assessment is estimated at **40**.

The table below identifies the likely social infrastructure needs required by the incoming population generated by the proposal.

Table 10 The Social infrastructure needs

LIKELY SOCIAL INFRASTRUCTURE NEEDS



Families & Children

Characteristics of the forecast populations, as well as the proposed dwelling types, indicate a likelihood that the incoming population will be predominately made up of families with children. The needs of this group will include parks, kick about areas, and playgrounds that are close by, safe and well connected. A range of childcare options, health care and access to local schools will also be essential.

Opportunities to connect with and experience nature will also be needed. Childrens playgrounds should be considered beyond the scope of traditional playgrounds, as well as designing spaces to cater for all levels of ability.



Young People

As the children of these new families move through the life cycle, they will need facilities that support their social, recreation and learning needs. As a small village Oakdale is unlikely to provide the infrastructure and services required to meet all the needs of the suburbs' young people.

Nevertheless, there may be opportunities to create more individual and unstructured / informal activities, as well as active and passive recreation, to complement the sporting activities and clubs in the area.

The increased participation of women in a range of sports means that the range and type of infrastructure required for the area caters to this need.

A multipurpose space that can provide for various social activities may also be of use to younger people.

While also unable to provide all the infrastructure to meet young people's needs, The Oaks does provide more activities and recreation opportunities.

LIKELY SOCIAL INFRASTRUCTURE NEEDS

Creating opportunities for active travel between Oakdale and The Oaks will support young people by providing greater participation choices.



Older People

Research is showing that participation levels in all types of sport and recreation activity at an older age is increasing.

While this may not mean creating specific activities for older people is necessary, it does mean that open space and recreation areas are able to cater for a range of different activities that are appropriate for all people, whatever the age.

Walking and running tracks, outdoor gym equipment and areas of open space will be important for this age cohort.

Health care that is close by will also be an important need for this group.



Work Patterns

In addition to emphasizing the need for public open spaces in cities, the COVID 19 pandemic fundamentally changed the way people work.

While 'Method of travel to work' data produced by the ABS 2021 Census was collected during the pandemic and considered an unreliable indicator, it is likely that a significant percentage of Oakdale residents continue to work at home.

Opportunities for passive and active recreation close to home are important considerations for this cohort.

9.1 Benchmarking

The social infrastructure needs of a given population have traditionally been determined by a set of numerical benchmarks or numerical standards expressed as the number of facilities, places, floor space or land area required for a population of a given size.

Benchmarks identify the threshold at which the population requires and can sustain the provision of social infrastructure. Benchmarks are based on models that are predicated on ideal scenarios. Rather than providing a definitive answer on appropriate provision, they should be considered as a starting point and one element in a suite of necessary information to support the analysis. For this reason, they should be applied and considered with flexibility and caution.

While there are no standard set of proximity or population benchmarks, most Councils in NSW apply similar approaches using established models.

Where available, benchmarks for this assessment have been drawn from:

- Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014.

9.1.1 Open space hierarchy and provision

The table below lists Wollondilly Shire's open space hierarchy and benchmarks identified in Council's Open Space, Recreation and Community Facilities Strategy. The hierarchy are divided into three levels:

Table 11 Open space hierarchy and benchmarks

Open space hierarchy and benchmarks		
Hierarchy	Catchment and size	Accessibility
Regional	Likely to draw users from across and outside the Shire, potentially from across the Metropolitan area. Typically, more than 10 Ha in size but is not size dependent	May entail a journey of more than 30 minutes duration
District	Draws users from across the Shire and from adjoining LGAs. Typically, 2-5 Ha	Should typically be within 2k-5km journey of user catchment
Local	Serves immediate locality and meets day to day recreation needs of those residents.	Within towns should typically be within 400-500 metres of all residents. In villages this might be up to 1km.

Source: Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014.

Council's Open Space, Recreation and Community Facilities Strategy notes that planning for open space should be in line with current best practice as outlined in the NSW Recreation and Open Space Planning Guidelines for Local Government (2010). The Strategy adopts the default open space provision standard of 10% of the development area for local open space requirements, in line with these planning guidelines.

However, it also cautions against relying principally on default open space areas per head of population (i.e., percentage of development area or amounts of open space per 1,000 persons) without contextual analysis of the site, locality, accessibility and future needs of the population.

The Wollondilly Contributions Plan applies an overall open space benchmark of 2.83ha of public open space per 1,000 residents (derived from the Growth Centres Development Code, Growth Centres Commission, 2006) and a 50/50 split for active and passive open space.

Wollondilly Shire Council's Open Space, Recreation and Community Facilities Strategy does not provide standards or benchmarks for the provision of sporting and recreation facilities. To understand the demand for sports facilities this study has considered the benchmarks identified specifically for the Wilton growth area, a new release area in the Wollondilly LGA.

Table 12 Additional sport and recreation benchmarks

Additional sport and recreation benchmarks	
Facility	Population benchmark
Active sports ground	1 double playing field with amenities for every 5,000 people (5ha of land area)
Multipurpose outdoor courts	1 per 4,200 people (up to 0.05ha of land area)
Play space	1 playground per 500 children aged 0-4 (50sqm minimum within a park) and 1 playground per 500 children age 5-11 (100sqm minimum within a park)
Outdoor fitness stations	1 station per 15,000 people.

Source: Final Wilton Priority Growth Area Community Needs Assessment 2018, Cred Consulting.

9.1.2 Community facility hierarchy

The table below lists Wollondilly Shire's community facilities hierarchy and benchmarks identified in Council's Open Space Strategic Plan. The hierarchy are divided into four levels:

Table 13 Community facilities hierarchy and benchmarks

Community facilities hierarchy and benchmarks		
Hierarchy	Population benchmark	Inclusions
Regional	100,000 and over	Major cultural or civic facilities; Higher order entertainment or leisure facilities; Tertiary education such as TAFE or university; hospitals; major recreational and sporting.
District	20,000 – 50,000	Community resource centres; Civic and cultural facilities, including a district or branch library, community arts and local performances spaces; high schools; sport and recreation facilities, health services, facilities and services for young people, and seniors..
Neighbourhood	5,000 – 20,000	Multi-purpose community centre; primary school; childcare and kindergarten; allied health services and medical centres; family support services.
Local	2,000 – 5,000	Meeting and gathering, spaces for programs such as playgroup, dance classes etc.

Source: Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014.

The Wollondilly Open Space, Recreation and Community Facilities Strategy benchmarks have been drawn from:

- Parks and Leisure Australia (2012), Benchmarks for Community Infrastructure: A PLA Western Australia Working Document
- Victorian Government Growth Areas Authority (2008), Planning for Community Infrastructure in Growth Areas
- Victorian Government Growth Areas Authority (2009), Guide to Social Infrastructure Planning
- Queensland Government, Office of Urban Management (2007), SEQ Regional Plan 2005-2026, Implementation Guideline no. 5 – Social Infrastructure Planning
- Growth Centres Commission (2006), Growth Centres Development Code, New South Wales
- NSW State Library, People Places, A Guide for Public Library Buildings in NSW, third edition
- Comparative study undertaken by Elton Consulting of a number of social infrastructure projects in growth areas in NSW and South Australia.

Wollondilly Contributions Plan stipulates a benchmark for community halls, hubs, or centres of 80sqm of community facility floorspace per 1,000 people. According to the plan, this benchmark is currently satisfied at an LGA-wide level (i.e., across all of Council's existing facilities, there is sufficient floorspace for the existing Wollondilly Shire population).

Moving towards 2036 it is expected that community facility floorspace provision will be insufficient for the increased Wollondilly Shire population. Council's Wollondilly Contributions Plan suggests that increased demand is met either through the provision of new centrally located, multipurpose spaces and/or the refurbishment of existing spaces to increase their capacity for community use/s.

For this assessment, additional benchmarks have been drawn from established sources commonly used across by multiple local governments in NSW and around Australia.

These include:

- Parks and Leisure Australia, 'Guidelines for Community Infrastructure, 2020'
- Department of Health & Ageing
- AIHW (Australian Institute of Health and Welfare). Hospital Resources 2015–16: Australian Hospital Statistics Canberra.
- City of Parramatta Community Infrastructure Strategy (2019)
- Australian Curriculum, Assessment, and Reporting Authority, compiled by Ethos Urban for the West Dapto Community Infrastructure Needs Assessment, 2022.

9.2 Assessment

The following assessment aims to establish a rationale, to support the provision of social infrastructure. While the assessment is based on available information and is based on best practice approaches to identifying social infrastructure needs and demands, it should be considered as a first step in creating an understanding of future needs. It is recommended that additional engagement with relevant local authorities be conducted to discuss the findings of this assessment.

9.2.1 Open space assessment (including sporting/recreation facilities)

Table 14 Open Space assessment

HIERARCHY / LOCATION	SIZE (HA)	HA/GFA/M2 PER 1000 POP / BENCHMARKS	PROX. BENCHMARK	HA/M2 REQUIRED BASED ON INCOMING POP. OF 645	BENCHMARK SOURCE
OPEN SPACE					
Local		2.83 / 1000		1.83ha.	<i>Wollondilly Contributions Plan 2021</i>
	0.3 – 0.5		400 – 500 metres from all residents' towns / up to 1km villages	1.83ha.	<i>Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014.</i>
District	2 – 5 ha	1: 20,000 – 50,000	Journey of 2km – 5km	N/A	<i>Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014.</i>
		2.83 / 1000		N/A	<i>Wollondilly Contributions Plan 2021</i>
Regional	10 + ha	100,000 +	Journey of more than 30 minutes duration	N/A	<i>Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014.</i>
		2.83 / 1000		N/A	<i>Wollondilly Contributions Plan 2021</i>

Table 15 Types of open areas

FACILITY	HECTARES (HA) BASED BENCHMARKS	GFAM2 PER 1000 POP / BENCHMARKS	PROX. BENCHMARK	GFAM2 REQUIRED BASED ON INCOMING POP. OF 645	BENCHMARK SOURCE
Active sports ground	5ha of land area	1 double playing field with amenities for every 5,000 people		N/A	<i>Final Wilton Priority Growth Area Community Needs Assessment 2018</i>
			2.5km from all residents	N/A	<i>Wollondilly Open Space, Recreation and Community Facilities Strategy, 2014</i>
Multipurpose outdoor courts	Up to 0.05ha of land area	1 per 4,200 people		N/A	<i>Final Wilton Priority Growth Area Community Needs Assessment 2018</i>
Playspace	50sqm minimum within a park	1 playground per 500 children aged 0-4		N/A	<i>Final Wilton Priority Growth Area Community Needs Assessment 2018</i>
			400 – 500 metres from all residents	N/A	<i>Wollondilly Open Space, Recreation and Community Facilities Strategy, 2014</i>
	100sqm minimum within a park	1 playground per 500 children age 5-11		Potential need for play space for older age groups.	<i>Final Wilton Priority Growth Area Community Needs Assessment 2018</i>
			400 – 500 metres from all residents	Potential need for play space for older age groups.	<i>Wollondilly Open Space, Recreation and Community Facilities Strategy, 2014</i>

FACILITY	HECTARES (HA) BASED BENCHMARKS	GFAM2 PER 1000 POP / BENCHMARKS	PROX. BENCHMARK	GFAM2 REQUIRED BASED ON INCOMING POP. OF 645	BENCHMARK SOURCE
Outdoor fitness stations		1 station per 15,000 people		N/A	

9.2.2 Community facilities assessment

Table 16 Community facilities assessment

HIERARCHY	TYPE	SQUARE METRE (SQM) BENCHMARKS	POP / BENCHMARKS	GFAM2 REQUIRED BASED ON INCOMING POP. OF 645	BENCHMARK SOURCE
COMMUNITY FACILITIES					
Local		400 sqm per 5,000	2,000 – 5,000	N/A	<i>Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014.</i>
Neighbourhood	Neighbourhood multipurpose community centre	500-1,000 square metres for every 5,000-10,000 people	5,000 – 20,000	N/A	
	Youth activity space		1:10,000 people (as part of a neighbourhood multipurpose community centre).	N/A	
	Seniors' activity space		1:10,000 (as part of a neighbourhood multipurpose community centre).	N/A	
	Community arts space		1:10,000 (as part of a neighbourhood multipurpose community centre).	N/A	
	Community hall/meeting space	50 - 250 sqm	1:10,000 (as part of a neighbourhood	N/A	

HIERARCHY	TYPE	SQUARE METRE (SQM) BENCHMARKS	POP / BENCHMARKS	GFAM2 REQUIRED BASED ON INCOMING POP. OF 645	BENCHMARK SOURCE
			multipurpose community centre)		
District	District community resource centre	1,200-3,000 sqm	1:20,000-30,000	N/A	<i>Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014.</i>
	District library	39 sqm per 1,000 people	35,001 - 65,000	N/A	
	Community arts centre	1,000 – 1,500 sqm	1:40,000-50,000	N/A	
	Performing arts and/or exhibition space	800-1,000 sqm	1:40,000-50,000	N/A	
	Youth resource centre	400-500 sqm	1:30,000-60,000	N/A	
	Dedicated seniors' space/HACC planned activity space	250 – 400 sqm	1: 40,000-60,000	N/A	
	Community hall/meeting space - 200+ venue for every 20,000 people	250 – 300 sqm	1:20,000	N/A	
Regional	Major civic or cultural centre	2,000-4,000 sqm	1: 100,000 – 150,000	N/A	<i>Wollondilly Shire Council Open Space, Recreation and</i>

HIERARCHY	TYPE	SQUARE METRE (SQM) BENCHMARKS	POP / BENCHMARKS	GFAM2 REQUIRED BASED ON INCOMING POP. OF 645	BENCHMARK SOURCE
	Central library	28 sqm	Per 1,000	N/A	<i>Community Facilities Strategy 2014.</i>

9.2.3 Education and training infrastructure assessment

Table 13 Education and training infrastructure assessment

TYPE	HEIRARCHY	BENCHMARK	REQUIREMENT INCOMING POP. OF 645	SOURCE
EDUCATION AND TRAINING				
Primary School	Local	1:500 (5 – 11-year-olds)	N/A	<i>Based on % of all students enrolled 2020 in NSW (Australian Curriculum, Assessment, and Reporting Authority), compiled by Ethos Urban</i>
High School	Sub District	1:1,200 (12 – 17-year-olds)	N/A	<i>Based on % of all students enrolled 2020 in NSW (Australian Curriculum, Assessment, and Reporting Authority), compiled by Ethos Urban</i>

9.2.4 Childcare and early years centres assessment

Table 14 Childcare and early years centres assessment

TYPE	BENCHMARK	REQUIREMENT INCOMING POP. OF 645	SOURCE
CHILDCARE AND EARLY YEARS			
Long Day Care	1:8 children 0-4	3.8 long day care spaces (based on forecast increase of 30 0 – 4 year olds).	<i>ABS Child Care 4402.0 June 2014 (JSA estimate of actual rate); DOCS Guideline/West Dapto Social Plan</i>
Pre-School	1:10 children	3 preschool spaces (based on forecast increase of 30 0 – 4 year olds).	<i>DOCS Guideline</i>
Outside of school hours care (OOHSC)	1:5,000 children	N/A	<i>DOCS Guideline</i>

9.2.5 Health

Table 15 Health infrastructure assessment

TYPE	BENCHMARK	REQUIREMENT INCOMING POP. OF 645	SOURCE
HEALTH			
Hospital (public)	2.78 beds:1,000 people.	1.79	<i>AIHW (Australian Institute of Health and Welfare). Hospital Resources 2015–16: Australian Hospital Statistics Canberra.</i>
General practitioners	1:1,000 people	0.6	<i>Department of Health & Aging 2007</i>
Public and Community Health Services	1:50,000 people	N/A	<i>Central Sydney Local Health District Strategic Plan</i>
Dental Services	1:2,500	N/A	<i>NSW Department of Health / West Dapto Social Plan</i>

10. ASSESSMENT SUMMARY

Following provides a summary and recommendations based on the assessment, site context, current provision and the forecast incoming population generated by the planning proposal.

10.1 Open Space

The incoming population of 645 generated by the planning proposal suggests that, according to the 2:83ha per 1,000 person benchmark as identified in the Wollondilly Contributions Plan, would generate the need for 1.83ha of public open space. According to Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy, this quantum of open space aligns more closely with benchmarks for district level open space, or a population of 20,000 – 50,000.

The Wollondilly Open Space, Recreation and Community Facilities Strategy cautions against relying principally on default open space areas per head of population (i.e., percentage of development area or amounts of open space per 1,000 persons) without contextual analysis of the site locality, accessibility, and future needs of the population.

Willis Park adjoins the site. The park has two sporting fields, one full field and one practice field, predominantly used for soccer and cricket. Close to the main field is an amenity building with club rooms, canteen space and BBQ facilities.

On the Burratorang Road entrance to the park there is a children's playground, outdoor exercise station, and informal BMX track. There is also a toilet block close to these facilities.

While Willis Park provides open space that can be used for kick about, it's principal use is as sporting facility, and access may be restricted during game and practice times. This is not the case for the playground, exercise station or BMX track.

In line with its primary use is as a sporting field, the park lacks informal passive recreation areas equipped with seating, tables, shade, picnic facilities and associated landscaping.

Blattmann Avenue Bushland is approximately 324.5m from the site, however this area does not provide for community access to park like amenities.

There are district level open spaces within a 5km radius of the site, including Dudley Chesham which includes a variety of fields, all abilities children's playground, skate park and other facilities.

Within a 30-minute drive of the site, there is a cluster of district and regional scale passive and active spaces in Campbelltown, Camden, and Picton, as well as Wilton and Appin.

Burratorang State Recreation Area is 4km west of Oakdale along Burratorang Road, a property of NSW National Parks and Wildlife Service.

The incoming population generated by the planning proposal will be predominantly made up of young families. This would suggest the need for passive recreation areas to gather and socialise.

Also of note are the changing participation trends and a move away from structured sport to unstructured outdoor recreation activities.

The playground at Willis Park appears more suited to younger children and is not all abilities. There is however a larger all abilities playground within 5km of the site at Dudley Chesham Park. Engagement identified opportunities to upgrade the existing playground.

While there are active soccer and cricket clubs based at Willis Park, and the two tennis courts proximal to the site, there are few recreation opportunities for older children and young adults.

Applying the forecast age group percentages to the incoming population of 645, it is estimated that an additional 60 12 – 17 and 62 18 – 24-year-olds will live in Oakdale as a result of the planning proposal.

Dudley Chesham Park provides various facilities for older children and young adults, including skate park. While these district level facilities are within 5km of the site, a lack of active travel and public transport options limit access.

Engagement identified the tennis complex on Egans Rd as having additional and currently unused space that may provide an opportunity for a multipurpose court. This would provide additional recreation opportunities for teenagers and young adults.

Local sporting clubs pointed out that Willis Park is an excellent facility, however it lacks adequate and safe lighting for evening training sessions.

10.2 Community facilities

Oakdale Community Hall is approximately 40 metres from the site. While the current facility has floor space to cater for the existing population, there is likely to be a deficit in provision by 2041 should no additional community facility floor space be provided.

Oakdale Community Hall is currently closed; however Wollondilly Shire Council has received \$1.7 million to renew and upgrade Oakdale Hall to deliver a new accessible community facility. It is unclear whether this will include additional floor space.

According to Wollondilly Shire Council's Open Space, Recreation and Community Facilities Strategy benchmarks, the incoming population of 645 does not generate the need for additional community facilities.

Nevertheless, opportunities identified through engagement with council officers identified a potential opportunity for additional upgrade and renewal works on the Hall.

Discussions with council officers suggested that prior to its closure demand for the hall was low.

Additional populations, and particularly young families, may require spaces to hire for birthday parties and other gatherings. Alternatively, it may provide an opportunity for service providers to host activities for the local community.

Based on population benchmarks, the incoming population generated by the planning proposal is unlikely to exceed demand for addition childcare and early years, education and training, or health services in the area.

10.3 Additional social infrastructure

The incoming population generated by the planning proposal is unlikely to place any significant additional demand on existing facilities, including childcare centres, primary and secondary schools, and healthcare, while noting that access to facilities and services not provided nearby are within a 30-minute drive to major centres including Camden and Picton, and if required, Campbelltown.

11. CONCLUSION

While the social infrastructure needs of the incoming population generated by the planning proposal are likely to be met through existing provision, contributions or in-kind works will be required.

The Wollondilly Contributions Plan 2021 'Appendix A Infrastructure schedule and location map' identifies works schedules for local infrastructure items to be funded through the Plan.

Despite Oakdale identified as an area that could deliver strong levels of new housing, the Schedule does not include any specific works for the suburb, but does include an Item under the 'Open Space Infrastructure Schedule':

- embellishment of local open space to match demand from population growth.

Undoubtedly, residents in Oakdale travel elsewhere to larger town centres to satisfy higher order needs, including accessing social infrastructure and services.

Consideration should also be given to where the suburb sits on the SEIFA index. While its position on the index may improve as the suburb grows, current SEIFA scores suggests a community that may not have the disposable income to support travel or access to commercial recreation activities on a daily basis.

Nearby social infrastructure that has the capacity to meet the day to day needs of a local population has many health and wellbeing benefits for residents, and ultimately for the Shire.

As identified in the Wollondilly Contributions Plan 2021, the proponent may wish to negotiate a planning agreement with Council for the provision of public purposes in connection with the planning proposal. Note that any planning agreement will be at the absolute discretion of Council.

If a planning agreement or other arrangement is negotiated between Council and the proponent, the assessment suggests that the focus of works could be centred on upgrading all or part thereof existing social infrastructure in Oakdale.

Upgrades to existing social infrastructure has the potential to complement the existing Oakdale village and meet broader community needs for additional and improved facilities.

Currently, Willis Park including the children's playground and fitness station, Oakdale Community Hall and tennis court area, and their proximity to the shopping village and public school, provide a strong community focal point. Contributions toward the upgrade of existing and the addition of new facilities, and improved opportunities to access these facilities through better connectivity, will help meet the needs of current and future Oakdale populations.

11.1 Recommendations

Recommendation 1.

Council investigates opportunities for the developer to enhance the following social infrastructure (or part thereof) items in lieu of Section 7.11 contributions:

- upgrade of Willis Park children's playground to cater for older children / all abilities
- upgrade of area immediately surrounding Willis Park children's playground for use as gathering and picnic areas, or
- create community gathering space and picnic area at the rear of Oakdale Community Hall
- upgrade the existing tennis courts
- provide a multipurpose court in the vacant space adjacent to the tennis court
- contribute to the renewal / upgrade of Oakdale Community Hall
- improve lighting in Willis Park for evening training sessions.

Recommendation 2.

Council investigates opportunities for the developer to create better connectivity between existing social infrastructure and the proposed development through the provision (of part thereof) of cycling and pedestrian paths in lieu of Section 7.11 contributions.

Recommendation 3.

Council investigates opportunities for the developer to create better connectivity between Oakdale and The Oaks through the provision of cycleway (or part thereof) as part of the 15.4km of on road cycleway from Oakdale to Bickley Vale via The Oaks as identified in the Wollondilly Bike Plan Update (Addendum to the Final Report) in lieu of Section 7.11 contributions.

Recommendation 4.

Council investigates opportunities for the developer to create better connectivity in Oakdale through the provision of shared paths (or part thereof) as part Council's \$2.7 million Footpath and Shared Path Program to upgrade multiple paths across six communities to create safer and more accessible links in lieu of Section 7.11 contributions.

Appendix A

Summary of strategic planning documents review

GYDE

A Metropolis of Three Cities – Western City District Plan: The *Western City District Plan* outlines the future intent for development within the wider Western Sydney area over the next 20 years and seeks to serve as a bridge between regional planning (such as that discussed within *A Metropolis of Three Cities*) and local planning (including the Wollondilly planning scheme). As part of specifying the future development strategy for Western Sydney, this document also serves to respond to the major infrastructure investments to be provided across the region with a particular focus on sustainability and liveability.

The most relevant planning priorities are:

Planning Priority W3: Providing services and social infrastructure to meet people's changing needs.

- providing accessible social facilities connected to people's homes by safe walking and cycling paths that can be used by people of all ages and abilities.
- planning and developing communal facilities that are the focus of neighbourhoods with the co-location of schools, youth and health services, aged care, libraries, community and cultural facilities, parks and recreation
- creating opportunities for increased shared use and more flexible use of underutilised facilities such as schools, sports facilities, halls and creative spaces.
- designing multi-purpose and intergenerational facilities in urban renewal and land release areas to ensure better use of and increased access to social infrastructure and services.

W4 – Fostering healthy, creative, culturally rich and socially connected communities.

- acknowledging the three key aspects of the built environment that support healthy lifestyles and improved health outcomes: strong social connections, physical activity and access to fresh food.
- designing walkable streets that provide accessible and safe pedestrian and cycling connections from homes to schools, work, leisure and day to day needs.
- delivering fine grain urban form and local mixed-use places that provide better access to local retailers of healthy fresh food, together with opportunities to participate in arts, recreation and cultural activities.

Planning Priority W6: Creating and renewing great places and local centres and respecting the District's heritage.

- Planning for streets as places: The Western City District Plan together with the Future Transport 2056 strategy, rethinks streets as places, considers the needs of people and vehicles.

Planning Priority W15 – Increasing urban tree canopy cover and delivering Green Grid connections.

- Progressively refine the detailed design and delivery of Greater Sydney Green Grid priority corridors and projects important to the District, opportunities for connections that form the long-term vision of the network, and walking and cycling links for transport as well as leisure and recreational trips.

Planning Priority W18 - Delivering high quality open space.

- People living within urban neighbourhoods should be able to walk to local open space. High density development (over 60 dwellings per ha) should be located within 200m of open space and all dwellings should be within 400 metres of open space.
- Understanding the function of public open space in high density neighbourhoods as a shared backyard and the need for public open space to be durable, multipurpose and accessible to a wide variety of users.
- Connecting communities to the natural landscape through nature based recreation, while managing and minimising impacts on biodiversity.

The Plan also provides design and delivery principles for social infrastructure:

- social infrastructure should be co-located and accessible, with direct walking and cycling connections that can be used by people of all ages and abilities.
- multipurpose and intergenerational facilities will be essential in land release areas to enable better use and access to key social infrastructure.
- opportunities for shared use and joint use partnerships are encouraged in growth areas to support better use of social infrastructure. Such opportunities include shared use of school sites after hours.
- quality, quantity and distribution are key considerations for open space planning. These considerations should be incorporated in the development of new neighbourhoods.
- developing innovative ways to optimise open space for recreation, sport and social activities becomes increasingly important as the population grows.

NSW Government Architect Draft Greener Spaces Design Guide: The Draft Greener Places Design Guide contains three manuals/ tool kits that support the Greener Places policy; one being the 'Open Space for Recreation Guide' which proposes a new framework for planning. This guide has informed the Parks and Play Strategy and provided significant guidance on the planning principles and performance criteria used for open space planning. The Guide identifies four principles and six core performance criteria for consideration when planning open space.

The principles include:

- Integration: combine green infrastructure with urban development and grey infrastructure.
- Connectivity: create an interconnected network of open space.
- Multifunctionality: deliver multiple ecosystem services simultaneously.
- Participation: involve stakeholders in development and implementation.

The six performance criteria are:

- Accessibility and connectivity: ease of access is critical for the community to be able to enjoy and use public open space and recreation facilities.
- Distribution: the ability of residents to gain access to public open space within an easy walk from home, workplaces, and schools is an important factor for quality of life. The geographic distribution of open space is a key access and equity issue for the community.
- Size and Shape: Size and shape: size and shape of open space has a direct bearing on the capacity of that open space to meet and accommodate recreation activities and needs.

- Quantity: in low and high density areas good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.
- Quantity: in low and high density areas good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.
- Diversity: the range of open space setting types within an urban area will determine the diversity of recreation opportunities for communities.

Western Sydney Deal: A catalyst for collaboration across the three tiers of government to realise the vision for the Western Parkland City and to create world-class jobs and a great quality of life. The Western Sydney Deal focuses on:

- delivering a new North South Rail Line which is now called 'Sydney Metro Western Sydney Airport Line' to the existing rail networking including connections to the Aerotropolis and Campbelltown-Macarthur.
- supercharging the Aerotropolis and delivering industry precincts to create 200,000 new jobs across Western Sydney.
- skilling residents in Western Sydney for this new opportunity ° more efficient planning outcomes through better coordination.
- an enduring governance arrangement involving all levels of government and private sector to deliver the Western Parkland City.
- a \$150 million Liveability Program to enhance local amenity.
- improving housing supply through density done well, and streamlining approvals across all three levels of government.
- supporting clean air, green spaces, vibrant arts and cultural initiative.

- introducing a Planning Partnership between councils and State government.

Wollondilly 2033: Community Strategic Plan 2022/23 – 2032/33: The CSP sets out the vision for Wollondilly, identifies community priorities and aspirations, and the outcomes they seek.

The CSP identifies five pillars to support planning future actions. The most relevant outcomes and objectives include:

- 9: Our townships and villages are attractive, welcoming and healthy places to live.
 - 9.4 Provide new, and enhance existing, places that support physical activity, support social cohesion, enable access to healthy food and integrate neighbourhoods with nature.
 - 9.5 Provide and maintain community buildings and facilities.
 - 9.6. Provide quality maintained parks & public open spaces.
- 10. We grow in a responsible way that respects and enhances what makes Wollondilly unique.
 - 10.3 Plan for adequate utilities & infrastructure to support economic & population growth.
- 11. We have access to adequate, safe and affordable housing.
 - 11.1. Facilitate access to diverse housing options.
- 13. We have access to quality education and lifelong learning opportunities.

- 13.1. Facilitate access to quality education, training and development opportunities.

Wollondilly 2040: Local Strategic Planning Statement 2020 (LSPS):

The LSPS provides specific directions for open space and social infrastructure.

- Future open space should be provided in accordance to Council's multipurpose facilities model. This model is currently under development but is intended to facilitate adaptable spaces which can accommodate multiple user groups and changing community needs.
- There are nine key principles for open space planning. These are: equity of access, public transport connections, visibility, flexibility, safety, future adaptability, sustainability, sense of place and avoiding land use conflict.
- Urban tree canopies should be protected, retained and increased in growth areas to combat urban heat island effects and diversify tree species.
- Local health services, programs and facilities should be developed early in the planning process and focus on preventative health measures.
- The urban environment should encourage and support people to live healthy lives. Principles around accessibility, equity and social cohesion should therefore be imbedded in any new facilities and places.

Wollondilly Growth Management Strategy: This Strategy outlines actions to accommodate anticipated growth as specified within the state planning documents. In accommodating future population and employment growth, this Strategy places a significant emphasis on future development being supported through either the timely provision of new infrastructure or the more efficient use of existing infrastructure.

Wollondilly Community, Cultural and Civic Precinct: Council have commenced planning for a visionary redevelopment to create the Wollondilly Community, Cultural and Civic Precinct (WCCCP) in Picton. The Precinct Masterplan was endorsed by Council in 2019 to proceed into more detailed brief development, master planning and public domain planning phases.

Key components of the new precinct will include:

- Refurbishment and extension of the Shire Hall
- New Children's Services and Community building
- New Multifunction Theatre facility
- New Government Services Centre
- New Library and Learning Hub
- Community, Arts, Exhibition and Workshop spaces
- Significant public open space and public domain works.

Wollondilly Centres Strategy 2020: This Strategy will inform and guide strategic planning decisions for the local government area (LGA) over the next 20 years to 2041, and is part of a collection of strategies prepared in response to the recommendations of the Wollondilly Local Strategic Planning Statement (LSPS).

The Strategy identifies eight (8) 'Priority Centres' where policy review and works programs should be focused, these include:

- Picton
- Wilton New Town
- Tahmoor
- Thirlmere
- Appin
- The Oaks
- Bargo
- Silverdale.

The Strategy outlines three design principles which seek to embed a 'sense of place' in the villages and towns of Wollondilly.

The three key principles are:

- Walkability – relates directly to 'activity' and 'diversity' in Centres, which provides for an experience-based, challenging and stimulating environment
- Adaptable building typologies – allows best opportunities for adjustment in the face of rapid change and provides the most sustainable built form, particularly in small Centres.
- Health, Wellness and Sustainability – is consistent with World Health Organisation and Green Building Council goals and best practice planning as referenced in the Wollondilly Social Planning Strategy (2016).

Social and Health Impact Assessment Policy: Social and Health Impact Assessment (SHIA) refers to the assessment of the social and health consequences of a proposed future decision or action. This policy considers social and health impact assessment as good assessment practice by planning practitioners and supports the positive outcomes this will have for the Wollondilly community into the future.

Wollondilly Social Planning Strategy (SPS) Volume 2 - Strategy 2016: The Social Planning Strategy for Wollondilly is an action to address social challenges identified in the Community Strategic Plan. The SPS has been structured around five key themes:

1. Fostering social inclusion and cohesion
2. Facilitating accessibility and connectivity
3. Providing diverse and affordable living

4. Supporting education, lifelong learning and economic wellbeing
5. Creating healthy, safe and secure communities.

Rural Lands Strategy Findings Report 2020: The Rural Lands Strategy will provide the framework for managing growth, change and development for rural land in Wollondilly to the year 2040.

The Report identifies 10 principles to support the ongoing development of the Rural Lands Strategy:

- Safeguarding agricultural resources and the rural economy
- Reducing land use conflicts
- Managing pressure for rural living opportunities
- Conserving places with special landscape, rural and scenic value
- Promoting economic diversification including emerging opportunities
- Embracing the opportunities of the Western Sydney Aerotropolis
- Ensuring the efficient provision of infrastructure
- Balancing environmental, economic and social outcomes
- Taking a future-focused, long-term approach
- Maintaining consistency with State planning policies.

Social Planning Strategy for Wollondilly 2016: The Social Planning Strategy identifies key social challenges for the community and puts forward strategies and actions to address them, including those related to participation levels, community facilities, education, health and sport and recreation.

- Low population density and a limited local economy has created few opportunities for employment, education, community services, shopping, cultural and recreational activities within the Wollondilly LGA. Local residents are required to travel significant distances to

access these facilities and services. Combined with poor provision of public transport services, Wollondilly residents have a high level of car dependency for, and those with access to a car travel considerable distance.

- Many community facilities in Wollondilly are dated and in poor condition. They are often used by single users and have declining usage patterns. A number of towns and villages do not have any community facilities, so residents are required to travel out of their local area to access their closest facility, which is often in poor condition. For young people there are not enough locally based youth services within the LGA.
- There is a lack of educational and employment opportunities within the Wollondilly LGA. Consequently, residents are travelling long distances on a daily basis to attend school or work, impacting on the quality of life for both school students and local workers. Approximately 58% of the workforce leaves the area to access employment.
- There are limited health services within the LGA, and the community must rely on neighbouring LGAs, particularly Campbelltown which has the largest hospital and associated community health services in the south west region. The lack of health services in Wollondilly has led to high use of afterhours services (e.g. emergency services) particularly for non-urgent issues, long wait times to see a GP, and lack of dealing with health issues due to limited choice and availability.

Wollondilly Shire Council Open Space, Recreation and Community Facilities Strategy 2014 (OSRCF): The purpose of this Strategy is to inform key Council policies and strategies to support the delivery, funding and management of Wollondilly Shire's open space, recreation and community facilities.

Key conclusions identified in the OSRCF Strategy included:

Community facilities

- There are a significant number of Council community facilities relative to its population size, however, they are spread over a large geographical area and service several smaller settlements.
- Generally, many of these facilities are old and with single users, frequently with falling usage patterns. In general they do not meet contemporary standards and current community expectations for community facilities. The facilities in the central part of the Shire are small, older facilities concentrated in Oakdale, The Oaks and Mount Hunter. These facilities have been recommended for renovation, replacement or rationalisation.
- Facilities and amenities need to be adaptable to shared use and high level of multifunctionality if they are to meet future community needs.
- Many facilities lack street frontage which is key to community awareness a sense of safety, greater use and a perception of ownership.
- There is a reliance on larger facilities in neighbouring suburbs, in particular Campbelltown where regional health, higher education and other specialist services are located, as well as Council owned facilities like Campbelltown Arts Centre.
- Most of the community halls comprise a traditional hall with stage and basic kitchen facilities, and so are unable to accommodate more than one activity at once.

Pathways and trails

- There is a need for improved walkability and bicycle access for journeys of less than 2kms, particularly with paths in residential estates and dedicated cycle spaces on roads. There is also a need for improved access to, within and between parks by more extensive path systems and networks will encourage greater use and visitation.

Open space

- Distribution of open space across the LGA is inconsistent, although most towns have at least one established park of a reasonable size, many however are not located close to areas of denser residential populations, nor do they have little regard to forecast populations (growth in ageing population is not strategically addressed in open space).
- In the smaller towns there are few opportunities for incidental social inter-activity at the places that most residents' frequent day to day (ie shops, school, post office).

Sport and recreation

- The recreation offer and diversity is limited, especially in smaller towns, and the area would benefit from greater integration of passive recreation facilities at sportsgrounds.
- There is a need for a more strategic approach to youth needs that goes beyond skate and BMX provision.
- Formal sports are predominantly limited to traditional codes. Changing demographics suggest the need for broader opportunities to cater for increasing popularity of individual fitness recreation.
- Playground provision does not appear to relate directly to any over-arching strategy. Its provision within community facilities, in passive parklands and at sports facilities creates higher usage levels, greater social interactivity and longer visit times is recommended.

The OSRCF provides a set of 10 principles to guide future planning of open space, recreation and community facilities in the Shire:

- Central to catchment and equitable access
- Clustered or Collocation
- Flexibility and multiple use
- Contribute to public domain and a sense of place
- Sustainability
- Location to promote accessibility and visibility
- Connected to public transport, pedestrian and cycling networks
- Of sufficient size and design to enable expansion and adaptation
- Safety and security
- Avoidance of conflict with neighbouring uses.

Wollondilly Health Needs Assessment 2014: The objective of Needs Assessment was to provide a more detailed assessment of population health needs in Wollondilly LGA in order to identify health service priorities. This included identifying the major gaps and barriers to accessing health services.

- Wollondilly has the lowest provision of GPs within the SWS Health District, and a level that is considerably below the national benchmark.
- There are no public or private hospitals in Wollondilly, and gaps in the provision of a range of practitioners in mental health, diagnostic and specialist medical services.
- Better connectivity through pathways and trails to encourage walking and cycling which will lead to higher levels of physical activity.
- More sport and recreation opportunities for younger people.