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Social Needs Study

Redmond Place, Orange NSW

Atlas Economics, for Landcom

February 2024

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Cred Consulting acknowledges the Traditional Custodians of the lands on which we operate.

We pay our respects to the Traditional Custodians, Ancestors and Elders, past and present.

We recognise the strength, resilience and contributions of First Nations Peoples, and the eternal and spiritual connection held in the lands, skies and waters, through cultural practices and beliefs.

Our team is proud to live, learn and thrive in the place we now call Australia, and recognise sovereignty has never been ceded by First Nations Peoples of this continent.

As embedded in our values, we are committed to building connected, healthy and resilient communities and creating purposeful outcomes that reflect our deep appreciation for the peoples and cultures that make us who we are and shape where we are going — together as one.

Table of contents

Executive Summary

Atlas Economics (Atlas) engaged Cred Consulting (Cred) to prepare a Social Needs Study, to inform the development of a master plan and planning proposal (the Proposal) for a site at Redmond Place, Orange (the Site).

This preliminary report investigates the potential social infrastructure demand generated by future development at the Site. The report is based on desktop analysis and information available at the time of writing.

About the planning proposal

The Site is located on the Traditional Lands of the Wiradjuri people, at the eastern entrance of Orange, on Mitchell Highway.

It comprises three lots - 154 Lone Pine Avenue, 3 Redmond Place and a portion of 5255 Mitchell Highway.

Orange City Council and Landcom have signed a Memorandum of Understanding (MOU), to deliver at least 20% affordable housing on the 24.23 hectare site, as well as a mix of housing to cater to a range of household types and incomes.

Landcom commits to delivering a minimum of 300 dwellings on the Site.

Landcom will also work toward achieving 5-star Green Community Rating.

Forecast population

For the purposes of this report, we have assumed that 330 dwellings will be provided - noting that this number will change as the master plan and planning proposal progresses. Using an average household size of 3.25 for the 330 dwellings, the total forecast population of the Site is estimated to be 1,073 people[1].

Figure 1 - Location of the Site (source: Atlas, interpreted by Cred Consulting)
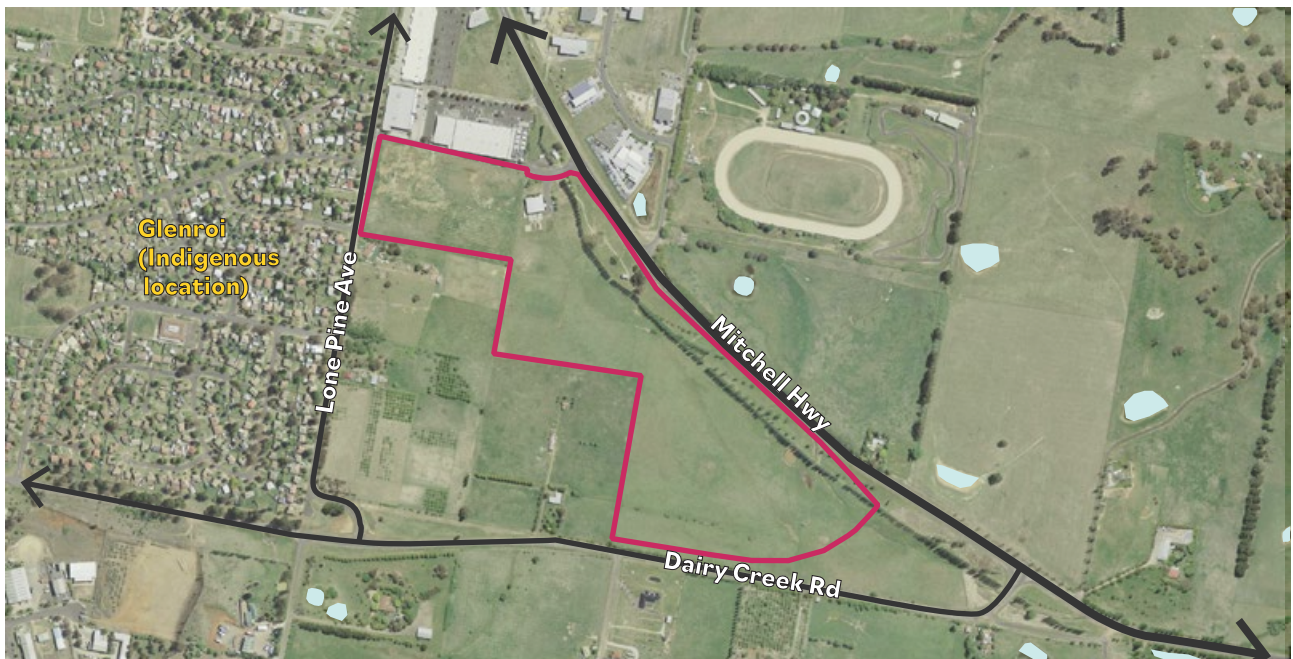
1 Household size based on Ploughmans Hill Estate's dwelling and population information provided by Atlas Economics, selected as a comparable development in Orange LGA to base early population assumptions on for the Site.

Social infrastructure needs

The application of social infrastructure benchmarks to an estimated population of 1,073 people living at the Site generates a demand for a number of different types of facilities and services.

The open space and play spaces are the only types of social infrastructure that essentially "must" be provided within the Site (i.e. have a significant enough demand):

- The *Orange City Council Operational Plan 2023-2024* requires residents in the urban area of Orange and villages to be located within a 750m radius of a children's play facility. Therefore, **1-2 childrens play spaces will be required to be provided on the Site**.

- The widely adopted open space planning benchmark from the Growth Centres Code, 2006 is 2.83ha per 1,000 people. To meet this requirement, **a minimum of 3ha of open space will be required to be provided on the Site**.

- The other widely adopted open space planning benchmark Draft Greener Places Design Guide Government Architect NSW recommends all residents have access to open space and recreation facilities including district open spaces (2–5 ha) within 2km for all residents, as well as local open spaces (0.5–2 ha) within 400m of residences. **To meet this requirement, a district and local park will both need to be provided on the Site.**

Because the estimated future population of the site is relatively small, the benchmarked demand for other types of social infrastructure isn't significant enough to warrant to provision of new facilities within the site. However, it does highlight that the additional population will place pressure on existing facilities in the Orange LGA.

The benchmarking results are presented in detail, in section "4.4 Benchmarking" on page 34.

In particular, the section titled "4.5 Summary of social infrastructure needs and opportunities" on page 38 provides an explanation of the benchmarking outcomes:

- summarising the benchmarked demand for various types of facilities.

- assessing whether the demand justifies providing each facility type on the Site.

- evaluating the proximity of the nearest existing facility and its ability to cater to the Site's future population.

- presenting feedback and insights gathered from council staff.

- identifying additional opportunities to address social needs beyond the minimum benchmarking requirements (considered as 'nice to have').

Definitions

Affordable housing

Affordable housing is housing that is appropriate for the needs of a range of very-low to moderate-income households and priced so that these households are able to meet basic living costs such as food, clothing, transport, medical care and education. As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income. Affordable rental housing may be owned by private developers or investors, local governments, charitable organisations or community housing providers. It is usually managed by not-for-profit community housing providers, and sometimes by private organisations.

Benchmarks

Population based benchmarks (benchmarks) are a commonly used tool for estimating the number and size of social infrastructure assets that would ideally be provided if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account.

Benchmarked demand

A benchmarked demand is the result of applying the benchmark to the population being assessed. Depending on the benchmark used, the benchmark demand may be expressed in the number of facilities, GFA (m²), hectares, number of places or number of beds.

Community housing

Community housing is housing that is owned and/or managed by not-for-profit, non-government organisations. This is mostly affordable rental housing but also includes some social housing.

Community Housing Provider (CHP)

Community housing providers (CHPs) are not-for-profit organisations that re-invest any surplus revenue into new housing, better services or improving our properties – not into dividends for shareholders or executive bonuses.

Housing stress

A household is considered to be in "housing stress" if its income is in the bottom 40% of incomes and it is paying more than 30% of its income on housing. This may also be referred to as "housing unaffordability".

Key worker housing

"Key worker" is a term used for workers in essential public services such as police, health and education. Some low-paid private and public sector workers (such as hospital cleaners and hospitality workers) may find it even more difficult to access affordable housing and the terms "key worker" and "essential worker" are sometimes used to refer to them as well.

SEIFA index

Socio-Economic Indexes for Areas (SEIFA) is a product developed by the Australian Bureau of Statistics that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census.

A low score (less that 1,000) indicates relatively greater disadvantage and a lack of advantage in general. For example, an area could have a low score if there are: many households with low incomes, or many people in unskilled occupations, AND a few households with high incomes, or few people in skilled occupations.

A high score (higher than 1,000) indicates a relative lack of disadvantage and greater advantage in general. For example, an area may have a high score if there are: many households with high incomes, or many people in skilled occupations, AND few households with low incomes, or few people in unskilled occupations.

Social housing

Social housing is rental housing targeted to very-low and low-income households. Social housing includes public housing, some forms of community housing, such as Aboriginal rental housing.

Social enterprise

Social enterprises are 'businesses for good' that trade so they can tackle social problems, improve communities, give people access to employment and training, or help the environment.

Social infrastructure

Social infrastructure in its broadest definition comprises the facilities, spaces, services and networks that support the quality of life and wellbeing of our communities.

Social needs analysis

A social needs analysis/study identifies current and future needs for community spaces, facilities and services. It is a technical, data driven evaluation process to quantify current and future needs to inform decision making, investment, and advocacy, and sometimes involves engagement.

Social Impact Assessment (SIA)

Social Impact Assessment (SIA) is a method for predicting and assessing the consequences of a proposed action or initiative before a decision is made. SIA refers to the assessment of the social consequences of a proposal or the impacts, on affected groups of people and on their way of life, life chances, health, culture, and capacity to sustain these.

Photo source: Landcom

1. Introduction

This section introduces the project, purpose of this report and location of the Site.

1.1 Background and purpose

Atlas Economics (Atlas) engaged Cred Consulting (Cred) to prepare a Social Needs Study, to inform the development of a master plan and planning proposal (the Proposal) for a site at Redmond Place, Orange (the Site).

This preliminary report investigates the potential social infrastructure demand generated by future development at the Site. The report is based on desktop analysis and information available at the time of writing.

1.1 Location

The 24.23 hectare site is located in Wiradjuri Country, within the Orange suburb of Orange City Council (Council). The Site comprises of three lots - 154 Lone Pine Avenue, 3 Redmond Place and a portion of 5255 Mitchell Highway. It is a driving distance of 145km south of Dubbo, and 57km west of Bathurst. It is also located within a 5km distance to the Orange City Centre and the Bloomfield Health Precinct.

As shown in Figure 2, Orange City Council is bordered by the LGAs of the Central West Region including Cabonne, Blayney, Bathurst, and Dubbo.

Figure 3 on the next page shows the Site location to the south east of Orange City Centre, along the Mitchell Highway.

Figure 2 - Regional location context (source: Cred Consulting)
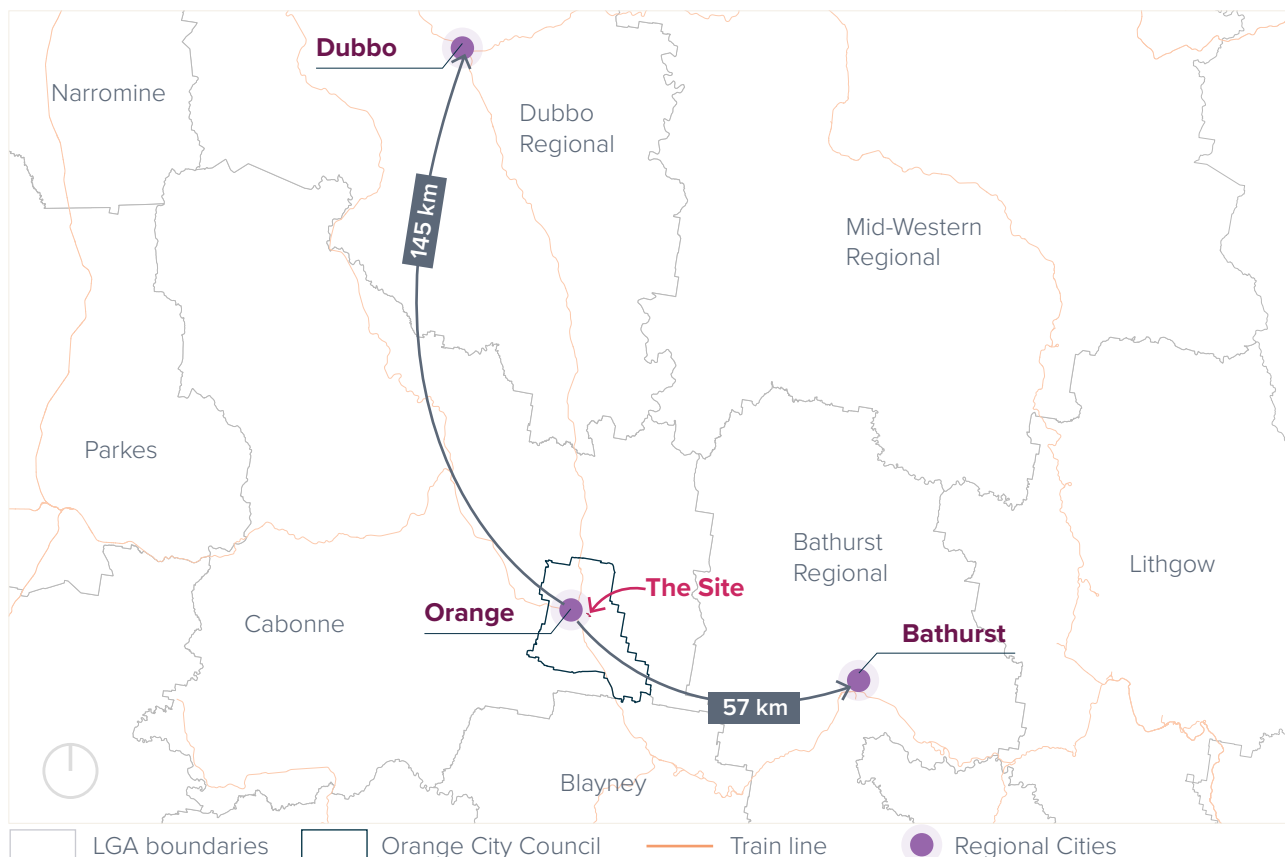
Figure 3 - Site context in relation to Orange City Centre and Bloomfield Health Precinct (source: Cred consulting, based on desktop research and spatial data provided by Atlas)
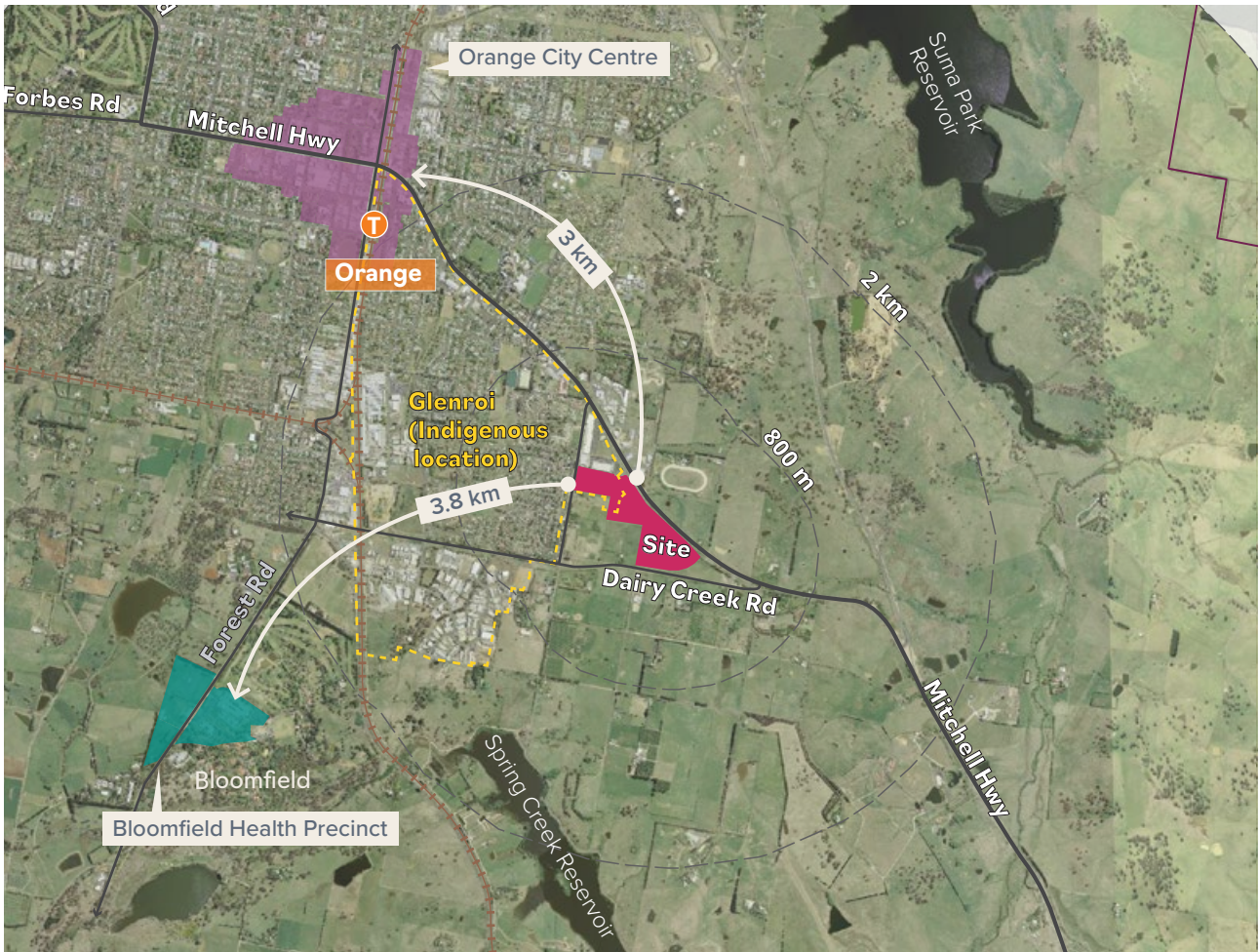
1.2 About the planning proposal

Landcom commits to delivering:

- at least 300 homes
- at least 20% of the homes will be designated affordable housing
- a mix of housing types
- working toward achieving 5-star Green Community Rating, and
- social and economic benefits.

This will include a mix of housing types including single dwellings, duplexes, town houses, and residential flats.

1.3 Methodology

This Social Needs Study has been undertaken using the following methodology, as shown in Figure 4:

Strategic Context

- Review and analysis of the Site and Proposal.
- Review of regional and local planning and policy for social infrastructure and open space implications.

Audit & Access

- Audit and map existing social infrastructure within 800m, 2km and 5km of the Site.

Population growth & demographic characteristics

- Understand the current and forecast community profile of Orange and the Site.

Benchmarking

- Population benchmarking of social infrastructure demand resulting from the Site population.

Social infrastructure needs

- Identification of high level social infrastructure needs of the Site's future community.

Figure 4 - Social infrastructure assessment methodology (source: Cred Consulting)

Strategic context
Understanding planning directions at the national, state, regional and local level.

Audit & access
Inventory and mapping of social infrastructure & its accessibility to local areas.

Population growth & demographic characteristics
Current and forecast population trends and characteristics.

Our needs study process

Benchmarking
Population based and proximity benchmarking.

Participation trends
Understanding how communities participate within social infrastructure.

Best practice trends and case studies
Leading practice principles and precedents.

1.4 Socially sustainable places

What is social sustainability?

Social sustainability is the ability of a social system to support the capacity of current and future generations to maintain a high level of social wellbeing. Social sustainability recognises that individual and community wellbeing are linked, and that by addressing the needs of the most disadvantaged, the whole community benefits.

A socially sustainable community is one that has good access to amenities, social infrastructure and open space that supports their needs, has a vibrant social and cultural life and provides opportunities to have a voice and influence the place they care for. Integrating these principles into the master plan will ensure a more resilient community, and create a great place to live. Design for Social Sustainability, A framework for creating thriving new communities, identifies four building blocks for social sustainability[1]:

*   amenities and infrastructure
*   social and cultural life
*   spaces to grow; and
*   voice and influence.

Quality of life is a key concept within social sustainability and can be defined as the degree to which societies provide living conditions conducive to health and well-being (physical, mental, social, spiritual). In addition to the social or human elements of social sustainability, there are a number of physical characteristics of social sustainability that are current best practice[2]:

*   safe and secure places
*   accessibility
*   provision of social infrastructure
*   promotion of social interaction and inclusion through design
*   diverse housing options, and
*   preservation of local characteristics.

The Proposal and master plan should aim to create a socially sustainable community.

What is resilience?

Urban resilience is referred to by the 100 Resilient Cities initiative as:

"The capacity of individuals, communities, institutions, businesses, and systems within a city to survive, adapt and grow no matter what kinds of chronic stresses and acute shocks they experience".

Chronic stresses are long-term systemic disruptions that weaken the fabric of a city. Examples include ongoing issues such as inequality, loss of housing affordability and lack of social cohesion. Acute shocks are short-term disruptions that threaten a city. Examples include sudden incidents such as heatwaves, bushfires, floods, disease outbreaks and terror attacks.

Resilient cities are reflective, resourceful, robust, have built in redundancy, are flexible, inclusive, and integrated. The "robust" (well-conceived, constructed and managed systems), "inclusive" (prioritise broad consultation to create a sense of shared ownership in decision making), and "integrated" (bring together a range of distinct systems and institutions) facets of resilience are particularly related to social capital and networks that make up a city[3] .

Improving the systems and networks that make up a city will increase our resilience overall. Resilient systems withstand, respond to and adapt more readily to shocks and stresses. They emerge stronger after tough times and live better in good times. New development should respond to this by delivering places that are resilient to address future shocks and stresses.

Helping neighbours to connect and build networks should be a priority for community spaces and the public realm design on the Site.

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1   Woodcroft Saffron for the Young Foundation, Design for Social Sustainability, A framework for creating thriving communities, 2011

2   Based on the work of Jan Gehl

3   100 Resilient Cities, 2017, available at http://www.100resilientcities.org

2. Strategic context

This section analyses the strategic context from strategic plans and policies at different social planning levels, and provides strategic drivers for the Site.

2.1 Summary of strategic context themes

Strategic document and policy analysis highlights that social infrastructure is essential, particularly in ensuring equitable access to services and facilities for vulnerable communities. Some key themes relevant to the Site include:

Plan and design public spaces to encourage social connection and build social cohesion

Ensure public facilities and public open spaces are designed and managed to encourage social connection. Social cohesion is central to resilience outcomes, and socially cohesive communities have high sense of belonging. There will be a need for community building programs to encourage new residents and existing residents meet each other and form social bonds.

Make public spaces accessible for all ages and abilities

Multiple documents at the regional and LGA levels indicate that Orange City Council, currently and will continue to, have significant growth in the number of people aged 65 years and over. Ensuring that public spaces are accessible and fit for purpose for all age groups will provide opportunity for people to engage in social activities, and will result in increased usage of public spaces.

Provide diverse housing options and opportunity for ageing in place

Orange has high proportion of older people, and is an ageing community. People from the surrounding LGAs and regional cities move to Orange to retire and be close to key services. The LGA also has a high demand for 1 to 2 bedroom social housing dwellings, which are used by vulnerable communities.

It is important to provide diverse housing options and have accessible, inclusive, and welcoming public spaces closer to homes.

Improve active transport network, and encourage active lifestyle

Active transport networks connected to public open spaces and recreation facilities will improve health and wellbeing of a community. It is identified as one of the community's priority in Orange City Council's *Community Strategic Plan*.

Protect and conserve, the natural, built and First Nations cultural heritage of Orange

Multiple strategic documents show that the Orange LGA has rich natural, built and First Nations cultural heritage. Planning for greenfield developments must protect and conserve the heritage, identify opportunities to strengthen the connection to Country, and provide spaces for cultural gathering.

Provide appropriate recreation facilities for people from diverse backgrounds

The Orange LGA's cultural diversity is increasing. Public open spaces are used in a variety of ways by people from CALD communities. Informal public spaces and multi-purposed outdoor courts are used by the communities for a range of activities including tai chi, casual and social sports, martial arts, outdoor dance, and more.

Ensure access to high quality public open space

High quality open spaces are fundamental to support a healthy lifestyle. This includes open spaces that have good access to active recreation network, amenities to support intergenerational needs, and accessible passive and active recreation facilities.

2.2 International

UN Sustainable Development Goals

The United Nations (UN) Sustainable Development Goals (SDGs) were adopted in 2015 to address global challenges and provide a blueprint for a sustainable and resilient future. Social infrastructure projects need to consider how they are positively working towards the SDGs. The relevant to this Study include:

Goal 3: Good health and well-being

This goal focuses on ensuring healthy lives for people of all ages. Social infrastructure projects should ensure everyone has access to amenities that improve their well-being, such as walking paths and parks.

Goal 9: Industry, innovation and infrastructure

This goal focuses on building resilient infrastructure as well as inclusive and sustainable industrialisation. Infrastructure projects need to consider long-term sustainability, including potential impacts on natural and built environments.

Goal 10: Reduced inequalities

This goal focuses on reducing inequality. Social infrastructure projects should aim to reduce barriers so that all people in a community can participate in community life and access the services they need.

Goal 11: Sustainable cities and communities

This goal focuses on ensuring cities are inclusive, safe, resilient and sustainable. Areas to be considered include waste management, access to public transport and pollution.

2.3 National

2021 Australian Infrastructure Plan

For the first time, social infrastructure was included as essential infrastructure in the *Australian Infrastructure Plan 2021.* Its inclusion acknowledges the critical role these physical spaces and assets lay in the nation's wellbeing. It also reflects the pressures on social infrastructure and the need for facilities that are flexible, Multi-purpose and socially, economically and environmentally sustainable.

The Plan notes that the COVID-19 pandemic has demonstrated agile, high functioning social infrastructure can quickly adapt to the health, educational and social needs of communities. Innovation and technology should be harnessed to deliver more cost-effective and sustainable infrastructure and services that communities value.

The Plan also notes that arts, culture and recreation facilities define Australian cultural identity. Along with public green and blue spaces (parks and waterways) they improve physical and mental health, make communities more liveable.

2.4 State and regional
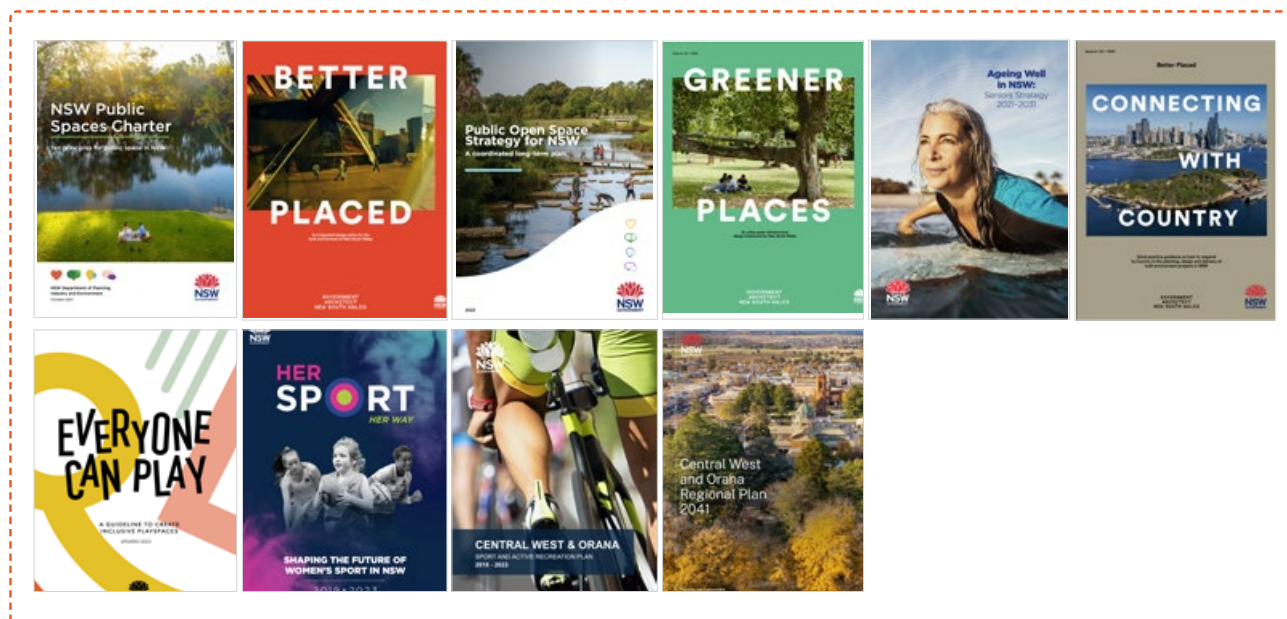
NSW Public Spaces Charter

NSW Public Spaces Charter identifies ten principles to make decisions about, or plan, design, manage and activate public spaces in NSW. Public spaces as mentioned in the Charter include:

- public open spaces (parks, gardens, etc.)
- public facilities (public libraries, museums etc.), and
- streets (bicycle paths, passages and lanes etc.).

GANSW Better Placed

'Better Placed' is a design led NSW Government policy intent upon guiding the delivery of world-class planning and design outcome for places, spaces and buildings. The policy establishes 7 principles for the built environment which aims at creating better cities, towns and suburbs:

- contextual, local and of its place
- sustainable, efficient and durable
- equitable, inclusive and diverse
- enjoyable, safe and comfortable
- functional, responsive and fit for purpose
- value-creating and cost effective, and
- distinctive, visually interesting and appealing.

GANSW Draft Greener Places

'Greener Places' is a NSW Government draft policy that acknowledges the fundamental role that green infrastructure will play in ensuring community sustainability moving into the future. Adopting a strategic approach to greening, the policy outlines four guiding principles:

- integration: green infrastructure, urban development and grey infrastructure
- connectivity: creating a network of open spaces
- multi-functionality: establishing multiple ecosystems, and
- participation: involve stakeholders.

The *Draft Greener Places Design Guide* sets a performance indicator for most high-density residential areas to be within 200m walking distance to a 0.15–0.5 ha public open space. It also provides information on how to design, plan, and implement green infrastructure in urban areas throughout NSW.

Public Open Space Strategy for NSW

The strategy is a co-ordinated long term plan with a vision for thriving and resilient open space across NSW, enabled through leadership, coordinated direction and support.

The five broader objectives for the above vision are:

- better recognition for public open space
- stronger first nations involvement
- co-ordinated planning, governance, planning and funding
- greater social, environmental and economic value, and
- better outcomes for regional nsw.

Ageing Well in NSW: Seniors Strategy, 2021-2031

The strategy identifies that physical environment plays an important role in shaping the quality of life for all ages.

The Strategy includes relevant priorities around age-friendly environments, health and wellbeing, getting around, and inclusive communities, acknowledging that NSW has an ageing population.

Limited transport options are a major barrier for older people to participate in social and recreational activities and in public spaces, including living in an isolated area, cost, physical barriers, poor- quality footpaths and a lack of accessible parking.

Social isolation and loneliness are growing concerns and older people needs more public spaces and programs and services to connect with other and improve their health and wellbeing.

Providing social infrastructure is essential for older people as it provides space to improve their mental and physical wellbeing. These include sports spaces, creative spaces, community facilities and public open spaces that encourage social interaction.

Connecting with Country, GANSW, 2020

Connecting with Country is a framework for understanding the value of Aboriginal knowledge in the design and planning of places. It includes the Design objectives for NSW.

Connecting with Country is informed largely by the experiences and knowledge of people who work on, and are from, land in and around the Sydney basin. As such, the principles and framework that follow reflect an emphasis on this part of NSW and we acknowledge that further work is required to determine the appropriateness of these principles and framework for the Site.

Everyone can play, 2023

Everyone Can Play is a best practice resource for councils, community leaders, landscape architects and passionate local residents. It is a reference guide for creating world-class playspaces, designed to include everyone in the community. At the heart of Everyone Can Play is the declaration that play is for everyone – regardless of age, ability or cultural background.

The guide includes a strong focus on inclusive play spaces that invite people of all ages, abilities and cultures to come together to socialise and play. Inclusive play spaces are easy to access, easy to move around in, provide a range of play types and challenges, and are equipped with appropriate facilities in a comfortable environment – allowing people to stay as long as they choose.

The guide outlines design principles to ensure play spaces are universally designed, provide a range of play opportunities for people of all abilities and sizes and challenge people of all capabilities. The principles focus on addressing three questions:

- can i get there?
- can i play?
- can i stay?

Her Sport Her Way, 2019-2023

The strategy's focus areas include participation; places and spaces; leveraging investment; and leadership. 'Places and spaces' acknowledges that facilities influence participation. The Strategy encourages facility providers to apply a gender lens to the design of regionally significant facilities. Appropriate facilities are those that exhibit universal design principles, prioritise safety, have family friendly social spaces and are clean and easy to access.

Improving the quality of existing surfaces, lighting and amenities is identified as the minimal critical strategy to reduce immediate barriers for women and girls. Equitable allocation of playing spaces, training venues and other resources was also identified as a key need.

Central West and Orana Regional Plan 2041, 2022

Orange City Council is part of the 20-year land use plan for T*he Central West and Orana Regional Plan*, and it is one of three regional cities identified in the region. The Site is located on the Central West side of the region and is within 60 minute drive from Parkes Special Activation Precinct.

Strengthening the city's connection to the Country, strengthening the city's resilience, and improving city's open space network are some of the primary objectives of local planning in Orange. Relevant strategies include:

Strategy 6.2: Strategic planning and local plans should consider opportunities to:

• Ensure new residential areas provide sufficient public and open space and link to existing pedestrian and cycle networks.

• Demonstrate how the quantity of, and access to, high quality and diverse existing public space is maintained, embellished and improved.

Strategy 7.1: Reducing the level of vulnerability and risk for communities will involve early consideration of natural hazards and avoidance and mitigation for both existing and new development areas. Design communities that:

• Provide interactive public and open spaces to enhance a sense of place and social cohesion to enable communities to withstand and adapt to climate change and respond to natural hazard events.

Strategy 22.1: Use strategic planning and local plans to:

• Create or enhance green and open spaces in tourist and recreation facilities.

• Help develop places for artistic and cultural activities.

Draft Central West and Orana Sport and Active Recreation Plan 2018 - 2023

The first comprehensive Sport and Active Recreation Plan for the Central West and Oran Region identifies the importance of Macquarie Rivers and supports water based recreational activities. The vision of the plan is:

Leading a collaborative approach to increase participation by building capacity and making sport and active recreation accessible to everyone in the Central West and Orange Region.

Relevant outcomes include:

• Improved access to sport and active recreation for everyone in the region, regardless of background or ability.

• Fit for purpose facilities in the region.

2.5 Local

Orange City Council Community Strategic Plan (CSP) 2018-2028, 2019

The CSP sets the following vision for the LGA:

"A growing city that celebrates its natural environment, culture and lifestyle"

The CSP's four key themes are:

- Live
- Preserve
- Prosper, and
- Collaborate.

Relevant considerations include:

- Nurturing our community to be socially responsive, inclusive and culturally sensitive.
- Providing ongoing opportunities for the community to connect and improve social connections.
- Providing equitable access to health and support services.
- Ensuring community safety and disaster management in preparation for natural disasters.
- Addressing the intergenerational equity of opportunity.
- Improving transportation networks for pedestrians, cars and bikes.
- The need for authentic community engagement in order to build community respect, resilience and connectedness.

Orange Local Strategic Planning Statement (LSPS), 2020

The LSPS identifies that recreation is an important part of the lifestyle of residents of the Orange LGA. The document also points out that the local population is becoming more diverse overtime, and it is important to focus on social cohesion. Provision of aged care, and planning for appropriate housing forms to enable ageing in place is crucial for the LGA.

Relevant planning priorities from the LSPS for social infrastructure and the Site include:

- Planning priority 1: Capitalise on Orange's character, lifestyle and heritage to enhance tourism and attract new residents.
- Planning priority 3: Provide a range of facilities and services to meet community needs, and foster a culturally rich, creative and socially connected Orange community.
- Planning priority 4: Provide diverse housing choices and opportunities to meet changing demographics and population needs, with housing growth in the right locations.
- Planning priority 6:Provide recreational opportunities to meet the needs of residents of, and visitors to, Orange.
- Planning priority 10: Improve access to, from and within Orange, and encourage active transport.
- Planning priority 12: Protect and conserve the natural, built and Aboriginal cultural heritage of Orange.
- Planning priority 18: Advocate for development to be supported by infrastructure.

Orange City Council Operational Plan 2023-2024

The operational plan is an action plan for achieving the community outcomes/priorities outlined in the CSP. Relevant principal activities of the plan will include:

- Principal activity 1.1.1: Seek to ensure that residences in the urban area of Orange and villages are within 750m radius of a children's play facility.
- Principal Activity 1.2.2: Plant or replace trees in the urban area outside each residential property.
- Principal Activity 2.4.2: Construct footpaths to enhance existing path network.
- Principal Activity 3.4.1: Assist in the achievement of the outcomes of the Orange Aboriginal Social Plan.
- Principal Activity 5.1.3: Provide recreational activities for older people, people with disabilities and younger people to support healthy, active living and improved life outcomes.
- Principal Activity 5.2.1: Support local service providers to increase subsidised housing options and grant opportunities.
- Principal Activity 5.3.1: Support the provision of Social and Affordable Housing through the adoption of the Local Housing Strategy.
- Principal Activity 6.1.1: Provide off leash fenced and unfenced facilities for people to exercise their dogs safely in the city.
- Principal Activity 7.1.1: Expand the range of play experiences, accessibility to park facilities and sporting fields and venues across the region.
- Principal Activity 7.2.1: Develop programs and activities for young people across the region.
- Principal Activity 7.3.1: Provide the Orange community with a year-round swim, play and fitness facility.
- Principal Activity 7.3.2: Work with the community and industry to deliver an indoor play-facility for Orange families and visitors.
- Principal Activity 11.2.1: Preserve the tangible and intangible cultural heritage of the region.

Orange Active Travel Plan, 2016

The plan is a framework for Council to better plan, build, encourage and coordinate efforts to achieve the objectives fr active travel.

The objectives for active travel include:

- To increase number of people walking and riding short distances for travel within Orange, and
- To improve the safety and convenience of walking and riding in the Orange City Council area.

The plan mentions that active travel can include walking, cycling, scootering or similar, and the use of public transport combined with them. The benefits of active travel identified in the document include:

- improved public health and reduced long term health costs
- reducing obesity
- improved childhood confidence and social interaction
- reduced need for infrastructure such as car parking and reduction in traffic congestion, and
- reduction in greenhouse gas emissions.

Orange Local Housing Strategy, Research Phase, 2019

Orange Local Housing Strategy, Research Phase, 2019 seeks to set a clear plan for the delivery of housing for the Orange Local Government Area out to 2036.

The document highlights that 12% of the population of the Orange LGA is in housing stress. Housing affordability is identified as a key issue in the LGA, and people who rent their own is more pronounced to a housing stress.

The housing typologies identified in the strategy includes:

- social housing
- affordable housing
- tourist and visitor accommodation
- key worker accommodation
- temporary worker accommodation
- housing for seniors and disabled
- large lot residential
- traditional low density housing, and
- medium density housing.

Housing affordability affects both home owners and renters. It also affects the ageing community, and people from vulnerable backgrounds, including people with disability and the First Nations community.

The strategy demonstrates the demand for smaller households, and mentions that the current high level of detached dwelling levels are not considered sustainable.

Some of the housing options suggested in the strategy includes:

- Medium density developments in or close to the CBD.
- Infill unit developments in existing residential areas through urban consolidation.
- Specifically identifying areas in new subdivisions to provide high density development.
- Group homes and residential flat buildings.

Orange Development Contributions Plan, 2017

The document was prepared to address anticipated demand for Local Infrastructure generated by new development up to 2026.

Local Infrastructure required to meet the demands of the expected future development in the Orange LGA, and which are addressed in this Plan, are as follows:

- new and upgraded roads and intersections
- pedestrian and cycleways
- streetscape treatments
- local and district sporting, recreational, cultural and social facilities including a multi-purpose community centre, playgrounds and their embellishment
- drainage and stormwater management works including retarding basins and channel widening, and
- local Infrastructure land acquisition.

The recommendations in the plan for social infrastructure was based on the following studies:

- Orange City Council Recreation Needs Study (RNS), 2008.
- Community and cultural facilities strategy, date not provided.

It is important to note that:

- Redmond Place (the Site) was not considered as a release area in the development of this Plan.
- there are no benchmarks for social infrastructure mentioned in this document.

3. Community profile

This section provides an analysis of the community profile of the existing resident population of the Central West Region and Orange LGA based on data sourced from ABS, profile.id and forecast.id. I also provides an overview of the projected population size and age profile of the Site.

3.1 Summary of community profile

High proportion of children and young people under 18 years with a need for play spaces, and recreation facilities

Orange has higher proportion of babies, preschoolers, primary schoolers and secondary schoolers compared to Central West Region and Regional NSW. Based on analysis of similar developments in Orange LGA, it is expected that the Site will have a significantly higher proportion of younger and older children living there.

High proportion of couples with children families with a need for intergenerational recreation opportunities

Land release areas tend to attract young people and young families with children. It is important to provide family friendly public spaces and intergenerational recreation opportunities.

Ageing community with a need for appropriate housing, and accessible public spaces

While the trend in Orange LGA is that the population is aeging, based on analysis of similar developments in Orange LGA, it is expected that Site will attract fewer people aged over 50 years.

High proportion of First Nations

Glenroi is an existing suburb located to the west of the Site. It is home to a high proportion (17%) of Aboriginal and/or Torres Strait Islander People.

Growing proportion of people who speak a language other than English at home

The number of people living in Orange LGA who speak a language other than English at home increased from 5.9% in 2016 to 7.2% in 2021. This trend is expected to continue.

Figure 5 - Community profile study area of Orange LGA and the Site (Source: Cred Consulting)

3.2 Central West Region current population characteristic

Central West Region is located within the Central West and Orana Region and is home to 87,442 people (profile.id). In 2021:

- The median age in the region was 40.

- The LGA's largest service age group was 'Parents and Homebuilders (35 to 49 year)', at 17.5%, of the total population, which is the same proportion as Regional NSW.

- There is a high proportion of separate houses in the LGA (87.8%) compared to 80.6% in Regional NSW.

- The LGA has a median weekly income of $1,482, which is similar to Regional NSW ($1,466).

- 4.1% households in Central West Region are renting in social housing, compared to 3.8% in Regional NSW.

- Central West Region has a low SEIFA index, with a score of 965.7.

- There is a low proportion of dwellings with two bedrooms or less in Central West Region at 17.2%, compared to 21.4% in Regional NSW.

3.3 Orange City Council

Orange is located within the Central West Region, and is home to 43,506 people (profile.id). In 2021:

- The population density of Orange (person per sq. km.) was 153, which is significantly higher than Central West Region and Regional NSW.

- The median age of Orange was 37, which is three years younger than Central West Region and six years younger than Regional NSW.

- Orange's largest service age group was

'Parents and Homebuilders (35 to 49 year)', at 18.6%, of the total population, which is higher than Central West Region and Regional NSW (both at 17.5%).

- Orange's median weekly household income is at $1,637, which is higher than Central West Region (at $1,482) and Regional NSW (at 1,466).

- There is a high a proportion of Aboriginal and/or Torres Strait Islander people in Orange at 7.7%, compared to Regional NSW at 6.6%.

- There is a high a proportion of people who speak a language other than English at home at 7.2%, compared to Regional NSW at 6.6% and Central West Region at 4.9%.

- Orange has a higher proportion of couples with children at 27.1%, compared to Central West Region at 25.9% and Regional NSW at 24.8%.

Glenroi

In 2021, Glenroi was identified as an Indigenous Location by Australian Bureau of Statistics (ABS). The majority of this area is located adjacent to the west of the Site, and can be accessed through Lone Pine Avenue. Part of the area includes the western part of the site as shown in Figure 6.

In 2021 Profile.id data shows that:

- Glenroi was home to 3,750 people, and approximately 628 people (17%) were Aboriginal and/or Torres Strait Islander.

Of the Aboriginal and/or Torres Strait Islander population who live in Glenroi:

- The median age was very young at 19 (ABS,2021), compared to 35.5 for the Glenroi location, and Orange at 37 (profile.id, 2021).

- A high proportion of children.

- The average household size was 3.1, compared to 2.5 in Orange LGA.

- The median weekly household income of Glenroi was significantly lower at $930 (ABS,2021), compared to $1,637 in Orange (profile.id, 2021).

- 69.6% of the dwellings were rental homes (ABS,2021), which is significantly higher than Orange at 31.7% (profile.id, 2021).

Figure 6 - Glenroi Indigenous Location in relation to the Site (Source: Cred Consulting)
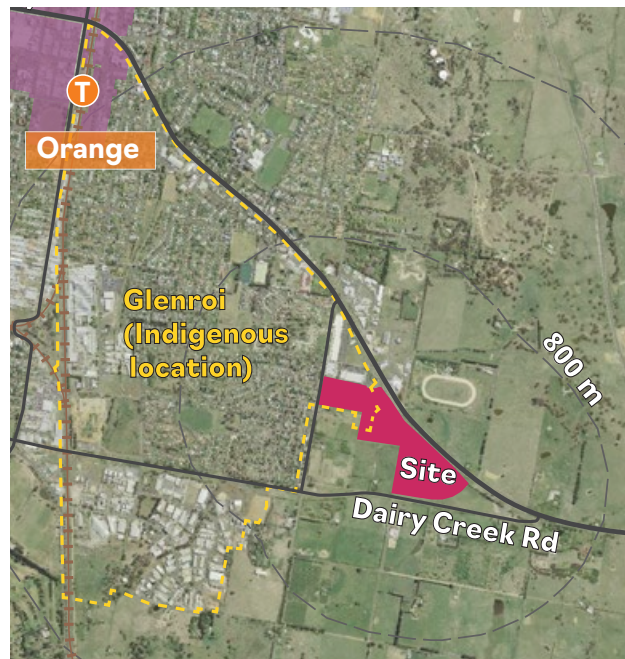

Table 1 provides a summary of demographic indicators for Orange City LGA, compared to the Central West Region and Regional NSW.

Table 1 - Demographic indicators - Orange LGA (2021), compared to Central West Region and Regional NSW (source: profile.id.com.au)

Profile.id data	Orange City LGA (Orange)	Central West Region (CWR)	Regional NSW	Key differences - Orange LGA compared to Central West Region and Regional NSW
Population overview				
Total population (URP) - #	43,506	86,796	2,829,639	NA
Population density (person per sq. km.)	153.0	5.7	3.6	Orange has significantly higher population density, compared to CWR and Regional NSW.
Average household size (people per household)	2.45	2.43	2.41	All three areas have a similar average household size.
Age overview				
Median age	37	40	43	Orange has lower median age compared to CWR and Regional NSW.
Babies and pre-schoolers (0 to 4 years)	7.0%	6.3%	5.5%	Orange has higher proportion of babies and pre-schoolers, compared to CWR and Regional NSW.
Primary schoolers (5 to 11 years)	10.0%	9.7%	8.6%	Orange has higher proportion of primary schoolers, compared to CWR and Regional NSW.
Secondary schoolers (12 to 17 years)	8.6%	8.4%	7.4%	Orange has higher proportion of secondary schoolers, compared to CWR and Regional NSW.
Tertiary education and independence (18 to 24 years)	7.6%	7.2%	7.6%	Orange has a similar proportion of tertiary education and independence compared to Regional NSW, and slightly higher compared to CWR.
Young workforce (25 to 34 years)	13.5%	11.7%	11.6%	Orange has higher proportion of young workforce, compared to CWR and Regional NSW.
Parents and homebuilders (35 to 49 years)	18.6%	17.5%	17.5%	Orange has higher proportion of parents and homebuilders, compared to CWR and Regional NSW.

Profile.id data	Orange City LGA (Orange)	Central West Region (CWR)	Regional NSW	Key differences - Orange LGA compared to Central West Region and Regional NSW
Older workers and pre-retirees (50 to 59 years)	11.2%	12.4%	12.8%	Orange has lower proportion of older workers and pre-retirees, compared to CWR and Regional NSW.
Empty nesters and retirees (60 to 69 years)	10.4%	11.9%	13.3%	Orange has lower proportion of empty nesters and retirees, compared to CWR and Regional NSW.
Seniors (70 to 84 years)	10.6%	12.3%	13.0%	Orange has lower proportion of seniors, compared to CWR and Regional NSW.
Elderly aged (85 years and over)	2.4%	2.6%	2.8%	Orange has lower proportion of elderly aged, compared to CWR and Regional NSW.
Income				
Median weekly household income	$1,637	$1,482	$1,466	Orange has higher median weekly household income, compared to CWR and Regional NSW.
Low income households (less than $800 per week)	22.4%	25.3%	26.0%	Orange has lower proportion of low income households, compared to CWR and Regional NSW.
High income households (more than $3,000 per week)	20.4%	17.6%	16.7%	Orange has higher proportion of high income households, compared to CWR and Regional NSW.
Cultural and linguistic diversity				
Aboriginal and/or Torres Strait Islander	7.7%	7.9%	6.6%	Orange has similar proportion of Aboriginal and/or Torres Strait Islander compared to CWR, and higher proportion compared to Regional NSW.
Born Overseas	10.6%	8.3%	12.2%	Orange has higher proportion of people born overseas compared to CWR, and lower proportion compared to Regional NSW.

Profile.id data	Orange City LGA (Orange)	Central West Region (CWR)	Regional NSW	Key differences - Orange LGA compared to Central West Region and Regional NSW
% speak a language other than English at home	7.2%	4.9%	6.6%	Orange has higher proportion of people speaking a language other than English at home, compared to CWR and Regional NSW.
Health and well being				
Need for assistance due to disability	6.2%	6.2%	6.8%	Orange has similar proportion of people in need for assistance due to disability compared to CWR, and lower proportion compared to Regional NSW.
Live with long term health condition	36.1%	35.9%	37.0%	All three areas have relatively similar proportion of people who live with long term health condition.
Household make-up (the following is based on enumerated data):				
Couples with children households	27.1%	25.9%	24.8%	Orange has higher proportion of couples with children households, compared to CWR and Regional NSW.
Couples without children households	24.3%	26.3%	27.0%	Orange has lower proportion of couples without children household compared to CWR and Regional NSW.
Lone person households	27.2%	26.7%	26.1%	Orange has higher proportion of lone person households, compared to CWR and Regional NSW.
Housing (the following is based on enumerated data):				
Separate houses	84.2%	87.8%	80.6%	Orange has lower proportion of separate houses compared to CWR, and higher proportion compared to Regional NSW.
Medium density	14.6%	10.3%	14.6%	Orange has higher proportion of medium density houses compared to CWR, and same proportion compared to Regional NSW.

3.4 Population forecast

Population size

Methodology

An understanding of the future population projected to live at the Site is essential to quantify the demand for various types of social infrastructure.

The estimation of the Site's future population relies on applying a relevant household size to the number of dwellings to be delivered.

At the time of writing this report, the exact umber of dwellings has not been confirmed. Therefore, a nominal figure of 330 dwellings was provided by Landcom, with acknowledgment that this number is likely to evolve upon the completion of the master plan.

Analysis conducted by Atlas Economics has examined the age profile of residents in the emerging Ploughmans Hill Estate in Orange, suggesting a comparable age distribution among future residents at the Site and for use in this Study.

Table 2 offers a summary of the projected total population of the site, based on applying the average household size of Ploughmans Hill to the estimated 330 dwellings.

Table 2 - Forecast population of the Site

Total dwellings	Average household size in Ploughmans Hill Estate	Forecast population resulting from the proposal
330 dwellings	3.25	1,073

Population characteristics

Age profile of Ploughmans Hill Estate

The findings indicate a large proportion of younger age cohorts, aligned with young family households. Compared to the Orange LGA, the Ploughmans Hill Estate comprises:

- More dependent age cohorts (0-19 years) at 40% compared to 27% in the LGA.
- More homebuilder age cohorts (30-49 years) at 32% compared to 26% in the LGA.

The Ploughmans Hill Estate predominantly comprises separate houses, reflecting the likely buyer profile of low density housing in Redmond Place. As the Landcom proposal includes a mix of smaller dwellings, it is likely that we will observe a higher proportion of younger residents compared to Ploughmans Hill Estate. This includes residents aged 20-29 years, who have access to smaller housing options at more affordable price points.

Figure 7 illustrates the younger age profile of Ploughmans Hill Estate, compared to Orange LGA.

Projected age profile of the Site

For the purpose of this needs study, the age profile of Ploughmans Hill Estate has been applied to the forecast population of the Site.

Table 3 presents the results of the Ploughmans Hill Estate percentage age breakdown, applied to the Site's projected population.

Figure 7 - Resident age profile, Ploughmans Hills Estate compared to Orange LGA (2021)
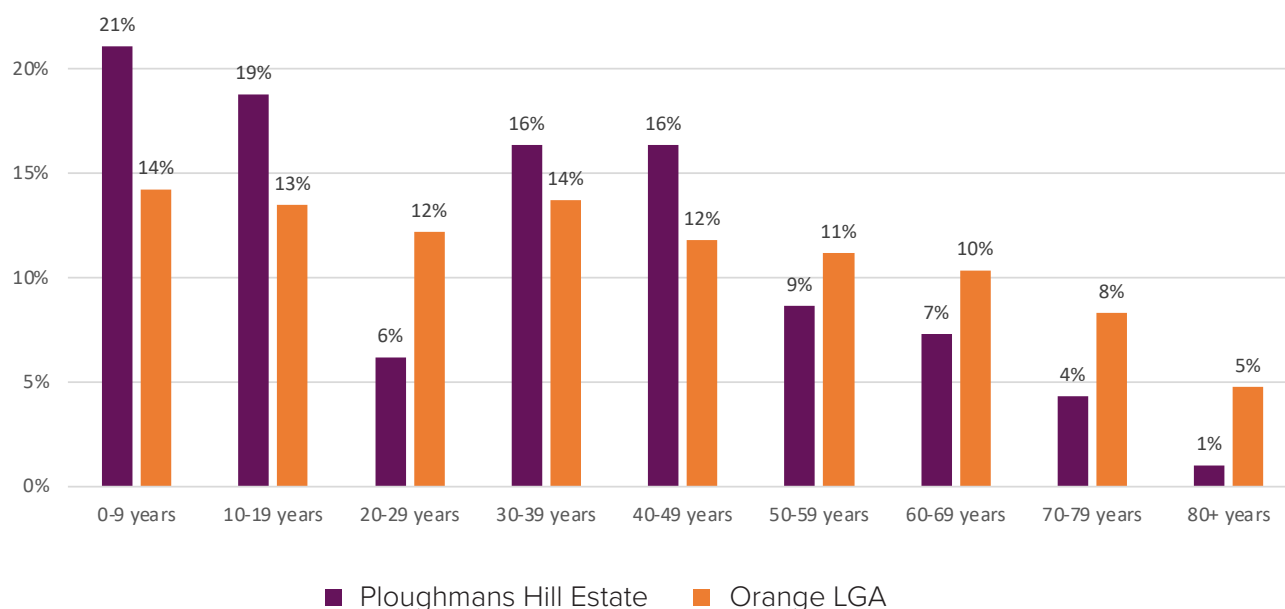

Table 3 - Projected service age groups for the Site (source: Atlas Economics)

Service age group	% of population (based on Ploughmans Hill	Future population (1,073)
Babies and pre-schoolers (0 to 4 years)	8%	89
Primary schoolers (5 to 9 years)	13%	134
Secondary schoolers (10 to 19 years)	19%	201
Tertiary education and independence (20 to 24 years)	3%	27
Young workforce (25 to 34 years)	9%	96
Parents and homebuilders (35 to 49 years)	27%	286
Older workers and pre-retirees (50 to 59 years)	9%	92
Empty nesters and retirees (60 to 69 years)	8%	81
Seniors (70 to 84 years)	5%	55
Elderly aged (85 years and over)	1%	11

4. Social infrastructure assessment

This section provides a supply and demand analysis of social infrastructure based on the projected population for the Site.

4.1 Defining social infrastructure

Public facilities

For the purposes of this Study, public facilities refer to public and communal/semi-private community and cultural facilities and services. These include community and cultural facilities for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

They are facilities are those facilities that are accessible by the general public such as community centres and libraries.

Public open space

Public open space includes outdoor open spaces and the recreation facilities within them including play spaces, outdoor courts, exercise equipment, walking paths, and sports fields. It is open space, which is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government. Public open space has been defined for this Study to include:

- sports spaces
- parks
- natural spaces
- waterways, and
- civic/urban public spaces.

Indoor recreation facilities include:

- indoor recreation centres, and
- aquatic facilities.

Communal spaces

Communal open space (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces on rooftop parks, swimming pools, or gyms only accessible to residents of that development.

4.2 Benefits

The provision of quality social infrastructure within neighbourhoods provides many benefits to a community. These include:

- Personal - improved physical and psychological health
- Social and community – strengthened family and community ties, and reduction of crime and anti-social behaviour
- Environmental – contrast to urban development, access to natural settings, improved visual landscape, and improved air quality from presence of trees, and
- Economic – attracts new residents to an area, property prices are higher adjacent to parks, and savings in health costs from increased physical exercise.

4.3 What do we have now?

An audit of all social infrastructure within 800m, 2km and 5km of the Site is presented in Table 4 and illustrated in Figure 8.

Public facilities

Community centres/halls

There are two local community centres/halls within 800m of the Site boundary, they are:

• Marang Gunya Community Centre, and

• Glenroi Community Centre.

Glenroi Community Centre is referred to as the Orange Youth Hub in the Orange City Council website. Conversations with Orange City Council staff have indicated that this is a highly used facility but currently undersized to meet demand for services and programs that run out of the space. Council has identified a need to expand the Youth Hub.

Hospitals

Bloomfield Health Precinct is located within 5km distance from the Site. It currently has a private hospital, aged care centre, and allied health facilities and services.

Schools

As shown in Figure 8, there is no primary school or high school located within a 800m distance from the Site.

There are two primary schools, one combined school and one special school located within 2km from the Site.

The following government schools located within 2km distance have high percentage of students in bottom quarter:

• Glenroi Heights Public School, primary school (bottom quarter - 87%), and

• Anson Street School, special school (bottom quarter - 69%).

Tertiary education facilities

There are two tertiary education facilities located within 5km distance from the Site.

Libraries

Orange City Library is a central library located within 5km from the Site. It is part of the Central West Libraries, and is co-located with a regional art gallery and a civic centre.

Early childhood education and care (ECEC) facilities

ECEC facilities typically service a local catchment of 800m. There are three ECEC facilities located within this distance from the Site.

Emergency services facility

There is one district fire stations, one district police station, and one ambulance station located within 5km distance from the Site.
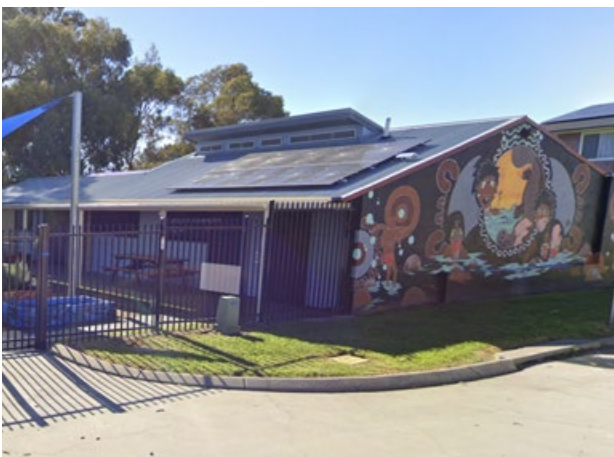
C1 - Marang Gunya Community Centre (Image source: Google Maps, 2023)

C2 - Glenroi community centre (Orange Youth Hub) (Image source: Google Maps, 2023)

Public open space and recreation facilities

Parks

Overall, there are six local parks within a 5km radius of the Site. Leone Healy Park and Eloners Park are located within 800mm which have playgrounds in them:

- Leone Healy Park, and
- Elonera Park.

Sports spaces

Sports spaces are areas that support organised sport including sports courts (netball, basketball, netball, etc.) and sports fields (AFL, soccer, cricket, etc.).

Overall, there is one district sports space located within 2km from the Site, and there are two regional sports spaces located within 5km from the Site. Two of these are large regional-level facilities with high amenity:

- Moulder Park, includes velodrome, netball courts, cricket pitch, skatepark.
- Wade Park includes cricket, rugby league, union and football.

Indoor recreation facilities

There are no district-level indoor recreation facilities located within 2km from the Site. The nearest facility is Orange Aquatic Centre, located 4.5kms away in Orange City Centre.
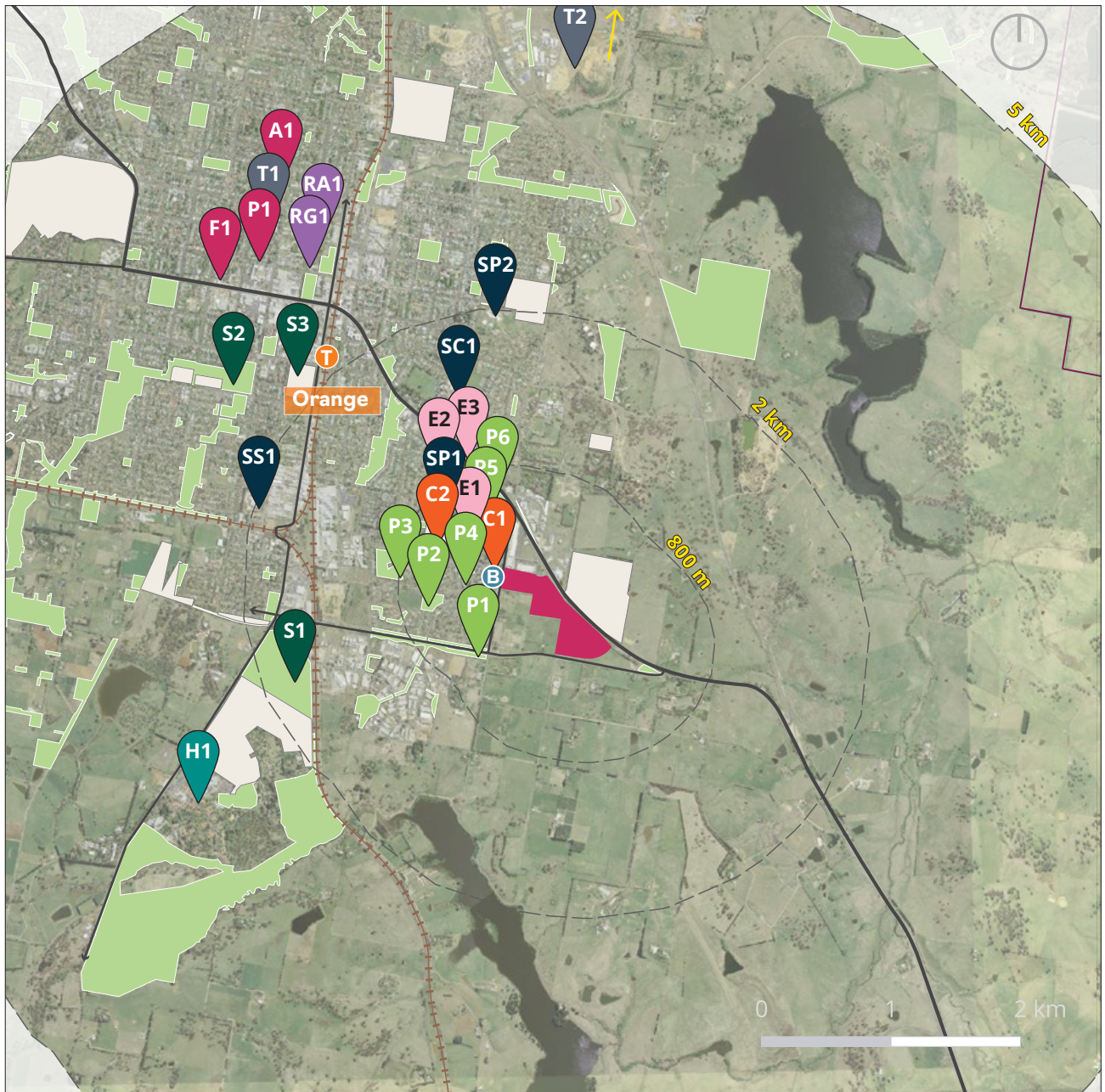
Dog parks

There are no dog off leash areas located within 800m from the Site, and there are no fenced dog off leash area located within 2km from the Site.

P3 - Leone Healy Park (closest playground to the site, over 1km away

Figure 8 - Location of social infrastructure facilities within 5km from the Site (source: Cred Consulitng, based on desktop research)

Legend:

Site	Orange suburb	Suburb boundary	Main road
Train line and station	Orange Homemakers Centre bus stop	Public open space	Private open space

Community facilities:

- **C#** Community centre/hall
- **SP#** Primary school
- **SC#** Combined school
- **SS#** Special school
- **T#** Tertiary education facility
- **E#** Early childhood education and care
- **S#** Sports spaces
- **P#** Parks
- **F#** Fire station
- **P#** Police station
- **RA#** Regional art centre
- **RG#** Regional gallery

Table 4 - Audit of social infrastructure within 5km distance from the Site (source: Cred consulting based on desktop research)

Map ref.	Name	Category	Hierarchy	Key features / notes
Local, district and regional social infrastructure within 800m from the Site				
C1	Marang Gunya Community Centre	Community centre	Local	Approx. - 60 sq.m.
C2	Glenroi community centre (Orange Youth Hub)	Community centre	Local	Approx. - 240 sq.m.
E1	Glenroi Preschool	Preschool	Local	Approved places - 27, meeting NQS
E2	ASPIRE OSHC Glenroi Heights	OSHC	Local	Approved places - 40, provisional – Not Yet Assessed
E3	Orange Pre-School Kindergarten	Preschool	Local	Approved places - 40, meeting NQS
P1	Greensleigh Walk	Park	Local	Linear park of size 2.93 ha.
P2	Edye Park	Park	Local	Size - 1.80 ha.
P3	Leone Healy Park	Park	Local	Size - 2.75 ha. 1 x playground.
P4	Elonera Park	Park	Local	Size - 0.21 ha. 1 x playground.
P5	Sir nevele park	Park	Local	Size - 1.38 ha.
P6	Centenary Park	Park	Local	Size - 0.93 ha.
District and regional social infrastructure between 800m and 2km buffer distance from the Site				
SP1	Glenroi Heights Public School (government)	Primary school (K-6)	District	FTE - 219 students, bottom quarter - 87%
SP2	St Mary's Catholic Primary School (non-government)	Primary school (K-6)	District	FTE - 413 students, bottom quarter - 15%
SS1	Anson Street School (government)	Special school	District	FTE - 124 students, bottom quarter - 69%
SC1	Kinross Wolaroi School (non-government)	Combined school (K-12)	District	FTE - 1035 students, bottom quarter - 5%
S1	Sir Jack Brabham Park	Sports space	District	21 ha.

33

Map ref.	Name	Category	Hierarchy	Key features / notes
Regional social infrastructure between 2km and 5km buffer distance from the Site				
F1	Fire and Rescue NSW Orange Fire Station	Fire station	District/ regional	-
P1	Orange Police Station	Police station	District/ regional	-
A1	NSW Ambulance - Orange	Ambulance	District/ regional	-
H1	Bloomfield Health Precinct	Hospital	Orange	-
RA1	Orange Civic Theatre	Performing arts centre	Regional	502 seat auditorium.
RG1	Orange Regional Gallery	Art gallery	Regional	Centre for visual arts in the Central West of New South Wales.
T1	TAFE NSW Orange	TAFE	Regional	-
T2	Charles Strut University	University	Regional	-
S2	Moulder Park	Sports complex	Regional	5 ha. - Velodrome, netball courts, cricket pitch, skatepark
S3	Wade Park	Sports complex	Regional	5 ha. - cricket, rugby league, union and football.

4.4 Benchmarking

What is a benchmark?

Population based benchmarks (benchmarks) are a commonly used tool for estimating the number and size of social infrastructure assets that would ideally be provided if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account.

Like many Councils in NSW, Orange City has not adopted a set of benchmarks for social infrastructure. As such, Cred have identified a set of appropriate benchmarks to use for the purposes of this Study. These are presented in Table 5.

What is a benchmarked demand?

A benchmarked demand is the result of applying the benchmark to the population being assessed. Depending on the benchmark used, the benchmark demand may be expressed in the number of facilities, GFA (m^2), hectares, number of places or number of beds.

Example 1: Calculating the demand for a Multi-purpose community space for a future community of 2,000 people:

= Benchmark (80m^2 per 1000 people) x population (2000 people)

= A benchmarked demand for 160m^2 of Multi-purpose community space

What does a benchmark demand mean for the proposal?

The purpose of this report is to identify the social needs of the future community living at the Site.

Benchmarking is one indicator of social need. **If there is a benchmarked demand for a certain facility or service, this does not mean that it must be, or should be provided on the Site.**

Furthermore, because the estimated future population of the site is relatively small, the benchmarked demand for most facilities won't be large enough to warrant to provision of new facilities within the site, however, it does highlight that the additional population will place pressure on existing facilities in the Orange LGA.

What types of social infrastructure can we benchmark?

Public facilities

As shown in Table 5, benchmarks have been derived from multiple sources including:

- Derived from a professional body or industry source (e.g. Growth Centres Commission).
- Derived from the experience and application of other similar council areas.
- Derived from sources internal to the organisation, either based on maintaining existing levels of provision or an internal assessment of what is an appropriate or adequate level of provision for the future.

Public open space and recreation facilities

As shown in Table 5, benchmarks have been derived from multiple sources including:

- City of Parramatta Community Infrastructure Strategy, 2020 identifies a range of benchmarks for analysis, these benchmarks have been included in.
- The assessment also uses benchmarks from The Hills Shire Council and professional bodies like Parks and Leisure Australia.

The Government Architect NSW Draft Greener Places Design Guide sets benchmarks for the proximity of public open space to dwellings and places a focus on the quality and function of spaces provided. The Guide recommends best practice performance indicators of:

- Local distribution: 400m access from most houses to open space of between 0.3ha and 2ha.
- District distribution: 2km access from most houses to public open space of between 2ha and 5ha, and
- Regional distribution: 5-10km access from most houses to public open space of more than 5ha.

Table 5 - Social infrastructure benchmarking (source: Cred Consulting)

Social infrastructure type	Benchmark	Demand generated by the Site's population	Is there existing provision nearby the site that should be considered?
Public facilities			
Multi-purpose community floor space	80m² of multi-purpose community floor space per 1,000 people Source: City of Parramatta Community Infrastructure Strategy, 2020	Demand for 86m² of community floorspace	No community centres within 800m from the Site.
Library floor space	State Library of NSW People Places calculator	Demand for 190m² of library floorspace.	No local library within 800m from the Site.
Early education and care – Long Day Care (LDC)	1 LDC place for every 2.48 children aged 0-4 years Source: City of Parramatta Community Infrastructure Strategy, 2020	Demand for 36 long day care places.	Two long day care facilities (with a total of 67 approved places) within 800m from the Site.
Out of School Hours Care (OSHC)	1 OSHC place for every 2.7 children aged 5-11 years Source: City of Parramatta Community Infrastructure Strategy, 2020	Demand for 50 OSHC places.	There is one OSHC facility (with a total of 40 approved places) within 800m from the Site.
Public hospital beds No. of bed per population	2.7 beds per 1,000 people Source: Australian Institute of Health and Welfare, 2014	Demand for 2.9 hospital beds.	No public hospitals within 5km of Site.
Aged care places	**88 places per 1,000 people aged 70+** Source: Growth Centres Commission	Demand for 4 aged care places.	Benjamin Short Grove is the closest age care facility, located at a distance of 4.7 km from the Site.

Social infrastructure type	Benchmark	Demand generated by the Site's population	Is there existing provision nearby the site that should be considered?
Primary school	No benchmark set by NSW Department of Education. Demand based on capacity and opportunity		There are 2 primary schools, 1 combined school and 1 special school located within 2km from the Site
High school	No benchmark set by NSW Department of Education. Demand based on capacity and opportunity.		
Public open space and recreation facilities			
Open space quantum	**2.83 ha. of open space per 1,000 people** Source: Growth Centres Commission	The Site's population will generate demand for 3 ha. of open space	N/A
Open space proximity	**400m access from most houses to open space.** Source: Draft Greener Places Design Guide Government Architect NSW	Demand for 1 park sized 2+ ha within 400m of most houses	There are no open spaces within 400m distance from the Site.
Indoor recreation centre	**1 indoor recreation centre per 30,000 people** Source: The Hills Shire Community Infrastructure Strategy. 2020	0.0	There are no indoor recreation centres within 5km distance from the Site.
Skate facilities (local)	**1 skate facility per 5,000-10,000 people** Source: The Hills Shire Community Infrastructure Strategy. 2020	0.0 - 0.2	Glenori Oval Skate Park is the closest skate facility, located at a distance of 1.2 km from the site.
Multi-purpose outdoor courts	**1 Multi-purpose outdoor court for every 10,000 people** Source: Parks and Leisure Australia 2012	0.1	There are 2 x multi-purpose courts provided within 2km distance from the Site.

Social infrastructure type	Benchmark	Demand generated by the Site's population	Is there existing provision nearby the site that should be considered?
Outdoor fitness station	1 outdoor fitness station for every 10,000 people Source: Parks and Leisure Australia 2012	0.1	There are no outdoor fitness stations within 800m of the site
Play spaces - quantity	1 place space for every 2,000 people Source: City of Parramatta Community Infrastructure Strategy, 2020	0.5	The closest play space is located at Leone Healy Park, which is approximately 1.1 km from the Site's western boundary, and 1.7km from the eastern boundary.
Play spaces - proximity	Residents are within a 750m radius of a children's play facility Source: Orange City Council Operational Plan 2023-2024	Demand for 1 playground based on proximity benchmark.	
Indoor courts No. of facilities per population	1 indoor court for every 20,000 people Source: City of Parramatta Community Infrastructure Strategy, 2020	0.1	There are no indoor court facility within 5km distance from the Site.
Aquatic facilities (local) No. of facilities per population	1 aquatic facility per 30,000 people Source: The Hills Shire Community Infrastructure Strategy. 2020	0.0	There are 2 aquatic facilities within 5 km from Site boundary.
Dog off-leash areas No. of facilities per population	1 dog off-leash area per 8,000 people Source: Newcastle Dogs in Open Space Plan	0.1	There is one dog off-leash area within 5 km from Site boundary.

4.5 Summary of social infrastructure needs and opportunities

Community facilities

Multi-purpose community space

Based on population benchmarking (See section "4.4 Benchmarking"), the Site's future population would generate a demand for 86m^2 of community floor space.

Typically, a community facility needs to be at least 400m^2 in size to allow for a multi-purpose and flexible design that meeds modern facility design standards.

Therefore, a new multi-purpose community space is not required to be delivered on the Site.

Other opportunities to address this need:

While a new multi-purpose community space is not required to be delivered on the Site, Landcom could explore alternative solutions to address the Site's population demand, that goes beyond the minimum benchmarked demand requirements to help build a socially cohesive community, should opportunity and feasibility permit (i.e. a 'nice to have'):

- Investigate providing a temporary community space in the early stages of construction (see case study 'Sprout Hub Aurora').

- Investigate providing a small outdoor covered pavilion or stage, as part of a new park on the Site, to cater to exercise groups, community meetings, events and activities.

- Engage with Council to understand the existing provision of multi-purpose community spaces in the LGA and potentially explore opportunities to assist with facility renewal or replacement, either on or off the Site at another nearby location.

Other considerations:

- Community spaces are often hearts of the community, and provide opportunities for people to come together, meet each other and form social connections with their neighbours.

- Connectivity to public and active transport is important, as well as located in a highly visible and central spot.

- Explore opportunities to involve the community in the design of any upgraded or new facilities, such as murals or gardens.

- Best practice is to co-locate community space with event ready public spaces or parks that could be used for recreational and celebration activities.

- Explore incorporating a small commercial tenancy space into an upgraded or new facility, such as a cafe or social enterprise, to help activate the facilities and provide passive surveillance to adjoining public spaces and to offer new residents a destination to walk to and socialise in locally.

Sprout Hub Aurora
Epping, VIC

CASE STUDY

Early delivery of a temporary community gathering space

Sprout Hub Aurora was a small temporary multi-use community venue delivered by LendLease in the Victorian growth area of Epping.

It provides a relaxed community meeting place, ahead of more permanent facilities being built in the development. It included a co-working, Multi-purpose space for hire, a small cafe, and a calender of regular activities and of events to turn the venue into a community destination and help forge important social connections between residents as well as providing networking and capacity building opportunities for local not for- profit groups and small business.

Photo source: Sprout Hub Facebook page

Berala Community Centre
Cumberland Council, NSW

CASE STUDY

Social and multi-functional community spaces

Berala Community Centre is a 600m^2 (not including outdoor spaces) Multi-purpose centre designed to encourage people to meet, socialise and learn new skills and recreate. The centre is staffed Monday to Friday from 9am to 4pm and, like AC4C, has a diverse range of spaces available for hire including:

- Activity/training room (capacity for 30 people)
- A multi-functional room for around 20 people that can be divided into 2 rooms for up to 10 people
- Main hall for up to 144 people that can also divide, and is frequently used for table tennis,
- Outdoor patio and outdoor veranda.

The centre is a living room for the community, it has spaces for students to drop in an Study, tennis table facilities for the community to use when the hall is not booked, access to technology and easy to move furniture to allow quick set-ups for meetings and programs. Each room also has a kitchenette and storage.

Multi-purpose hall

Early childhood education and care (ECEC facilities)

Based on population benchmarking (See section "4.4 Benchmarking"), the Site's future population would generate a demand for 36 long day care places and 50 OSHC places.

Feedback from Council staff is that there are a number of existing nearby childcare facilities that are not operating at full capacity due to staff shortages in the region.

Furthermore, childcare services in NSW are predominantly provided by the private sector, and OSHC provided as part of schools.

Therefore, an ECEC facility is not required to be delivered on the Site.

Other considerations:

While a childcare or OSHC facility is not required to be delivered on the Site, Landcom could explore alternative solutions to address the Site's population demand, that goes beyond the minimum benchmarked demand requirements to help to cater to (i.e. a 'nice to have'):

- Provide play spaces for young children throughout the Site. This will help parents with young children to meet other parents and form social connections.
- Consider playgrounds, climbable sculptures, trails with environmental signage targeted towards children's education (the outdoor classroom model).
- Improve linkages from site through to existing ECEC facilities.

Schools

There are no publicly available benchmarks set by NSW Department of Education (DoE) for primary or high schools. DoE determine demand based on capacity and opportunity.

Based on the projected population age profile of the site (see "Table 3 - Projected service age groups for the Site (source: Atlas Economics)" there will be approximately 134 primary school aged children and 201 secondary school aged children living on the Site.

Future engagement with DoE may be required to ensure that the local schools have capacity to service the future population of their catchments.

Primary schools

The site is within the Glenroi Heights Public School catchment for primary school. The school is made up of 9 mainstream classes and 6 classes for students with special needs. Approximately 40% of students identify as Aboriginal.

Interagency services operate as an integral part of the school community. A School as Community Centre, an Aboriginal family worker, Brighter Futures and the Smith family are located within the school.

High schools

The Canobolas Rural Technology High School is the only public high school in Orange LGA.

The school has an enrolment of 600 students, including approximately 25% Aboriginal students.

Other considerations:

- Quality education is a consideration for young families in choosing where to live

Public open space and recreation facilities

Public open space

The widely adopted open space planning benchmark from the Growth Centres Code, 2006 is 2.83ha per 1,000 people.

Based on population benchmarking (See section "4.4 Benchmarking"), **a minimum of 3ha of open space will be required to be provided on the Site**.

The other widely adopted open space planning benchmark Draft Greener Places Design Guide Government Architect NSW recommends all residents have access to open space and recreation facilities including district open spaces (2–5 ha) within 2km for all residents, as well as local open spaces (0.5–2 ha) within 400m of residences. **To meet this requirement, a district and local park will both need to be provided on the Site.**

Other considerations:

- Consider a centrally located 2 ha. 'village green' park that can act as a community gathering space, large enough to be multi-functional as well reduce the maintenance burden on Council (one larger park, rather than lots of smaller ones).
- Connect park spaces with linear parks and shaded green links along streets.
- Unique and bespoke design elements and artworks can help to create a sense of identity and pride for new communities.
- Engage with Council to understand the existing provision of open space in the surrounding areas, lessons learned from other park projects in the LGA, and any new models of park provision or design that Council is interested in exploring.

Mills Park
City of Gosnells, WA

CASE STUDY

A multi-purpose community park

Mills Park (WA) caters to both sport and passive recreation. Mills Park has cricket, soccer, AFL, and tennis facilities, along with walking trails, a skate park and playgrounds for children. Access to these can be found via a boardwalk through the surrounding trees. Mills Park also has a number of amenities including shelters, BBQs, drinking foundations, seats, toilets and first aid facilities.

Image source: https://www.gosnells.wa.gov.au/About_our_City/Places_Spaces/Parks_and_Spaces_in_your_area/Beckenham/Mills_Park

Image source: https://www.gosnells.wa.gov.au/About_our_City/Places_Spaces/Parks_and_Spaces_in_your_area/Beckenham/Mills_Park

Playspaces

The *Orange City Council Operational Plan 2023-2024* requires residents in the urban area of Orange and villages to be located within a 750m radius of a children's play facility. It also advocates for a expansion of the range of play experiences available in the LGA.

The Plan also requires provision of recreational activities for older people, people with disabilities and younger people to support healthy, active living and improved life outcomes.

The closest playspace to the Site is located at Leone Healy Park, which is approximately 1.1 km from the Site's western boundary, and 1.7km from the eastern boundary.

Therefore, 1-2 childrens play spaces will be required to be provided on the Site to meet the Operational Plan's requirements.

Other considerations for the master plan:

- A well-designed destination playground delivered early within a new community can help establish a positive place identity and provide some of the first residents with amenity and opportunities to meet each other.
- There is likely to be a high proportion of both younger and older children who have different play needs and interests.
- Consider natural-based and discovery play spaces targeting a range of age groups of children and helping to connect children back to nature.
- Creation of playable streets on key routes between destinations, for example, between a child's home and school.

Playable streets
London, United Kingdom

CASE STUDY

Streets as public spaces

The Play Street project is an example of a street that has been thoughtfully designed with children's play in mind. Located along a public housing estate in the UK, part of the laneway is used for local traffic while the other has been permanently closed for play and leisure.

The lane makes space for a multitude of recreation types, including traditional play equipment combined with natural elements such as logs, rocks and water, props for imaginative play such as a theatre and a large table, and amenity areas for all ages such as bespoke seating that caters to the elderly as well as it does to teenagers. It provides a space where a child can learn to ride a bike, invent new games with friends, or draw on asphalt with chalk.

Youth recreation

There is no benchmarked demand for a dedicated youth space to be provided on the Site.

However, the future population of the Site is likely to attract a high proportion of families with children and teenagers and the existing youth centre is already at capacity, with Council having identified a need for expansion.

Providing spaces for young people to connect, hang out and access age-appropriate services and programs is fundamental to supporting their safety, growth and independence. It can also help to reduce anti-social behaviour by combating boredom.

Furthermore, the *Orange City Council Operational Plan 2023-2024* places a focus on developing programs and activities for young people across the region.

Other opportunities to address this need:

- Park design and embellishments can be designed to be welcoming to all ages, including older children and teenagers.

- Best practice youth recreation spaces are designed for safety including lighting; located close to public transport, shops, schools and other facilities; include amenities such as seating in groups, shelter, shade and bins; and involve young people (including girls, and culturally diverse young people) in the design and management.

- Provision of colourful multi-purpose courts - they are free to use, providing a cost-effective option for physical activity and sports. Additionally, multi-purpose courts offer opportunities for social interaction and community building, as people can come together to play sports, watch on, and engage in friendly competition.

- Provision of a skatepark, pump track or parkour facilities

- Outdoor smart furniture with wifi and power

- Social seating / hang out spaces that are gender inclusive e.g. swings.
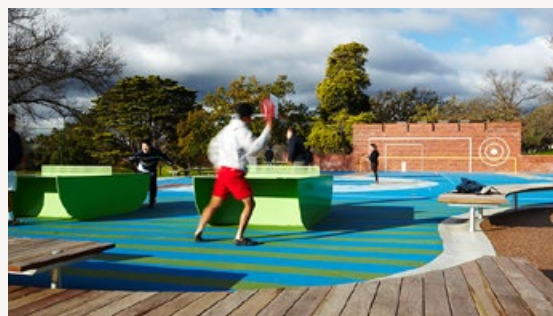
Box Hill Gardens
Box Hill, VIC

CASE STUDY

A multi-purpose active recreation space

Box Hill Gardens is an innovative, multi-purpose, flexible space providing for a diverse array of recreation activities and events within the one site. The site functions as both community space and courts for multiple sports and recreation activities including table tennis, soccer, as well as the future incorporation of a 1km walking and running track that will start and finish at the multi-purpose site.

The dynamic graphic and colours used defines the hybrid recreational functions of the space, while also giving the place a strong, engaging and playful identity for the growing community.

Public toilets, bubblers and seating are integrated into the space, forming a rebound wall for ball sports, while the previous tennis court building was recycled to function as seating looking over the court. These features are important in providing an inclusive space where people can stay and linger for extended periods of time.

Box Hill Gardens by ASPECT Studios. Image Source: Andrew Lloyd

4.6 Health, care and employment opportunities

Residential aged care

Based on population benchmarking (See section "4.4 Benchmarking"), the Site's future population would generate a demand for 4 aged care beds.

This demand can be met by existing services within Orange (off-Site).

Inclusive spaces

Public spaces within the Site should be designed to be welcoming and accessible to all. While the proportion of people aged over 50 years is expected to be lower than the Orange LGA average, over the life of the development, people may choose to age in place or may visit their children or grandchildren who live at the Site. Designing for multi-generational play and recreation spaces to support connection, health and wellbeing should be another consideration for the mater plan.

Social enterprise space

All communities benefit from local opportunities for skills development and training.

If the master plan is going to include commercial tenancies or community uses, a social enterprise could provide employment and training pathways, as well as opportunities for social connections and contribute to building social capital.

Intergenerational play
Singapore

CASE STUDY

Play spaces for everyone

'Three-Generation' play spaces are located within almost every cluster of flats in Singapore, providing exercise equipment for the elderly, game-based zones for parents and open playgrounds for children. This allows for residents to be active together and feel that they are part of a larger community.

Providing spaces for the elderly adjacent to the children's spaces also aims to foster a sense of shared responsibility for the youngest residents and an understanding of the needs of others.

4.7   Activators and connectors

There are a number of emerging types of social infrastructure that are not 'required' by benchmarking or policy to be provided within development sites, but that are becoming increasingly recognised as a good investment by the private sector for their social and economic benefit return.

In greenfield communities like the Site, there is a need to create a focus for local neighbourhood life, with opportunities for residents to meet, connect build social capital and community resilience, rapidly and from day one.

There are some effective 'quick win' social infrastructure types that could be embedded into the master plan and are outlined below.

Outdoor fitness stations

Provision of outdoor fitness stations within parks and along linear open spaces can encourage higher levels of physical activity within a community by providing a free and convenient option for exercise. They are often used by a diverse group of people of all ages, which can lead to social interaction and a sense of community.

While there is no benchmarked demand for an outdoor fitness station, given their health benefits, especially for people on low incomes, we recommended to provide one outdoor fitness station in a local park. This fitness station should be well lit and have good passive surveillance, to enable its use after dark.

Community gardens

Community gardens that are accessible to everyone can provide a unique opportunity for participation and community connection. They are typically self-managed and dedicated to the production of food, while also promoting healthy and sustainable living practices.

Community gardening provides valuable recreational activity and offers environmental, social, and educational benefits, with gardens found in a variety of locations such as footpath verge gardens, school grounds, and public parks.

Dog off-leash areas

National research has found that Australia rates of dog ownership is one of the highest in the world, with almost half of Australian households owning a dog (47%) in 2022[1]. Off-leash dog areas have been proven to be effective connectors between community. Providing them within walkable distances from people's homes can help create a sense of local community and help people to meet their neighbours.

While benchmarking does not indicate demand for a dog-off leash on the Site, the *Orange City Council Operational Plan 2023-2024* advocates for off leash fenced and unfenced facilities for people to exercise their dogs safely in the city.

Given their effectiveness at facilitating community connections, we recommend to providing one dog off leash area as part of a local park, or linear park space (e.g. drainage corridor).

Water play

Splash parks and water play facilities are popping up in public spaces across Australia. They can be located in the heart of public parks, through to the forecourt of cultural facilities, and do a great job of generating activity and fostering a strong sense of place throughout the day and night. They are often places that people will travel to, can increase the length of stay and encourage community gathering.

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1   Pets in Australia Survey, Animal Medicines Australia, 2021.

4.8 Amenity, connections and safety

Connections to public transport

Ensure that residents have access to public transport, that connects them to Orange CBD and enables them to access essential services.

Walking and cycling

Establish green, cool and comfortable walking and cycling links through the Site and that connect the Site to surrounding destinations.

The *Orange City Council Operational Plan 2023-2024* states that a tree is to be planted or replaced in urban areas outside each residential property. This will help to establish cool streets.

Water features and street trees

Help to reduce the heat island effect and provide cool places for summer. Include play element for children.

Incorporate Water Sensitive Urban Design (WSUD) into streetscapes.

Lighting and crime prevention through environmental design

A portion of people will be leaving the site for work each day. There is a need to encourage healthy activities outdoors by ensuring that the park and public spaces are safe and attractive to use at night time.

Creative lighting
Global

CASE STUDY

Safe at night

A lighting strategy can contribute to increased perceptions of safety as well as levels of recreation and socialisation in communities after dark.

Creative lighting, such as digital artworks or colourful light features can also help to create a sense of place.

Portugal, image via www.spectrum14-15.org