



Railway Terrace Schofields

Social and Community
Infrastructure Assessment

Prepared for
Premise

August 2023



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Quality Assurance

Report contacts

Luke Ledger

Consultant

BSci BA MURP

luke.ledger@hillpda.com

Project director

Alex Peck

Associate

BSci BSocSci MPlan MPIA

alexander.peck@hillpda.com

Quality control

This document is for discussion purposes only unless signed and dated by the HillPDA Project Director.

Reviewer

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INTRODUCTION

1.0 INTRODUCTION

HillPDA has been commissioned by Premise to prepare a Community and Social Infrastructure Assessment to accompany a State Assessed Planning Proposal (SAPP) application at 249-271 Railway Terrace, Schofields. The Planning Proposal (PP) is anticipated to generate approximately 1,751 dwellings. The purpose of this report is to determine the projected social infrastructure resulting from the population increase from the PP.

To ensure that social infrastructure continues to be responsive, it is important to understand its changing demography and future makeup of a community. This review establishes an evidence base that explores the future occupancy rates and likely makeup of the current and future population to determine what infrastructure is required.

The Local catchment has been defined as an area which encompasses an approximate 800 metre radius from the site. The population of the Local catchment, as recorded in the 2021 Census, is used as a baseline population. This review provides a comparison between the baseline population and the total forecasted population inclusive of what is expected to be generated from the PP.

This report uses benchmarks identified in the City of Parramatta's *Community Infrastructure Strategy*, Blacktown City Council's *Recreation and Open Space Strategy*, and the Growth Centres Commission's *Development Code: Precinct Development Parameters* to determine provisioning rates for the Local catchment. These benchmarks are identified in Chapter 4 of this document.

This report is structured as follows:

- Chapter 1 – Provides an introduction and background
- Chapter 2 – Outlines the demographic context for the Local, District and Regional catchments
- Chapter 3 – Identifies the existing and future population profiles across the different catchment areas
- Chapter 4 – Identifies existing and planned community facilities and open space and recreation facilities that service the site
- Chapter 5 – Identifies projected need for community facilities and open space and recreation facilities to service the site
- Chapter 6 – Provides a summary and outlines recommendations.

1.1 The site

The site is located at 249-271 Railway Terrace, Schofields. The site is comprised of three separate lots, being:

- Lot 4 DP 1268701
- Lot 3 DP 1268701
- Lot 5 DP 26987.

The site is located approximately 200 metres to the south of Schofields railway station and is zoned R3 Medium Density Residential pursuant to *SEPP (Sydney Region Growth Centres) 2006 North West*. There are currently two existing dwellings on the site.

The site is illustrated in Figure 1.

Figure 1: The site



Source: Premise (2023)

1.2 The proposal

The SAPP is seeking an increase in building height from 16 metres to 32 metres and an increase to the maximum floor space ratio (FSR) from 1.75:1 to 3.5:1 to facilitate the delivery of approximately 1,751 dwelling on-site. Of the dwellings on-site, 33 per cent will comprise social, affordable and build-to-rent housing. As part of the proposal process, the Department of Planning and Environment (DPE) have requested that the SAPP be accompanied by a Social and Community Infrastructure Assessment report, that considers the potential social infrastructure needs or upgrade requirements arising from the proposal.

A concept site overview of the PP is displayed in Figure 2.

Figure 2: Concept site overview of the Planning Proposal



Site Overview From South West

Source: Nordon Jago Architects (2023)

The indicative yields by unit type and site have been provided in Table 1 below, noting that yields will be subject to the detailed design process that will follow once PP has achieved gazettal.

Table 1: Indicative yields by unit type

Unit Type	Site						Totals	Unit mix
	1	2	3	4	5	6		
Studio	35	45	40	34	32	18	204	12%
1B	98	105	150	100	56	50	559	32%
2B	150	185	193	155	95	90	868	49%
3B	22	30	25	25	10	8	120	7%

Source: Nordon Jago Architects (2023)

1.3 Policy and Information review

1.3.1 Blacktown City Council Recreation and Open Space Strategy

Blacktown City Council prepared a Recreation and Open Space Strategy (ROSS), which was adopted in 2017 and outlines the open space and recreational needs of the Blacktown LGA. The ROSS identifies that there were 5,513 hectares of open space within the Blacktown LGA in 2017, as identified in Figure 3. This included over 900 existing parks, as well as 150 new parks that would be added to the existing network within the North West Growth Centre.

Figure 3: Open space and recreation facilities in the Blacktown LGA (2017)



Source: Blacktown City Council (2017)

The ROSS also outlines the appropriate benchmarks which have been utilised by Council for the provision of open space and recreation facilities. These benchmarks are identified in Table 2 below and are further referenced in Chapter 5.0 of this report.

Table 2: Benchmarks used in the Blacktown City Council Recreation and Open Space Strategy

Category	Subcategory	Benchmark
Open Space	N/A	<ul style="list-style-type: none"> All residents to be 400–500m walking distance from open space. Minimum park size of 0.3ha to ensure greater useability and viability.
Playing fields	Playing fields	<ul style="list-style-type: none"> 1 playing field per 1,850 people. Fields are to be provided in a minimum double playing field configuration with enough space for car parking, amenities, light spill and supporting facilities such as practice facilities.

Category	Subcategory	Benchmark
	Tennis courts	<ul style="list-style-type: none"> 1 tennis court per 4,500 people. To be provided within Tennis Australia facility guidelines including a minimum of 4 court configuration.
	Netball courts	<ul style="list-style-type: none"> 1 netball court per 3,500 people. To be provided in context of centralised competition and satellite training facilities.
	Basketball courts	<ul style="list-style-type: none"> Potential to be shared with netball. To be located at least 50m from residential areas, preferably 100m due to noise impacts.
Playgrounds	Local playgrounds	<ul style="list-style-type: none"> To be provided at suitable sites and within 500m walking distance.
	Neighbourhood playgrounds	<ul style="list-style-type: none"> To be provided as 1 per ward.

Source: Blacktown City Council (2017)

1.3.2 City of Parramatta Community Infrastructure Strategy

The City of Parramatta *Community Infrastructure Strategy* (CIS) was adopted in July 2020 and outlines Council’s long-term direction for the provision of community infrastructure. It establishes the following benchmarks for the provision of community infrastructure, as outlined in Table 3. The Parramatta CIS is amongst the most recent and most comprehensive strategies of its kind in a Western Sydney context. Consequently, these benchmarks are considered as best practice examples for the purpose of this report.

Table 3: City of Parramatta Community Infrastructure Strategy Benchmarks

Facility	Benchmark	Source
Central Library	1:100,000+ (28m ² per 1,000 people, plus 20% circulation space)	Benchmark based on State Library of New South Wales as well as the ‘Guidelines, Standards and Outcome Measures for Australian Public Libraries’ developed by the Australian Public Library Alliance and Information Association, 2016
District Library	1:20,000-35,000 (39m ² per 1,000 people, plus 20% circulation space) 1:35,000-65,000 (35m ² per 1,000 people, plus 20% circulation space)	
Community Space	80m ² per 1,000 people	Benchmark based on Elton’s ‘Parramatta Community Facilities Audit and Needs Study Report 2017’ commissioned by City of Parramatta
Early Childhood Education and Care	One long day care place for every 2.48 children aged 0-4 years One out-of-hours-school care (OSHC) place for every 2.70 children aged 5-11 years	Benchmark based on Families At Work ‘Early Education and Needs Analysis Report, 2015’
Affordable Rental Housing	No accepted benchmark provision standard	5-10% of uplift value allocated to affordable housing in high growth areas - Greater Sydney Commission
Aquatic Facilities	Regional aquatic facility for every 100,000 to 150,000 people	Benchmark based on ‘Aquatics Recreation Victoria, 2011’ and Parks and Leisure Australia ‘Guidelines for Community Infrastructure, 2012’
Indoor Recreation	Indoor courts: 1:20,000 people Indoor sports centre: 1:50,000-100,000 people	Benchmark based on standards identified by Parks and Leisure Australia, ‘Guidelines for Community Infrastructure, 2012’

1.3.3 Best practice considerations

Planning for social infrastructure is essential in any area of growth, to ensure that the existing and new community have sufficient open space and community facilities with equitable access. Social infrastructure also plays an important role in maintaining and improving community connection and resilience. The following are key themes emerging from community facilities planning in recent times across Australia and New South Wales.

Table 4: Key themes in best practice in social infrastructure delivery

Theme	Best practice
Social infrastructure should be integrated and strategically aligned	<ul style="list-style-type: none"> • There has been a growing emphasis on aligning state intention with local and neighbourhood outcomes. • Aligning strategic planning work of state and local councils allows planning for population growth to be better co-ordinated and creates opportunities for efficiencies in allocation of resources.
Social infrastructure should be appropriate to the required scale and function	<ul style="list-style-type: none"> • Planning for a range of infrastructure and service types should be done within a hierarchy of catchment areas e.g. Local, District, Regional. • Key factors to consider include the number of multi-purpose spaces that are available, and where these spaces are located (e.g. residential area for Local, town centre for District, and central location for Regional).
Social infrastructure should be planned as part of an accessible integrated network	<ul style="list-style-type: none"> • Infrastructure investment and population growth should be a key driver in creating citywide networks and a hierarchy with social infrastructure planned to optimise accessibility for the whole community. • The diversity and quality of spaces at all levels, including the smaller open spaces within easy access of residents, need to provide opportunities that encourage social and recreational use. • It is important to consider access to community spaces and facilities which are located outside of the LGA boundaries though still accessed by the surrounding community. Other spaces and facilities should complement rather than compete with these types of facilities.
Social infrastructure should reflect the needs of stakeholders	<ul style="list-style-type: none"> • When considering social infrastructure, it is important to understand how it is used and the range of services and benefits delivered to the community. • Players include government, non-government or community organisations and the private sector. • For some facilities, such as child care, facilities may be privately operated while others may operate with funding “pooled” or shared by different sectors. • Understanding the delivery agency can help identify the potential funding mechanism that can be utilised.
Social infrastructure should reflect trends in usage and participation	<ul style="list-style-type: none"> • The way the community participates in sports, recreation and community activities will impact on demand for social infrastructure. Some current trends to consider are: <ul style="list-style-type: none"> – Linear and individual activities: Increase in unstructured aerobic activities (running, walking, gym memberships) while participation in organised sports has remained constant or declined.¹ – Health focus: The increasing awareness of the physical and mental health benefits of physical activity is resulting in the growth of the fitness industry and non-traditional recreation activities in Australia.² – Self-expression: Adventure, extreme and alternative sports are increasingly popular and commonly involve complex and advanced skills that have an inherent level of risk and thrill seeking. Although traditionally most popular with younger generations, they are beginning to retain popularity into middle age. – Everybody plays: The diversity of Australia’s population is also expected to continue to increase along with increased demand for meeting preferences in recreation for different cultural backgrounds. The implication of this trend is the need to focus on spaces for a range of social activities and universal play spaces. – Flexible timing: The modern lifestyle has resulted in more time poor people and heavily scheduled days, meaning the available time for leisure is fragmented. Participants are expecting more from their recreational physical activity, allocating time to higher intensity training that is more efficient (e.g. high intensity interval training classes). The implication for this trend is the importance of available recreation close to home and work with flexibility in hours and duration. • Participation in organised sport and other sport-related activities varies based on age:³

¹ Hajkowicz, S.A., Cook, H., Wilhelmseder, L., Boughen, N., 2013 (pg 6). The Future of Australian Sport: Megatrends shaping the sports sector over coming decades. A Consultancy Report for the Australian Sports Commission. CSIRO, Australia.

² Hajkowicz, S.A., Cook, H., Wilhelmseder, L., Boughen, N., 2013 (pg 9). The Future of Australian Sport: Megatrends shaping the sports sector over coming decades. A Consultancy Report for the Australian Sports Commission. CSIRO, Australia.

³ Clearinghouse for Sport (2022), *Participation in Sport*

Theme	Best practice
	<ul style="list-style-type: none"> – 41 per cent of Australians aged over 15 years participate in sport-related activities at least once a week, whilst 14 per cent volunteer in the sport and active recreation sector at least once a year – 43 per cent of Australian children aged 0-14 participate in organised outside-of-school hours sport related activity at least once a week – Older Australians aged 65 and over increased activity by approximately 30 per cent during the Covid-19 pandemic.
Social infrastructure can be responsive to climate change	<ul style="list-style-type: none"> ● Open space and recreation strategies provide an opportunity to respond to community needs in relation to the impacts of climate change and the possible solutions and adaptations. ● There is a demand to adapt to and encourage technological advances to achieve greater energy efficiencies, reduced operating costs for the long-term benefit from these facilities, and greater flexibility through high quality, sustainable facilities capable of adapting to future needs.
Social infrastructure can leverage smart technology to promote a better experience by users	<ul style="list-style-type: none"> ● Smart cities and advances in technology are having a significant impact on how parks and facilities are managed and used ● Wi-Fi connections, mobile phone charging points, centrally-controlled software user tracking systems, rehabilitation and revegetation sciences, treatment technologies, lighting and environmentally sustainable advances can be integrated with social infrastructure ● Integrating these technologies can assist in creating efficient management of facilities and attracting visitors to events and activities.
Multi-purpose social infrastructure offers opportunities for economic efficiencies	<ul style="list-style-type: none"> ● The provision of social infrastructure has forever been coupled with economic challenges, how to build and maintain quality facilities on traditionally small budgets. With the social trends in recreation and sports moving toward a more flexible model, so do the facilities. ● New facilities strive to be multi-purpose providing several co-located functions in the one facility, such as a swimming pool with gym facilities or a library with community centre services and a day care facility. These multipurpose spaces cater to a broad range of needs that could be shared through partnership opportunities and provide valuable economic benefits for the future of the facility. ● Multipurpose spaces that are designed to be universally accessible and provide greater benefit for those who are physically impaired. ● Sport is an important economic driver employing hundreds of thousands of people across Australia and injecting money into the economy every year. It is important that the level of investment in sport and recreation facilities not only achieves value, but accurately reflects the value that society places upon sport.
Playgrounds should be designed to promote imaginative play, build social skills and design nature back into children’s lives.	<ul style="list-style-type: none"> ● Playgrounds are increasingly integrating play equipment with living landscapes to facilitate contact with nature. This is intended to create greater opportunity for imaginative, explorative and social play that builds curiosity and cognitive development. ● Playgrounds are encouraged to integrate opportunities for activities like running, jumping, climbing and swinging as well as more passive and cognitive play that encourages mindfulness.
Streets as play spaces	<ul style="list-style-type: none"> ● There is a growing movement around integrating play trails and play spaces into public spaces, which aim to encourage people to actively participate and play along a journey. ● Examples include playful public art, information boards that encourage observation, and outdoor exercise equipment. ● It is important to note streets are still required to perform their primary movement function (active, vehicular etc.), which has implications for the types of play spaces they can be used for.
Aquatic centres are increasingly important in high density areas	<ul style="list-style-type: none"> ● Co-location of aquatic facilities with dry facilities such as gyms, exercise rooms, court spaces, and dry lounge areas that encourage visitors to sit and enjoy the space ● Demand for hydro-therapy and warm water pools to provide for older residents, people with disability or rehabilitation needs, learn to swim and child safety programs ● Integrating aquatic play spaces such as water spouts and slides to create space for family fun
Shifting sportsfield needs	<ul style="list-style-type: none"> ● Growing trend for social field sports that are generally small-sided such as oz-tag, touch football and soccer. Half-fields and non-standardised fields can enhance utilisation and opportunity for more people to access facilities. ● Opportunity to plan sporting fields as a network rather than all at one location which can be utilised and accessed by multiple clubs and organisations. ● Growing demand to consider the use requirements of workers as well as residents.

DEMOGRAPHIC CONTEXT

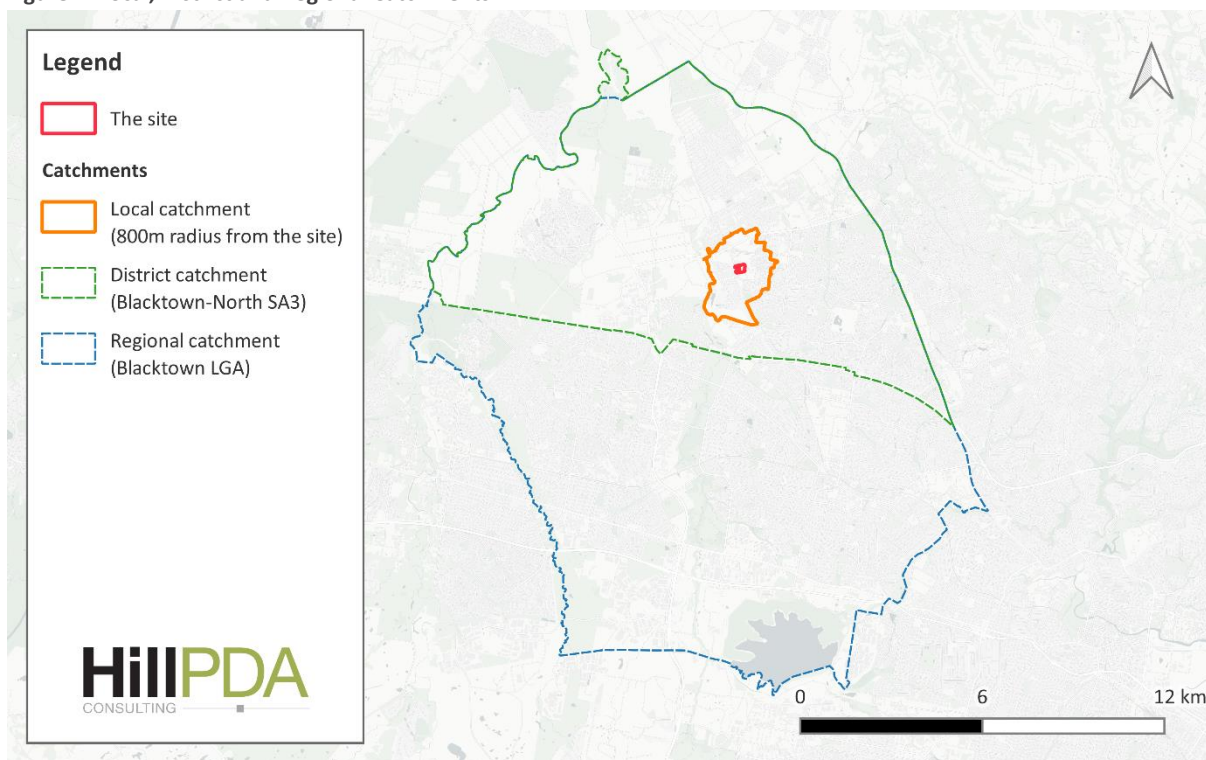
2.0 DEMOGRAPHIC CONTEXT

The following section provides an overview of relevant demographic characteristics of the study catchments:

- **Local:** Walking catchment of the site (800 metres). Demographics derived using Mesh Block (MB) data.
- **District:** Blacktown – North (SA3)
- **Region:** Blacktown (LGA)

The catchments are shown below in Figure 4.




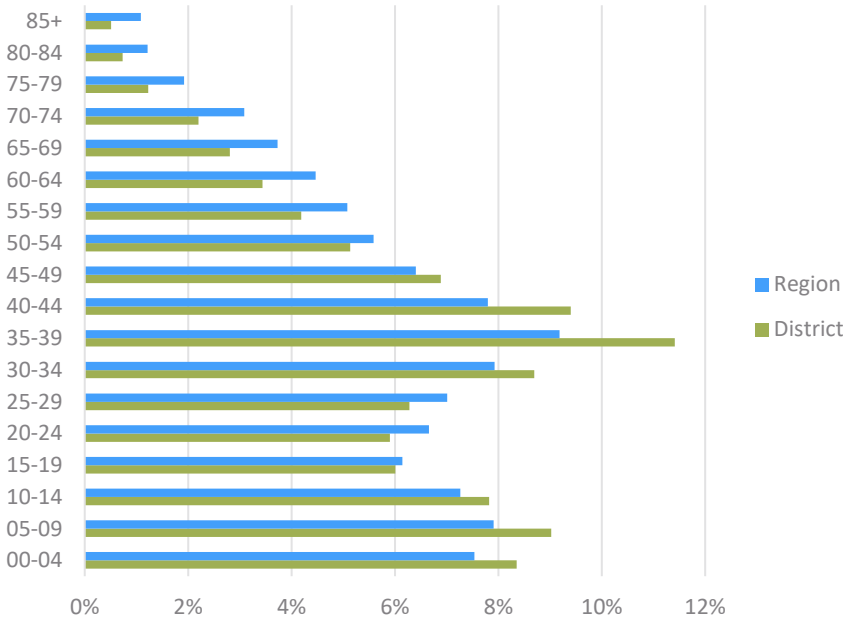


Figure 4: Local, District and Regional Catchments



Imagery: CartoDB (2023)

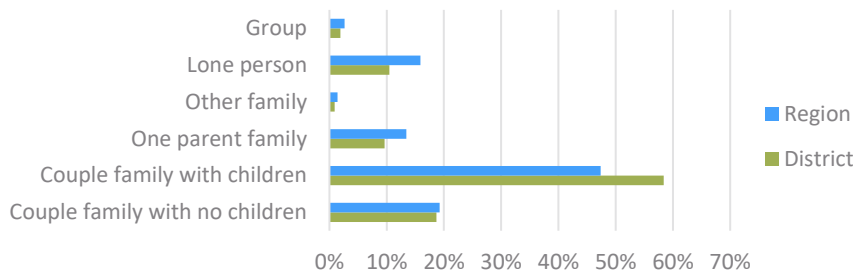
The indicators have been selected to build a comprehensive picture of the wider catchment and need for community infrastructure, as described in the brief, as well as identifying groups which may have specific needs as to the type and nature of social infrastructure.

It should be noted that limited demographic data is available for the Local catchment, which has been defined by HillPDA for the purposes of this assessment as encompassing all MBs contained within an approximate 800 metre radius of the site.

 <p>Population</p>	<ul style="list-style-type: none"> At the 2021 Census, the population of Blacktown – North (SA3) was 142,771, and the population of Blacktown LGA was 396,776. 																																																									
 <p>Median age</p>	<ul style="list-style-type: none"> At the 2021 Census, the median age of Blacktown – North (SA3) was 33, compared to 34 for the Blacktown LGA 																																																									
 <p>Age profile</p>	 <table border="1"> <caption>Age Profile Comparison: Region vs District</caption> <thead> <tr> <th>Age Group</th> <th>Region (%)</th> <th>District (%)</th> </tr> </thead> <tbody> <tr><td>85+</td><td>1.5</td><td>1.0</td></tr> <tr><td>80-84</td><td>2.0</td><td>1.5</td></tr> <tr><td>75-79</td><td>2.5</td><td>2.0</td></tr> <tr><td>70-74</td><td>3.0</td><td>2.5</td></tr> <tr><td>65-69</td><td>3.5</td><td>3.0</td></tr> <tr><td>60-64</td><td>4.5</td><td>3.5</td></tr> <tr><td>55-59</td><td>5.0</td><td>4.0</td></tr> <tr><td>50-54</td><td>5.5</td><td>4.5</td></tr> <tr><td>45-49</td><td>6.5</td><td>5.5</td></tr> <tr><td>40-44</td><td>7.5</td><td>6.5</td></tr> <tr><td>35-39</td><td>9.0</td><td>11.0</td></tr> <tr><td>30-34</td><td>8.0</td><td>8.5</td></tr> <tr><td>25-29</td><td>7.0</td><td>6.5</td></tr> <tr><td>20-24</td><td>6.5</td><td>6.0</td></tr> <tr><td>15-19</td><td>6.0</td><td>5.5</td></tr> <tr><td>10-14</td><td>7.0</td><td>7.5</td></tr> <tr><td>05-09</td><td>8.0</td><td>9.0</td></tr> <tr><td>00-04</td><td>7.5</td><td>8.5</td></tr> </tbody> </table> <ul style="list-style-type: none"> The most common age group was 35-39 across both the District (11 per cent) and Regional (9 per cent) catchments At the 2021 Census, the District catchment had a higher proportion of residents in the following age groups: <ul style="list-style-type: none"> 0-14: 25 per cent of residents (District) compared to 23 per cent (Region) 30-49: 36 per cent of residents (District) compared to 31 per cent (Region) Conversely, the District catchment had a smaller proportion of residents across all other age groups, including: <ul style="list-style-type: none"> 15-29: 18 per cent of residents (District) compared to 20 per cent (Region) 50+: 20 per cent of residents (District) compared to 26 per cent (Region) The proportion of the population aged 60 and over was higher in the Region (16 per cent) than the District (11 per cent) catchment. 	Age Group	Region (%)	District (%)	85+	1.5	1.0	80-84	2.0	1.5	75-79	2.5	2.0	70-74	3.0	2.5	65-69	3.5	3.0	60-64	4.5	3.5	55-59	5.0	4.0	50-54	5.5	4.5	45-49	6.5	5.5	40-44	7.5	6.5	35-39	9.0	11.0	30-34	8.0	8.5	25-29	7.0	6.5	20-24	6.5	6.0	15-19	6.0	5.5	10-14	7.0	7.5	05-09	8.0	9.0	00-04	7.5	8.5
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 <p>Language spoken at home</p>	<ul style="list-style-type: none"> At the 2021 Census, 56.4% of residents in Blacktown – North (SA3) spoke a language other than English at home, compared to 53.2% in the Blacktown LGA. Higher rates of languages spoken other than English could indicate there may be differing needs in terms of the nature of social infrastructure to be provided. 																																																									
 <p>Need for assistance</p>	<ul style="list-style-type: none"> At the 2021 Census, approximately 4,770 (3.3%) residents in the District catchment required assistance with core activities, compared to 21,032 (5.3%) in the Regional catchment 																																																									



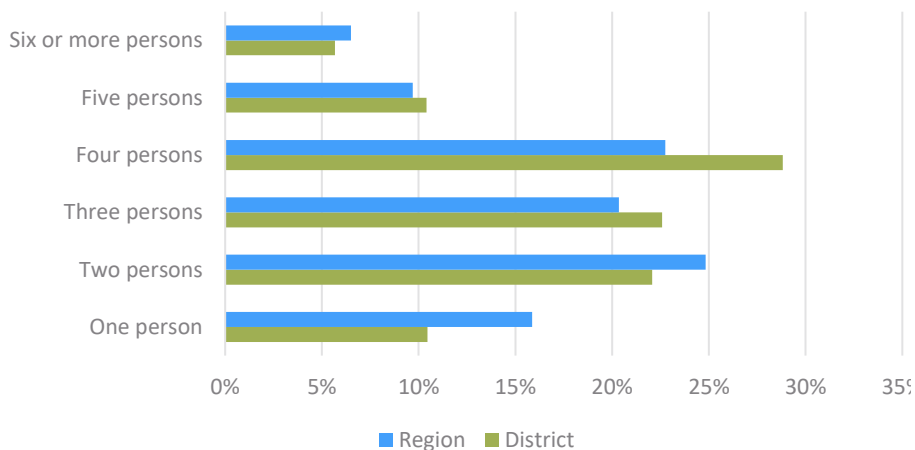
Household type



- At the 2021 Census, couple families with children were the most common household type across both the District (59 per cent) and Regional (47 per cent) catchments.
- Lone person households were more common in the Regional catchment (16 per cent) than the District catchment (10 per cent)
- Similarly, the proportion of one parent families was greater in the Regional catchment (14 per cent) than the District catchment (10 per cent)
- The proportion of group, other family, and couple family with no children households were similar across both areas.



Household size

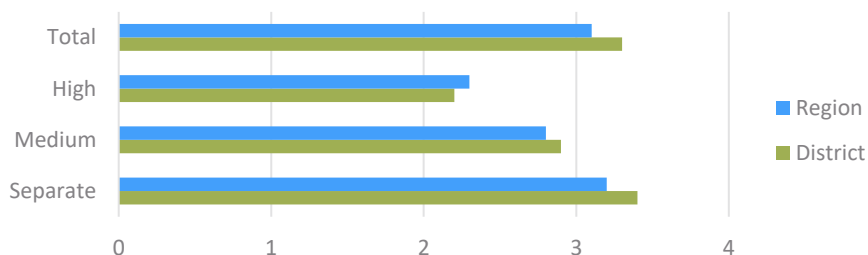


- At the 2021 Census, the average household size was slightly higher for the District catchment (3.3) than the Regional catchment (3.1).
- In 2021, four person households were most common in the District catchment (29 per cent), whilst two person households were most common in the Regional catchment (23 per cent).
- The proportion of households with one person was significantly greater for the Region (16 per cent) than the District (10 per cent)
- The average dwelling size for high density dwellings by number of bedrooms was calculated as:

– 1-bed	276 residents	1.44 (average persons per dwelling)
– 2-bed	1383 residents	2.17 (average persons per dwelling)
– 3-bed	286 residents	2.79 (average persons per dwelling)



Persons per dwelling by structure *

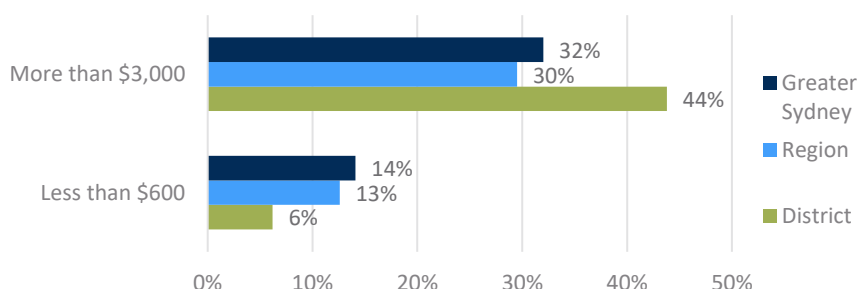


- At the 2021 Census, and high density dwellings in the District catchment (of which there were 1,970) recorded an average of 2.2 usual residents per dwelling, while high density dwellings in the Regional catchment (of which there were 6,332) recorded an average of 2.3 usual residents per dwelling,
- The average number of persons per high density dwelling (2.2 in the District catchment and 2.3 in the Regional catchment) was significantly lower than the average number of persons per household across all dwellings, which was 3.3 persons per household for the District catchment and 3.1 persons per household for the Regional catchment.



Household income

In 2021, the median weekly household income for the District catchment was \$2,722 per week, which was higher than the Regional catchment (\$2,107 per week). Both catchments has a higher median weekly household income than Greater Sydney (\$2,077 per week), which has been inserted below for comparison.



Compared to the Regional catchment and Greater Sydney, the District catchment had a significantly larger proportion of households earning more than \$3,000 per week (44 per cent) and smaller proportion of households earning less than \$600 per week (6 per cent).



Housing stress

Households that spend more than 30% of their gross income on housing costs are sometimes referred to as being in 'housing stress'.⁴

In 2021, 16.8 per cent of households in the District catchment were considered to be experiencing mortgage stress, compared to 18 per cent across the Regional catchment. In that same year, 28.3 per cent of households in the District catchment were considered to be experiencing rental stress, compared to 31.1 per cent across the Regional Catchment.

Source: ABS (2021), *Australian Census of Population and Housing*. Compiled by Profile.id.

*Household size by type data (Census 2021) compiled by HillPDA using ABS TableBuilder Pro, consequently there may be minor statistical differences with Profile.id data.

⁴ ABS (2022), *Housing*, available at: <https://www.abs.gov.au/statistics/detailed-methodology-information/concepts-sources-methods/survey-income-and-housing-user-guide-australia/2019-20/housing>

HOUSING AND POPULATION PROJECTIONS

3.0 HOUSING AND POPULATION PROJECTIONS

This section outlines the housing and population projections for the Local, District, and Regional catchments. Understanding changes to population and age structure is important, particularly when planning age-based facilities and services, such as child care, recreation and aged care.

3.1 Local catchment

The Local catchment recorded a population of 8,809 residents in the 2021 Census, which is taken as a baseline population. It is understood that the Planning proposal will delivery approximately 1,751 dwellings on-site. It assumed that these dwellings would be predominantly high density. As identified in section 2.0, the average dwelling size for high density residences is 2.2 persons per dwelling in the District catchment, and 2.3 persons per dwelling in the Region catchment.

A projection has been produced using average dwelling sizes by number of bedroom and residents normally present on Census night 2021. This projection method has been selected to account for the higher number of studio and single bedroom dwelling within the proposal, where Blacktown-North SA3 typically has a higher occurrence of larger dwellings, meaning that the overall average dwelling size would be significantly higher than for the likely makeup of the proposal.

Table 5: Projected population by dwelling size within the proposal

Bedrooms	Average dwelling size	Dwellings	Projected population
Studio	1.44	204	294
1	1.44	559	388
2	2.17	868	1,886
3	2.79	120	335
TOTAL		1,751	2,903

Source: Dwelling sizes sourced from ABS (2021), *Australian Census of Population and Housing*

Baseline and cumulative local infrastructure need has been accounted for through the addition of the 8,809 residents living in 3,061 dwellings within the local catchment at the 2021 Census. With this combined with the projected population from the Planning Proposal, this would produce a population of approximately 11,712 living in 4,812 dwellings for the Local catchment. It should be noted that the yield figures are indicative and are subject to change as part of the detailed design process to follow once the PP has achieved gazettal.

3.2 District catchment

Table 6 outlines the Forecast.id population projections for the District catchment, being the. Over the 20 years from 2021 to 2041, the population of this area is projected to increase by 78,205 new residents to a total population of 200,103. This is based on an increase of 30,831 households during the period, with the average number of persons per household declining slightly from 3.22 in 2021 to 2.90 in 2041.

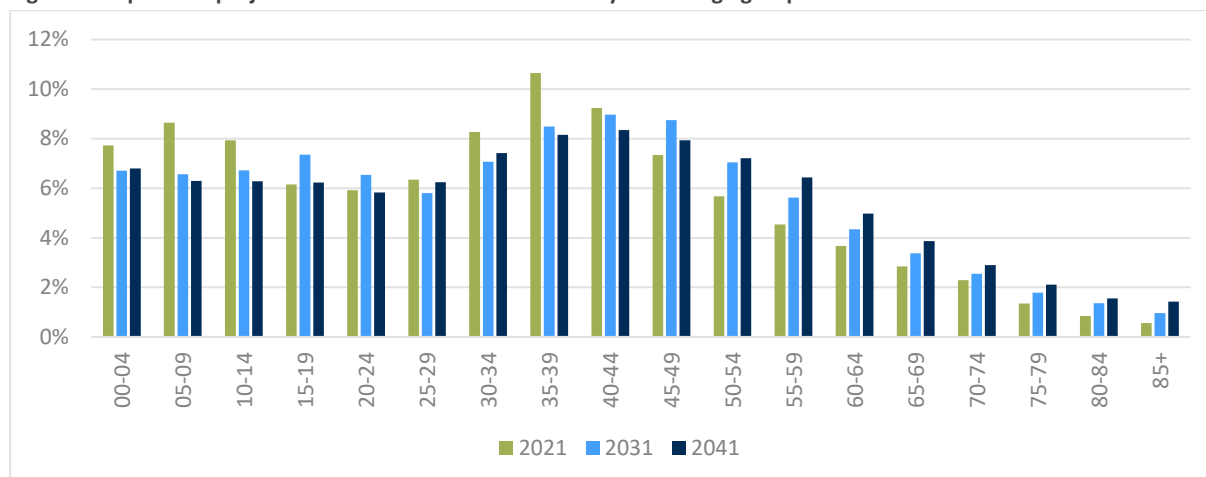
Table 6: Anticipated dwelling demand in the District Catchment (2021-2041)

	2021	2026	2031	2036	2041	Total increase
Population	121,898	134,727	153,850	175,805	200,103	+78,205
Household size	3.22	3.11	3.03	2.95	2.90	-0.32
Households	37,440	42,700	50,142	58,847	68,271	+30,831
Dwellings	39,356	44,997	53,013	62,400	72,576	+33,220

Source: DPE (2022)

Population projections for the District catchment by service group are shown in Figure 5 below. This shows that the District catchment is projected to see the largest proportional increase in the 55-59 age group (+1.9 per cent) and the largest proportional decrease in the 35-39 age group (-2.5 per cent) between 2021 and 2041.

Figure 5: Population projections for the District catchment by service age group



Source: DPE (2022)

3.3 Regional catchment

Table 7 outlines the DPE population projections for the Region catchment (Blacktown LGA). Over the 20 years from 2021 to 2041, the population of this area is projected to increase by 110,245 people to 492,241. This is based on an increase of 48,044 households during the period, with the average number of persons per household decreasing slightly from 3.08 in 2021 to 2.83 by 2041.

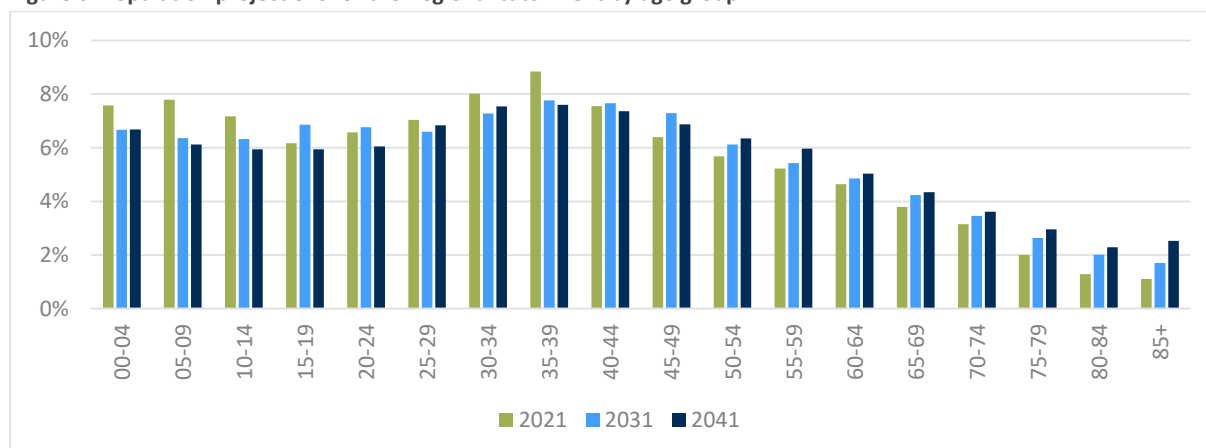
Table 7: Anticipated dwelling demand in the Regional catchment (2021-2041)

	2021	2026	2031	2036	2041	Total increase
Population	381,996	399,838	428,982	459,427	492,241	+110,245
Households	123,078	131,850	144,311	157,559	171,122	+48,044
Household size	3.08	3.00	2.94	2.88	2.83	-0.25
Dwellings	129,208	138,549	151,893	166,109	180,693	+51,485

Source: HillPDA (2021) – population projections sourced from DPE

Population projections for the Blacktown LGA by age group are shown in Figure 6 below. This shows that the Regional catchment is projected to see the largest proportional increase in the 85+ age group (+1.4 per cent) and the largest proportional decrease in the 5-9 age group (-1.7 per cent) between 2021 and 2041.

Figure 6: Population projections for the Regional catchment by age group



Source: DPE (2022)

EXISTING SOCIAL INFRASTRUCTURE

4.0 EXISTING SOCIAL INFRASTRUCTURE

The following chapter provides an overview of existing social infrastructure within the Local, District and Regional catchments. This includes:

- Open Space and Recreation:
 - Parks and outdoor recreation
 - Play spaces
 - Aquatic facilities
 - Indoor recreation
 - Sportsgrounds.
- Community Facilities:
 - Schools
 - Childcare facilities
 - Community spaces
 - Libraries
 - Health facilities
 - Affordable housing.

The desktop audit of social infrastructure facilities was undertaken through desktop research and a review of relevant documents including the following documents published by Blacktown City Council:

- Recreation and Open Space Strategy (2017)
- Riverstone & Alex Avenue Precincts Section 7.11 Contributions Plan (2020)
- Our Creative City: A Cultural Plan for Blacktown (2022).

4.1 Open space and recreation

A review of open spaces zoned RE1 Public Recreation has identified that there is approximately 31.4 hectares of open space within the Local catchment. This includes both existing open spaces as well as those which are proposed or currently under construction.

Existing open space and recreation facilities available to the Local catchment are identified in Table 8, which identifies the name and status of each open space, where possible. The open spaces have also been mapped visually in Figure 7.

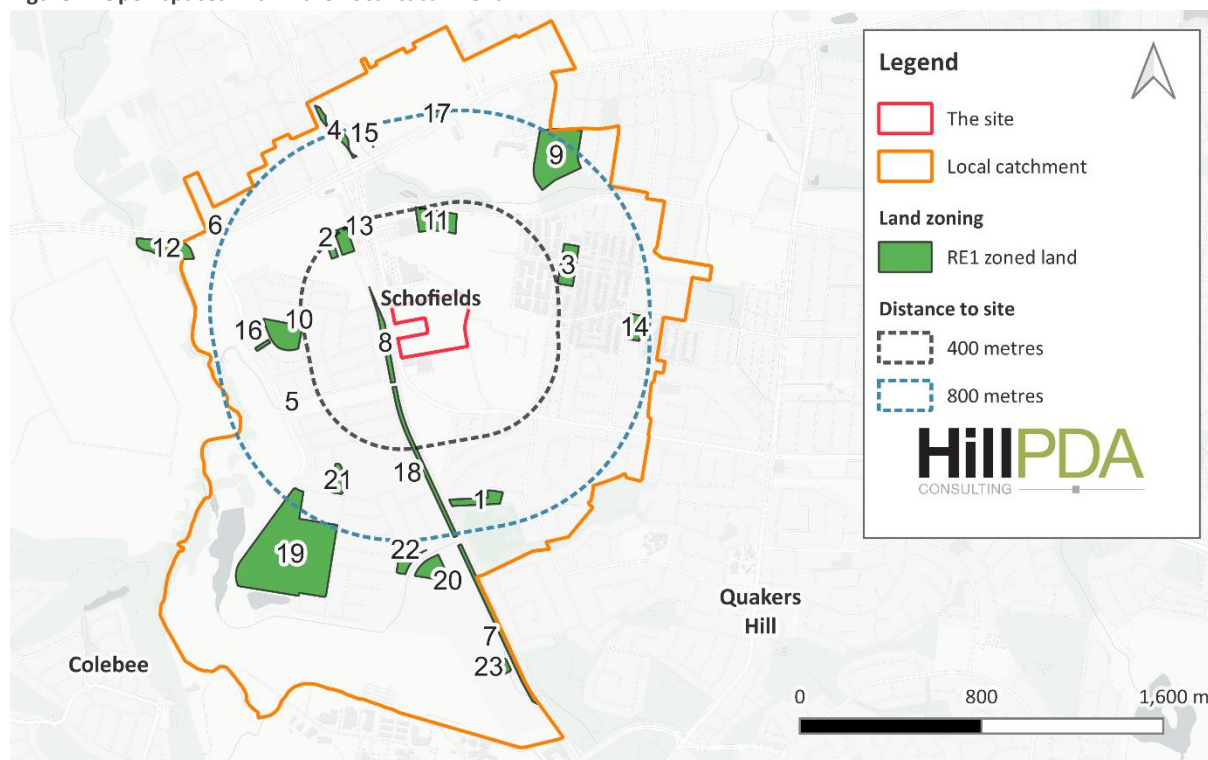
It should be noted that not all open spaces zoned RE1 Public Recreation are considered to be usable open spaces, such as those which have not been designed, landscaped, or developed into a usable public space. There is approximately 25 ha of open space across the Local catchment that is considered to be usable, comprising approx. 9.4 ha of existing facilities and 15.7 ha of proposed facilities.

Table 8: Existing and proposed open space and recreation facilities in the Local catchment

ID	Name	Address	Details	Area (ha)	Status
1	Douglas Siding Reserve	Reycroft Avenue, Quakers Hill	Accessible park and reserve containing a playground and walking path	0.82	Existing
2	-	Siding Terrace, Schofields	Located to the west of Schofields railway station	0.15	-
3	Glory Park	Glory Street, Schofields	Previously known as Reserve 1020. Includes a playground which caters for children of all ages and includes a climbing frame. The park also contains a large recreation space surrounded by a circuit path for walking or cycling.	1.20	Existing
4	-	Marsh Street, Schofields	Appears to be remnant open space	0.44	-
5	-	Alcorn Street, Schofields	Appears to be remnant open space	0.05	-
6	-	Mary Jane Parade, Schofields	Appears to be remnant open space	0.04	-
7	-	Siding Terrace, Quakers Hill	Open space spanning across the western side of the railway corridor	1.15	-
8	-	Siding Terrace, Schofields	Open space spanning across the western side of the railway corridor	0.73	-

ID	Name	Address	Details	Area (ha)	Status
9	Galungara Reserve	Farmlands Drive, Schofields	Previously known as Reserve 885. Contains cricket and rugby fields, cricket nets, amenities building, and playground	4.17	Existing
10	Altrove Hilltop Park	Hoy Street, Schofields	A large park that opened in 2018. Contains features including a playground , BBQ facilities, toilets, and picnic tables.	1.60	Existing
11	Reserve 890	Pelican Road, Schofields	Proposed to construct a local park including landscaping and fencing on the site, located west of Pelican Road, Schofields.	1.57	Proposed
12	-	South Street, Schofields	Reserve along the Eastern Creek Corridor with vegetation	1.45	Existing
13	-	Siding Terrace, Schofields	Located to the west of Schofields railway station	0.64	-
14	Alex Avenue Neighbourhood park	97 Burdekin Rd, Quakers Hill	Proposed local park including landscaping and fencing	0.70	Proposed
15	-	Marsh Street, Schofields	Appears to be remnant open space	0.19	-
16	Altrove Hilltop Park	Overly Crescent, Schofields	Extension to the main park area	0.11	Existing
17	-	Marsh Street, Schofields	Appears to be remnant open space	0.15	-
18	-	Siding Terrace, Nirimba Fields	Open space along the western side of the railway corridor	1.18	-
19	Akuna Vista future sporting hub and recreational centre	Aerodrome Driveway, Nirimba Fields	Future sporting hub and recreational centre proposed as part of the Akuna Vista development. Will feature multi-use sports courts, fields and facilities to accommodate local sporting clubs.	12.83	Proposed
20	-	Dorland Street, Schofields	Appears to be the site of a future park / open space	1.02	-
21	Nirimba Park	Nabthorpe Parade, Nirimba Fields	Future park with playground	0.58	Proposed
22	-	Dorland Street, Schofields	Appears to be the site of a future park / open space	0.38	-
23	-	Nirimba Fields	Appears to be the site of a future park / open space	0.30	-

Figure 7: Open spaces within the Local catchment



Imagery: CartoDB (2023)

According to Blacktown City Council’s ROSS, the Blacktown LGA had a network of over 900 parks covering approximately 1,770 hectares in 2017 and the North West Growth Centre is expected to add about 150 new parks to this network.⁵ The LGA also had a network of over 330 playgrounds in 2017.

Existing and proposed recreation facilities within the District and Regional catchments is detailed in Table 9 below.

Table 9: Existing and proposed open space and recreation facilities in the District and Regional catchments

Facility	District catchment	Regional catchment
Parks and Outdoor Recreation	2 District-serving open spaces: <ul style="list-style-type: none"> ● Rouse Hill Regional Park ● Yiraaldiya National Park (proposed) 	1 Region-serving open space: <ul style="list-style-type: none"> ● Western Sydney Parklands
Sportsgrounds:	7 District-serving sports facilities: <ul style="list-style-type: none"> ● Elara Sporting Fields (1 field) ● The Ponds Stadium (1 field) ● Peel Reserve and Jonas Bradley Oval (2 fields) ● Basil Andrews Park (2 fields) ● Schofields Park (2 fields) ● Paterson Reserve (1 field) ● Ken Birdsey Park (proposed) (4 fields) 	1 Region-serving sports facility: Blacktown International Sportspark (contains an AFL and cricket centre, athletics centre, baseball centre, football park, and softball centre)
Play spaces	1 District-serving play spaces: Ken Birdsey Park (proposed)	2 District-serving play spaces: <ul style="list-style-type: none"> ● Nurragingy Reserve ● Blacktown Showground

⁵ Blacktown City Council (2023), *Recreation and Open Space Strategy*

Facility	District catchment	Regional catchment
Aquatic facilities	1 aquatic facility including: <ul style="list-style-type: none"> Riverstone Swimming Centre 	2 Region-serving aquatic facilities: <ul style="list-style-type: none"> Blacktown Leisure Centre Stanhope Blacktown Aquatic Centre
Indoor Recreation	No facilities identified	2 Region-serving indoor recreation facilities: <ul style="list-style-type: none"> Blacktown Leisure Centre Stanhope (contains a multi-sport stadium and squash courts) Pro Evolution Indoor Sports & Recreation Centre

4.2 Community facilities

Existing and planned community facilities available within the Local catchment are identified in Table 10 and Figure 8. Fourteen community facilities have been identified within this area, which includes five child care facilities, three schools and three medical facilities.

Table 10: Existing and proposed community facilities available within the Local catchment

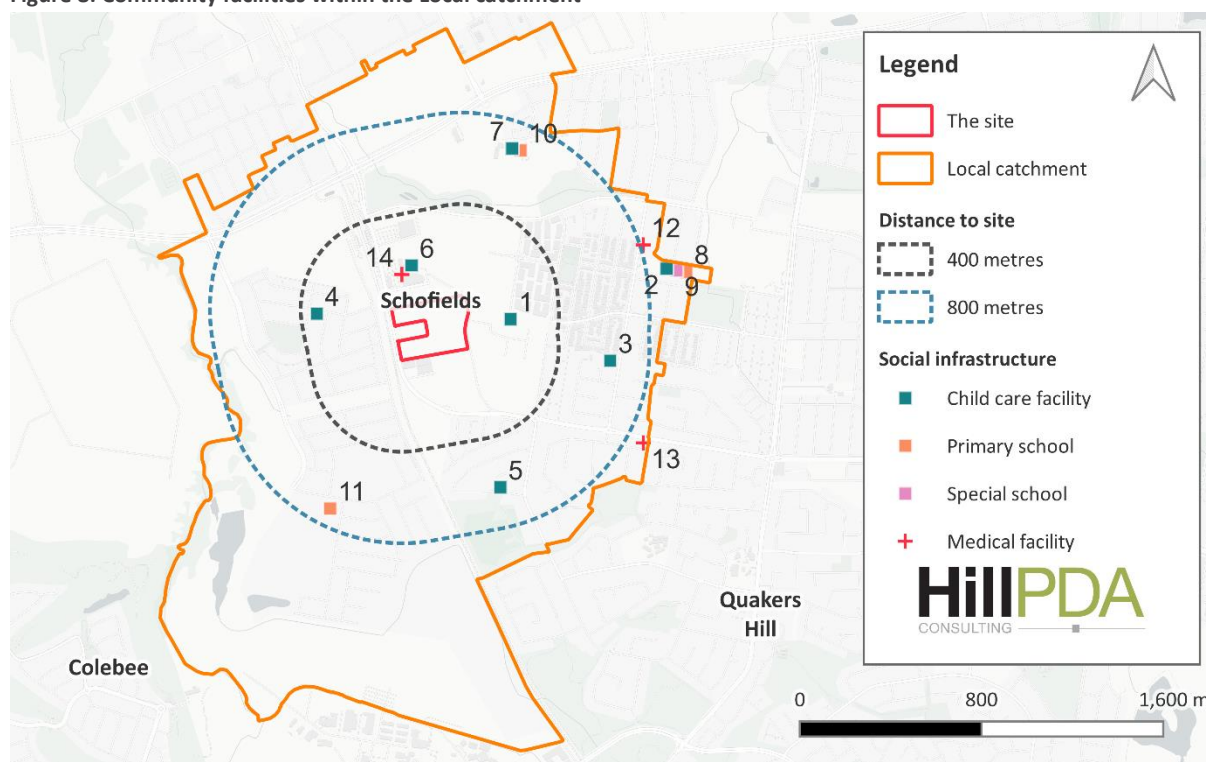
ID	Name	Address	Type	Details	Status
1	Hopskotch Kindergarten 01	46 Pelican Road, Schofields	Childcare	Long day care centre with a maximum capacity of 61 places. No current vacancies. ⁶	Existing
2	Ambrose School Age Care, St Joseph's, Schofields	78 Alex Ave, Schofields NSW 2762	Childcare	Out of School Hours Care facility with a maximum capacity of 200 places. Current vacancies. ⁵	Existing
3	Young Academics Early Learning Centre - Schofields, Alex Ave	23 Alex Ave, Schofields	Childcare	Long day care centre with a maximum capacity of 76 places. Current vacancies. ⁵	Existing
4	Bright Beginnings Family Day Care	Ward St, Schofields	Childcare	Community-based child care facility with a maximum capacity of 10 places. Currently has vacancies. ⁵	Existing
5	Small Wonders Family Day Care	10 Reycroft Ave, Quakers Hill	Childcare	Community-based child care facility with a maximum capacity 4 places. No current vacancies. ⁵	Existing
6	Papilio Early Learning Schofields	Shop 3, 227 Railway Terrace Schofields	Childcare	Long day care centre with a maximum capacity of 67 places. ⁵	Existing
7	Jigsaw OOSH Galungara Public School	95 Farmland Dr, Schofields	Childcare	Out of School Hours Care facility with a maximum capacity of 149 places. Almost at capacity.	Existing
8	St Joseph's Primary School	78 Alex Ave, Schofields NSW 2762	Primary School	Catholic primary school with 527 enrolments in 2022 ⁷	Existing
9	Aspect Western Sydney School, St Joseph's	78 Alex Ave, Schofields NSW 2762	Special School	Special school with 151 enrolments in 2022 ⁶	Existing
10	Galungara Public School	95 Farmland Dr, Schofields	Primary School	Primary school with 555 enrolments in 2022 ⁶	Existing
11	Nirimba Fields Public School	Corner of Triton and Nabthorpe Parade, Nirimba Fields	Primary School	Primary school with 419 enrolments in 2022 ⁶	Existing
12	Alex Avenue Medical Centre	1 Nazarene Cres, Schofields NSW 2762	GP Practice	A General Practice open 5 days a week ⁸	Existing
13	Burdekin Road Medical Centre	85 Camilleri Avenue, Quakers Hill	Medical Centre	Medical centre offering a variety of services ⁷	Existing
14	HealthConnect Medical Centre Schofields	227 Railway Terrace, Schofields	Medical Centre	Connects patients with doctors and medical services ⁷	Existing

⁶ Australian Children's Education & Care Quality Authority (ACECQA) (2023), *NSW register data*

⁷ Australian Curriculum, Assessment and Reporting Authority (ACARA) (2023), *My School data*

⁸ Healthdirect (2023)

Figure 8: Community facilities within the Local catchment



Imagery: CartoDB (2023)

Existing and planned community facilities in the District and Regional catchments are identified in Table 11 below. It is noted that the facilities listed within the District catchment are also contained within the broader Regional catchment, unless otherwise specified. According to Blacktown City Council’s ROSS, there were 36 multi-purpose community centres and 6 libraries (including one mobile library) across the LGA in 2017.

Table 11: Existing and proposed community facilities in the District and Regional Catchments

Facility	District (Blacktown – North SA3)	Region (Blacktown LGA)
Libraries	2 libraries: <ul style="list-style-type: none"> • Dennis Johnson Library, Stanhope Gardens • Riverstone Library & Digital Hub, Riverstone 	1 library: <ul style="list-style-type: none"> • Max Webber Library, Blacktown
Community spaces	7 community spaces including: <ul style="list-style-type: none"> • Dennis Johnson Library meeting rooms • Glenwood Community Hub • Marsden Park Neighbourhood Centre • Quakers Hill Community Centre • North West Community Services • The Lake Neighbourhood Centre • The Ponds Community Hub 	2 community spaces: <ul style="list-style-type: none"> • Max Webber Library Function Centre • The Leo Kelly Blacktown Arts Centre
Schools	Primary schools: <ul style="list-style-type: none"> • Galungara Public School High schools: <ul style="list-style-type: none"> • Riverstone High School • Wyndham College 	N/A
Healthcare	None identified	1 regional health facility: <ul style="list-style-type: none"> • Blacktown and Mount DrUITT Hospital

DEMAND FOR SOCIAL
AND COMMUNITY
FACILITIES

5.0 DEMAND FOR SOCIAL AND COMMUNITY FACILITIES

5.1 Open space and recreation

Indicative benchmarking for open space and recreation facilities is provided in Table 14. Benchmarking for these facilities has been undertaken per the benchmarks established in the Blacktown City Council ROSS, as well as the City of Parramatta CIS where benchmarks are not provided within the Blacktown City Council ROSS. The following provides a summary of the projected need for open space and recreation facilities.

Open space

The Blacktown City Council ROSS identifies that open spaces in the LGA should be provided through the following general principles:

- All residents to be 400–500m walking distance from open space
- Minimum park size of 0.3ha to ensure greater useability and viability
- Minimum 2 appropriately sized street frontages, preferably 3
- Playgrounds to provide a diverse mix of play opportunities within 500m walking distance of all residents
- That open space is integrated, connected and multi-functional.

As identified previously, there are approx. 9.4 ha of existing parks and open spaces across the Local catchment, servicing an existing population of 8,089 residents. Additionally, the review has identified that an additional 15.7 hectares of parks and open spaces have been proposed, contributing to a total area of approximately 25 hectares of parks and open spaces throughout the local catchment. There are also up to seven (six existing and one proposed) District-serving open spaces and two Region-serving open spaces that are available to the Local catchment. It should be further noted that the proposal will include approximately 1,097 square metres of communal space for residents, which has not been included in the need assessment.

Lot 1 DP 1268701 adjacent to the site is currently zoned *SP2 Infrastructure*. It is identified as Site No. 889 in Council’s Section 7.11 contributions plan, which was most recently updated on 23 July 2020.⁹ The Plan identifies that a “local park including landscaping and fencing” would be delivered on this site between 2021-2026, at a cost of \$196,000. An extract of this information from page 59 of the Plan is provided in Table 12 below, with Figure 9 also illustrating the location of this site.

Table 12: Extract from the Riverstone & Alex Avenue Precincts Section 7.11 Contributions Plan

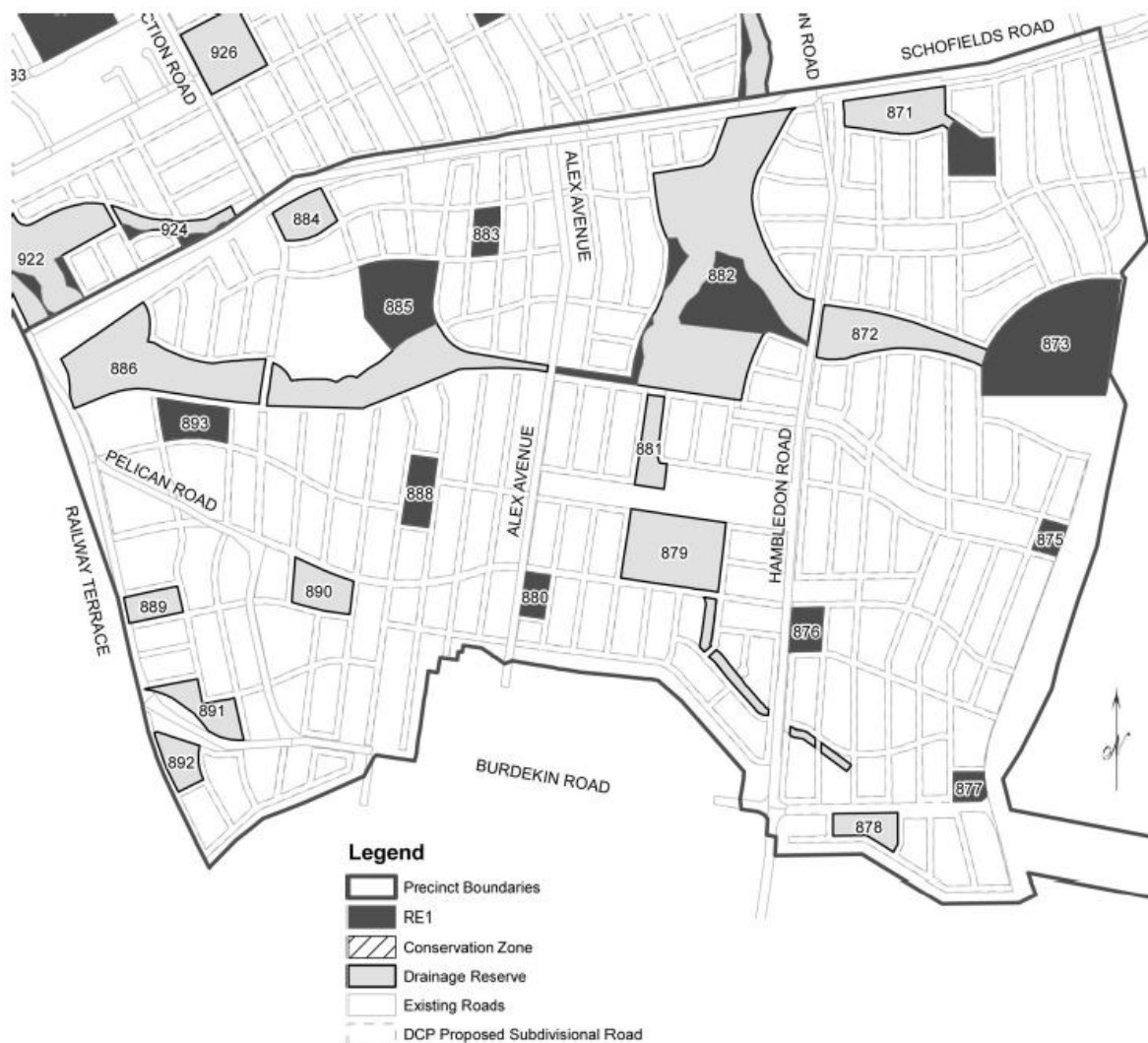
Site No.	Approx. area of embellishment (Ha)	Description of works	Completed cost indexed to June 2015	Estimated cost & indicative timing of delivery	Total
889	0.9285	Local park including landscaping and fencing	\$0	2021-2026: \$196,000	\$196,000

Source: Blacktown City Council (2020), Riverstone & Alex Avenue Precincts Section 7.11 Contributions Plan, p. 59

⁹ Blacktown City Council (2020), *Riverstone & Alex Avenue Precincts Section 7.11 Contributions Plan*

Figure 9: Open space and recreation facilities in the Riverstone & Alex Avenue Precincts

RIVERSTONE & ALEX AVENUE OPEN SPACE & RECREATION FACILITIES

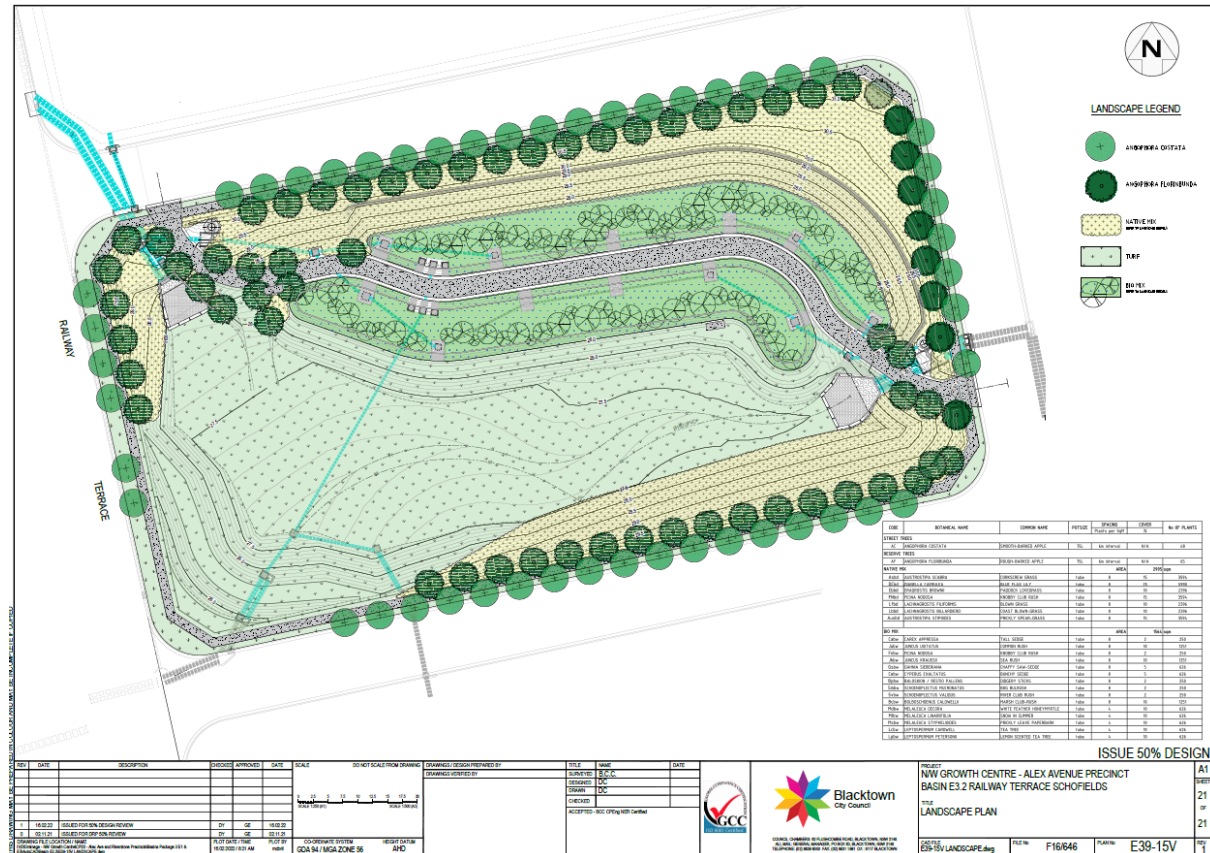


Source: Blacktown City Council (2020), Riverstone & Alex Avenue Precincts Section 7.11 Contributions Plan, p. 58

In line with Council’s Section 7.11 contributions plan, Site No. 889 was recently acquired by Council for drainage and open space purposes. Works are set to commence in October 2023 and be completed in March 2024, prior to new development associated with the PP occurring. This would allow for increased access to open space for new residents associated with the PP. The PP would also aim to maximise its interface with this site.

The Landscape Plan for this site, now known as Basin E3.2, is provided in Figure 10 below.

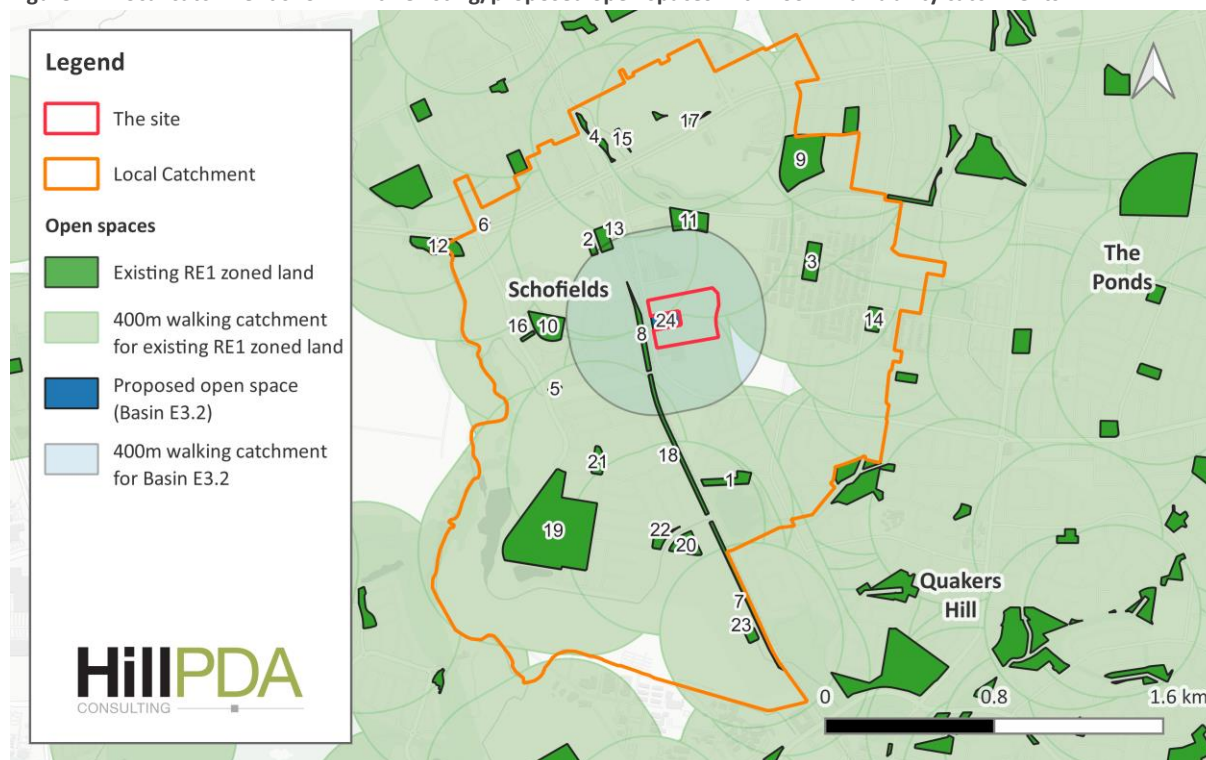
Figure 10: Landscape Plan for Basin E3.2



Source: Blacktown City Council (2023)

The Blacktown City Council ROSS identifies that all residents should be within a 400 to 500 metre walking distance from open space. Figure 11 shows a 400 metre radius applied to all RE1 Public Recreation zoned land within and surrounding the Local catchment. This shows that approximately 90 per cent of the Local catchment is within 400 metres of land zoned RE1 Public Recreation. With the addition of the new open space at Basin E3.2 (Reserve 24) adjacent to the site, approximately 95 per cent of the Local catchment will be within 400 metres of an open space.

Figure 11: Local catchment shown with existing/proposed open spaces with 400m walkability catchments



Imagery: CartoDB (2023)

The following is noted in reference to the reserve numbers as identified in Figure 11 above:

- **Reserve 8 and 18** – these are the nearest open spaces to the site, spanning across the western side of the railway corridor. Access to these open spaces is provided via the stairs and lifts at Schofields railway station. Stage 2 of the Townson and Burdekin Road upgrade will involve the construction of the Burdekin Road Overpass, which will cross the railway lines approximately 300 metres for the site and provide vehicular and pedestrian access to these open spaces. It should be noted however that the level of amenity at these open spaces is limited.
- **Reserve 11** – a local park including landscaping and fencing is proposed to be constructed on this site, which is located to the west of Pelican Road in Schofields and referred to by Council as Reserve 890. The site has a total area of approximately 1.57 hectares. The new park is proposed to be constructed between July 2023 and June 2024.¹⁰
- **Reserve 2 and 13** – these are two parcels of RE1 zoned land located to the west of Schofields railway station. Review of recent satellite imagery has revealed that these sites are yet to be developed into usable parks or open spaces.

Therefore, it can be concluded that there is a lack of open spaces in the immediate vicinity surrounding the site. However, the provision of the new open space at Basin E3.2 (Reserve 24 in Figure 11) will provide a positive contribution to the provision of open space and will increase access across the broader Local catchment.

The Blacktown City Council ROSS identifies that parks should have a minimum size of 0.3 hectares to ensure greater useability and viability. A review of the open spaces within the Local catchment has identified that out of a total of 23 parks and open spaces, approximately three quarters (17) have a size of 0.3 hectares or greater. This document also identifies that Council uses applies a standard of 2.83 hectares of open space per 1,000 people for the provision of its open spaces. Through the application of this benchmark, approximately 24.9

¹⁰ Blacktown City Council (2023), *Embellishment of Reserve 890, Pelican Rd Schofields*: <https://www.blacktown.nsw.gov.au/Works-and-projects/Embellishment-of-Reserve-890-Pelican-Rd-Schofields>

hectares of open space is required for the baseline population of 8,809 and approximately 33.1 hectares of open space is required for the projected population with the PP of 11,712.

In addition, the proposal itself also includes scope for 6 additional areas of communal open space, totalling 1,097 square metres in area. These areas are available to residents, but are not publicly accessible, so are not included for open space provisioning. The areas are indicated below in Figure 12.

Figure 12: Proposed communal open space (green hashed areas)



Source: Nordon Jago Architects (2023)

Playing fields and courts

One existing playing field (Galungara Reserve) and two proposed playing fields (Akuna Vista) have been identified across the Local catchment. At the District-serving level, nine existing playing fields and four proposed playing fields (at Ken Birdsey Park in Schofields) have been identified to total thirteen playing fields. At the Region-serving level, there are twelve existing playing fields at the Blacktown International Sportspark, which services the broader Regional catchment. Together, this totals to 28 playing fields (including 22 existing and 6 proposed) which are available to the Local catchment. The Blacktown City Council ROSS recommends the provision of 1 playing field per 1,850 people. This rate of provision will be met (with or without the PP).

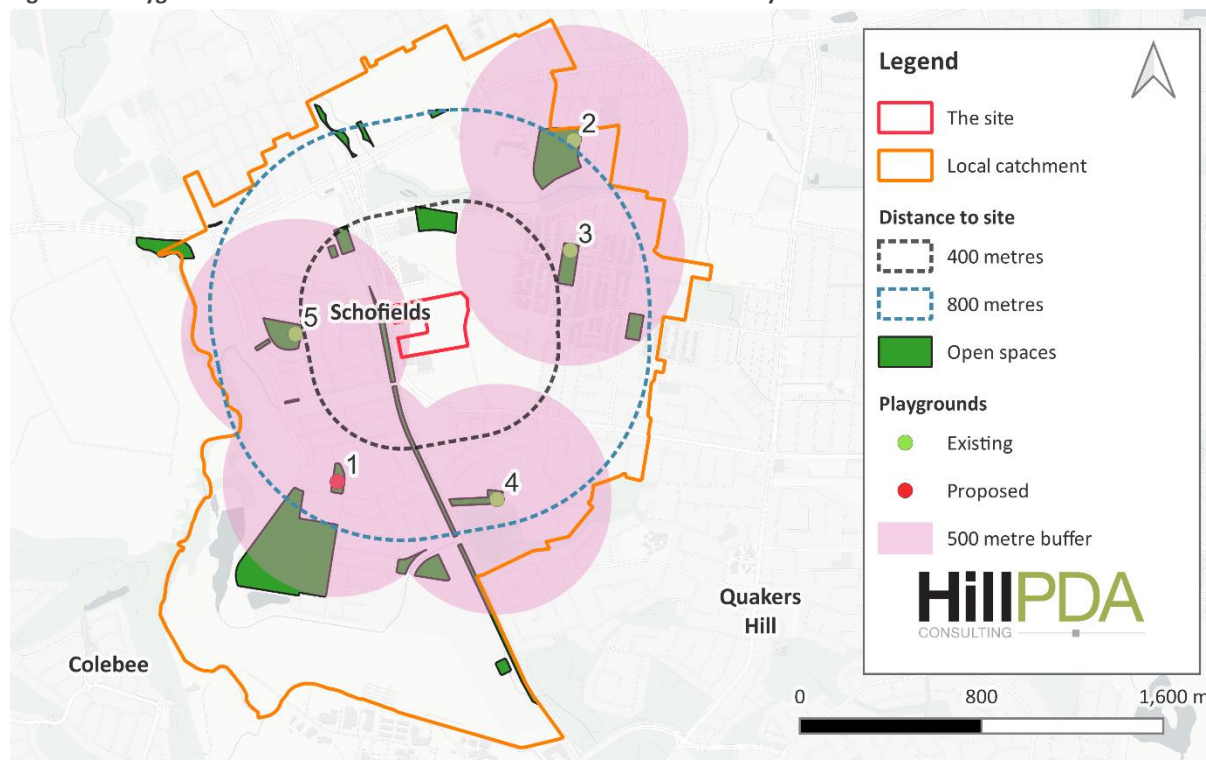
The Blacktown City Council ROSS also recommends the provision of 1 tennis court per 4,500 people. There are 32 tennis courts which have been identified across the District catchment. This rate of provision would also be met (with or without the PP).

Ten netball/basketball courts have been identified across the District catchment. In addition to this, there are 20 netball courts proposed as part of the new open space at Akuna Vista in Nirimba Fields. The Blacktown City Council ROSS recommends the provision of 1 netball/basketball court per 3,500 people. Through the addition of the new courts at Akuna Vista, the Local catchment is anticipated to have sufficient access to netball/basketball facilities (with or without the PP).

Playgrounds

There are four existing playgrounds and one proposed playground within the Local catchment area. These are displayed in Figure 13, alongside a 500 metre walkability catchment for each playground as recommended by the Blacktown City Council ROSS. These playgrounds are also identified in Table 13 below.

Figure 13: Playgrounds within the Local catchment and 500 metre walkability catchments



Imagery: CartoDB (2023)

Table 13: Existing and proposed playgrounds within the Local catchment area

ID	Location of playground	Status
1	Nirimba Park (future)	Proposed
2	Galungara Reserve	Existing
3	Glory Park	Existing
4	Douglas Siding Reserve	Existing
5	Altrove Hilltop Park	Existing

As shown in the above figure, approximately 50 per cent of the Local catchment area will be within 500 metres of a playground once the new playground at Nirimba Park is constructed as part of the broader Akuna Vista development. However, the site of the PP is not contained within a 500 metre walkability catchment of a playground. As such, in order to meet the benchmark used by BCC of local playgrounds being provided within 500 metre walking distance of residential areas, it is recommended that a new playground is provided as part of the PP or in the vicinity of the site.

Aquatic facilities

There are five aquatic facilities location throughout the Blacktown LGA, including three which service the Local catchment. This includes:

- Blacktown Leisure Centre Stanhope (Region-serving facility)
- Blacktown Aquatic Centre (Region-serving facility)

- Riverstone Swimming Centre (District-serving facility).

The demand for aquatic facilities is expected to be met through the provision of these aquatic facilities, including through the increase in population anticipated from the PP.

Indoor recreation

The Local catchment is currently serviced by two Region-serving indoor recreation facilities being:

- Blacktown Leisure Centre Stanhope (contains a multi-sport stadium and squash courts)
- Pro Evolution Indoor Sports & Recreation Centre.

The City of Parramatta CIS benchmark recommends the provision of one indoor court per 20,000 people and one indoor sports centre per 50,000-100,000 people. Whilst demand for indoor sport centres is expected to be met by the existing facilities, the need for the provision of an indoor sports court is anticipated across the District catchment due to continued population growth.

Table 14: Open space and recreation facilities benchmarking and estimated need

Facility	Benchmark	Existing	Baseline population (8,809)		Population with proposal (11,712)	
			Estimated need	Need versus provision	Estimated need	Need versus provision
Open space	<u>Blacktown City Council ROSS:</u> ¹¹ <ul style="list-style-type: none"> All residents to be 400–500m walking distance from open space Minimum park size of 0.3ha to ensure greater useability and viability 	90 per cent of Local catchment within 400 metre walking distance of an open space	All residents to be within 400-500m walking distance from an open space. 75% of open spaces have a have a minimum size of 0.3ha.	90 per cent of Local catchment within 400 metre walking distance of an open space.	All residents to be within 400-500m walking distance from an open space. 75% of open spaces have a have a minimum size of 0.3ha.	95 per cent of Local catchment within 400 metre walking distance of an open space following introduction of new open space adjacent to the site
	Playing fields and courts	<u>Blacktown City Council ROSS:</u> <ul style="list-style-type: none"> 1 playing field per 1,850 people Fields are to be provided in a minimum double playing field configuration with enough space for car parking, amenities, light spill and supporting facilities such as practice facilities. 	Local: 3 including: <ul style="list-style-type: none"> 1 existing 2 proposed District: 13 including: <ul style="list-style-type: none"> 9 existing 4 proposed Regional: 12 existing fields	5 playing fields	Met	7 playing fields
<u>Blacktown City Council ROSS:</u> <ul style="list-style-type: none"> 1 tennis court per 4,500 people. To be provided within Tennis Australia facility guidelines including a minimum of 4 court configuration. 		32 tennis courts across the District catchment	2 tennis courts	Met	3 tennis courts	Met
<u>Blacktown City Council ROSS:</u> <ul style="list-style-type: none"> 1 netball court per 3,500 people. To be provided in context of centralised competition and satellite training facilities. Basketball courts. Potential to be shared with netball. To be located at least 50m from residential areas, preferably 100m due to noise impacts. 		Local: 20 netball courts (proposed) District: 10 netball/basketball courts (existing)	2-3 netball/basketball courts	Met	3-4 netball/basketball courts	Met

¹¹ Blacktown City Council (2017), *Recreation and Open Space Strategy*

Facility	Benchmark	Existing	Baseline population (8,809)		Population with proposal (11,712)	
			Estimated need	Need versus provision	Estimated need	Need versus provision
Playgrounds	<u>Blacktown City Council ROSS:</u> <ul style="list-style-type: none"> Local playgrounds – to be provided at suitable sites and within 500m walking distance. 	5 playgrounds (4 existing and 1 proposed)	All residents to be within 500m walking distance to a local playground	50% of Local catchment within 500m walking distance to a local playground	All residents to be within 500m walking distance to a local playground	50% of Local catchment within 500m walking distance to a local playground
	<u>Blacktown City Council ROSS:</u> <ul style="list-style-type: none"> Neighbourhood playgrounds – to be provided as 1 per ward 	1 neighbourhood playground (proposed)	1 neighbourhood playground	Met	1 neighbourhood playground	Met
Aquatic Facilities	<u>City of Parramatta CIS:¹²</u> <ul style="list-style-type: none"> Regional aquatic facility for every 100,000 to 150,000 people 	2 regional aquatic facilities	1 aquatic facility	Met	1 aquatic facility	Met
Indoor Recreation	<u>City of Parramatta CIS:</u> <ul style="list-style-type: none"> Indoor courts: 1:20,000 people Indoor sports centre: 1:50,000-100,000 people 	0 indoor courts	Indoor courts: 0-1 recommended for the District catchment	Indoor courts: 0-1 recommended for the District catchment	Indoor courts: 0-1 recommended for the District catchment	Indoor courts: 0-1 recommended for the District catchment
		2 indoor sports centres	Indoor sports centre: Met	Indoor sports centre: Met	Indoor sports centre: Met	Indoor sports centre: Met

¹² City of Parramatta (2020), *Community Infrastructure Strategy*

5.2 Community facilities

Indicative benchmarking for community facilities is provided in Table 17. Benchmarking for these facilities has been undertaken per the benchmarks established in the City of Parramatta CIS and the Growth Centres Development Code: Precinct Development Parameters (2006, A-11)¹³. The following provides a summary of the projected need for community facilities for the Local catchment.

Libraries

The Local catchment is currently serviced by one central library (Max Webber Library), which is located on the corner of Flushcombe Road and Alpha Street in Blacktown. The library opened in 2005 and is the largest library in the Blacktown City Council library network contains study spaces and rooms alongside the provision of library services. The building has a total floorspace of approximately 5,500 square metres and also contains a Function Centre, which offers two spaces for hire including:

- A large space catering for up to 80 people
- A smaller room with a maximum capacity of 20 people
- A gallery space that is available for use as a break-out area.

The Local catchment is also serviced by two district libraries, being Dennis Johnson Library in Stanhope Gardens and Riverstone Library & Digital Hub in Riverstone. Dennis Johnson Library is co-located within Blacktown Leisure Centre, comprising the western end of the building. This library has been estimated to have a floorspace of approx. 1,600 square metres.

Riverstone Library is located in the Riverstone Village Shopping Centre adjacent to Riverstone railway station. This library is considered to be the most local to the Local catchment, being located approximately 3.3 kilometres to the north of the site. This library has been estimated to have a floorspace of approx. 500 square metres.

The libraries have been designed to incorporate features such as study areas, meeting rooms, events spaces, and children's play areas. As identified in section 1.3.3, multi-purpose spaces are able to cater to a broad range of needs and provide economic benefits for the future of the facility.

A review of the relevant benchmarks has determined that the existing library facilities would be sufficient to service the increase in population from the PP.

Childcare centres

It is understood that PP incorporates approximately 2,000 square metres of mixed use floorspace within each of sites 2 and 3 (totalling 2,000 square metres), which could potentially incorporate a new childcare centre.

A review of childcare facilities has revealed that there are six existing childcare facilities available within the Local catchment, together providing a total approximately 218 long day care (LDC) places and 349 outside school hours care (OSHC) places within the Local catchment.

At the 2021 Census, 8.4 per cent of the District catchment were children aged 0-4. By applying this proportion to the Local catchment population (8,809), this results in a population of 740 children aged 0-4. With the PP (11,712), there would be approximately 984 children aged 0-4 within the Local catchment, representing an increase of approximately 244 children aged 0-4.

The City of Parramatta CIS benchmarks identify the need for one long day care place for every 2.48 children aged 0-4 years. Through the application of this benchmark:

- There should be approximately 298 LDC places in the Local catchment without the PP, representing an existing shortfall of 80 places

¹³ Growth Centers Commission (2006, A-11), *Development Code: Precinct Development Parameters*

- There should be approximately 397 LDC places in the Local catchment with the PP, representing a projected shortfall of 179 places.

At the 2021 Census, 12.3 per cent of the District catchment were children aged 5-11. By applying this proportion to the Local catchment population (8,809), this results in a population of 1,084 children aged 5-11. With the PP (11,712), there would be approximately 1,441 children aged 5-11 within the Local catchment, representing an increase of approximately 357 children aged 0-4.

The City of Parramatta CIS benchmark identifies a need for one out-of-hours-school care (OSHC) place for every 2.70 children aged 5-11 years. Using these benchmarks, the following has been calculated for the Local catchment:

- There should be approximately 401 OSHC places in the Local catchment without the PP, representing an existing shortfall of 52 places
- There should be approximately 534 OSHC places in the Local catchment with the PP, representing a projected shortfall of 185 places.

As such, it is recommended additional LDC places and OSHC places are provided should the PP proceed, to assist in meeting the projected shortfall of approximately 179 LDC places and 185 OSHC places.

Affordable housing

The Greater Sydney Commission has identified that 5-10 per cent of the uplift value should be allocated to affordable housing in high growth areas. Of the 1,751 proposed dwellings on-site, it is anticipated that approximately 33 per cent will comprise social, affordable and build-to-rent housing. As such, the PP would meet this benchmark and would add to the supply of affordable housing within the area.

The Blacktown Housing Strategy 2020 identifies that there will be a need for increased affordable housing types and affordable housing across the LGA, with there likely being significant unmet demand for these housing types. In 2016, it was estimated that a minimum of 9,200 additional affordable housing dwellings could be utilised by eligible households in the LGA if these were available. It has been estimated that up to 15,000-20,000 more affordable dwellings would be required in the LGA by 2036.

The Strategy also outlines the following 20-year housing vision for the Blacktown LGA:

“A city that promotes diverse and affordable housing for its current and future community, supported by essential infrastructure in the right locations and at the right time”.

The PP would contribute to achieving this vision through the delivery of affordable housing. Additionally, the site is considered to be in the right location given it is located approximately a 250 metre walk from Schofields railway station. This would allow the future residents at the site to easily access public transport services, should the PP proceed.

Blacktown City Council’s Community Strategic Plan, Our Blacktown 2036, also identifies the following community outcome and related focus area, which the PP would assist in meeting:

Community outcome: Our neighbourhoods are well planned and liveable with housing, transport and infrastructure to meet the diverse needs of our growing community

Focus Area 4: Pursue the provision of more affordable housing for the city.

Public schools

Local public schools are identified in Table 15. The local primary school with the catchment encompassing the site is Galungara Public School, which is located approximately 650 metres north of the site. There were 555 enrolments recorded at this school in 2022, which has increased since capacity enhancements to approximately 720 students in Term 1, 2023.¹⁴ The school is recently completed, with an initial enrolment capacity of approximately 500, designed with expandable capacity to accommodate approximately 1,000 students in future.¹⁵

The local enrolling public high school (years 7-10) for the site is Riverstone High School, which is located approximately 3 kilometres to the north of the site. There were 568 enrolments recorded at this school in 2022.¹⁶ A school representative informed HillPDA that the school has a total capacity of approximately 1,200 students.

Table 15: Enrolments and capacity at local schools

School	Type	Distance from site (km)	Enrolments (2022) ¹⁵	Capacity
Galungara Public School	Primary School (Public)	0.7	555	Up to 1,000 students
Riverstone High School	Secondary School (Public)	3.0	568	Up to 1,200 students

The site is also within the catchment of Wyndham College, which is a senior high school (years 11 and 12) in Nirimba Fields, with an enrolment of 508 students in 2022.¹⁴ Additionally, a new high school, Melonba High School, is currently being constructed in Marsden Park with a temporary school catering for Year 7 and 8 students proposed to open in Term 1 2024 at the corner of Galah Street and Rakali parade, Melonba. This school will have a capacity to accommodate up to 2,000 students once completed.¹⁷ When HillPDA discussed school enrolments with Riverstone High School, the school noted that it anticipates losing some of its enrolments to Melonba High School once the new school opens.

It should be noted that there are two other primary schools within the local catchment, being St Joseph's Primary School (Catholic) and Nirimba Fields Primary School (Public). The site is not located within the local enrolment area of these schools, however both are located within the Local catchment area and would service the future population resulting from the PP, should it proceed.

While School Infrastructure NSW employs internal planning benchmarks for school capacity, this information is not publicly available. As a general indicator of school capacity, benchmarks from the *Growth Centres Development Code: Precinct Development Parameters* (2006, a-11) have been included.

There were 3,061 dwellings in the Local catchment in 2021, which could increase 4,812 dwellings with the PP. Through reference to the Growth Centres Development Code (GCDC) benchmark, it is estimated that 2 primary schools are required for the Local catchment without the PP, or 3 primary schools with the PP. Using this same benchmark, it is estimated that 0-1 high schools are required without the PP or 0-1 high schools with the PP. It should be noted however, that the GCDC benchmarks over 15 years old and school design standards have evolved since their publication. As such, these benchmarks can only be treated as highly indicative for the purposes of this report.

¹⁴ NSW School Infrastructure (2023), *Galungara Public School – stage 1 completed project*. https://www.schoolinfrastructure.nsw.gov.au/content/dam/infrastructure/projects/g/galungara-public-school--stage-2/2023/jan/2023-01-20_Galungara_PS_D1T1_Welcome_Pack_DIGITAL.pdf. Accessed 11 August 2023.

¹⁵ NSW School Infrastructure (2023), *Galungara Public School Stage 2 Day 1 Term 1 Welcome Pack*. <https://www.schoolinfrastructure.nsw.gov.au/projects/g/galungara-public-school.html>

¹⁶ MySchool (2022), <https://www.myschool.edu.au/>

¹⁷ NSW School Infrastructure (2023), *Melonba High School (formerly known as new high school in Marsden Park)*, <https://www.schoolinfrastructure.nsw.gov.au/projects/n/new-high-school-in-marsden-park.html>

With the existing capacity in the local schools, their designed expandability, and the opening of new schools in the coming years, it is anticipated that there is sufficient capacity to meet demand arising from the site. It is further noted that the Department of Education – School Infrastructure is formally engaged at the exhibition stage of the proposal.

Health facilities

Three local health facilities were identified within the Local catchment. A review of District- and Region-serving health facilities identified that the Local catchment is serviced by one major Regional health facility, being Blacktown and Mount Drutt Hospital which operates within the Western Sydney Local Health District (WSLHD).

WSLHD also operates several District-serving community health centres across western Sydney. However, a review of these facilities has identified there is no community health centre within the District catchment, with the closest ones being Blacktown Community Health Centre approximately 8 kilometres to the south of the site. Through reference to the GCDC benchmark, the need for one community health care facility has been identified (with or without the PP).

As such, the population of the North West Growth Precinct will continue to increase and generate demand for the provision of a new community health centre to service the District catchment.

Community spaces

As previously identified, there are seven District-serving community spaces which service the Local catchment. These are identified in Table 16 below. It has been estimated that these facilities provide a total of approximately 5,500 square metres of District-serving floorspace.

Table 16: District-serving community spaces available to the

Community space	Capacity (persons) ¹⁸	Area (m ²)
Dennis Johnson Library meeting rooms	22	50 (estimate)
Glenwood Community Hub	440	1,850 ¹⁹
Marsden Park Neighbourhood Centre	224	620 (estimate)
Quakers Hill Community Centre	200	500 (estimate)
North West Community Services	100	760 (estimate)
The Lake Neighbourhood Centre	35	650 ²⁰
The Ponds Community Hub	340	1,050 (estimate)
Total	1361	5,500 (approx.)

Additionally, there is an estimated 1,100 square metres of Region-serving community floorspace available at the Max Webber Library Function Centre and 700 square metres of Region-serving community floorspace at the Leo Kelly Blacktown Arts Centre, comprising 1,800 square metres in total.

Therefore, there is an estimated 7,300 square metres of District- and Region-serving community floorspace available to the Local catchment. Whilst the Local catchment is considered to be sufficiently serviced in terms of District- and Region-serving facilities, there is a lack of smaller community spaces available to the site within the Local catchment. As such, it is suggested that the provision of community spaces within the Local catchment is explored.

¹⁸ Blacktown City Council (2023), *Venues for hire*

¹⁹ DesignInc (2023), *Glenwood Community Hub*

²⁰ Landcom (2016), *The Lake Neighbourhood Centre*

Table 17: Community and cultural facilities benchmarking and estimated need

Facility	Benchmark	Existing	Baseline population (8,809)		Population with proposal (11,712)	
			Estimated need	Need versus provision	Estimated need	Need versus provision
Libraries (Central Library)	<u>City of Parramatta CIS:²¹</u> <ul style="list-style-type: none"> 1:100,000+ 28m² per 1,000 people, plus 20% circulation space 	1 library (approx. 4,400 m ²)	1 library (at least 296 m ² of floorspace)	Met	1 library (at least 328 m ² of floorspace)	Met
Libraries (District Library)	<u>City of Parramatta CIS:</u> <ul style="list-style-type: none"> The lower of: <ul style="list-style-type: none"> 1:20,000-35,000 (39m² per 1,000 people, plus 20% circulation space) 1:35,000-65,000 (35m² per 1,000 people, plus 20% circulation space) 	2 libraries (1,600 m ² + 500 m ² = 2,100 m ²)	1 library (at least 412 m ² of floorspace)	Met	1 library (at least 492 m ² of floorspace)	Met
Community Spaces	<u>City of Parramatta CIS:</u> <ul style="list-style-type: none"> 80m² per 1,000 people 	7 community spaces (approx. 7,300 m ²)	705 m ² of community spaces	Met (Consider introducing a community space for the Local catchment)	937 m ² of community spaces.	Met (Consider introducing a community space for the Local catchment)
Child care	<u>City of Parramatta CIS:</u> <ul style="list-style-type: none"> One long day care place for every 2.48 children aged 0-4 years One out-of-hours-school care (OSHC) place for every 2.70 children aged 5-11 years 	218 LDC places 349 OSHC places	298 LDC places 401 OSHC places	LDC: -80 places OSHC: -52 places	397 LDC places 401 OSHC places	LDC: -179 places OSHC: -185 places
Schools	<u>Growth Centres Development Code:²²</u> <ul style="list-style-type: none"> 1 primary school: 1,500 dwellings (approx.) 1 high school: 4,500 dwellings (approx.) 	1 primary school (1,000 capacity) 1 high school (1,200 capacity)	2 primary schools 0-1 high schools	Met (sufficient capacity in existing schools)	3 primary schools 1 high schools	Met (sufficient capacity in existing schools)
Healthcare	<u>Growth Centres Development Code:</u> <ul style="list-style-type: none"> 1 community health care facility for every 20,000 people or 2,000 m² (for 80,000 people) 	1 Region-serving health facility 0 District-serving health facilities	1 community health care facility	Community health facility recommended for the District catchment	1 community health care facility	Community health facility recommended for the District catchment

²¹ City of Parramatta (2020), *Community Infrastructure Strategy*

²² Growth Centres Commission (2006), *Development Code: Precinct Development Parameters*

CONCLUSION

6.0 CONCLUSION

This report presents an assessment of the current and projected social infrastructure needs associated with the SAPP, which would allow for approximately 1,751 new dwellings on the site at 249-271 Railway Terrace, Schofields.

The assessment has considered infrastructure need at three catchment levels, being (from smallest to largest):

- **Local:** Approx. 800 metre radius of the site
- **District:** Blacktown – North (SA3)
- **Region:** Blacktown LGA.

Community demand has been projected for the above three catchments using data from the DPE population projections and social infrastructure identified in the City of Parramatta’s *Community Infrastructure Strategy*, Blacktown City Council’s *Recreation and Open Space Strategy*, and the Growth Centres Commission’s *Development Code: Precinct Development Parameters* to determine potential demand any potential provisioning gaps. Infrastructure need has been projected in a baseline scenario (existing population without the PP) and a scenario with the PP.

The PP assumes approximately 1,751 dwellings. The projected future population arising from the maximum residential yield in the PP area is estimated to be around 2,903 residents. This population will contribute to a projected population of approximately 11,712 with the PP. It is noted however that the yield figures are indicative, and are subject to change as part of the detailed design process to follow once the PP has achieved gazettal.

Supply has been calculated for local-, district- and region-serving infrastructure types across the following categories:

- **Open space and recreation facilities:** Open spaces, playing fields and courts, play spaces, aquatic facilities and indoor recreation
- **Community facilities:** Libraries, community spaces, schools, health care, child care, affordable housing.

An audit of these services has been carried out within each catchment. The audit has drawn upon relevant Council and NSW Government data for current service location and capacity, as well as infrastructure strategies to predict future wider service demand and planned service capacity development. A summary of key findings is provided below.

Key findings:

Projected future infrastructure gaps under the baseline population and with the PP are shown below in Table 18.

Table 18: Infrastructure provisioning gaps in 2041

Infrastructure type	Current provision vs need	
	Baseline	With Planning Proposal
Open space		
Open space	90 per cent of Local catchment within 400 metre walking distance of an open space.	95 per cent of Local catchment within 400 metre walking distance of an open space following introduction of new open space adjacent to site. Note smaller pockets of communal open space within the proposal for residents' use
	Playing fields: Met	Playing fields: Met
Playing fields and courts	Tennis courts: Met	Tennis courts: Met
	Netball/basketball courts: Met	Netball/basketball courts: Met
Playgrounds	Local playgrounds: 1 playground recommended.	Local playgrounds: 1 playground recommended.
	Neighbourhood playground: Met	Neighbourhood playground: Met
Aquatic facilities	Met	Met
Indoor recreation	Indoor courts: 0-1 courts across the District catchment Indoor sports centre: Met	Indoor courts: 0-1 courts across the District catchment Indoor sports centre: Met
Community facilities		
Libraries (central library)	Met	Met
Libraries (district library)	Met	Met
Community spaces	Met (Consider introducing a community space for the Local catchment)	Met (Consider introducing a community space for the Local catchment)
Child care	Long day care: -80 places Outside school hours care: -52 places (Recommended to provide additional LDC and OSHC places)	Long day care: -179 places Outside school hours care: -185 places (Recommended to provide additional LDC and OSHC places)
Schools	Met	Met
Healthcare	Community health facility recommended to service the District catchment	Community health facility recommended to service the District catchment

Open space and recreation facilities

Open space and recreation facilities were considered using population benchmarks at the relevant catchments.

The benchmarks used in the Blacktown City Council ROSS identify that all residents should be within 400-500 metres of an open space, and open spaces should be a minimum of 0.3 ha in size. The Local catchment currently provides open space access for approximately 90 per cent of its site area. This review identified that approximately three quarters of the open spaces in the Local catchment are 0.3 hectares or greater in size.

Land adjoining to the west of the site (Lot 1 DP 1268701) was recently acquired by Council for drainage and open space purposes and will be developed into a new reserve known as Basin E3.2. The provision of this new open space will improve access to open spaces across the Local catchment, though it is recommended that further opportunities for the provision of open space are explored in the vicinity of the site. It is noted are also six proposed areas of communal open space (for use of residents) within the proposal, totalling 1,097 square metres.

These areas have not been counted in the open space audit as they aren't public serving, but would be available for residents within the site to use after completion.

The need for playing fields, tennis courts, and netball/basketball courts is considered to have been met. Access to local playing fields and courts will also be improved significantly following the opening of the new facilities at Akuna Vista, which is proposed to introduce two new fields and up to 20 new netball courts.

There are four existing playgrounds and one proposed playground within the Local catchment. However, the site and its surrounding areas do not have access to a local playground within a 500 metre walkability catchment. It is recommended that opportunities for the provision of a local playground are further explored.

Across the broader District catchment, this review has identified a shortage of indoor sports courts. Whilst this is outside the scope of the PP, this should be noted given the projected increase in up to 2,903 residents associated with the PP.

The existing provision of aquatic facilities is considered sufficient to meet the needs of the population (with or without the PP).

Community facilities

Community facilities were considered using population benchmarks at the relevant catchments.

The review identified that the Local catchment has sufficient access to District and Region-serving community spaces. However, there is a shortage of local-level community spaces within the Local catchment. It is therefore recommended that opportunities for the provision of local-level community spaces are explored. The existing provision of library facilities is considered sufficient to meet the needs of the population (with or without the PP).

In relation to the provision of childcare facilities, the assessment has identified that there is a baseline shortfall in the provision of 80 LDC places and 52 OSHC places across the Local catchment. It has been estimated that the increase in population from the PP would result in a shortfall of an additional 137 LDC places and 184 OSHC places.

It is understood that the PP incorporates approximately 1,000 square metres of mixed use floorspace within each of sites 2 and 3, totalling a combined 2,000 square metres of mixed use floorspace and potentially incorporating space for a new childcare centre. The provision of this childcare facility is considered to be essential in meeting demand for additional childcare places resulting from the PP, should it proceed.

Across the broader District catchment, this review has identified a shortage of District-serving health facilities. Whilst this is outside the scope of the PP, this should be noted given the projected increase in up to 2,903 residents associated with the PP.

It is also important to note that the PP is proposed to incorporate 33 per cent social, affordable and build-to-rent housing, which meet the benchmarks identified by the former Greater Sydney Commission for 5-10 per cent of the uplift value in high growth areas to be allocated to affordable housing. This would meet Blacktown City Council's vision by adding to the supply of affordable housing in the area and contributing to improved housing diversity within the region.

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SYDNEY

Level 3, 234 George Street
Sydney NSW 2000
GPO Box 2748 Sydney NSW 2001
t: +61 2 9252 8777
f: +61 2 9252 6077
e: sydney@hillpda.com

MELBOURNE

Suite 114, 838 Collins Street
Docklands VIC 3008
t: +61 3 9629 1842
f: +61 3 9629 6315
e: melbourne@hillpda.com

WWW.HILLPDA.COM