



Demographics and Social Infrastructure Assessment West Schofields Precinct



Contents

1.0	Introduction	7
1.1	What is Social Infrastructure?	8
2.0	Assessment methodology	10
2.1	Methodology overview	10
2.2	A Catchment Approach	10
2.3	Demographic and population projections	11
2.4	Stakeholder engagement approach	11
2.5	Future needs analysis	12
3.0	Context	14
3.1	West Schofields Precinct	14
3.2	Location and Precinct Context	14
3.3	Accessibility	16
4.0	Strategic Policy Context	18
5.0	Community profile	27
5.2	Key Findings	31
6.0	Current infrastructure profile	33
6.1	Study area and facilities included in the audit	33
6.2	Childcare and educational facilities	34
6.3	Community and cultural facilities	38
6.4	Active and passive recreation facilities	40
6.5	Health, civic and emergency facilities	43
7.0	Future growth	46
7.2	Forecast demographic characteristics of the Precinct	48
8.0	Future requirements	51
8.1	Key considerations	51
8.2	Standards of Provision - Benchmarking	51
8.3	Childcare and educational services	52
8.4	Community and cultural services	54
8.5	Active and passive recreation facilities	56
8.6	Health, civic and emergency facilities	57
9.0	Recommendations	60

Tables

Table 1: Projected Population within West Schofields Precinct	4
Table 2: Summary of community facilities requirements	5
Table 3: Current Transport Projects in Immediate Area	16
Table 4: SEIFA score and decile	30
Table 5: Study area demographic projections	30
Table 6: Social infrastructure parameters of provision	33
Table 7: Childcare facilities	34
Table 8: Primary and secondary schools	36
Table 9: Tertiary education institutions	38
Table 10: Community centres	39
Table 11: Active open spaces	40
Table 12: Passive open spaces	42
Table 13: Location of health, civic and emergency facilities	43
Table 14: Development yield	46
Table 15: Average occupancy rates in Riverstone-Marsden Park SA2	47
Table 16: Projected Population within West Schofields Precinct	47
Table 17: Population projections by service groups	49
Table 18: Standards of Provision	52
Table 19: Summary of community facilities requirements	60

Figures

Figure 1: West Schofields Precinct	7
Figure 2: Assessment Methodology	10
Figure 3: Hierarchy of Provision	11
Figure 4: Levels of Provision	11
Figure 5: West Schofields Precinct	14
Figure 6: Map Identifying Key Centres and Renewal Precincts in Sydney in relation to West Schofields	15
Figure 7: Greater Sydney mass transit/train network – for investigation (0-10 years)	16
Figure 8: Study area context	27
Figure 9: SA2 Study Area	27
Figure 10: Childcare facilities	34
Figure 11: Primary and secondary schools	36
Figure 12: Locations of tertiary education institutions	38
Figure 13: Locations of community centres	39
Figure 14: Locations of active open spaces	40
Figure 15: Locations of passive open space	42
Figure 16: Health, civic and emergency facilities	43
Figure 17: Forecast.id West Schofields Boundary	48
Figure 18: Projected age structure in 2026	49

Quality Assurance

Report Contacts

Maria Hall

Senior Consultant

Master of Planning and Regeneration (QUB), MSc., RTPI, IPI

Bachelor of Planning, Geography and Environmental Policy (UCD), BA (Hons), RTPI, IPI

Maria.Hall@hillpda.com

Supervisor

Marjorie Ferguson

Principal

Bachelor of Arts (Geography) Master of Urban Planning MPIA

Marjorie.Ferguson@hillpda.com

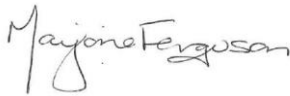
Quality Control

This document is for discussion purposes only unless signed and dated by a Principal of HillPDA.

Reviewer

Signature

Dated



08/05/18

Report Details

Job Number

C17204

Version

V2

File Name

West Schofields Demographic and Social Infrastructure Assessment

Date Printed

08/05/18

Executive Summary

HillPDA has been engaged by CSR Building Products Limited and the Department of Planning and Environment (DP&E) to prepare a Social Infrastructure Analysis to inform future land uses across the West Schofields Precinct. The West Schofields Precinct is part of the North West Growth Area (NWGA), formerly known as the North West Growth Centre, and is identified in the Greater Sydney Region Plan.

Over the next ten years, 33,000 homes will be provided in the NWGA and once fully developed the area will be home to around 250,000 people. Of which, approximately 4,560 dwellings will be located in the West Schofields Precinct.

This report considers the Open Space, Recreation and Community Facilities required to support the future population of the West Schofields Precinct. A population growth of approximately 14,593 is expected to be accommodated within the West Schofields Precinct.

Bespoke occupancy rates have been developed for the West Schofield Precinct which has been informed by consultation with the DP&E and Blacktown City Council and consideration of average occupancy rates within the NWGA. Table 1 identifies the occupancy rates which have been applied to the dwelling numbers to determine the future population growth likely to occur within the Precinct. These occupancy rates are reflective of recent development trends in surrounding release areas. A conservative approach has been adopted.

Table 1: Projected Population within West Schofields Precinct

Density Type	Percentage of dwelling lots	Dwelling Yield	Occupancy Rate	Estimated Population
RU6 Transition (existing dwellings)	2%	82	3.2	262
E4 Environmental Living	3%	135	3.2	432
Medium Density	9%	419	3.2	1,342
B2 Local Centre	1.5%	67	3.2	214
Low Density (excluding Towson Road)	77%	3,521	3.2	11,267
Towson Road	7%	336	3.2	1,075
Total	100%	4,560	3.2	14,593

Source: DPE

West Schofields Population Projections

The population projections suggest that:

- The dominant age cohort predicted for the Precinct is the age groups between 0-9, which accounts for almost 20% of total persons
- The redevelopment would trigger a high proportion of young adults aged 20-39 years (36%) when compared to Greater Sydney average (about 22%). This is likely to cause an increase in demand for active and passive recreation facilities

- The proportion of children under 4 years (about 10%) would be high compared to Greater Sydney (6.8%) resulting in an additional 1,459 children, likely increasing demand for childcare in the locality
- As the overall population growth within the Precinct (14,593) is significantly under 20,000, the Precinct would not trigger the requirement for district level social infrastructure facilities
- There will be significant growth (about 11%) among children of school going age (5-17) which would increase demand for primary and secondary schooling.

Future needs analysis

HillPDA has identified gaps and needs through analysing and understanding current and future estimated population, future high growth areas, rates of social infrastructure provision now and a future ideal. HillPDA consulted with Blacktown City Council to identify community preferences and best practice.

Population based benchmarks identified in section 8, identifies the number of people that would trigger consideration for provision of infrastructure. Benchmarks can act as a powerful tool in determining community needs, identifying supply and demand and forward planning. However, benchmarks cannot be solely relied as they do not consider the suitability of spaces, access and connectivity issues, community needs and the practicality of meeting demand.

Therefore, this report uses benchmarks as a guide only when considering options or making recommendations about social infrastructure provision to support the needs of communities now and into the future.

Findings of Analysis

In determining the future community demand our assessment has taken into consideration:

- The existing and likely demographic characteristics and dwelling typologies
- The existing level of provision of community infrastructure and its ability to meet demand
- Current State and local Government Policy.

Based on these factors we estimate a need for:

Table 2: Summary of community facilities requirements

	West Schofields
Childcare	<ul style="list-style-type: none"> ● 292 long day care places ● 75 Out of School Hours Care (OOSH) places
Community and cultural facilities	<ul style="list-style-type: none"> ● One community hub with approximately 1,150sqm floor space
Open space	<ul style="list-style-type: none"> ● 41.3 of open space ● Passive open space within 400m of all residents
Sport and recreation facilities	<ul style="list-style-type: none"> ● Four double playing fields (18ha) ● Eight playgrounds ● Three Tennis Courts ● Four Netball Courts.

INTRODUCTION

1.0 INTRODUCTION

HillPDA has been engaged by CSR Building Products Limited and the Department of Planning and Environment (DP&E) to prepare a Social Infrastructure Analysis to inform future land uses across the West Schofields Precinct. The West Schofields Precinct is part of the North West Growth Area (NWGA), formerly known as the North West Growth Centre.

Over the next ten years, 33,000 homes will be provided in the NWPGA and once fully developed the area will be home to around 250,000 people. This population growth will be supported by a range of social infrastructure, open space and recreation facilities, retail facilities and neighbourhood villages and employment-generating land uses.

The West Schofields Precinct was divided into two areas; the Part Precinct (identified in purple) was released for planning in August 2016 under the Precinct Acceleration Protocol. The remaining portion (identified in yellow) was released in May 2017. This report considers both areas.

Figure 1: West Schofields Precinct



Source: Department of Planning and Environment

The purpose of this report is to examine the current context with respect to social infrastructure facilities in the area, to determine future requirements and make recommendations on priority areas for future investment.

The report will function as an important evidence base for the masterplanning process which will inform the development of an Indicative Layout Plan and Structure Plan.

HillPDA has prepared the indicative requirements based on the future population projections and the application of Blacktown City Council's and the Growth Centre SEPP standard rates of provision. This assessment has incorporated other indicators of need for social infrastructure, such as a review of the demographic data and information provided by key stakeholders on existing facilities, and potential future provision for social infrastructure within the Blacktown LGA.

1.1 What is Social Infrastructure?

Social infrastructure is an asset that accommodates social services or facilities. Social infrastructure is an important aspect of society as it provides the community with tangible or perceived benefits linked to the safety, health and wellbeing of that community. It also links to the economic growth and the sustainability of the community, therefore playing a critical role in society.

Specifically, this report has been produced to address the needs of particular infrastructure types, which include the following:

- Education – childcare, schools, tertiary facilities
- Active and passive recreation – such as parks, sporting ovals and social clubs, halls etc.
- Community and culture – libraries and community centres
- Health – medical facilities, hospitals and emergency care.

For the purposes of clarity, this report excludes businesses such as retail or commercial services. While these facilities provide a valuable social function, the future provision of these businesses in any area is typically market-led and does not benefit from formal government funding.

ASSESSMENT METHODOLOGY

2.0 ASSESSMENT METHODOLOGY

2.1 Methodology overview

Figure 2 presents the key steps and tasks which have been undertaken as part of this social infrastructure assessment.

Figure 2: Assessment Methodology

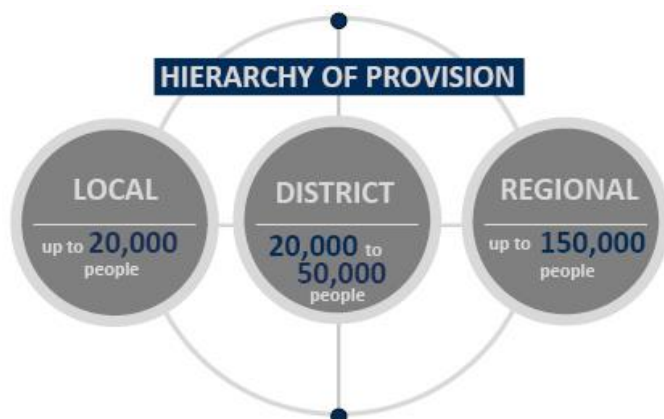
<p>Phase 01</p>	<ul style="list-style-type: none"> Site and local assessment. This included a site visit and inspection of the surrounding area, to assess the local context, identify potential impact receptors and understand the scale of the proposed change to the locality
<p>Phase 02</p>	<ul style="list-style-type: none"> Demographic analysis - identification of the current population community profiles in comparison to the Greater Sydney Statistical Area Identification of the key demographic changes likely to occur from the proposed development/activity
<p>Phase 03</p>	<ul style="list-style-type: none"> Social infrastructure audit of the existing local district and regional level facilities to review of other relevant nearby facilities and land uses
<p>Phase 04</p>	<ul style="list-style-type: none"> In depth review of the technical studies associated with the proposed development Consultation with key stakeholders
<p>Phase 05</p>	<ul style="list-style-type: none"> Analysis and identification of the likely social infrastructure requirements for the Precinct.

2.2 A Catchment Approach

Social infrastructure facilities generally operate at three levels of provision. These are local, regional and district. The different scales of infrastructure service different sized catchments. Catchments refer to both geographical areas and the size of the population serviced. For example, a primary school is intended to serve the local population, usually within walking distance. However, a university will cater for a much wider population.

This report adopts a catchment based approach to assessing the social infrastructure requirements for the West Schofields Precinct. As such, the following parameters have been adopted:

Figure 3: Hierarchy of Provision



Source: HillPDA

Figure 4: Levels of Provision

LOCAL	Precinct level - West Schofields	Usually provided by local Government or private sector
DISTRICT	Across the adjoining NWGA Precincts	Often provided by local government, private sector or less often a State Government agency
REGIONAL	Across the Growth Area and surrounding Blacktown Local Government Area	Usually provided by State Government agency

A catchment approach is a useful planning tool that reflects, where possible, patterns of community preference in accessing services and facilities. This has informed the recommendations for future social infrastructure provision in this report.

2.3 Demographic and population projections

Demographic data for the current population is based on the ABS 2016 Census data. This is the most current data available at the time of preparing this report. District and regional population projections have been sourced from Transport Performance and Analytics 2017.

HillPDA has developed a population and dwelling forecast for the future of the West Schofields based on development trends and average occupancy rates.

2.4 Stakeholder engagement approach

Consultation with the following agencies was undertaken to consider the likely requirements for the West Schofields Precinct and the broader Region:

- Blacktown City Council
- NSW Department of Education
- NSW Department of Planning & Environment
- Western Sydney Local Health Districts
- The Catholic Education Office Diocese of Parramatta.

This consultation focused on understanding social infrastructure demand, unique challenges and opportunities for social infrastructure provision in West Schofields and the NWGA. This activity focused on gaining local

knowledge and understanding the capacity of existing facilities, usage levels, user preferences, co-location and the agency's strategic plans to meet future demand.

The consultation provided an opportunity to determine appropriate social infrastructure thresholds or standards, preferred rates of provision and models of service delivery.

2.5 Future needs analysis

HillPDA has identified gaps and needs through analysing and understanding current and future estimated population, future high growth areas, rates of social infrastructure provision now and a future ideal. HillPDA consulted with Blacktown City Council to identify community preferences and best practice.

Population based benchmarks identified in section 8, identifies the number of people that would trigger consideration for provision of infrastructure. Benchmarks can act as a powerful tool in determining community needs, identifying supply and demand and forward planning. However, benchmarks cannot be solely relied as they do not consider the suitability of spaces, access and connectivity issues, community needs and the practicality of meeting demand.

Therefore, this report uses benchmarks as a guide only when considering options or making recommendations about social infrastructure provision to support the needs of communities now and into the future.

CONTEXT

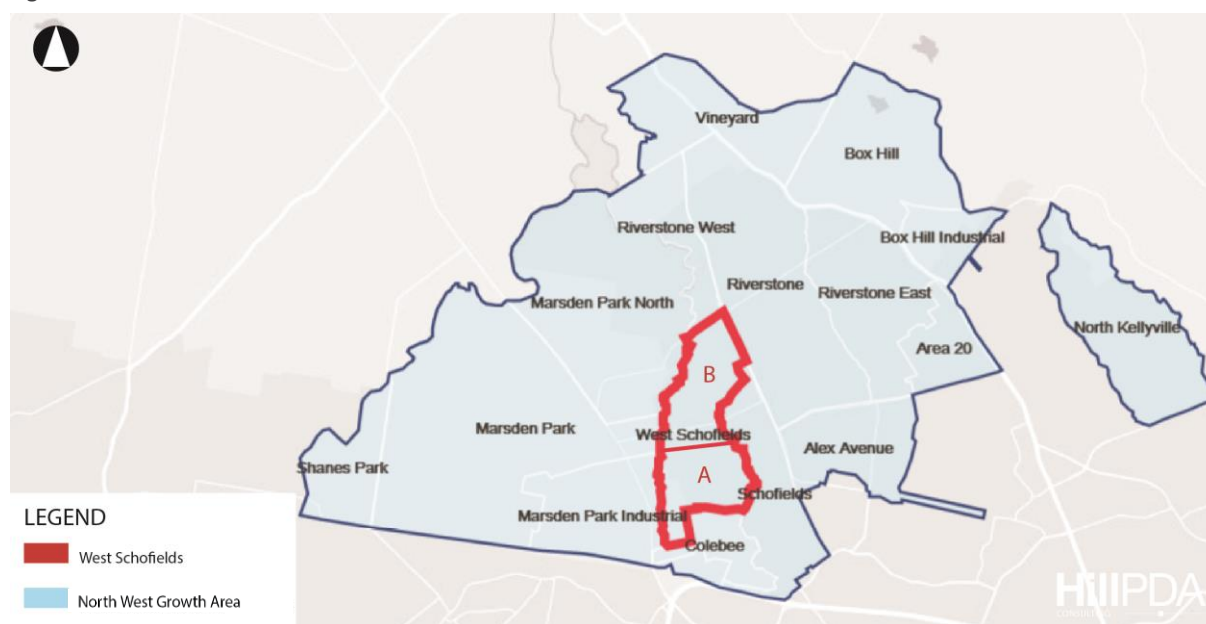
3.0 CONTEXT

3.1 West Schofields Precinct

The West Schofields Precinct is part of the NWGA. Over the next ten years, 33,000 homes are estimated to be provided in the NWGA and once fully developed the area will be home to around 250,000 people. Other Precincts within the NWGA include Alex Avenue, Colebee, Riverstone, Kellyville, Schofields, Marsden Park, Box Hill, Cudgegong Road Station, Riverstone East, Vineyard, Shanes Park and Marsden Park North. A large portion of the Precinct (labelled A in Figure 5) was released for planning in August 2016 under the Precinct Acceleration Protocol with the remaining portion (labelled B in Figure 5) released in May 2017.

The Precinct is covered by the Central City District Plan. The Central City is the focus of significant strategic planning and capital investment, including the proposed mass transit corridor from Cudgegong Road Station to St Marys via Marsden Park and transit oriented development occurring along the North-West Metro currently under construction. Marsden Park, 1km from the West Schofields Precinct is identified as a Strategic Centre.

Figure 5: West Schofields Precinct



Source: HillPDA

3.2 Location and Precinct Context

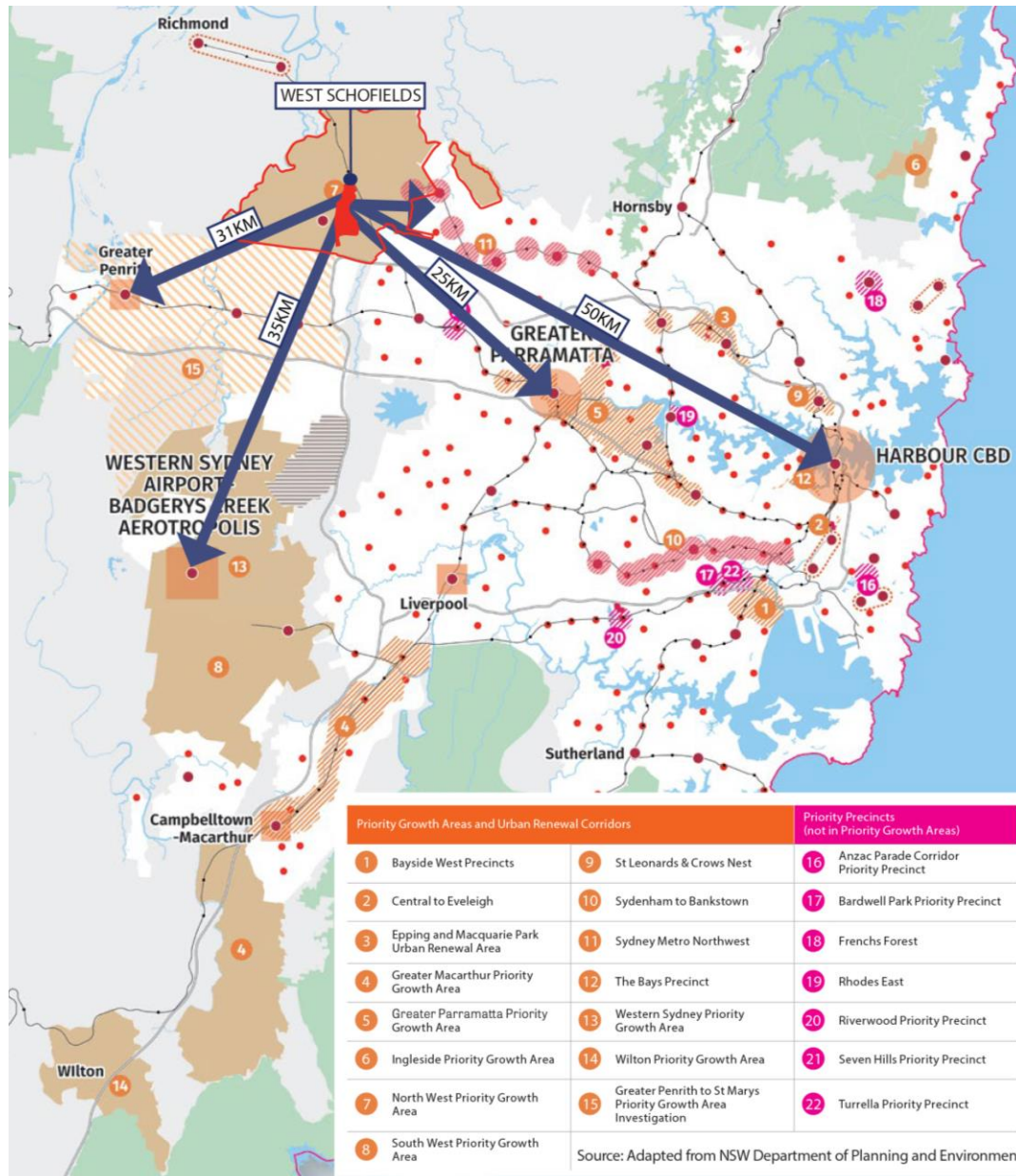
The Precinct is currently a semi-rural area, located on the north-west urban fringe of the Sydney Metropolitan Area, an area in transition. Key roads and natural features that form the Precinct's boundaries include Garfield Road to the north, West Parade, Eastern Creek and the Richmond Rail Line to the east, Townson Road to the south and Bells Creek to the west.

Suburbs surrounding the area consist of semi-rural subdivisions, established residential neighbourhoods and new neighbourhoods under construction. Established/emerging suburbs surrounding the site include the existing residential suburbs of Riverstone and Schofields to the east and Colebee to the south. An emerging business park to the west at Marsden Park is in close proximity to the Precinct.

Figure 6, shows the distance between the West Schofields Precinct and a number of Metropolitan Centres identified in the recently released Greater Sydney Region Plan. In addition to these metropolitan centres, the

Precinct is near the strategic centres of Marsden Park (1km), Richmond-Windsor (15km), St Marys (13km), Mount Druiitt (9km), Blacktown (10km), Rouse Hill (10km), Norwest (15km) and Castle Hill (19km). Norwest is also identified as a commercial office precinct in the Region Plan.

Figure 6: Map Identifying Key Centres and Renewal Precincts in Sydney in relation to West Schofields



Source: Adapted from the Greater Sydney Region Plan 2017

3.3 Accessibility

There are a number of large-scale road and public transport infrastructure investments currently being delivered or under consideration. This is highlighted in Table 3 and Figure 7. Currently transport infrastructure in the area is largely undeveloped; however this will change with the completion of new road and public transport projects. Once completed, distance and travel time from the Precinct to key strategic and metropolitan centres across Greater Sydney will improve considerably.

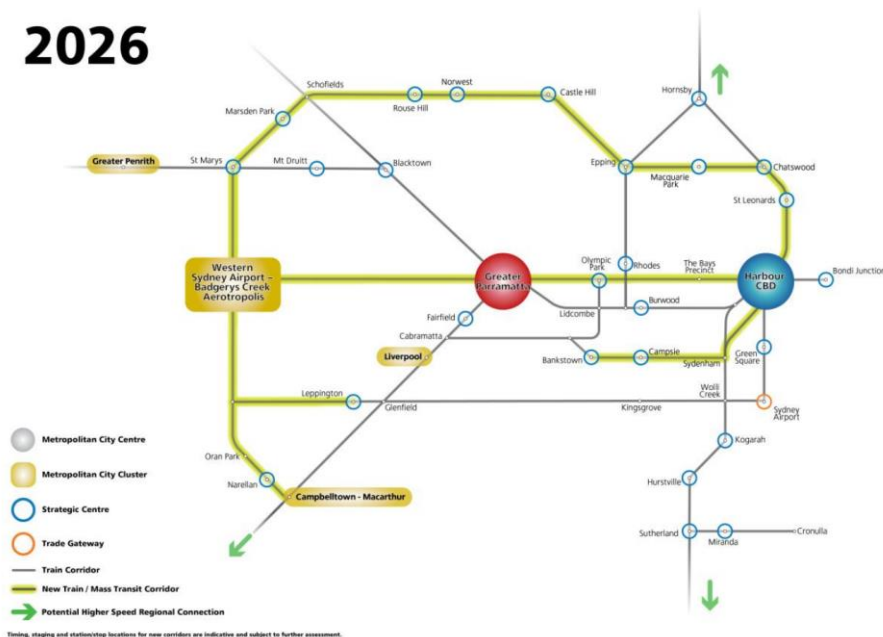
Table 3: Current Transport Projects in Immediate Area

Current Projects	Timeframe	Relevance to West Schofields
Sydney Metro Northwest	To be completed by 2019	Cudgegong Road Station will be 5km away (approx.) once opened in 2019.
Public transport corridor between Rouse Hill and Marsden Park	Corridor reservation underway	The Sydney Metro will be extended to Marsden Park; this would involve a station at Schofields.
Richmond Road Upgrade	Stage 2 between Townson Road and Garfield Road West was completed in November 2016. Funding: \$96 million from the Housing Acceleration Fund.	Major north-south corridor close to Precinct.
Schofields Road upgrade	Stage 2 between Tallawong Road and Verona Road, is currently under construction. To be completed early 2017. Funding: \$70 million from the Housing Acceleration Fund.	Stage 3 within Precinct.

Source: Department of Planning and Environment

Within the NWPGA, a further 29 projects are proposed including rail overpasses, rapid bus transit links, new roads and road upgrades. In addition to this, the long term transport vision for the area is detailed in the *Draft Future Transport Strategy 2056* (Figure 7). It identifies an extension of the Metro beyond Marsden Park to St Marys, the Western Sydney Airport, Leppington and Campbelltown.

Figure 7: Greater Sydney mass transit/train network – for investigation (0-10 years)



Source: Draft Greater Sydney Services and Infrastructure Plan – October 2017

STRATEGIC POLICY CONTEXT

4.0 STRATEGIC POLICY CONTEXT

This Chapter provides a summary of the key State and local Government policy documents and guidelines relevant to the West Schofields Precinct. Many of the policy findings and directions are of key interest to this study and have been considered in the development of proposed approaches to community infrastructure provisions, outlined in section 8.

4.1 State Government



4.1.1 Greater Sydney Region Plan 2018

The Greater Sydney Region Plan 2018 has replaced ‘A Plan for Growing Sydney.’ The Plan is built on a vision where the people of Greater Sydney live within 30 minutes of their jobs, education and health facilities, services and great places.

West Schofields is identified as being part of the Central River City. The Central River City will capitalise on its location in the centre of Greater Sydney with enhanced Planning radial transport links and will continue developing its world-class health, education and research institutions as well as its finance, business services and administration sectors to drive the economy. High quality urban renewal and new neighbourhoods will be matched with quality public places, green spaces and infrastructure to attract skilled workers and top 100 businesses.

The Plan has the following directions:

- A city supported by infrastructure
- A collaborative city
- A city for people
- Housing the city
- A city of great places
- A well connected city
- Jobs and skills for the city
- A city in its landscape
- An efficient city
- A resilient city.

These directions consist of objectives and strategies, some of which are particularly relevant in the context of the future demand for social infrastructure:

- Objective Six, 'services and infrastructure meet communities' changing need's
 - Deliver social infrastructure to reflect the needs of the community now and in the future
 - Optimise the use of available public land for social infrastructure.

These objectives and strategies relate to monitoring and responding to the demand for education and health facilities. They also address matters relating to physical, social and spatial accessibility.

- Objective Seven - 'communities are healthy, resilient and socially connected'
 - Deliver inclusive places for people of all ages and abilities that support healthy, resilient and socially connected communities by:
 - › Providing walkable places with active street life and a human scale
 - › Co-locating schools, social, health, sporting, cultural and shared facilities.
- Objective Nine - Greater Sydney celebrates the arts and supports creative industries and innovation
- Objective Ten - Greater housing supply
- Objective Twenty-one
 - Internationally competitive health, education, research and innovation precincts
 - The Plan refers to a future hospital for north-west Sydney.

The Region Plan also makes specific mention of new public transport infrastructure proposed for the area, with a new metro line foreshadowed linking the Cudgegong Road Station currently under construction with the existing Schofields Railway Station and beyond to Marsden Park.

4.1.2 Central City District Plan

In MArch 2018, the Greater Sydney Commission (GSC) revised its District Plans for Sydney. The District Plans support the actions and outcomes of the Greater Sydney Region Plan with additional 'Planning Priorities' that are focussed on each district. West Schofields is located within the Central City District (formerly called the West Central District - consisting of the local government areas of Blacktown, Cumberland, Parramatta and The Hills). The District Planning Priorities of the Central City District Plan as relevant to West Schofields and the NWPGA are:

- Planning for a city supported by infrastructure
- Providing services and social infrastructure to meet people's changing needs
- Fostering healthy, creative, culturally rich and socially connected communities
- Providing housing supply, choice and affordability, with access to jobs and services
- Delivering integrated land use and transport planning and a 30-minute city.

The Plan identifies a five year housing target for the Blacktown LGA of 13,950 dwellings.

The Plan also identifies a priority Green Grid project within close proximity to West Schofields, "Western Sydney Parklands extension and connections that will enhance access to open space, recreation and greener urban landscapes for the growing population of the North West Priority Growth Area."

4.1.3 State Environmental Planning Policy (Sydney Region Growth Centres) 2006

The State Environmental Planning Policy (Sydney Region Growth Centres) 2006 designates land associated with the North West and South West Growth Centres. The Growth Centres SEPP identifies the statutory planning framework and planning controls to coordinate growth and development.

The objectives of the SEPP as relevant to the North West Growth Centre are:

- To co-ordinate the release of land for residential, employment and other urban development
- Enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high-quality local amenity
- To provide for the orderly and economic provision of infrastructure in and to those growth centres.

The SEPP also identifies objectives for public and private recreation zones including:

- To enable land to be used for public open space or recreational purposes
- To provide a range of recreational settings and activities and compatible land uses
- To protect and enhance the natural environment for residential purposes.

4.1.4 North West Priority Growth Area Land Use and Infrastructure Implementation Plan

The NSW Land Use and Infrastructure Implementation Plan is the over-arching strategic document that guides strategic planning for the Growth Area that was initially established in the North West Structure Plan in 2006.

The current program include significant capacity into the medium and longer term for new housing with the potential to accommodate over 90,000 new dwellings in the North West Growth Area. The West Schofields Precinct is identified as part of this growth area.

The Implementation Plan includes a schedule of infrastructure requirements to guide the work of the DP&E, councils and other relevant agencies. This notes the current NSW Government review of the existing Western Sydney Special Infrastructure Contribution (SIC) schedule, which provides a funding framework for regional roads, schools and regional open space. It is important to note there is no implementation strategy for community facilities.

On 3 August 2017, the NW Land Use Plan was updated to reflect a revised transport corridor alignment provided by Transport for New South Wales (TfNSW). The update confirms the alignment of the transit corridor north of Schofields Road in the West Schofields precinct.

4.1.5 Blacktown City Council Growth Centre Precincts - Development Control Plan – September 2016

This DCP was prepared by the DP&E to complement the Growth Centres SEPP and relevant precinct plans.

The purpose of this DCP is to:

- Communicate the planning, design and environmental objectives and controls against which the Consent Authority will assess Development Applications (DAs)
- Consolidate and simplify the planning controls for the Blacktown City Council's Growth Centre Precincts
- Ensure the orderly, efficient and environmentally sensitive development of the Precincts as envisaged by the North West Growth Centre Structure Plan and State Environmental Planning Policy (Sydney Region Growth Centres) 2006 (the Growth Centres SEPP)
- Promote high quality urban design outcomes within the context of environmental, social and economic sustainability.

The DCP addresses issues such as:

- Subdivision site analysis
- Residential Density and Subdivision
- Street Networks and Laneways
- Dwelling Design.

4.1.6 Section 7.11 Developer Contributions

The ability for planning authorities in NSW to require developers to contribute to infrastructure provision was introduced by Section 7.11 of the Environmental Planning and Assessment Act 1979 (as amended) in the 1980s.

The EP&A Act allows for Section 7.11 contributions to be prospective or retrospective (i.e. secured to fund future works or to contribute towards recouping the cost of works undertaken). Section 7.11 contributions must be reasonable and secured in accordance with a contributions plan.

In 2007 / 2008 the approach to S7.11 and S7.12 contributions was amended such that any contribution could only be raised for 'attributable' infrastructure. This infrastructure may be defined as items required as a result of the development of the land rather than the general population. Attributable infrastructure relates to:

- Local roads
- Local bus infrastructure
- Local parks
- Community related drainage and water management expenses
- Infrastructure that serviced the development site or precinct
- Land for community infrastructure and recreation facilities.¹

As a consequence of the refined scope of funding that could be levied via s94, Blacktown City Council can only acquire the land for social infrastructure delivery. Consultation with Blacktown City Council identified concern in regards to securing the funds to deliver the required social infrastructure on the land they have acquired.

Capping of S7.11 Developer Contributions

In 2008 a review of infrastructure contributions was conducted, this study sought to create greater consistency and in turn boost housing supply and affordability. A \$20,000 threshold per residential dwelling was referenced as "*the point above which a local contribution may be unaffordable*".²

Of relevance to this study, subsequent Directions in September 2010 established a \$30,000 cap for residential dwellings in greenfield areas in recognition of the "higher costs of creating well-planned communities" in these locations. Accordingly, a two tier approach was created that remains to this day as follows:

- \$20,000 / dwelling or residential lot within established areas
- \$30,000 /dwelling or residential lot within greenfield areas.

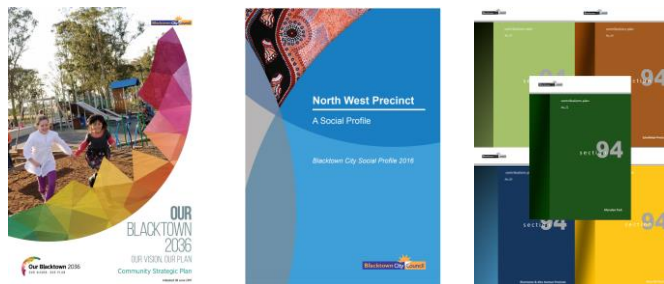
On 28 July 2017, the NSW DP&E released the Environmental Planning and Assessment (Local Infrastructure Contributions) Amendment Direction 2017 which amended previous Direction to allow certain councils to

¹ Department of Planning, 'Infrastructure Contributions', Planning Circular PS07-018. 6 November 2007

² Ibid

increase and "uncap" the amount of section 7.11 contributions that can be imposed on certain developments. Blacktown Council is no longer subject to S7.11 caps and can incrementally increase the contributions payable under contributions plans.

4.2 Local Government



4.2.1 'Our Blacktown 2036' – Community Strategic Plan (June 2017)

'Our Blacktown 2036' expresses the vision and aspirations for the Blacktown LGA to 2036. The strategic policy identifies the priorities of the community; its directions and objectives are guided by six strategic directions:

- A vibrant and inclusive city
- A clean, sustainable and healthy environment
- A smart and prosperous economy
- A growing city supported by accessible infrastructure
- A sporting and active city
- A leading city.

The following have particular relevance to the NWPGA and West Schofields Precinct:

A vibrant and inclusive community

- Support a whole-of-government approach on key social issues and needs in the City
- Provide a safe community
- Provide vibrant cultural opportunities and community activities
- Encourage life-long learning
- Facilitate the delivery of early learning opportunities
- Provide a range of community spaces.

A clean and sustainable environment

- Lead by example with innovative strategies to reduce Council's ecological footprint
- Encourage healthy and sustainable living opportunities
- Enhance community wellbeing and neighbourhood amenity.

A smart and prosperous economy

- Implement strategies that assist in creating local jobs

- Attract major government and private investment to the City
- Develop and promote our city centres
- Facilitate the growth and prosperity of local business
- Facilitate the development of targeted business sectors and growth industries.

A growing city supported by infrastructure

- Deliver a strategic urban planning framework which encourages sustainable growth
- Secure commitment from Government to deliver the accessible infrastructure required to meet the needs of the community and the North West Growth Centre
- Preserve and maintain our built heritage
- Pursue the provision of more affordable housing for the City
- Provide transport networks that connect the City for vehicle and non-vehicle users.

A sporting and active city

- Provide elite sporting facilities and strong relationships to build on our culture of sporting excellence
- Implement a balanced framework for future planning of open space and recreational facilities
- Increase community participation in sporting and recreational activities.

A leading city

- Promote an organisational culture of safety, best practice and continuous improvement.

4.2.2 Blacktown City Social Profile 2016

The Blacktown City Social Profile 2016 was developed in partnership with the community, government departments and local community organisations. It provides a snapshot of Blacktown City's social situation allowing for opportunities, facilities and services needed to assist local people to achieve their full potential and improve community wellbeing to be identified. It explores the key priority areas being the social gradient, stress, early life, social exclusion, work, unemployment, social support, addiction, food, transport and service development. The profile is complimented by 10 snapshots which provide information on particular communities and areas including a North West Precinct.

Relevant findings of community consultation undertaken to develop the plan include:

- The increase in houses and apartments means more people, more cars and over-crowding
- Life expectancy was lower in Blacktown City indicating a need for better healthcare, nutrition, living conditions and health promoting behaviours
- Places to sit and gather informally, such as parks gardens and open spaces were valued, especially in our main town centres. Residents would like to see more of them
- A growing interest in community gardens and growing food at home
- The need for community facilities and opportunities for Community Hubs
- Section 7.11 (of the Local Government Act) levy capping – no new community facilities (or venues) for service delivery in growth centre precincts.

4.2.3 Blacktown Development Contribution Plans

Section 7.11 reports have been prepared by Blacktown City Council for the following released Growth Centre precincts:

- Contributions Plan No. 20 - Riverstone & Alex Avenue Precincts
- Contributions Plan No. 21 - Marsden Park
- Contributions Plan No. 22 - Area 20 Precinct
- Contributions Plan No. 23 - Riverstone West Precinct
- Contributions Plan No. 24 - Schofields Precinct.

These plans outline Council's policy on the provision of essential local infrastructure and baseline facilities. These plans identify Council's stance on social infrastructure benchmarks and the social infrastructure monitory developer contribution commitment to date.

4.2.4 Blacktown City Council Community Hub Model

In 2008 Blacktown Council adopted a community hub model for the provision of its local community facilities. Traditionally, Blacktown City Council provided a number of forms of community facility such as:

- Neighbourhood/community centres
- Child care centres
- Youth centres
- Libraries.

These facilities had been located in separate centres and subject to separate management and funding programs.

A review of Council Community Facilities found a much reduced demand for Council to provide additional child care centres, changes in funding availability leading to neighbourhood centres losing paid workers and the small size of existing Council facilities limiting the range of services and programs able to operate.

These findings led to the adoption of a community hub model.

A community hub is defined as having a larger building form than existing neighbourhood / community centres. This increased size provides opportunities for increased co-location of agencies and thus improved delivery of services and programs. This model provides hubs that act as a focal point for the delivery of community services, increasing the size and scope of what single centres can deliver to the community. Community Hubs combine the provision of services identified through the Growth Centres benchmark standard.

Guiding principles include:

- Capital management
- Environmental sustainability
- Flexibility to support a diverse range of programs
- Co-location: Allow for multiple organisations to be based within the facility
- Accessibility: Ideally located close to town centres, bus routes and other human service facilities
- Providing a central point or 'hub' for community activity within neighbourhoods and communities
- Crime Prevention through Environmental Design (CEPTED)

- Having a unique form, which identify the facility as a community centre, and which promote local community pride
- Incorporating public art into design elements
- Not for loss operations: each facility will develop unique income streams to support its operation and maintenance costs.

In practice the community hub model has seen efficiencies and economies in the land size required for acquisition.

4.3 What this means for West Schofields

Key findings from the objectives of the State and Local legislation, policies and strategies; the underlying principles in relation to the West Schofields Precinct include:

- Ensure the timely delivery of social infrastructure and services in line with development, so not to disadvantage future residents, due to delivery delays
- Balance growth with improvements to the environment and open space assets
- Support the development of vibrant, sustainable and liveable neighbourhoods through the creation of walkable communities
- Section 7.11 plans can only acquire the land for social infrastructure delivery and there is often difficulty securing the funds to deliver social infrastructure on the land they have acquired.
- Ensure orderly and economic provision of social infrastructure
- Co-locate community facilities to promote social inclusion, identity and accessibility
- Link new social infrastructure, services and open space with public transport, to ensure equitable access and to maximise utilisation
- Provide viable and economically sustainable buildings and structure that can be adapted or repurposed as demand shifts
- Protect and enhance the natural environment and riparians, particularly along Eastern Creek and Bells Creek
- Create liveable centres that connect people to employment, recreation, housing options and essential services to promote community sustainability, cohesion and longevity.

COMMUNITY PROFILE

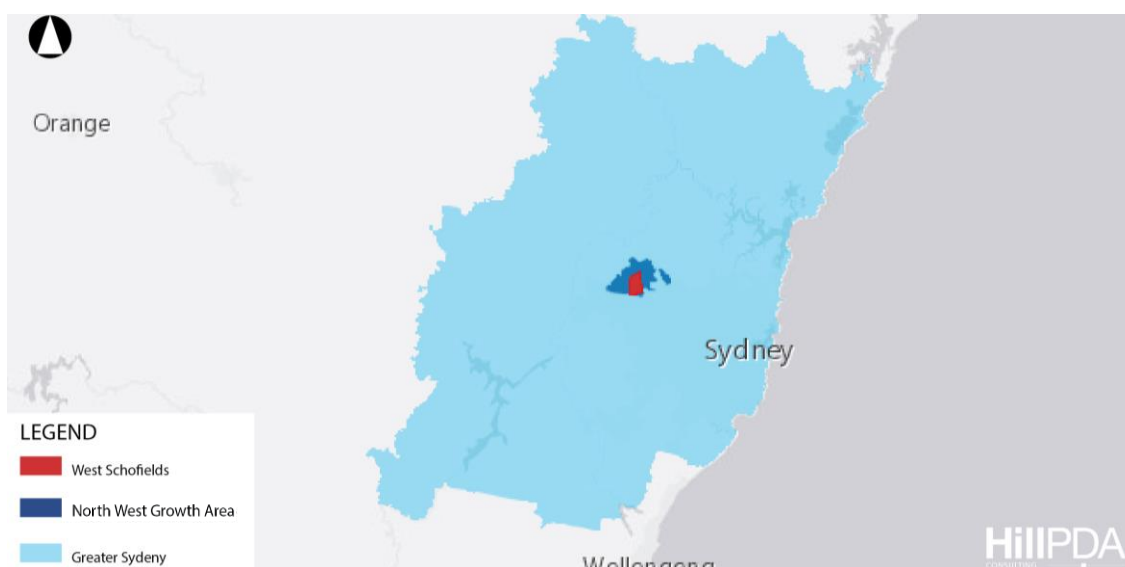
5.0 COMMUNITY PROFILE

The section provides a snapshot of the socio-economic characteristics of the study area to better understand the underlying and emerging social needs of the community to understand facility demand and to plan for future social infrastructure provision.

5.1.1 Study area

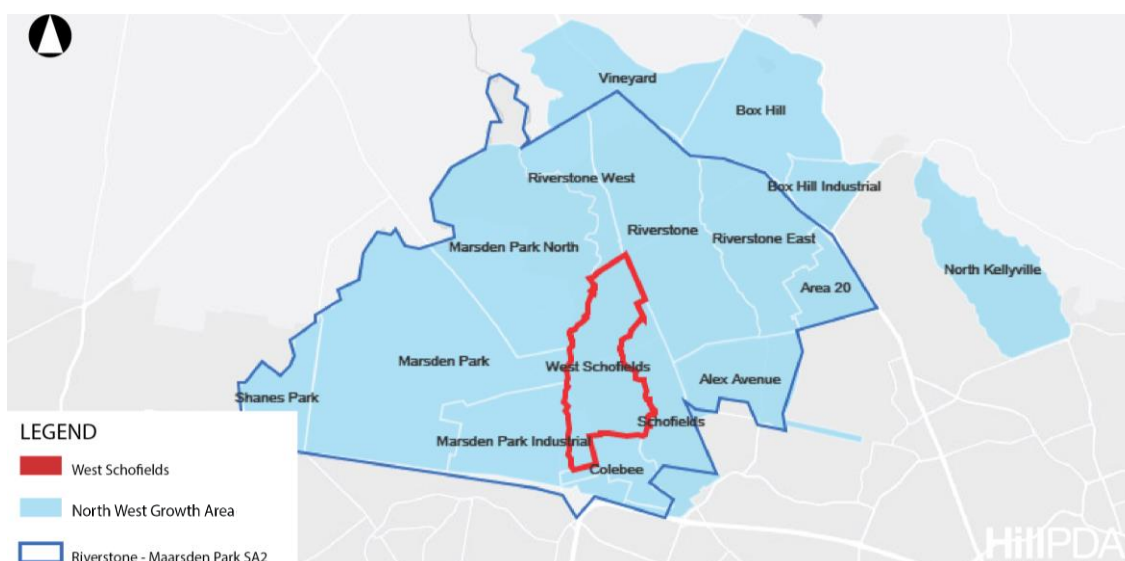
For the purpose of this analysis, the study area has been defined using the Riverstone-Marsden Park SA2 from the 2016 Australian Census of Housing and Population (ABS) 2016. The Riverstone-Marsden Park SA2 was selected as it closely aligns with the NWGA, this provide context and highlight the uniqueness of the location; comparisons are made against Greater Sydney.

Figure 8: Study area context



Source: HillPDA

Figure 9: SA2 Study Area



Source: HillPDA

RIVERSTONE-MARSDEN PARK COMMUNITY PROFILE

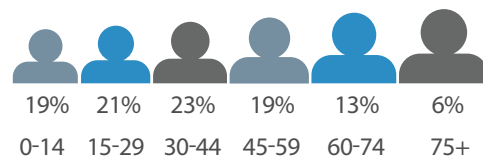
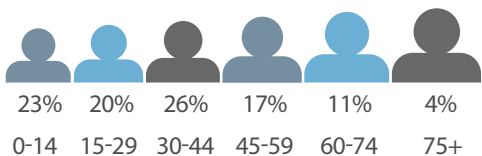
RIVERSTONE-MARSDEN PARK (SA2)

POPULATION

GREATER SYDNEY

TOTAL
17,312

TOTAL
4,823,991



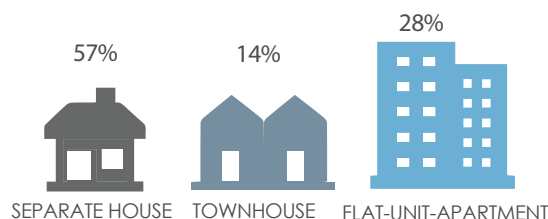
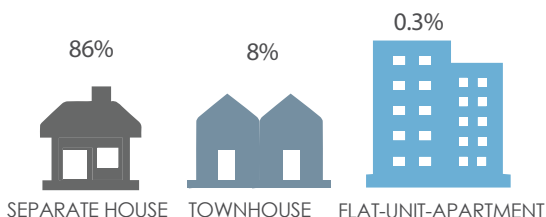
14% AGED 65+ 0.33 DEPENDANCY RATIO

18% AGED 65+ 0.47 DEPENDANCY RATIO

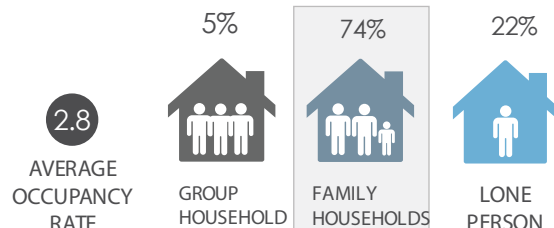
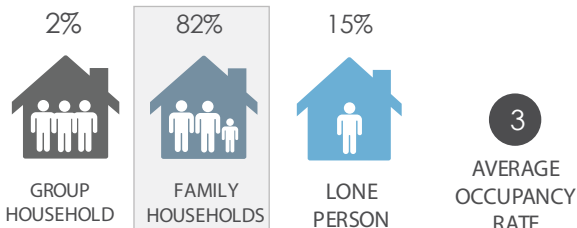
HOMES

DWELLINGS
5,175

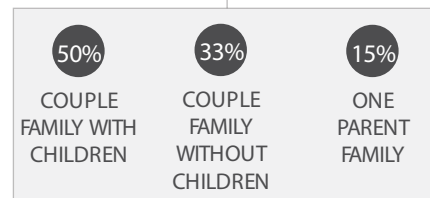
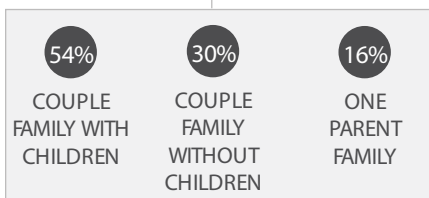
DWELLINGS
1,579,984



HOUSEHOLDS



FAMILIES



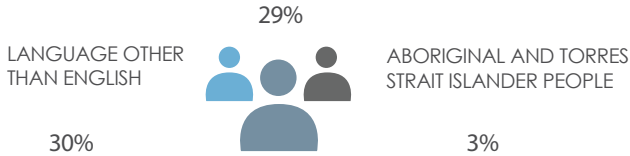
COMMUNITY PROFILE

RIVERSTONE-MARSDEN PARK (SA2)

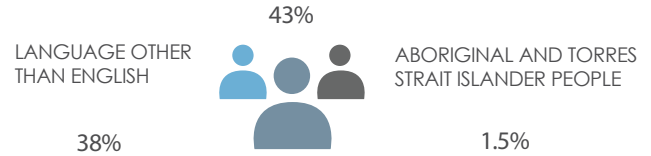
GREATER SYDNEY

PEOPLE

PEOPLE BORN OVERSEAS

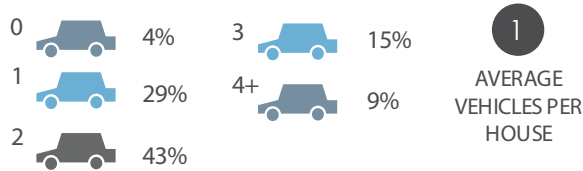


PEOPLE BORN OVERSEAS

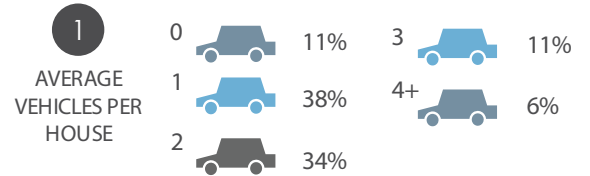


VEHICLES

NUMBER OF MOTOR VEHICLES PER HOUSEHOLD



NUMBER OF MOTOR VEHICLES PER HOUSEHOLD

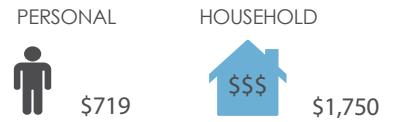


MONEY

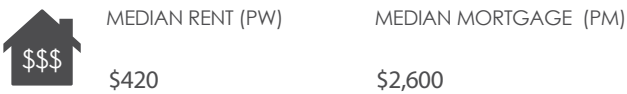
MEDIAN INCOME (PER WEEK)



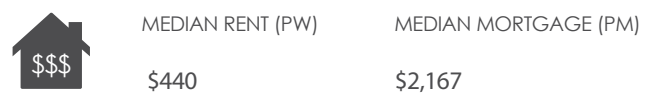
MEDIAN INCOME (PER WEEK)



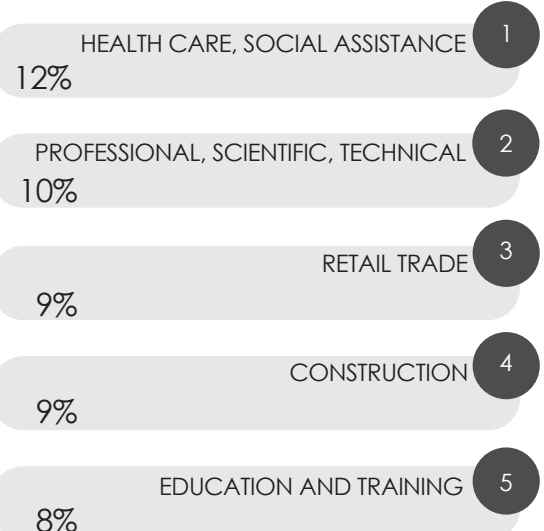
MEDIAN



MEDIAN



TOP FIVE INDUSTRIES OF EMPLOYMENT



5.1.2 Social Advantage and Disadvantage

The Socio-Economic Indexes for Areas (SEIFA) have been developed by the ABS to provide an overview of social and economic wellbeing and welfare of communities across a range of spatial scales. The SEIFA measures the relative level of socio-economic advantage and disadvantage based on various census characteristics, such as income, education, unemployment and occupations. In the context of this Index, a lower score indicates an area that is relatively disadvantaged compared to an area with a higher score.

The Riverstone-Marsden Park SA2 is ranked moderate – low in all four indexes and is within the bottom 20 percent for education and occupation in Australia and NSW. Table 4 presents the SEIFA results for Riverstone-Marsden Park SA2.

Table 4: SEIFA score and decile

Study area (Riverstone and Marsden Park SA2)						
	Australia			NSW		
	Rank	Decile	Percent	Rank	Decile	Percent
Advantage and disadvantage	669	4	32	201	4	39
Disadvantage	670	4	32	207	4	40
Economic resources	928	5	45	262	6	51
Education and occupation	374	2	18	85	2	17

Source: SEIFA Index

5.1.3 Study area population and employment projections

The BTS forecast shows that the population of the study area will reach approximately 150,912 persons by 2041, representing an increase of approximately 140,000 persons or 1,295% over its 2011 base population of 11,655 residents.

Employment within the study area is forecast to increase significantly from 5,156 jobs to 20,645 jobs by 2041. This represents an increase of 25,489 jobs or 594% over the period. Table 5 summarises the projected change in demographic indicators for the study area.

Table 5: Study area demographic projections

Category		2011	2041	Change	% Change
Study area	Population	11,655	150,912	139,257	1295%
	Employment	5,156	30,645	25,489	594%
Greater Sydney	Population	4,608,949	7,079,405	2,470,456	54%
	Employment	2,267,245	3,419,707	1,152,462	51%

Source: BTS Population and Employment Forecasts 2014

5.2 Key Findings

- The median age of the study area (33) is low compared to Greater Sydney (36)
- The study area is characterised by a higher proportion of people in the younger age groups (0-14) and lower proportion in the older age groups (60+)
- The total age dependency ratio measures the number of dependents (aged 0 - 14 and aged 65+), against the total population of working age (15 to 64). As the ratio increases there may be an increased burden on the working population to financially maintain the economically dependent. At 0.33 the study area has a lower age dependency ratio than Greater Sydney (0.47)
- There is a large number of family households in the study area with an average occupancy rate of 3 persons per dwelling, which is higher than Greater Sydney (2.8)
- The study area has a high proportion of family households (82%) than Greater Sydney (74%)
- Dwelling diversity within the study area is limited with detached dwellings comprising of 86% of the overall housing stock and only 0.3% flats-units or apartments
- There is a high dependency on motor vehicles with only 4% of all households not owning a motor vehicle
- The median incomes in the study area (\$770 personal and \$1,927 per household) was similar to Greater Sydney (\$719 personal and \$1,750 household)
- The top five industries of employment were construction, Health Care and Social Assistance, Retail Trade Education and Training Manufacturing
- The study area is forecast to have significant population and employment growth (1295% and 594% respectively).

CURRENT
INFRASTRUCTURE
PROFILE

6.0 CURRENT INFRASTRUCTURE PROFILE

The following section provides an overview of the social infrastructure and open space located within the study area. This audit has been informed by a desktop analysis of geographical data and resources, including;

- Blacktown City Council Website
- Core List Australia (2016)
- NSW Department of Education and Communities My School website
- ArcGIS Online.

The audit is indicative and based on the data available at the time of preparing this report. Consultation was undertaken to ensure accuracy of data and to highlight key issues and aspects relating to service provision, including specified future needs.

6.1 Study area and facilities included in the audit

In conducting the audit of social infrastructure, local district and regional facilities have been identified. Table 6 identifies the facilities included in the audit and the catchments that they serve.

Table 6: Social infrastructure parameters of provision

	Local	District	Regional
Childcare and educational facilities	<ul style="list-style-type: none"> - Primary school - Long day care - Preschool - Out of school hours care 	<ul style="list-style-type: none"> - Specialist school - Secondary school - Combined school 	<ul style="list-style-type: none"> - Tertiary institution
Community and cultural facilities	<ul style="list-style-type: none"> - Branch library - Meeting space - Community centre - Places of worship 	<ul style="list-style-type: none"> - District library - Multipurpose community centre/community hub 	
Community health, civic and emergency facilities	<ul style="list-style-type: none"> - Medical centre - Ambulance standby point 	<ul style="list-style-type: none"> - Integrated health clinic - Fire service - Police services 	<ul style="list-style-type: none"> - Hospital
Active open space	<ul style="list-style-type: none"> - Playground - Outdoor sport court i.e. tennis and basketball - Oval/sport field 	<ul style="list-style-type: none"> - Multi-purpose community/ neighbourhood sports centre - Indoor sport facilities 	<ul style="list-style-type: none"> - Sportsground (5 ha) - Large indoor sports court and recreation centre - Multi-purpose leisure/aquatic centre
Passive open space	<ul style="list-style-type: none"> - Neighbourhood open space and parks 		<ul style="list-style-type: none"> - Passive open space (5 ha)

Source: HillPDA

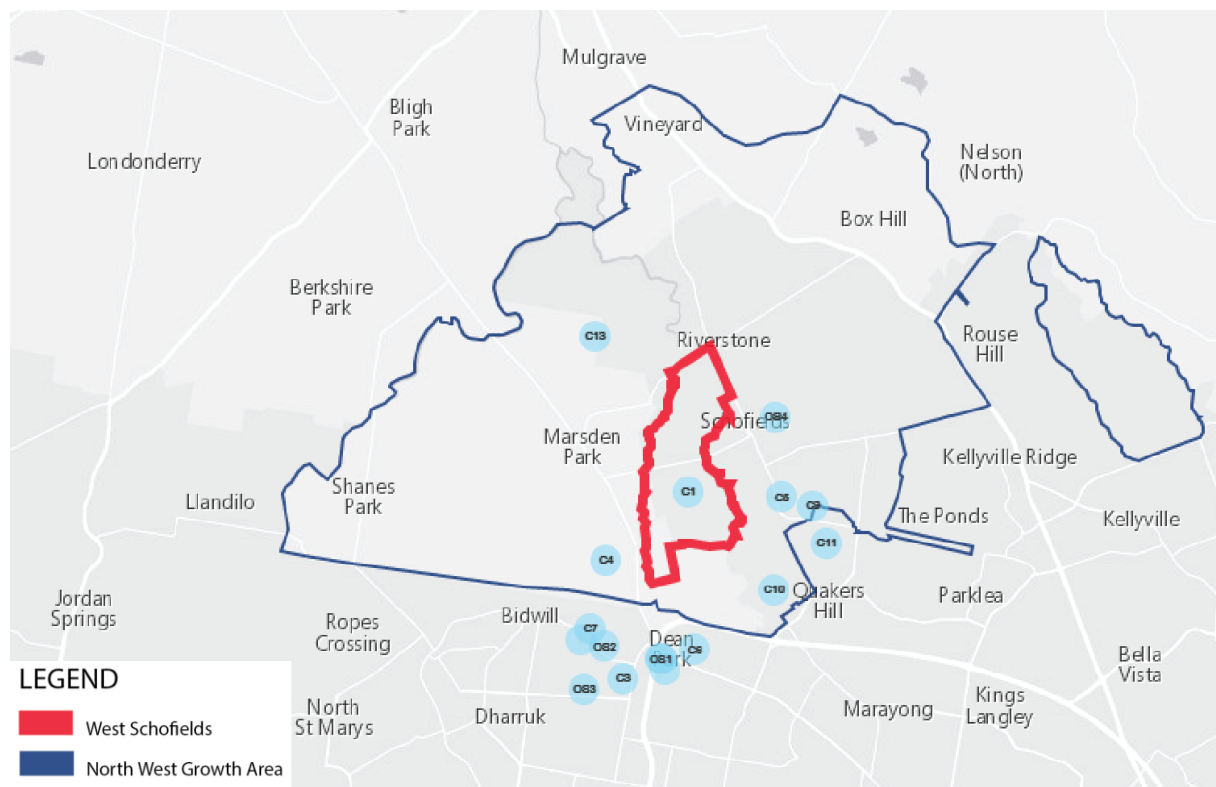
The local, district and regional catchments audited are illustrated in Section 2 Figure 4. These catchments were determined with consideration of the distribution and location of existing and future population size and distribution.

6.2 Childcare and educational facilities

Childcare

Currently there is only one child care centre, being the Country Life Child Care Centre located within the West Schofields Precinct. However, there are 12 long day care and 5 out of school hours (OSHC) centres located within 2km from the West Schofields Precinct. At the time of this audit (November 2017) the majority of these centres had capacity, however some had limited capacity.

Figure 10: Childcare facilities



Source: HillPDA

Table 7: Childcare facilities

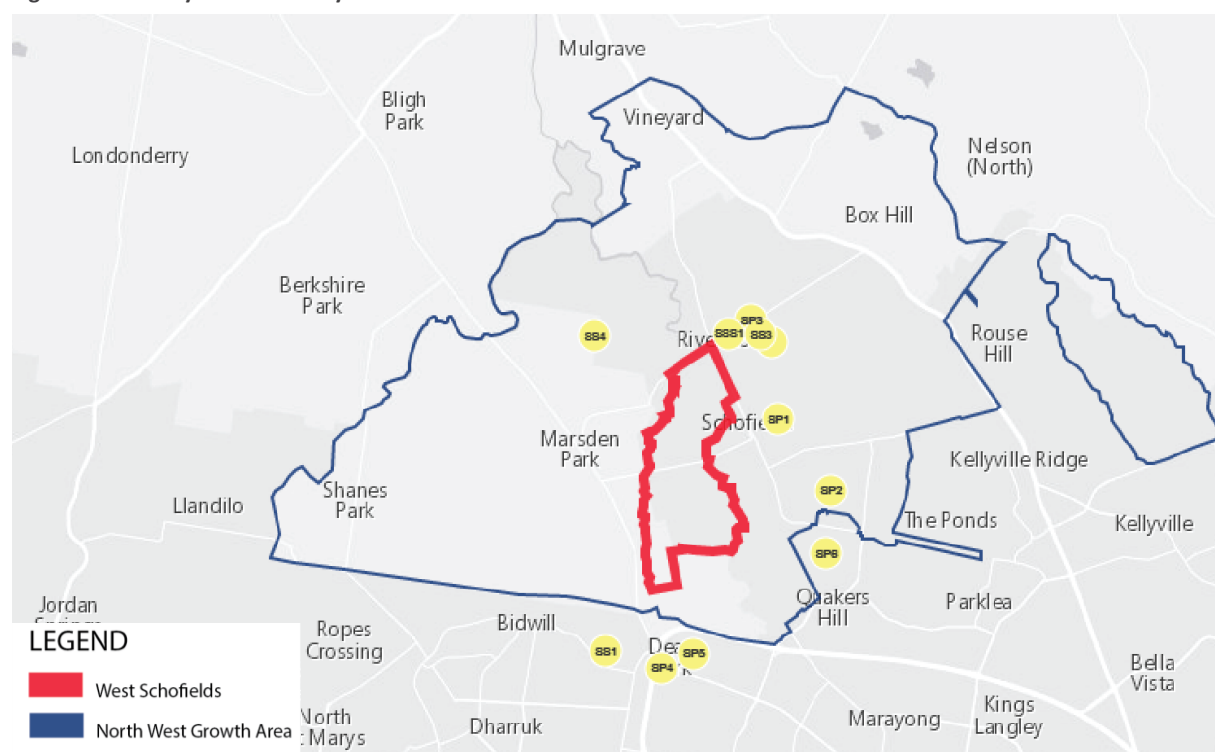
Category	Sub-Category	Map ID	Facility Name	Address	Number of Places	Vacancies
Local facilities (located within 2km of West Schofields)						
Childcare	Long Day Care	C1	Country Life Child Care Centre	4 Durham Road, Schofields NSW 2762	36	Yes
		C2	Goodstart Early Learning	28 Monica Avenue Hassall Grove, NSW 2761	55	Yes
		C3	Goodstart Early Learning Oakhurst	1 Florence Street, Oakhurst, NSW 2761	38	Yes
		C4	Goodstart Early Learning Quakers Hill	8 Bali Drive, Quakers Hill, NSW 2763	59	No
		C5	Great Beginnings Marsden Park	9 Hollinsworth Road, Marsden Park, NSW 2765	124	Yes
		C6	Hopscotch Kindergarten 01	46 Pelican Road, Schofields,	N/A	Yes

			NSW 2762		
C7	Kids' Early Learning Blacktown City Dean Park	11 Yarramundi Drive, Dean Park, Sydney, NSW 2761	40	Yes	
C8	Kids' Early Learning Blacktown City Hassall Grove	25 Melanie Street, Hassall Grove, NSW 2761	40	Yes	
C9	Kinda Mindi Early Learning Centre	2 Stone street, Glendenning, NSW 2761	90	Yes	
C10	Ready 2 Learn Schofields	23 Alex Avenue, Schofields, NSW 2762	76	No	
C11	Western Sydney University Early Learning Blacktown	11 Eastern Road, Quakers Hill, NSW 2763	38	Yes	
C12	Willunga Child Care Centre	2 Monarch Place, Quakers Hill, NSW 2763	39	Yes	
C13	Bright Beginnings Learning Centre	17 Ainsley avenue, Glendenning, NSW 2761	78	Yes	
Out of School Hours Care	OS1	Camp Australia - Australian Christian College, Marsden Park OSHC	69 Farm Road, Marsden Park, NSW 2765	30	Yes
	OS2	Catholic Out of School Hours Care St Francis of Assisi Glendenning	1 Stone Street, Glendenning, NSW 2761	60	No
	OS3	Hassall Grove Outside School Hours	Hassall Grove Public School, Buckwell Drive, Hassall Grove, NSW 2761	60	Yes
	OS4	Northwest Community Childcare @ Richard Johnson	Clifton Road, Corcoran Street, Marsden Park, NSW2765	40	No
	OS5	Northwest Community Childcare @ Schofields	St Albans Road, Schofields, NSW 2762	N/A	Yes

Primary and Secondary Schools

While there are no schools in West Schofields, there are 6 primary schools located within 2km of West Schofields Precinct, of which 3 are state primary schools. There is one specialist school within 5km of the site and there are two secondary schools and two combined schools within 5km from the site. These are shown in Figure 11.

Figure 11: Primary and secondary schools



Source: HillPDA

Table 8: Primary and secondary schools

Category	Sub-Category	Map ID	Facility Name	Address	Sector	Enrolments		
						2014	2015	2016
Local facilities (located within 2km of West Schofields)								
Schools	Primary Schools	SP1	Schofields Public School	St Albans Rd, Schofields NSW 2762	Government	355	308	289
		SP2	St Joseph's School	78 Alex Ave, Schofields NSW 2762	Non-government	257	243	261
		SP3	St. John's Primary School	5 McCulloch St, Riverstone NSW 2765	Non-government	107	107	102
		SP4	St. Francis of Assisi School	1 Stone St, Glendenning NSW 2761	Non-government	344	345	371
		SP5	William Dean Public School	15 Yarramundi Dr, Dean Park NSW 2761	Government	254	253	264
		SP6	Hambledon Public School	42 Bali Dr, Quakers Hill, NSW 2763	Government	636	633	622
District facilities (located within 5km of West Schofields)								
Schools	Specialist School	SSS1	Casuarina School	100 Garfield Rd E, Riverstone NSW 2765	Non-government	47	39	38
	Secondary School	SS1	Christ Catholic College Clare Campus	175 Buckwell Dr, Hassal Grove, NSW 2761	Non-government	752	699	632

	SS2	Riverstone High School	71 McCulloch St, Riverstone NSW 2765	Government	316	288	278
Combined (Primary and secondary)	SS3	Norwest Christian College	Regent St & McCulloch Street, Riverstone NSW 2765	Non-government	408	446	528
	SS4	Australian Christian College	69 Farm Rd, Marsden Park NSW 2765	Non-government	378	446	528

Source: HillPDA

Tertiary institutions

The North West Priority Growth Precinct has limited access to Tertiary education facilities. The West Schofields Precinct is within 10km of three TAFE NSW branches and one university campus as identified in Figure 12 and Table 9.

Nirimba Campus

Nirimba College is located about 6km from West Schofield. Nirimba College provides training in logistics, information technology, child studies, business services, community services, music and entertainment studies.

Mount Druitt campus

Mount Druitt College is located 11km from West Schofields Precinct. The Mount Druitt Campus is Western Sydney Institute's main trade, technology and mechanical, electrical and electronics engineering centre and a major centre for information technology (IT), transport and plumbing courses.

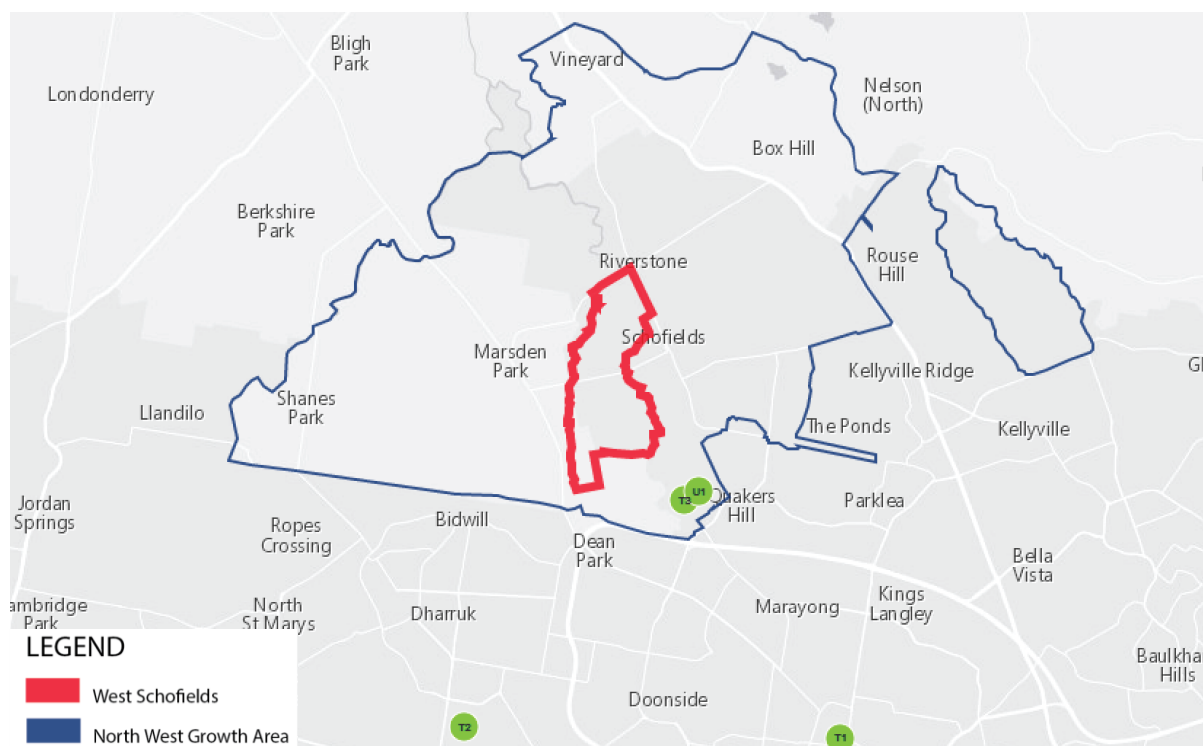
The Blacktown College campus

Blacktown College is located 12km in the central business district of Blacktown City. The College offers a variety of courses from tourism, business administration, accounting and banking, management, information technology, languages, adult basic education and general education.

Western Sydney University

The Western Sydney University Nirimba Campus is the closest University to West Schofields. The campus is located approximately 6km from West Schofield. The campus offers a variety of courses in business, engineering, social science and construction management.

Figure 12: Locations of tertiary education institutions



Source: HillPDA

Table 9: Tertiary education institutions

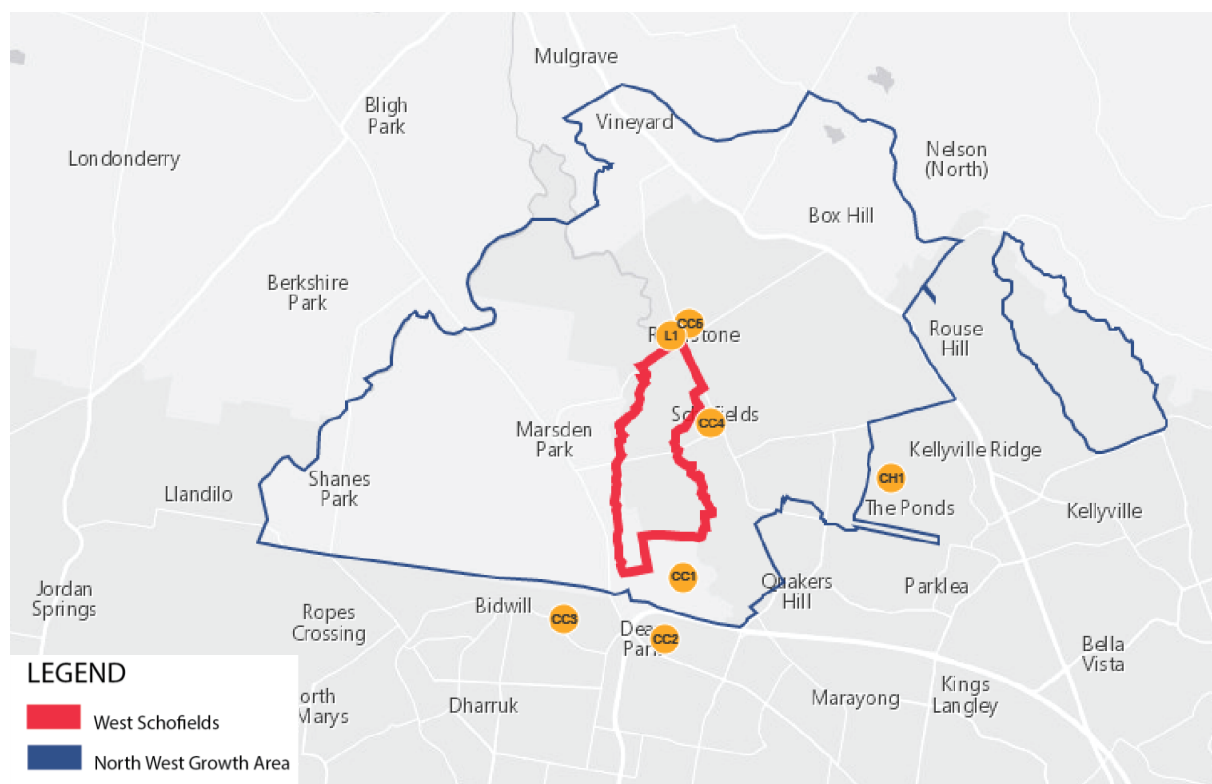
Category	Sub-Category	Map ID	Campus	Adresse
Regional facilities (located within 10km of West Schofields)				
Tertiary institutions	Tafe	T1	Blacktown Campus	Main Street, Blacktown NSW 2148
		T2	Mount Druitt Campus	Mount Street & North Parade, Mount Druitt NSW 2770
		T3	Nirimba Campus	Eastern Road, Quakers Hill NSW 2763
	University	U1	University Of Western Sydney	Great Western Hwy, Werrington NSW 2747

6.3 Community and cultural facilities

Community centres

There are no community or cultural facilities located within the West Schofields Precinct. The closest community and cultural facilities are located within 2km of West Schofields in Riverstone, Schofields and Colebee. These facilities comprise of halls for use by the community with a capacity ranging from 50 people to 150. There is also a library located within 2km in Riverstone which also contains a computer suite. The closest community hub is located within 5km in The Ponds. The Pond Community Hub has a hall with a capacity of 150 people and meeting rooms for use by the community. These are identified in Figure 13 and Table 9.

Figure 13: Locations of community centres



Source: HillPDA

Table 10: Community centres

Category	Map ID	Facility Name	Address	Service
Local facilities (located within 2km of West Schofields)				
Community centre	CC1	Stonecutters Ridge Neighbourhood Centre	100 Stonecutters Drive, Colebee, Sydney, 2761 NSW	Theatre Style Hall (Capacity 50)
	CC1	Dean Park Neighbourhood centre	9 Yarramundi Drive, Dean Park, NSW 2761	Theatre Style Hall (Capacity 100)
	CC1	Hassall Grove Neighbourhood centre	25 Melanie Street, Hassall Grove, NSW 2761	Theatre Style Hall (Capacity 150)
	CC1	Schofields Community Centre	65 Railway Terrace, Schofields, NSW 2762	Theatre Style Hall (Capacity 100)
	CC1	Riverstone Neighbourhood Centre (and Senior Citizens Centre)	Park Street, Riverstone NSW 2765	Hall (Capacity 60) Community Garden Theatre Style Hall (Capacity 100)
Library	L1	Riverstone Library & Digital Hub	Level 1, Riverstone Marketown Shopping Centre, Riverstone NSW 2765	Library Computer suite
District facilities (located within 5km of West Schofields)				
Community Hub	CH1	The Pond Community Hub	45 Riverbank Drive, The Ponds, NSW 2769	Theatre Style Hall (Capacity 250) Meeting Rooms

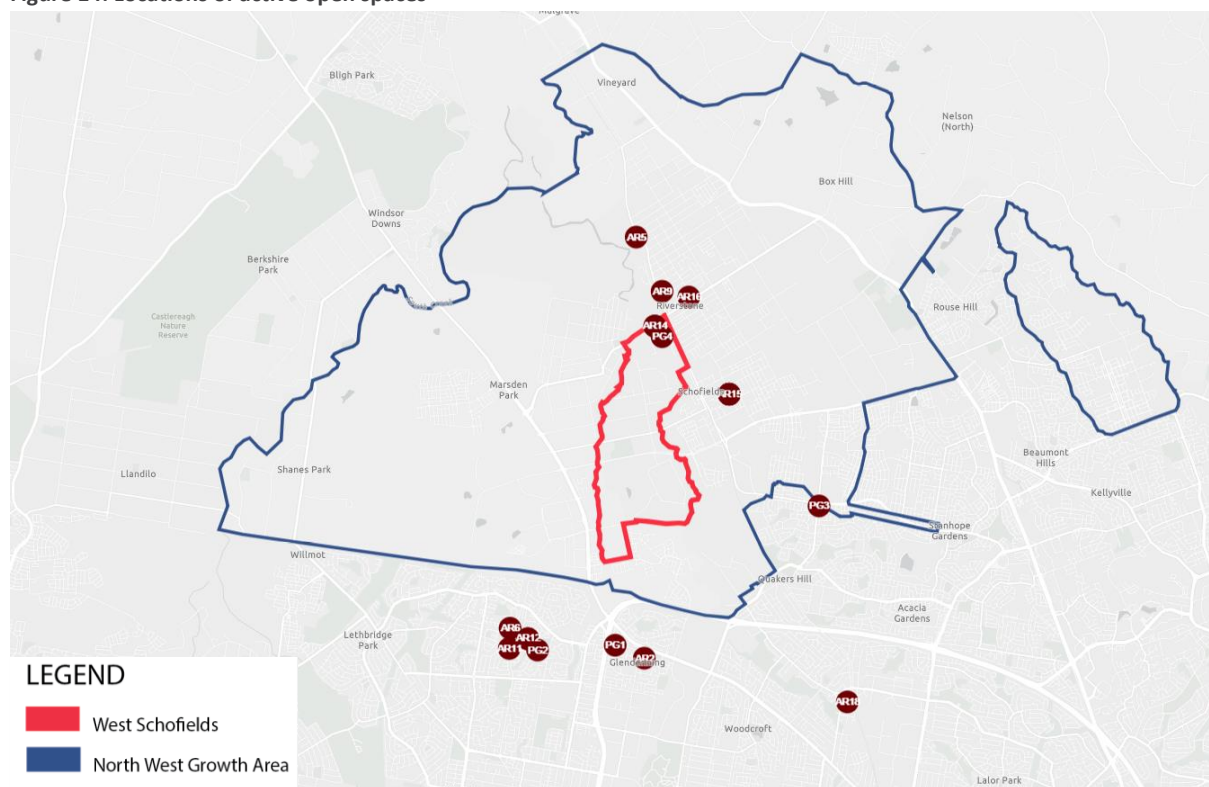
6.4 Active and passive recreation facilities

Active Open Space

The area contains a range of recreation and sports facilities that cater for a variety of formal sports, indoor recreation and community interaction. Local facilities include 5 parks and reserves which provide playgrounds and facilities for netball, soccer, cricket, tennis and athletics. Regional facilities include an aquatic centre and two large indoor sports and recreation centres.

In addition to these facilities is Blacktown International Sportspark which is located within 10km. Blacktown Sportspark was originally constructed for the 2000 Sydney Olympics. The centre has since been developed into a major playing and training venue for Athletics, Baseball, Softball, AFL, Cricket and Soccer as well as hosting The International Goalkeepers Academy. It is used as a training centre for Western Sydney Wanderers FC who have proposed building a multi-million dollar centre of excellence, consisting of a training base, offices and a youth academy.

Figure 14: Locations of active open spaces



Source: HillPDA

Table 11: Active open spaces

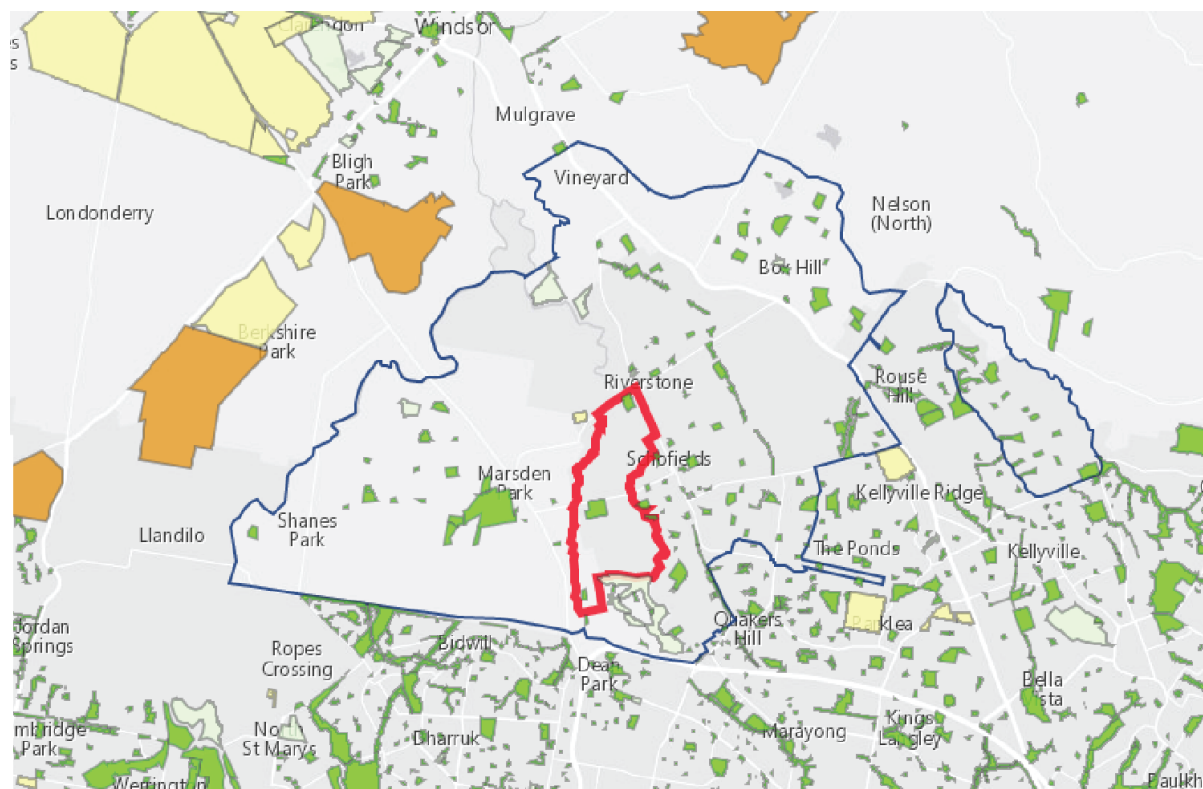
Category	Sub-Category	Map ID	Facility Name	Address	Service
Local facilities (located within 2km of West Schofields)					
Playgrounds		PG1	Glendenning Reserve	Richmond Road, Glendenning NSW 2761	Contains shelter
		PG2	Hanna Reserve	Hyatts Rd, Oakhurst NSW 2761	
		PG3	Schofields Park	Station Street, Schofields NSW 2762	
		PG4	Riverstone Park	Garfield Rd West Riverstone NSW 2765	

Outdoor sports courts	Netball	AR1	Schofields Park	Station Street, Schofields NSW 2762	3 Netball courts
	Soccer	AR2	Glendenning Reserve	Richmond Road, Glendenning NSW 2761	2 Soccer fields (flood lights)
		AR3	Hanna Reserve	Hyatts Rd, Oakhurst NSW 2761	2 Soccer fields (flood lights)
		AR4	Schofields Park	Station Street, Schofields NSW 2762	2 Soccer fields (flood lights)
		AR5	Mill Street Reserve	Riverstone Parade, Riverstone NSW 2765	1 Soccer Pitch
		AR6	Glendenning Reserve	Richmond Road, Glendenning NSW 2761	1 Cricket pitch (flood lights)
	Cricket	AR7	Hanna Reserve	Hyatts Rd, Oakhurst NSW 2761	1 Cricket pitch (flood lights)
		AR8	Schofields Park	Station Street, Schofields NSW 2762	1 Cricket pitch
		AR9	Mill Street Reserve	Riverstone Parade, Riverstone NSW 2765	1 Cricket pitch
		AR10	Riverstone Park	Garfield Rd West Riverstone NSW 2765	2 Cricket pitch
	Tennis	AR11	Glendenning Reserve	Richmond Road, Glendenning NSW 2761	2 Synthetic courts (flood lights)
		AR12	Hanna Reserve	Hyatts Rd, Oakhurst NSW 2761	2 Synthetic courts (flood lights)
		AR13	Riverstone Park	Garfield Rd West Riverstone NSW 2765	2 Synthetic courts
	Athletics	AR14	Riverstone Park	Garfield Rd West Riverstone NSW 2765	1 Athletics track
Regional facilities (located within 10km of West Schofields)					
Aquatic Centre	Aquatic Centre	AR16	Riverstone Swimming Centre	50 Market Street, Riverstone NSW 2765	(Located within 5km)
Indoor Sports Centre	Large indoor sports court and recreation centre	AR17	Blacktown International Sportspark	Eastern Rd, Rooty Hill NSW 2766	Athletics, Aussie rules, Baseball, Cricket, Soccer, Softball and Community facilities
		AR18	Blacktown Indoor Sports Centre	72 Bowmans Rd, Kings Park NSW 2148	Cricket, Netball, Soccer and Baseball facilities
		AR19	St Marys Indoor Sports & Recreation	20 Forthorn Pl, North St Marys NSW 2760	Cricket, Netball, Soccer, Action Ball and Touch Rugby facilities.

Passive Open Space

The area contains a number of passive open spaces ranging from small, local parks and reserves to Western Sydney Parklands, a 5,280 hectare park system. These facilities provide a variety of facilities from small open spaces for the local community to sporting facilities at larger reserves and extensive walking and cycling paths and picnic facilities at the National Park, Nature Reserves and Parklands.

Figure 15: Locations of passive open space



Source: HillPDA

Table 12: Passive open spaces

Category	Facility Name	Address
Local facilities (located within 2km of West Schofields)		
Parks and reserves	Upperby Reserve	Hoyle Dr, Dean Park NSW 2761
	Glendenning Reserve	Glendenning NSW 2761
	Frank Flores Park	Hoyle Dr, Dean Park NSW 2761
	Schofields Park	Station Street, Schofields 2762
	Argowan Park	4 Veron Rd, Schofields NSW 2762
	The Grange Park	Honeysuckle pde, Marsden Park NSW 2765
	Lions Park	Garfield Road East, Riverstone NSW 2765
	Mill Street Reserve	Mill Street, Riverstone NSW 2765
	Grange Avenue Reserve	Grange Avenue, Schofields NSW 2762
Bells Creek	Oakhurst NSW 2761	
Regional facilities (located within 10km of West Schofields)		
Passive Open Space (over 5 ha)	Windsor Downs Nature Reserve	Windsor Downs NSW 2756
	Castlereagh Nature Reserve	Berkshire Park NSW 2765
	Scheyville National Park	Scheyville Rd, Scheyville NSW 2756
	Western Sydney Parklands	Richmond Rd, Dean Park NSW 2763

6.5 Health, civic and emergency facilities

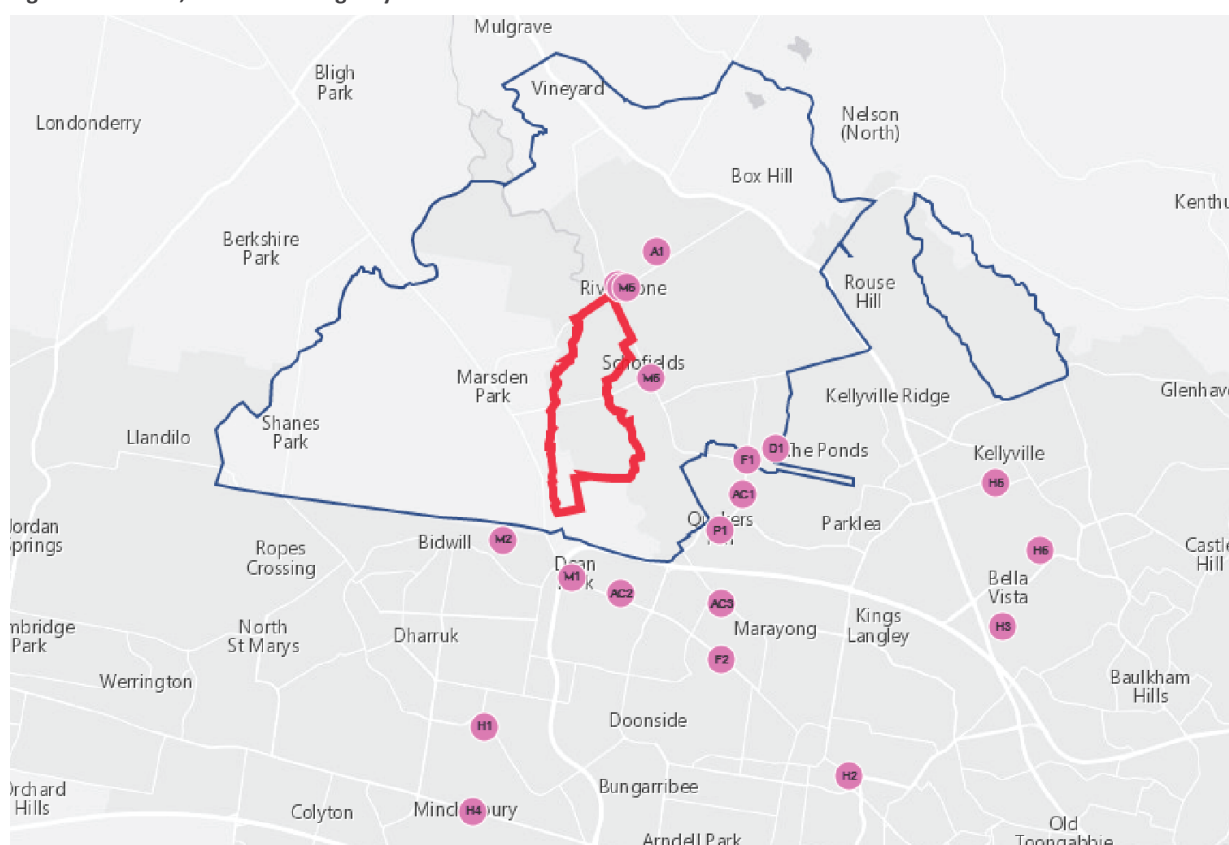
Although there are currently no medical centres/general practices within West Schofields Precinct, there are six located within a 2km catchment, four of which are located in Riverstone Precinct with the remaining two located in Dean Park and Hassall Grove. There are about 40 medical centres/general practices located within 5km.

There are no aged care facilities located with West Schofields; however there are three located within a 5km catchment. There is only one disability support care service located within 10km from the Precinct.

There are currently six hospitals located within a 10km catchment, of which two are public and four are private. Mount Druitt Hospital is the nearest Public Hospital. There are no emergency services located within West Schofields and the nearest ambulance service is located in Riverstone.

The nearest police station to West Schofield is located in Quakers Hill. There are five stations located within Schofields and Marsden Park.

Figure 16: Health, civic and emergency facilities



Source: HillPDA

Table 13: Location of health, civic and emergency facilities

Category	Sub-Category	Map ID	Facility Name	Address
Local facilities (located within 2km of West Schofields)				
Community health facilities	Medical Centre/General Practice	M1	Richmond Road Family Planning	670 Richmond Road, Glendenning NSW 2761
		M2	NMMR Medical Services	49 Buckwell drive, Hassall Grove NSW 2761
		M3	Riverstone Family	10 Pitt street, Riverstone NSW 2765

			Medical Practice	
		M4	Dixon and Longworth	45 Garfield Road east, Riverstone NSW 2765
		M5	Oxford Medical Spot	68 Garfield Road east, Riverstone NSW 2765
		M6	Schofields Family Practice	105 Railway terrace, Schofields NSW 2762
Emergency service	Ambulance standby	A1	Riverstone Ambulance Service	1 Campbell Street, Riverstone NSW 2765
Community health facilities	Aged Care	AC1	Quakers Hill Nursing Home	35 Hambledon Road, Quakers Hill NSW 2763
		AC2	St Elizabeth Home Aged Care Facility	1 Symonds Road, Dean Park NSW 2761
		AC3	Holy Family Services	116-132 Quakers Road, Marayong NSW 2148
	Disability Support Services	D1	Beyond Care	218 Ridgeline Dr, The Ponds NSW 2769
Civic	Police Station	P1	Quakers Hill Police Station	6 Lalor Road, Quakers Hill NSW 2763
	Fire Station	F1	Schofields Fire Station	58 Hambledon Road, The Ponds NSW 2769
		F2	Blacktown Fire Station	222 Richmond Road, Woodcroft NSW 2767
Regional facilities (located within 10km of West Schofields)				
Community health facilities	Public Hospital	H1	Mount Druitt Hospital	75 Railway Road, Mount Druitt NSW 2148
		H2	Blacktown Hospital	18 Blacktown Road, Blacktown NSW 2148
	Private Hospital	H3	Norwest Private Hospital	11 Norbrik Drive, Bella Vista NSW 2153
		H4	Minchinbury Community Hospital	Great Western Hwy & Rupertswood Rd, Minchinbury NSW 2770
		H5	The Hills Kellyville	3 Mccausland Place, Kellyville NSW 2155
		H6	Hospital for Specialist Surgery	17-19 Solent Circuit, Baulkham Hills NSW 2153

FUTURE GROWTH

7.0 FUTURE GROWTH

New and expanded social infrastructure is required with population growth and with adjustments in the composition of the overall population in an area. This section examines likely levels of future growth in the West Schofields precinct, having regard to the dwelling yield for the West Schofields Precinct likely impacts on the socio-economic profile of the existing and future population.

7.1.1 New development and future community

The 2006 North West Structure Plan supported 67,750 dwellings within the North West Growth Area/Priority area 2,000 of which were identified to be located within the West Schofields Precinct. Since the Plan's release, updated forecasts predict that Sydney will need 725,000 new homes and new jobs for the predicted 1.74 million new residents by 2036. The North West Growth Area Implementation plan identifies an opportunity to deliver an increase in dwellings within the NWGA to meet part of this demand.

An economic and property market analysis (AEC Group, 2015) identified that, based on marked demand and housing need, land zoned for development and future unzoned precincts have the potential to accommodate a greater number of homes than previously anticipated. The dwelling targets for the Growth Area increased to 90,000 (a population of approximately 250,000 people).

The determination of dwelling and population projections for West Schofield Precinct has been informed by the masterplanning process undertaken by the DP&E in 2017. The masterplanning process has been informed by the following technical studies:

- Aboriginal and European heritage
- Transport and access
- Biodiversity
- Bushfire risk
- Infrastructure demand and provision
- Noise and odour
- Retail and employment uses
- Housing market analysis
- Water cycle management, including flooding.

The West Schofields Housing Market Analysis (MacroPlan Dimasi, 2017) examined the housing market demand and supply, supply, dwelling type, densities and housing affordability within the West Schofields Precinct. The findings from the masterplan process determined the following development yield identified in Table 14.

Table 14: Development yield

Density Type	Area (ha)	Dwelling Yield
RU6 Transition (existing dwellings)	100.9	82
E4 Environmental Living	13.22	135
Medium Density	11.9	419
Townson Road (Low density)	22.3	336
Low Density (excluding Towson Road)	150.8	3,521

Total	576.4	4,560
-------	-------	-------

This would provide a total development yield of about 4,560 dwellings within the Precinct (including existing dwellings). This increased development capacity will require planning for a larger population to ensure that infrastructure has enough capacity to support new communities.

Projected population size

Family homes are expected to make up the majority of housing; however West Schofield Precinct would also supply high and medium density due to the growing demand for more affordable and diverse housing. This is likely to result in a more socially and economically diverse community than the surrounding release areas which will help support infrastructure delivery.

The projected population within the Precinct will depend on different dwelling types and the average number of occupants within each dwelling, referred to as the “average occupancy rate”. The average occupancy rates for the different dwelling types within the Riverstone-Marsden Park SA2 have been derived based on the 2016 ABS Census data and identified in Table 15.

Table 15: Average occupancy rates in Riverstone-Marsden Park SA2

Density Type	Percentage of Dwelling lots	Number of Dwellings	Persons	Occupancy Rate
High density	2%	14	30	2.1
Medium density	7%	441	1,369	3.1
Low density	76%	4,567	14,320	3.1
Other/Not stated/Unoccupied	15%	924	NA	NA
Total	100%	5,947	16,393	2.7

With consideration of the above occupancy rates and consultation with the DP&E and Blacktown City Council bespoke occupancy rates have been developed for the West Schofield Precinct. These occupancy rates are reflective of recent development trends in surrounding release areas; a conservative approach has been adopted. Table 16 identifies the occupancy rates which have been applied to the dwelling to determine the future population growth likely to occur within the West Schofield Precinct.

Table 16: Projected Population within West Schofields Precinct

Density Type	Percentage of dwelling lots	Dwelling Yield	Occupancy Rate	Estimated Population
RU6 Transition (existing dwellings)	2%	82	3.2	262
E4 Environmental Living	3%	135	3.2	432
Medium Density	9%	419	3.2	1,342
Townson Road	7%	336	3.2	1,075
B2 Local Centre	1.5%	67	3.2	214
Low Density (excluding Towson Road)	77%	3,521	3.2	11,267
Total	100%	4,560	3.2	14,593

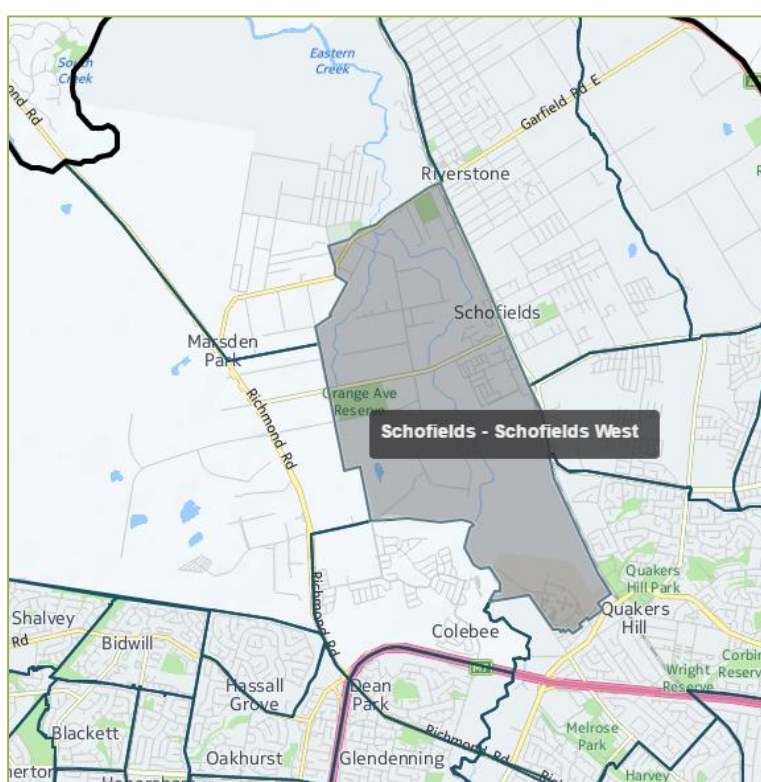
Source: HillPDA

Applying the above occupancy rate, HillPDA has estimated that about 14,593 persons would be accommodated within the West Schofield precinct upon completion and settlement. The population projections are significantly higher than the target of 5,600 identified in the 2006 North West Growth Structure Plan, which was calculated by adopting an average occupancy rate of 2.8 to a dwelling yield of 2,000.

7.2 Forecast demographic characteristics of the Precinct

Population and household projections prepared for Blacktown City Council by Forecast.id provide an indication of the likely future characteristics of West Schofields future population. As identified in Figure 17, the boundary identified by Forecast.id is marginally different to the actual Precinct boundary. However, for the purpose of projecting demographics for the Precinct this difference in the boundary is insignificant.

Figure 17: Forecast.id West Schofields Boundary



Source: Forecast.id

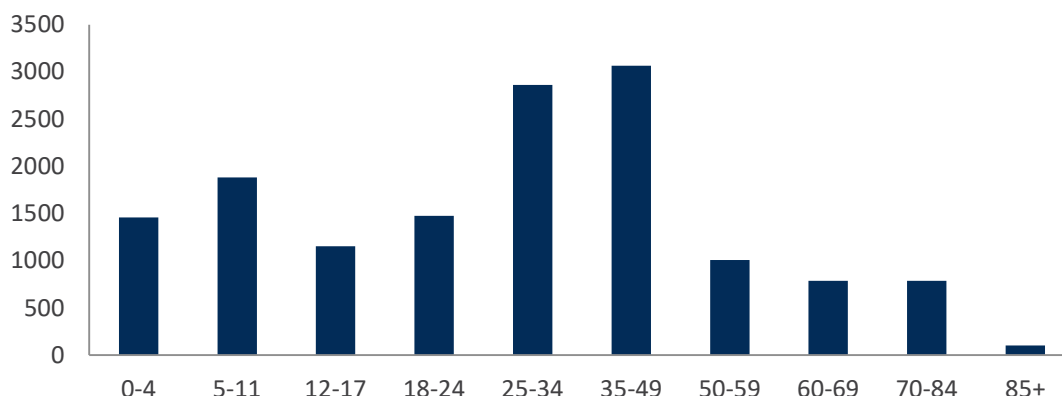
7.2.1 Projected age structure

Knowledge of the likely demographic breakdown is essential in when planning for age related social infrastructure such as child care services, aged care and sport and recreation facilities.

In projecting the age structure of the future population of the Precinct, HillPDA has applied the age structure proportions for Schofields - West Schofields as prepared for Blacktown City Council by Forecast.id to the proposed development yield, as shown in Figure 18.

This projected age structure is based on the current age of the population, migration (in and out), existing residential developments and anticipated amount and type of residential development.

Figure 18: Projected age structure in 2026



Source: Adapted from Forecast.id data

Table 17 illustrates demographic trends by service groups predicted for the West Schofields Precinct.

Table 17: Population projections by service groups

Service Group	%	Number
Babies and pre-schoolers (0 to 4)	10.0	1,459
Primary schoolers (5 to 11)	12.9	1,882
Secondary schoolers (12 to 17)	7.9	1,153
Tertiary education and independence (18 to 24)	10.1	1,474
Young workforce (25 to 34)	19.6	2,860
Parents and homebuilders (35 to 49)	21.0	3,065
Older workers and pre-retirees (50 to 59)	6.9	1,007
Empty nesters and retirees (60 to 69)	5.4	788
Seniors (70 to 84)	5.4	788
Elderly aged (85 and over)	0.7	102
Total persons	100	14,593

Source: Adapted from Forecast.id data

The population projections suggest:

- The dominant age structure predicted for West Schofields is ages 0-9, which accounts for almost 20% of the total persons
- The redevelopment would trigger a high proportion of young adults aged 20-39 years (36%) when compared to Greater Sydney average (about 22%); this is likely to cause an increase in demand for active and passive recreation facilities
- The proportion of children under 4 years (about 10%) would be high compared to Greater Sydney (6.8%) resulting in an additional 1,459 children, likely increasing demand for childcare in the locality
- As the overall population growth within the Precinct (14,593) is under 20,000 the Precinct would not trigger the requirement for district level social infrastructure facilities
- There will be significant growth (about 11%) among children of school going age (5-17) which would increase demand for primary and secondary schooling.

FUTURE REQUIREMENTS

8.0 FUTURE REQUIREMENTS

This Chapter identifies the community facilities required to meet the projected population growth (identified in Chapter 3) in the West Schofields Precinct. There are a number of factors to consider when determining actual demand for social infrastructure facilities and open space including:

- The forecast demographic characteristics of the West Schofields Precinct and the locational characteristics of the catchment
- The likely needs of the community based on existing and projected demographic profile of the West Schofields Precinct
- The community needs based on the cumulative effect of development in the surrounding Priority Precincts
- The capacity and adequacy of existing community facilities in the locality and region
- The application of appropriate benchmarks and rate of provision.

This Chapter also recommends approaches for the provision of the identified social infrastructure required to meet demand.

8.1 Key considerations

Development activity and social infrastructure delivery in the NWGA has varied between precincts depending on service availability and site assembly. According to the North West Infrastructure Implementation Plan (May 2017) the rate of housing delivery had dramatically increased in recent years with more than 5,000 new lots ready for housing and at least another 1,000 lots currently proposed in development applications.

Development trends have exceeded the Precinct Plans expectations and although the NWGA currently has sufficient regional social infrastructure facilities to service its existing population, additional facilities will be required to service the growing population. It is essential that social infrastructure planning for West Schofields acknowledges this trend to prevent any future shortfalls in provision. All existing and planned social infrastructure facilities within NWGA are at full capacity and West Schofields cannot depend on neighbouring release areas.

8.2 Standards of Provision - Benchmarking

Benchmarks act as a powerful tool in identifying supply and demand, forward planning and co-ordinating the provision of social infrastructure.

Table 18 translates Blacktown City Council's released Section 7.11 Development Contribution Plans (CP No. 20, 21, 22, 23 and 24) the Growth Centre Commission Development Code (2006) into standards of provision for social infrastructure delivery. Where Council or GCC has not established a standard rate of provision to be achieved for the area, state government and industry standards have been included as an alternative benchmark for provision.

Table 18: Standards of Provision

Hierarchy	Social Infrastructure Type	Threshold	Source
Childcare and education			
Local	Long day care	1 place: 5 children 0-4 years	BCC
	Out of school hours	1 place:25 children 5-12 years	BCC
	Public Primary School	1:1,500 new dwellings (approx.)	GCC
District	High School (6 – 10ha)	1:4,500 dwellings (approx.)	GCC
Regional	Tertiary institution	NA	
Childcare and education			
Local	Local Community Centre	1:6,000 people	GCC
	Branch Library	1:33,000 people	GCC
District	District Library	1:40,000 people	GCC
	Art Space within Community Centre	1:30,000 people	GCC
	Community Services District	1:20,000 people	GCC
Regional	Community Services Regional (Convention and Exhibition Centre)	1 : 60,000 people	GCC
Active and Passive recreation facilities			
Local	Overall open space	2.83ha:1,000 people	BCC
	Passive open space	400-500m from all residents	BCC
	Playgrounds	1 playground per 1,750 people and within walking distance of 500 metres of all residents	BCC
District	Sportsfield (4.5ha)	1:1,850 people	BCC
	Playing fields/pitches and courts (4.5ha)	1:1,850 people	BCC
	Tennis Courts	1:4,000 people	BCC
	Netball Courts	1:3,500 people	BCC
Regional	Indoor Sport Facilities	1:25,000 people	BCC

*BCC Blacktown City Council - Section 94 Contributions

GCC Growth Centre Commission – Development Code (2006)

When planning for community infrastructure in urban renewal areas, it is necessary to develop/confirm a preferred facility response with key stakeholders rather than simply applying an arbitrary benchmark. This can include embellishing and/or expanding existing facilities. Discussions with Blacktown City Council, NSW Department of Education and Communities (DEC) and NSW DP&E was undertaken to understand existing capacities and a preferred approach to the provision of facilities.

8.3 Childcare and educational services

8.3.1 Childcare demand

Growth Centre Commission’s benchmarks proposed for childcare centres and long day care have been adopted. The population-based benchmark for childcare is 1 place per 5 children aged 0-4 years is supported by HillPDA. For the purposes of this study, the assumption is made that 10% of the future population would comprise of children aged between 0-4 years which indicates approximately 1,459 children (aged 0-4) within

the Precinct. These projections would result in a demand in the West Schofields Precinct for approximately 292 childcare places.

Blacktown City Council's benchmark for out of school hours (OOSH) indicates that one space should be provided for every 25 children aged 5-11 years. As identified in Section 7.0 the study area is predicted to contain 1,882 children aged between 5-11 years, therefore triggering a demand for 75 OOSH places.

As identified in Chapter 4 the community facilities audit indicates the majority of childcare centres in the area have capacity and would be able to accommodate the additional population growth. However, considering the average childcare centre has 80+ places, the new community is likely to require at least two but up to four childcare centres either within or within close proximity to the West Schofields Precinct.

8.3.2 Primary and secondary school demand

HillPDA have undertaken consultation with the NSW Department of Planning, Blacktown City Council and NSW Department of Education to identify a demand for schools within the NWPGA and specifically West Schofields. Consultation determined that existing schools are currently at capacity and would be unable to meet the increased demand generated by development within West Schofields.

A detailed social infrastructure assessment was carried out as part of the development of the Infrastructure Implementation Plan, this study examined future population figures to identify additional infrastructure beyond that planned for at the time of rezoning to support the new population. The Infrastructure Implementation Plan identifies the following key considerations for opportunities for schools within the NWPGA:

- Schools within the NWGA have potential for their capacity to be increased
- Marsden Park could provide a public school and high school
- Opportunities for new school infrastructure at Schofields, Riverstone, Vineyard and North Kellyville.

The application of the GCC standard benchmarks determined a requirement for an additional 2 primary schools for the West Schofields Precinct. Consultation with the NSW Department of Education identified that they did not support this benchmark and supported the provision of fewer schools with larger capacities.

Infrastructure Implementation Plan identifies the following opportunities for new school infrastructure at Schofields, Riverstone, Vineyard, Marsden Park and North Kellyville. The demand for Secondary schools may be met by adjoining Precincts, particularly in Marsden Park.

However, as it is preferable that primary schools are located within walkable catchments from large residential areas; HillPDA recommends one large (2ha) primary to be school located within the West Schofields Precinct.

8.3.3 Childcare and education provision

We note that whilst Local Government has historically been involved in the provision of childcare services, Local Government plays a diminishing role in this sector. Government funding programs encourage the provision of child care services by private enterprise; however, Blacktown City Council should support the private sector to meet this demand. Childcare centres are permissible in most land use zones.

Following consultation, HillPDA recommends that one large primary school is located within the West Schofield Precinct. This school should be located beside playing fields which are owned by Council. This would allow the school to utilise the playing fields during school hours, with public use outside of school hours.

8.4 Community and cultural services

8.4.1 Community centres need

Multipurpose community centres and meeting spaces provide a range of services and facilities that cater to the needs of the broad spectrum of the community.

At the local level, small community centres can act as basic meeting spaces and provide a wide range of community services. Local level community centres can often be standalone facilities or co-located with other community uses (e.g. library or cultural facility).

At a district level, multipurpose community centres and community hubs provide for a number of facilities and spaces and service a wider population. Depending on the population catchment that is being served and land/spaces available, multipurpose facilities can be provided as either a community space or a standalone centre.

Growth Centre Commission identifies the standard rate of 1 local community centre per 6,000 people. Application of this standard suggests that the future population of the West Schofields Precinct (14,593) would generate the demand for approximately 2 local community centres.

The community facilities audit conducted indicates that the existing local and district level community facilities are unlikely to be capable of accommodating the needs of the future population. Consultation with the Department of Planning and Environment and Blacktown City Council identified a shortfall of community facilities. Blacktown City Council expressed particular concern that new growth communities will not have access to essential community facilities.

However, it is understood Council is considering the development of a community hub at Marsden Park which may have capacity to service West Schofields.

8.4.2 Library needs

Public libraries make a vital contribution to the social, educational and recreational development of local communities. People Places: A Guide for Public Library Buildings in New South Wales (NSW State Library) identifies that despite the growth of digital and online resources, the physical library is very relevant and increasingly in demand as a social space.

Riverstone Library is the closest library to the West Schofields Precinct; however, due to its size it is unlikely that this library would be capable of meeting the needs of the proposed redevelopment.

Blacktown City Council has a Benchmark of 1:33,000 people for a library. The proposed population within West Schofields alone would not justify a nominated library. However, it would contribute to demand for additional library floor area. There are industry standards which provide advice on the planning of both local and district library spaces and services to meet the needs of communities, including People Places: A guide for public library buildings in New South Wales. HillPDA has adopted the population based benchmarks stipulated in this document. The recommended size for a library based on the population catchment it is to serve has a sliding scale:

- Fewer than 20,000 people – 57.5sqm per 1,000
- 20,001 to 35,000 – 39sqm per 1,000
- 35,001 to 65,000 – 35sqm per 1,000
- 100,000 - 31sqm per 1,000

- More than 100,000 – 28sqm per 1,000.

In accordance with People Places, the West Schofields Precinct would generate demand for approximately 839m² of additional library floor area.

8.4.3 Community and cultural service provision

During consultation Blacktown City Council identified an undersupply of community and cultural facilities within the NWPGA. It is understood that Blacktown City Council is supportive of co-locating community facilities and favours a community hub model of provision for its local community facilities. A community hub model is a multi-purpose facility that makes provision for otherwise stand-alone facilities, including:

- Neighbourhood/community centres
- Child care centres
- Youth centres
- Libraries.

A community hub has a larger building form than existing neighbourhood / community centres. This increased critical mass (size) provides opportunities for co-location of agencies, which in turn may improve the delivery of services and programs. Community hubs act as a focal point for the delivery of community services, increasing the size and scope of what single centres can deliver to the community.

Guiding principles for community hubs include:

- Total Asset Management: Designed within an asset management lifecycle framework, so that whole of asset lifecycle costs are projected and operational and maintenance costs minimised
- Environmental sustainability: To minimise environmental impacts and be a model for ESD for their local communities
- Multipurpose / flexibility: To support a diverse range of programs to occur (now and in the future). Whilst most of the hub spaces will be multipurpose, purpose built spaces will be constructed where required
- Service delivery hubbing / co-location: Allow for multiple organisations to be based within the facility (either on a full time or part time basis) resulting in synergies in program delivery and (potentially) operational efficiencies
- Accessibility: Ideally located close to town centres, bus routes and other human service facilities (e.g schools)
- Activity generators: To provide a central point or 'hub' for community activity within neighbourhoods and communities. Programs will aim to activate the local area during both daytime and evenings
- Crime Prevention through Environmental Design (CEPTED) Designed and operated in ways that ensure a safe environment, and which promote community safety
- Iconic: Have unique form, which identify the facility as a community centre, and which promote local community pride
- Public art: Developed in participation with local communities and incorporated into design elements
- Not for loss operations: Developed / designed with niche foci, which will allow each facility to develop unique income streams to support its operation and maintenance costs.

During consultation with Blacktown City Council, the social planning team provided an indicative baseline for the floor space size of neighbourhood centres and community hubs:

- Local – servicing 4,000 – 12,000. Facilities available within a 5 to 10 minute walk for most residents. 450m² to 750m²
- District – servicing 13,000 – 50,000. More specialist services which operate on a broader district catchment. 750 – 1,500m²
- Sub-regional and regional – servicing 50,000 and over. Major facilities both specialist and also general. 1500 - 3000m², Libraries 2800 – 5200m².

HillPDA supports the community hub model due to the efficiencies and economies in the land size required. HillPDA does not recommend the provision of a branch library or neighbourhood community facility within the West Schofields Precinct.

HillPDA recommends a standard provision for community and cultural facilities of 80sqm of community floor space for every 1,000 people, which equates to a district level community hub of approximately 1,150m². However, further consultation with Council is recommended to determine Council's approach and direction for future community centres. Opportunities to provide monetary contributions towards a regional level community centre development should be investigated.

8.5 Active and passive recreation facilities

8.5.1 Active and passive recreation need

The increased residential population of the West Schofields Precinct would increase demand for active and passive open space. The community infrastructure audit identified a gap in local passive open space provision and additional passive open space would be required. Blacktown City Council identified a requirement for 2.83ha of overall open space per 1,000 people which would result in a requirement for 41.3ha overall of usable open space.

Consultation with Blacktown City Council was undertaken to determine the amount of open space, rate of provision and the split between active and passive space required. The benchmarks utilised by Blacktown City Council have indicated that the following facilities would be required to accommodate the incoming demand:

- Overall 41.3ha of open space
- Four double playing fields (18ha)
- Eight playgrounds
- Three tennis courts
- Four netball courts.

Due to increased development across the NWGA there is a shortfall in active open space provision. Therefore West Schofields is required to provide five additional double playing fields for the Riverstone/Area 20 Precincts and one double playing field for Garfield Road. Consultation with Blacktown City Council indicated that Council does not support the provision of single playing fields. HillPDA also supports the provision of double playing fields for the following reasons:

- They allow for multi-purpose use
- Clubs outgrow a single field too quickly and then require multiple locations. This impacts on volunteer management and ultimately the operation/sustainability of the club

- Single fields do not provide flexibility in field layout
- Single fields result in costly duplication of facilities. I.e. amenities buildings, services, car parking etc.
- Higher long term maintenance obligations.

The benchmarks provided by Blacktown City Council applied to the Precincts do not generate requirements for additional district or regional facilities such as AFL pitches, baseball pitches and athletic tracks. However, it is understood that regional open space is planned for Rouse Hill Regional Park, Western Sydney Parklands and Wiannamatta Regional Park. Riverstone Park has been identified to provide regional level sporting facilities.

The Technical Studies completed during the masterplanning process for West Schofields identified that large areas of land are constrained for urban development. This land could be utilised for passive open space and green links, which would assist in achieving the Western Sydney Parkland Extension. This is a key priority identified in the Central District Plan that aims to enhance access to open space, recreation and create greener urban landscaping in the NWGA.

8.5.2 Recreation Facilities Provision

The draft indicative layout plan includes the provision of about 38.2ha of local open space and 70.8ha of playing fields which is considered sufficient to meet the needs of the future community in the West Schofields Precinct. HillPDA recommends that all residents are located within 400 metres of a local open space of a minimum size of 0.3ha.

HillPDA recommend the provision of following active recreation facilities to accommodate the incoming population growth:

- Four double playing fields
- Eight playgrounds
- Three Tennis Courts
- Four Netball Courts.

There may be opportunities to meet the increased demand for regional facilities within the NWPGA by:

- Upgrading and expanding existing facilities within the NWPGC to increase capacity. This may include embellishing existing facilities via additional lighting or synthetic surfaces to increase capacity.
- Installation of additional features within neighbouring passive open space so the space can accommodate some active uses
- Increasing/changing the usage of facilities within the LGA so that they can be shared between sports for example soccer in winter and cricket in summer.

8.6 Health, civic and emergency facilities

8.6.1 Health demand

West Schofields Precinct is located within the Western Sydney Local Health District (WSLHD). The WSLHD released the WSLHD 2016-2017 Year in Review in October 2017. This document identifies that WSLHD is one of the State's fastest growing district with more than 1.3 million residents estimated by 2031. The NWPGC and West Schofields specifically will significantly contribute towards this growth and thus increased demand on local, district and regional health services. The WSLHD acknowledges that this population growth creates

challenges in the demand for healthcare. The following key strategies have been developed to meet increased demand:

- Blacktown and Mount Druitt Hospital Expansion Project (BMDH Project) is delivering new services and facilities new services and facilities to meet the growing healthcare needs. The Blacktown expansion will be completed in 2020
- The NSW Government announced funding to undertake planning for health services at Rouse Hill in 2017-18
- Expansion of Merrylands Community Health Centre.

Consultation with the WSLHD indicated that there is additional capacity within the existing and planned health care services to accommodate growth in West Schofields.

RECOMMENDATIONS

9.0 RECOMMENDATIONS

The West Schofields Precinct is part of the NWPGA, formerly known as the North West Growth Centre, as is designated in Sydney Metropolitan Strategy A Plan for Growing Sydney. Over the next ten years, 33,000 homes will be provided in the NWPGA and once fully developed the area will be home to around 250,000 people. Of which approximately 14,593 persons will be located in the West Schofields Precinct. This population growth will be supported by a range of social infrastructure, open space and recreation facilities.

This report has considered the demand for community facilities and open space provisions to service an expected population and examined the current context with respect to social infrastructure facilities in the West Schofields Precinct, to determine future requirements and make recommendations on priority areas for future investment. The report will function as an important evidence base for the masterplanning process which will inform the development of statutory plans.

HillPDA has prepared the requirements based on the future population projections and the application of HillPDA's recommended rates of provision. This assessment has incorporated other indicators of need for social infrastructure, such as a review of the demographic data and information provided by key stakeholders on existing facilities, and potential future provision for social infrastructure within the Blacktown LGA and NWPGA.

Based on these factors we estimate a need for:

Table 19: Summary of community facilities requirements

	West Schofields
Childcare	<ul style="list-style-type: none"> • 292 childcare places • 75 OHS places
Schools	<ul style="list-style-type: none"> • One primary school co-located next to playing fields
Community and cultural facilities	<ul style="list-style-type: none"> • One community hub with approximately 1,150sqm floor space
Open space	<ul style="list-style-type: none"> • 41.3ha overall of space • Passive open space within 400m of all residents minimum size of
Sport and recreation facilities	<ul style="list-style-type: none"> • Four double playing fields (18ha) • Eight playgrounds • Three tennis courts • Four netball courts

Disclaimer

1. This report is for the confidential use only of the party to whom it is addressed ("Client") for the specific purposes to which it refers and has been based on, and takes into account, the Client's specific instructions. It is not intended to be relied on by any third party who, subject to paragraph 3, must make their own enquiries in relation to the issues with which this report deals.
2. HillPDA makes no representations as to the appropriateness, accuracy or completeness of this report for the purpose of any party other than the Client ("Recipient"). HillPDA disclaims all liability to any Recipient for any loss, error or other consequence which may arise as a result of the Recipient acting, relying upon or using the whole or part of this report's contents.
3. This report must not be disclosed to any Recipient or reproduced in whole or in part, for any purpose not directly connected to the project for which HillPDA was engaged to prepare the report, without the prior written approval of HillPDA. In the event that a Recipient wishes to rely upon this report, the Recipient must inform HillPDA who may, in its sole discretion and on specified terms, provide its consent.
4. This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by HillPDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. HillPDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, HillPDA does not present them as results that will actually be achieved. HillPDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.
5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
6. This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and/or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this report.
7. In relation to any valuation which is undertaken for a Managed Investment Scheme (as defined by the Managed Investments Act 1998) or for any lender that is subject to the provisions of the Managed Investments Act, the following clause applies:

This valuation is prepared on the assumption that the lender or addressee as referred to in this valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.
8. HillPDA makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness in relation to maps generated by HillPDA or contained within this report.

Liability limited by a scheme approved under the Professional Standards Legislation



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