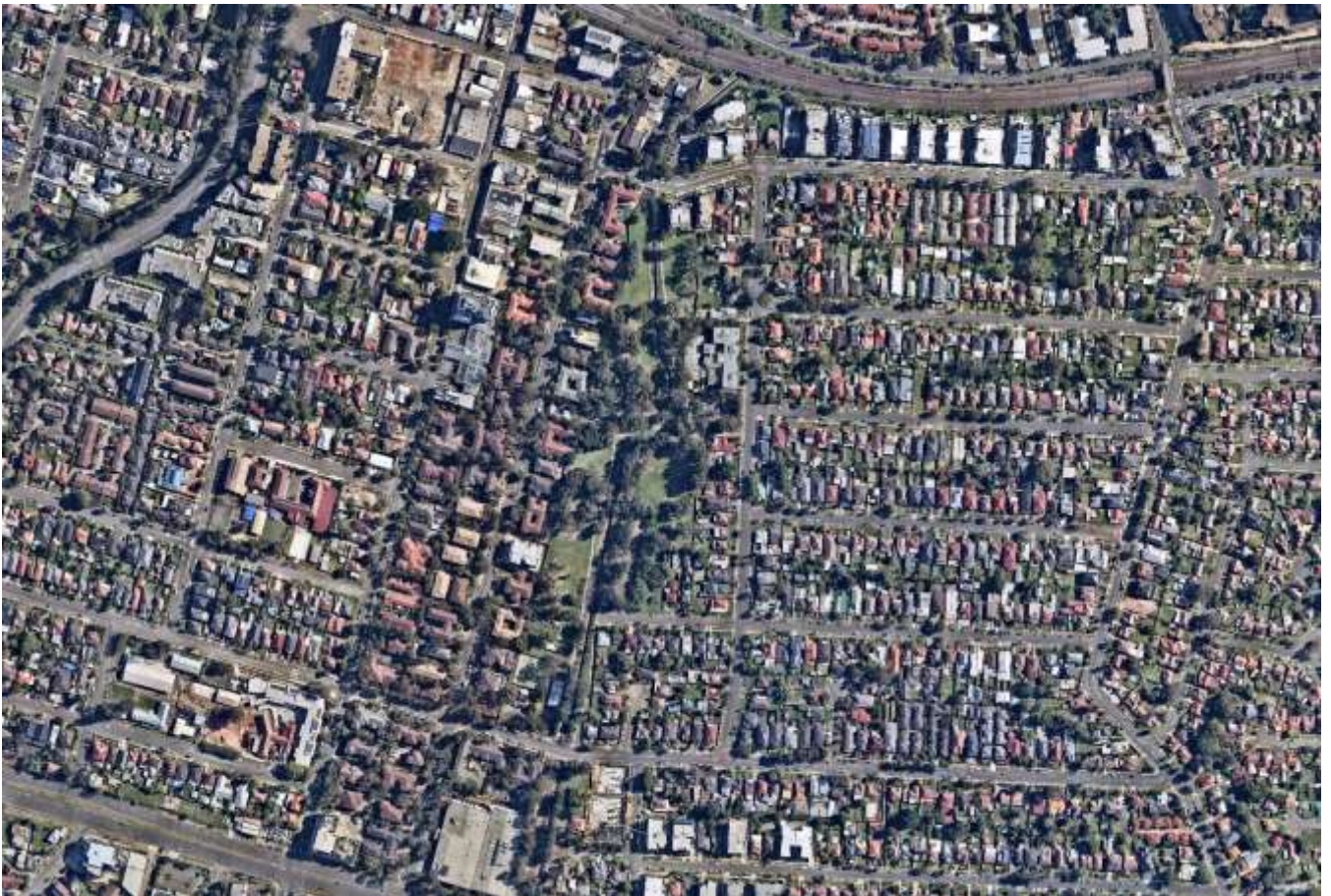


23-27 Lytton Street, Wentworthville

Social Infrastructure Needs Assessment

PREPARED FOR Northside Group & Erilyan

November 2021



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Section 1: Introduction

Macroplan have been engaged by Erilyan, on behalf of Northside Group, to undertake a social infrastructure needs assessment to form part of the State Significant Development application for Stage 2 of the Wentworthville Northside West Clinic. Macroplan's assessment considers the social implications of the SSD application including additional jobs generated, industry value-add and catalyst project for the region.

The application seeks to expand the current mental health clinic facility at the subject site encompassing additional patient beds, additional consultation rooms, and associated car parking spaces and ancillary facilities (e.g., extensive landscaping of the gardens surrounding the clinic). The Stage 2 will comprise:

- 95 inpatient units;
- 9 consulting suites;
- associated amenities including lounge rooms;
- dining area, terrace;
- kitchenette & utility rooms;
- indoor & outdoor courtyards;
- Alterations & additions to existing building comprising new lobby, gym, loading bay, ancillary office & associated amenities on lower ground level; and
- New carpark for an additional 58 vehicles.

The capital value of the potential development is estimated to be \$32 million¹. Assuming 2 years of construction, the development will deploy 40 to 50 FTE direct jobs during construction (per annum). According to our assessment (Sections 4.1 and 4.2), the expanded clinic could employ 23 FTE direct jobs per annum at its fruition.

In addition to the economic benefits, our social infrastructure needs assessment found that, given the scale and nature of the proposal, it will have a minimal impact on existing community and social facilities and that there is no requirement to provide for or contribute to new infrastructure in the local area.

The report is structured as follows:

- **Section 2** provides an inventory of existing, socially oriented infrastructure, and assess the demand for community infrastructure in the area in the subject locality.
- **Section 3** concludes the assessment.
- **Section 4** comprises of appendices & references.

¹ Source: Linesight

1.1 Regional and Locational Context

Figures 1 to 7 illustrate the subject site's location and general layout (see location below).

Wentworthville is strategically located with access to the Sydney Orbital Road system (connecting Great Western Highway, Cumberland Highway and M4 Western Motorway), providing easy access to the Greater Western Sydney region and throughout Greater Sydney. It is also serviced by the Sydney Trains network (i.e. Northshore & Western Line) and by the everyday bus services.

Figure 1 Locality



Source: Nearmap

The subject site is approximately 0.66ha in area and is positioned on Lytton Street - directly adjacent and between Jordan Street and Haig Street. It is directly encompassed by low density residential to the north, east and south, as well as parklands/open public space and Finlayson's Creek to the west. The surrounding locality's wider context consists largely of low and medium density residential dwellings, retail/commercial offerings along Station Street (i.e., Udaya Supermarket), local shopping centre (i.e., Wentworthville Shopping Plaza), parklands and various health & education institutions in Westmead (i.e., Westmead Innovation Precinct).

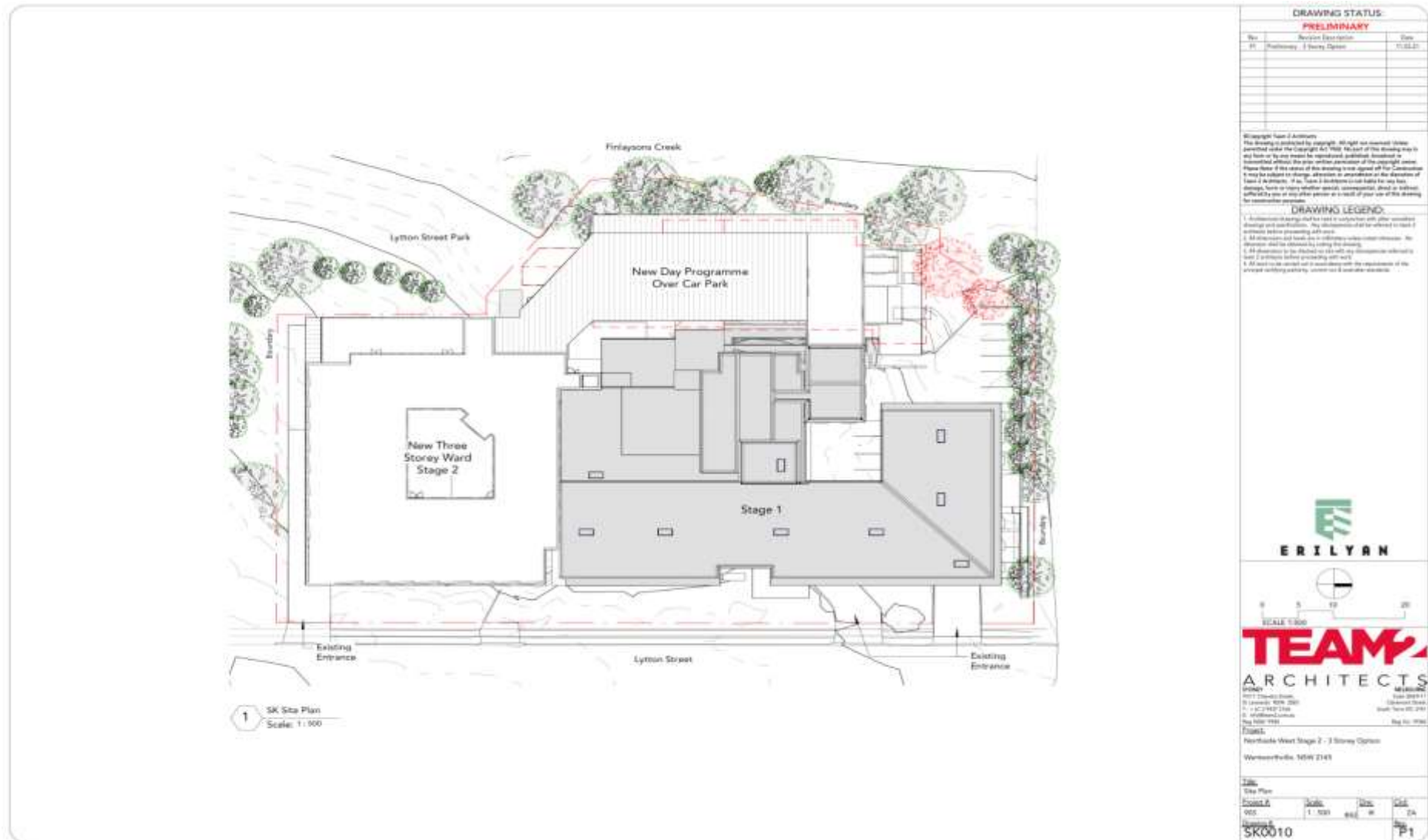
The subject site also boasts a range of positive locational attributes such as extensive visual exposure via its eastern and western boundaries, good road frontage and seamless dual accessibility via Lytton Street and the pedestrian linkage along Finlayson's Creek. The pedestrian linkage is a notable feature of the site as it provides a green link that extends from the Great Western Highway and Wentworthville Shopping Plaza to Vernon Street. The green link contains a substantial number of natural amenities (e.g. Ernest Quinn Village Green and Lytton Street Park) and playground facilities. It should be expected that these features will continue to generate foot traffic and exposure to the site's western boundary.

Figure 2 Subject Site - Cadastral Boundaries & Aerial Imagery



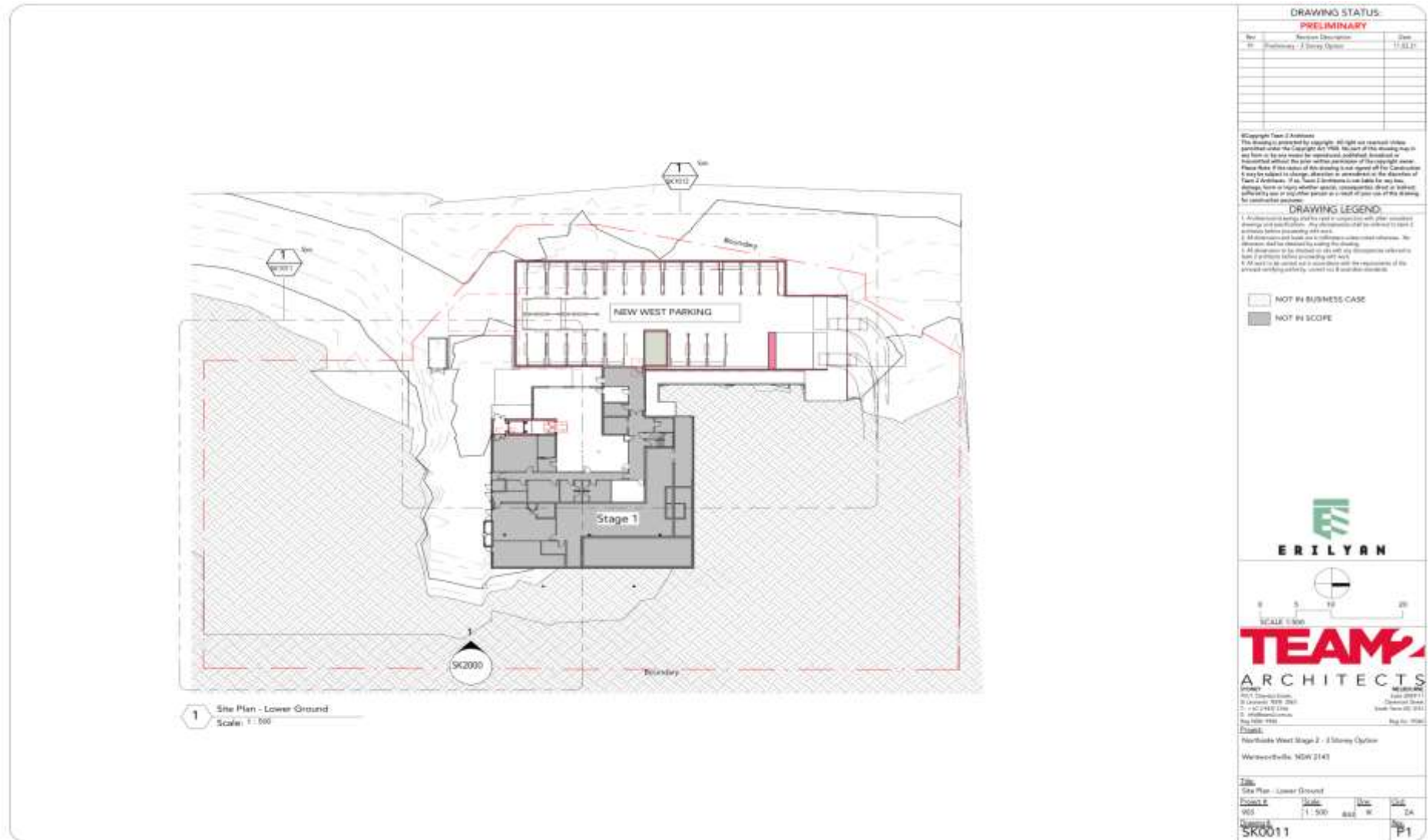
Source: Nearmap, Macroplan

Figure 2 Site Plan



Source: Erilyan, Team 2 Architects

Figure 3 Site Plan – Lower Ground



Source: Erilyan, Team 2 Architects

1 Site Plan - Ground Floor
Scale: 1:100

9

Figure 5 Site Plan – Level 1



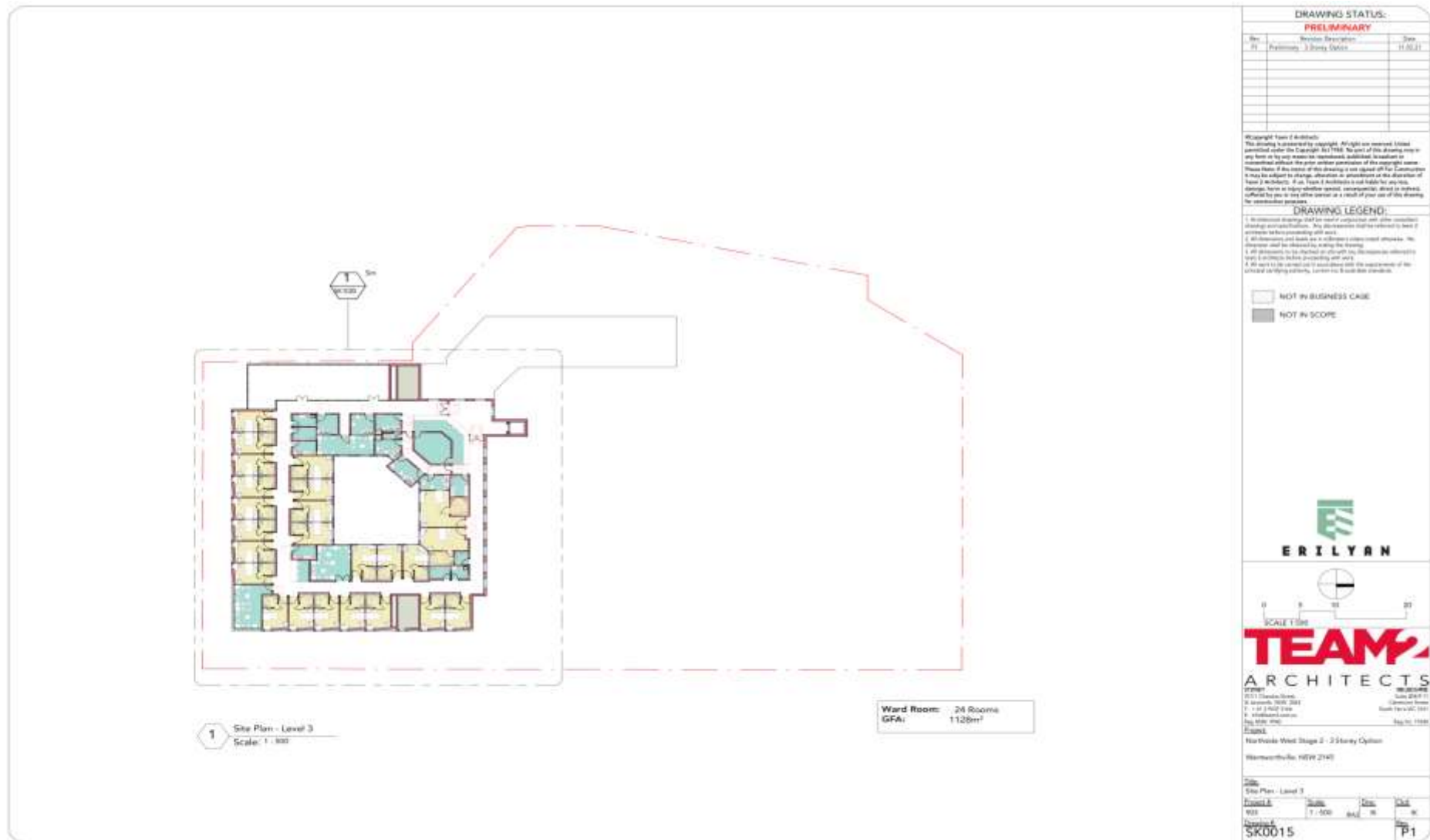
Source: Erilyan, Team 2 Architects

Figure 6 Site Plan – Level 2



Source: Erilyan, Team 2 Architects

Figure 7 Site Plan – Level 3



Source: Erilyan, Team 2 Architects

1.2 Wentworthville Northside West Clinic

The Wentworthville Northside West Clinic is a member of the Northside Group, owned by Ramsay Health Care and has been operating as an exceptional mental health clinic in the broader Sydney, offering specialist mental health clinics in four locations across Sydney at St Leonards, Wentworthville, Campbelltown, and Cremorne.

The clinic is a 70-bed private hospital and a premier provider of mental health care, currently offering specialist services for general adult consultation and eating disorders. The proposed expansion of the clinic will provide additional operational capacity for the health care facility to provide for mental health services and in-patient residential services in response to the emerging demand for specialist clinical care in the community, such as mood disorders, drug and alcohol detoxification and rehabilitation, youth mental services, and supporting allied health services (i.e. psychology).

Proposed works are to include significant refurbishment including, relaunch of the drug and alcohol service, consultation rooms, creation of additional patient beds, additional car parking spaces and ancillary facilities.

Macroplan envisage that the proposed expansion will complement the emerging residential population by increasing the operational capacity of the existing Wentworthville Northside West Clinic. Further to this, the expansion will also support the viability of Wentworthville as a local centre by providing health care infrastructure and facilities in the locality and provide local employment opportunities.

1.3 Data and Information Sources

Our research draws on a wide range of information sources including: various planning and strategic documents (Local, State and Federal), NSW Department of Planning, Industry and Environment Projections, Department of Jobs and Small Business data, TPA Population & Employment Projections; Australian Bureau of Statistics – Census data (2011 & 2016) and various latest statistics; and relevant experience throughout NSW and Australia, with particular reference to socio-economic profiles, industry trends, and recent property market trends in Western Sydney and Greater Sydney generally.

1.4 Limitations

The information in this report have been obtained from, and opinions herein are based on, sources believed to be reliable. Although great care has been taken to ensure accuracy and completeness in this report, Macroplan have not independently verified and does not accept responsibility for its completeness and accuracy of the information on which its opinions and assumptions are based. Further, as the report involves future forecasts, it can be affected by a number of unforeseen variables. It represents for the party to whom or which it is addressed the best estimates of Macroplan, but Macroplan can give no assurance that any forecasts will be achieved.

Section 2: Social Assessment

This section provides an inventory of existing, socially oriented infrastructure in the study area.

The following facilities have been considered and addressed:

Primary Schools	Secondary Schools	Tertiary: University and TAFE
Community Health Centre	GP medical Centre	Children's Health Services
Hospital	Aged Care	Youth Centres
Childcare facility	After school care facility	Library
Performing Arts / Cultural Centre	Ambulance services	Police services
Local community Centre	Open space and recreation	Swimming pool

The inventory was developed through desktop analysis of the locality. Appendices of this assessment (i.e., Section 4) outlines the inventory in both table and map format.

In preparing the inventory, 'Wentworthville-Westmead' SA2² is selected as the study area. This was thought to be more appropriate given the characteristics of the area. This has been used to determine the current social infrastructure provision and the potential future needs.

The geographic size of the study area has been defined based on proximity to other major centres, road linkages and natural boundaries.

- Approximately with a radius of 2-2.5km from the subject site (23-27 Lytton Street, Wentworthville).
- The portion of Westmead to the north of the existing train line (i.e., the North Shore & Western Line) has not been included because it is located within the area of Westmead Health Precinct. Further to this, Macroplan view that the existing train line is a natural boundary between the study area and Westmead Health Precinct.
- The portion of Wentworthville to the north of the existing train line (i.e., the North Shore & Western Line) has not been included because it is located within the area of Pendle Hill/Toongabbie already providing a range of services and amenities.
- The area adjacent to Parramatta CBD (i.e. the eastern part of Mays Hill) has not been included. The residential and local workers in this location will be gravitised to Parramatta CBD.
- Greystanes/South Wentworthville is not included because it is located within the area of Merrylands & Greystanes. The Western Motorway (M4) is a natural boundary between the study area and Greystanes/South Wentworthville.

² Statistical Area Level 2 (SA2) is one of statistical areas developed for the release of ABS statistical information. SA2s are functional areas that represent a community that interacts together socially and economically, are designed as the primary output region for the release of non-Census and Intercensal data. SA2s generally have a population range of 3,000 to 25,000 people.

Figure 8 Study Area



Source: macroplan

2.1 Community Infrastructure Approaches

This section provides a theoretical and practical framework to help guide the development of community infrastructure.

In particular, the section discusses:

- Current emerging trends in community infrastructure.
- Best-practice examples.
- Principles.
- Standards of provision.

Community infrastructure refers to the civil infrastructure, public domain and physical facilities that support the built environment and benefit the immediate and incoming population as well as the wider population that could be expected to visit an area.

There are various approaches to community infrastructure planning and provision, these include:

- A hierarchical approach (using a regional, local, and state framework) – which allow provision to key market/community catchments; and
- An integrated approach which seeks to combine different facilities, leveraging the benefits and synergies of all uses.

The current study adopts a hierarchical approach recognising the benefits of community infrastructure hierarchy.

Community Infrastructure Principles

Our assessment has regard for benchmark provisions across other Sydney-based urban renewal precincts. A set of principles have been developed to help guide the development of community infrastructure.

These include:

- Hierarchy of facilities/settings: Regional, district and local facilities each perform a different role. As such, sizing and features will differ by the population of the community.
- Hubbing/co-location: Combining facilities helps to leverage the benefits of each, improving activation, product offering and financial viability of provision.
- Multi use: These facilities are dynamic, making them more responsive to the needs and aspirations of the community.
- Flexibility (change function over time): Changing community expectations requires facilities to be flexible and adaptable. Facilities that are responsive will be used more intensively over their lifetime.
- Targeted to local needs/demands: Every community is different and changes over time. Understanding and responding to the unique and individual circumstances of the community increases the appeal of community infrastructure.
- Activity generators (day/night)/active programming: Social and community infrastructure are places of action and activity. These include both passive and active forms of recreation and leisure. People are increasingly attracted to places where they can be active and experience new things and infrastructure that meets these needs will be used more intensively.

- Access (disability access and transport): Providing easy access to facilities (through both better disabled access and transport) helps to ensure that a wider range of people are attracted to and able to visit the facilities.
- Visibility (highly visible location): Visible facilities are more likely to be used and are better able to compete with other forms of leisure, recreation, and social infrastructure.
- Safety/security (passive surveillance): The community expects that they and their children will be safe in their own facilities. Ensuring that this is the case (and perceived to be) will maximise the possibility that these facilities are used effectively and efficiently.
- Avoid duplication: Minimising duplication will ensure that resources are utilised effectively, and that each facility is unique thereby offering a better and attractive product and service to the community.
- Contributions to health, wellbeing, and capacity: Social/community infrastructure fulfils a critically important role in serving the needs and aspirations of the community. Health and well-being are two basic needs. Maximising 'capacity' (or the potential of each person and the community as a whole) will ensure that everyone can be the best they can be.
- Promotion of social equity: A rapidly changing economy and society has meant that the gulf between people and communities has widened in recent years. Social/community infrastructure plays an important role in bridging this gap through a variety of means including through the establishment of networks and collaborative activity, decreasing isolation, and promoting skills and education (through for example the use of the Internet and other technologies which helps to reduce the digital divide).
- Seek sustainable approaches to management, funding, and maintenance (capital and operating) e.g., whole of life costs: Facilities that are sustainable in the long term are more likely to remain as key community assets and provide a better community service.
- Create local competitive advantage, uniqueness, and identity: Reflecting and serving the local community is important in an age where competitive advantage, uniqueness and identity are increasingly found in local things and where regions and areas compete globally for knowledge, resources, and workers. Dynamic and responsive community/social infrastructure can help set a local community apart and provide new opportunities at a state, national and international level.

2.2 Social Infrastructure Demand

To assess the demand for community infrastructure in the area we have considered a range of community infrastructure standards that take into consideration:

- Community infrastructure standards from a range of inner urban projects and the councils in which they are situated, as well as standards developed by the Growth Centres Council (October 2006). The standards relate a range of community infrastructure facilities.
- Estimates of current supply of community/social infrastructure within the study area.
- Previous lessons and experience in community infrastructure.

It is noted that the demand/supply balance may use different study area if required (with the supply catchment covering a larger area). Hence, care must be taken in interpreting the results as the number of facilities provided by the economic model (the balance between supply and demand) must consider possible usage and travel patterns (which will be determined in part by distance and the nature of the facility). For example, some employees may consider facilities 2km too far. Hence, this may require a smaller facility closer to a local population. This is

most evident in the provision of public open space where a small neighbourhood park can meet local needs within a 500m radius, while a regional park will attract users from larger distances.

The table below outlines the specific number of community facilities that would be required to cater to the future employment generated by the proposed rezoning. It also highlights the community infrastructure requirements as determined by simple provision ratios.

Our assessment has revealed that there is no need for additional facilities within the study area to cater for the future employment needs arising from the proposal. Our findings are discussed further in Section 4 (Appendices).

Item/Space/Facility	Urban Renewal Benchmarks*	Comments
Local Government – Open Space & Recreation		
Local open space	2ha: 10,000 persons	<ul style="list-style-type: none"> Long-term local open space accepted standard Includes passive & active areas
Local parks	1: 3,000 households (Parks and Leisure Australia & SOPA 2008 Facilities Strategy)	<ul style="list-style-type: none"> For residential areas, all households within 400 metres/5-min' walk to open space. Varied embellishment – court style, seating, active & passive
Playing fields	1: 4,500 households (City of Sydney urban areas) <u>or</u> 1: 10,000 persons (GCC greenfield standard)	<ul style="list-style-type: none"> Contribution to existing Council facilities if justified. District wide provision to be considered
Indoor sports court	1: 20,000 population (City of Sydney urban areas) <u>or</u> 1: 10,000 persons (GCC greenfield local standard)	<ul style="list-style-type: none"> Contribution to existing/proposed Council facilities if justified
Indoor swimming pool	1: 50,000-100,000 population (City of Sydney urban areas) <u>or</u> 1: 100,000 population (GCC district standard)	<ul style="list-style-type: none"> To be considered within a District wide context
Integrated multipurpose facilities	1: 20,000-30,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> 2,000-2,500m² per facility, increasing with catchment's population growth. Possible contribution to existing/proposed Council facilities if justified
Local Government – Community Centres and Libraries		
Library (Substantial library) branch	1: 20,000-30,000 population (NSW State Library standards) <u>or</u> , sliding scale m²/population: - 58m ² /1,000 – up to 20,000p - 39m ² /1,000 – 20,000-35,000 - 35m ² /1,000 – 35,000-65,000 - 31m ² /1,000 – 65,000-100,000 - - - 28m ² /1,000 – 100,000+ person	<ul style="list-style-type: none"> To be considered within district wide context.
Local community centre / multi-purpose facility	1: 20,000-50,000 persons (for large centre, GHD benchmark study) <u>or</u> 3-4: 20,000-30,000 persons (for meeting spaces /activity provisions – based on City of Sydney urban areas standard)	<ul style="list-style-type: none"> Possible contribution to existing/proposed Council facilities if justified.
Youth facility/centre	1: 20,000 young people	<ul style="list-style-type: none"> Possible contribution to existing/proposed Council facilities if justified
Cultural space / centre	1: 20,000-50,000 persons (district provision)	<ul style="list-style-type: none"> Possible contribution to existing/proposed Council facilities if justified.
Local Government – Care		
Childcare	1 place: 2 children aged 0-4 years. (City of Sydney & Sydney Olympic park standard)	<ul style="list-style-type: none"> Realistic assumption that service will be required/provided although benchmark standards vary substantially across LGAs. 29-44 places (on average) per centre

	1 place: every 75 workers (City of Sydney & Sydney Olympic park standard) OOSH - 1:5 children / 5-11 years	<ul style="list-style-type: none"> Typically provided by market per demand Need to consider current local supply/demand situation.
State Government - Education		
Primary schools	1: 500 students (City of Sydney urban areas) 1: 2,000-2,500 dwellings (Sydney Olympic Park standard) 1: 1,500 dwellings (GCC greenfield standard)	<ul style="list-style-type: none"> Provision in accordance with DET's <i>Planning New Schools, School Safety & Urban Planning Advisory Guidelines</i> 3ha minimum requirement (greenfield standard) 2.3ha if joint use Lesser area required in built-up areas – dependent on land availability and density of site development
Secondary schools	1: 1,200 students (City of Sydney urban areas) 1: 6,000-7,500 dwellings (Sydney Olympic Park standard) 1: 4,500 dwellings (GCC greenfield standard)	<ul style="list-style-type: none"> Provision in accordance with DET's <i>Planning New Schools, School Safety & Urban Planning Advisory Guidelines</i> 6-10ha minimum requirement (greenfield standard) Lesser area required in built-up areas. Need to consider existing school capacity and/or potential to amalgamate boys/girls or as K-12 provision
TAFE	1: 300,000-500,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> Note existence of current TAFE facilities in Wetherill Park – additional provision not required
University	1: 150,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> Note existence of Western Sydney University & University of Wollongong - additional provision not required
State Government – Health and Care		
Before and after school care	1: 25 children (5-12 years) (City of Sydney urban areas) <u>or</u> 1: 5 children aged 5-11 years. (GHD benchmark study)	<ul style="list-style-type: none"> Typically provided by market according to demand
Hospitals	2 beds: 1,000 population (GCC greenfield standard)	<ul style="list-style-type: none"> Note existence of existing public and private facilities within wider catchment area
Community health centre (primary healthcare, including mental health)	1: 50,000 population (City of Sydney urban areas) 1: 60,000 population (GCC greenfield standard)	<ul style="list-style-type: none"> Existing facilities within wider catchment area - additional provision not required
GP medical centres	1 (GP): 4,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> Typically provided by market per demand
Children's health services	1 nurse: 2,000 children (City of Sydney urban areas)	<ul style="list-style-type: none"> No specific provision identified
Aged care	88 places: 1,000 (70+ years) (City of Sydney urban areas) <u>or</u> 40 beds: 1,000 (70+ years) (GCC greenfield standard)	<ul style="list-style-type: none"> Typically provided by market per demand Need to consider existing supply / demand provision
State Government – Emergency Services		
Ambulance services	1 (Station): 105,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> Note existence of existing facilities Cnr Cowpasture Rd & Gloucester Rd.

Fire services	1 (Station): 60,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> ▪ Note existence of existing facilities within the wider catchment area.
Police	1 (Station): 108,000 population (City of Sydney urban areas)	<ul style="list-style-type: none"> ▪ Note existence of existing facilities within the wider catchment area.
<p><i>* All benchmarks subject to discussion/clarification with relevant responsible authorities/agencies. Benchmarks sourced from current literature/studies, including:</i></p> <ul style="list-style-type: none"> - GHD, Parramatta Road Urban Transformation Strategy Social Infrastructure Analysis Report, Vol 1, November 2016 - Growth Centres Commission, North West & South West Growth Centres Development Control Plans - Various Studies and Section 94 Plans for City of Sydney (Green Square); Sydney Olympic Park; Rhodes Precinct: Wolli Creek; Ashmore Precinct and Parramatta CBD 		

Section 3: Conclusion

This report provides a social and economic assessment of the proposed Stage 2 – Northside West Clinic at 23-27 Lytton Street, Wentworthville.

The State Significant Development Approval (and its subsequent development) has potential to contribute to a range of benefits to the local and wider economy, including providing new employment opportunities, promoting industry diversification, complementing Councils visions and strategies for Wentworthville and catering to the existing and forecasted supply shortfall of mental health facilities and services available to the community. It will also generate more employment during the planning, construction, and maintenance stages.

In addition, it is our opinion that the proposed development format can deliver about 23 FTE direct jobs (operational). However, the operational employment outcome is subject to several variables including economic growth trajectory or systematic risk (e.g., recession, policy changes, international conditions). Therefore, the potential FTE direct jobs could be higher or lower than our estimate.

Further to this, the additional direct job creation will generate an additional 20 indirect and induced jobs outside the proposed mental health clinic (i.e., indirect, and induced jobs).

The applicant also indicated that the capital investment value of this project is expected to be approximately \$32 million³. Based on this investment value, assuming 2 years of construction, Macroplan envisages that this development will generate approximately 40 to 50 full-time equivalent jobs per annum directly in the construction industry and a further 65 to 75 full-time equivalent jobs per annum indirectly (for example, jobs in transport, manufacturing, fabrication, design etc).

Moreover, our social infrastructure need assessment found that, given the scale and nature of the proposal, it will have a minimal impact on existing community and social facilities and that there is no requirement to provide for or contribute to new community or social infrastructure in the local area.

³ Source: Linesight

Section 4: Appendices

This section discusses the required social infrastructure arising from for future industrial development on the subject site in Wentworthville.

4.1 Current Supply and Opportunity Assessment

Methodology

The requirement for additional social infrastructure has been based on an economic model which seeks to understand the balance between:

- Demand/population projections (using specific groups where required, for example 70+ or children aged 0-4) in the study area and.
- Audits of current supply of community /social infrastructure within the study area (i.e., Wentworthville-Westmead SA2).

In addition, a range of other qualitative and quantitative factors are utilised to understand the nature, type, and product requirement for social/community infrastructure.

Our assessment has revealed that there is no need for additional facilities within the study area to cater for the future employment needs arising from the proposal:

Scope of Community/Supply Facility

The following facilities (consistent with the Urban Renewal Benchmarks⁴) have been considered and assessed:

- | | |
|---------------------------------|-----------------------------------|
| • Primary Schools | • Childcare facility |
| • Secondary Schools | • After school care facility |
| • Tertiary: University and TAFE | • Performing Arts/Cultural Centre |
| • Community Health Centre | • Ambulance services |
| • GP medical centre | • Fire services |
| • Children's Health Services | • Police services |
| • Hospital | • Local Community Centre |
| • Aged Care | • Open Space and Recreation |
| • Youth Centres | • Swimming Pool |

⁴ All benchmarks subject to discussion/clarification with relevant responsible authorities/agencies. Benchmarks sourced from current literature/studies, including:

- GHD, Parramatta Road Urban Transformation Strategy Social Infrastructure Analysis Report, Vol 1, November 2016
- Growth Centres Commission, North West & South West Growth Centres Development Control Plans
- Various Studies and Section 94 Plans for City of Sydney (Green Square); Sydney Olympic Park; Rhodes Precinct: Wolli Creek; Ashmore Precinct and Parramatta CBD

4.1.1 Youth Centre

There is currently 1 youth centre in the study area. The Wentworthville Youth Centre is located 1.2 kilometres from the site.

Recommendations: The proposal does not generate the need for a new youth centre.

4.1.2 Local Community Centre

There are currently three local community centres in the study area, including the Heritage Cottage Community Centre (650m from the site) and the Wentworthville Community Centre (450m from the site).

Recommendations: The proposal does not generate the need for a new local community centre.

4.1.3 Child Care Facility Centre

There are currently 21 childcare facilities located in the study area.

Recommendations: According to macroplan's community infrastructure standards, there is not considered to be a need for additional childcare/after school care services to cater for the increased employment numbers arising from the proposal.

4.1.4 Library

There is currently 1 library located in the study area (Wentworthville Library). Notably, Westmead Hospital Library is also 2km away from the subject site.

Recommendations: The proposal does not generate the need for a new library.

4.1.5 Performing Arts/Cultural Centre

There is currently one performing arts / cultural centre located in the study area (Sydney Murugan Temple Cultural Hall).

Recommendations: The proposal does not generate the need for a new secondary school.

4.1.6 University and TAFE

There is currently no tertiary facility located in the study area. However, the Western Sydney University – Westmead Precinct is located 1.8km from the site. Additionally, Granville TAFE is located 5.5km from the site.

Recommendations: In our view, there is already a sufficient supply of tertiary education facilities to accommodate growth demand from the increased employment numbers arising from the proposal.

4.1.7 Open Space and Recreation Area

There are a number of open spaces and recreation areas in the study area. These include various local parks which directly surround the site such as Ernest Quinn Village Green, Lytton Street Park and Wentworthville Community Garden.

There are also a number of other open spaces and recreational areas within the study area including MJ Bennet Reserve, Austral Avenue Reserve, Sydney Smith Park, Irwin Place Park and Ringrose Park.

Recommendations: According to macroplan's community infrastructure standards, there is not considered to be a need for additional open space or recreational facilities to cater for the increased employment numbers arising from the proposal.

4.1.8 Swimming Pool

There is currently 1 public swimming centre located in the study area. The Wentworthville Swimming Centre is located 950m from the site.

Recommendations: There is no requirement for swimming pool facilities in the study area.

4.1.9 NSW Fire Station

There is currently 1 fire station located in the study area. The Wentworthville Fire Station is located 900m from the subject site. Further to this, there are another two fire stations within a 4km radius:

- Parramatta Fire Station (110 Wigram Street, Harris Park)
- Merrylands Fire Station (340 Merrylands Road, Merrylands)

Recommendations: According to macroplan's community infrastructure standards, there is not considered to be a need for additional fire station to cater for the increased employment numbers arising from the proposal.

4.1.10 NSW Ambulance Service

There is currently 1 ambulance station located in the study area. The Central District Ambulance Service Station (Parramatta Branch) is located 2.9km from the site. Further to this, there are an additional two first stations within a 4km radius:

- Holroyd Ambulance Station (1 Peel St, Holroyd)
- Northmead Ambulance Station (195 Briens Road, Northmead)

Recommendations: According to macroplan's community infrastructure standards, there is not considered to be a need for additional ambulance station to cater for the increased employment numbers arising from the proposal.

4.1.11 Primary School

There are currently three primary schools located within in the study area.

Recommendations: The proposal does not generate the need for a new primary school.

4.1.12 Secondary School

There are no secondary schools located within the study area. However, there are three secondary schools located 3km from the site.

Recommendations: The proposal does not generate the need for a new secondary school.

4.1.13 GP Medical Centre

There are currently 5 medical centres located in the study area.

Recommendations: According to macroplan's community infrastructure standards, there is no need for additional medical centres to cater for the increased employment numbers arising from the proposal.

4.1.14 Community Health Centre

There are currently 2 Community Health Facilities located in the study area.

Recommendations: According to macroplan's community infrastructure standards, there will not be a need for additional community health centres to cater for the increased employment numbers arising from the proposal.

4.1.15 Hospital

There are currently no hospital(s) located in the study area. However, the Westmead Health Precinct is located approximately 1.5 – 2km from the site.

Recommendations: In our view, there is already a sufficient supply of Hospitals and beds to accommodate growth demand from increased employment numbers in the area.

4.1.16 Residential aged care facility

There is currently 1 existing aged care facility located in the study area.

Recommendations: The proposal does not generate the need for a new aged care facility.

4.2 Community Infrastructure Map

The following series of maps indicate the location of various existing community infrastructure provisions in proximity to the subject site.

Figure 9 Community Infrastructure Map



Source: macroplan

4.3 Greater Sydney Growth Projections

	Population (million) as at June							Period growth				
	2016 (a)	2019 (e)	2021	2026	2031	2036	2041	2016-21	2021-26	2026-31	2031-36	2036-41
NSW Government (Pre-COVID)	5.02	5.36	5.61	6.13	6.61	7.08	7.53	0.59	0.52	0.48	0.47	0.46
Centre for Population and Macroplan (Post-COVID)	5.02	5.36	5.36	5.60	5.97	6.34	6.73	0.33	0.24	0.37	0.37	0.38

	Households (thousand) as at June							Period growth				
	2016 (a)	2019 (a)	2021	2026	2031	2036	2041	2016-21	2021-26	2026-31	2031-36	2036-41
NSW Government (Pre-COVID)	1,803	1,924	2,031	2,236	2,430	2,625	2,818	227	205	194	195	193
Macroplan (Post-COVID)	1,803	1,924	1,939	2,043	2,196	2,352	2,515	136	104	152	157	163

	Dwellings and Dwelling Demand (thousand) as at June							Period growth				
	2016 (a)	2019 (a)	2021	2026	2031	2036	2041	2016-21	2021-26	2026-31	2031-36	2036-41
NSW Government (Pre-COVID)	1,946	2,075	2,189	2,408	2,616	2,823	3,029	243	219	208	208	205
Macroplan (Post-COVID)	1,946	2,075	2,090	2,201	2,363	2,530	2,704	144	111	163	167	173

Source: macroplan

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