

# **Appendix K**

## **Social Needs and Impact Assessment**



**Landcom**

Cudgong Road Station Precinct South  
State Significant Development Application (SSDA)  
Social needs and impact assessment

May 2018



# Executive summary

## Project background

Landcom and the Sydney Metro Delivery Office (SMDO), part of Transport for NSW (TfNSW), are working in collaboration to develop walkable, attractive, mixed use places around the Sydney Metro Northwest stations. This includes using the surplus government owned land located around the Cudgegong Road Station.

The subject site, the Cudgegong Road Station Precinct South, is within the southern part of the broader Cudgegong Road Station Precinct (Area 20) of the Northwest Priority Growth Area, a substantial land release area for homes and jobs in Sydney's northwest.

GHD has been engaged to carry out a social needs and impact assessment to support the State Significant Development Application (SSDA) for the Station Precinct South concept proposal. The concept proposal allows for approximately 1,100 dwellings, a 2,900m<sup>2</sup> central park and 9,000m<sup>2</sup> of retail, commercial and community uses, which includes GP and medical suites, child care centre, health and fitness studio, and a flexible community space. It also includes new streets and supporting public domain.

The social needs and impact assessment evaluates the potential social benefits and risks resulting from the proposal, and recommends mitigation measures to manage these. It includes an assessment of whether additional local/district social infrastructure and open space will be needed to meet future community needs. It also provides a social sustainability plan to help create a vibrant, healthy, connected place to live, work and visit at the Station Precinct South.

## Existing community

In 2016, 177 people lived in the Cudgegong Station Area (Australian Bureau of Statistics, 2016). Compared to Rouse Hill and Blacktown LGA, the existing residential population is characterised by an older age profile, slightly larger households, higher level of home ownership but lower household income, and significantly lower level of public transport usage.

As a semi-rural area, there is currently limited local social infrastructure available within 1km of the site. The closest existing public open space includes two passive parks that are within short walking distance (400m or five minutes) of the site. These parks are the Second Ponds Creek corridor park and Cudgegong Reserve. Both have been identified in the Blacktown City Council (2018) *Section 94 Contributions Plans No's 22L and 22W Rouse Hill* to be embellished. The closest active recreation facilities include Peel Reserve Park and Jonas Bradley Park, which are both just within 1km at The Ponds.

## Social needs of the future community

The Cudgegong Road Station Precinct South has the potential to accommodate 1,100 dwellings and between 2,750 and 2,970 people at completion. Compared to the existing population of the surrounding rural area, future residents are likely to be younger, living in smaller households, and rent their homes, which is common within higher density developments in Western Sydney. Based on the outcomes of demographic analysis and consultation, new residents may also include people from culturally and linguistically diverse backgrounds including India, China, Philippines and Sri Lanka.

Existing communities and new residents will need opportunities for social interaction, and access to local facilities and services, particularly given the precinct is not within easy walking distance of existing social infrastructure.

Section 10.7 of this report presents the outcomes of a social needs assessment, which has directly informed the spatial requirements for the community and open space facilities. With a population of 2,750 to 2,970 people when the development is complete, the Cudgegong Road Station Precinct South development would lead to increased demand for local community facilities and services.

GHD's assessment has found that the proposed 2,900m<sup>2</sup> central park, 300m<sup>2</sup> flexible community space and 800m<sup>2</sup> child care centre is sufficient to meet the needs of the potential future population of 2,750 to 2,970 persons. In particular, the recommended central park and flexible community space meets Council's benchmark needs.

The park will provide public open space within 200m radius of all residents. Based on GHD research into leading practice in open space and recreation planning and provision, local parks can be embellished with additional features typical in district-level parks to enhance the quality of open space. Embellishments could include play equipment and play themes, which would meet Council's requirements for play opportunities within 500m walking distance of all residents. Further, the proposed roads and pedestrian and cycle network would increase the connectivity between the development to nearby open spaces of the Second Ponds Creek corridor park and Cudgegong Reserve.

## **Social benefits of the proposal**

The social sustainability objectives for the proposal are to create an accessible, healthy, active, vibrant and safe place to live, work and play. The proposal would provide social benefits that will help achieve these objectives including:

- The proposed central park would provide a long-term benefit for new and existing residents, workers and visitors. The central park would be within 200m of all residents, which meets the 400 - 500m distance required under Blacktown City Council's open space design principles, outlined in the draft *Recreation and Open Space Strategy*. It would provide opportunities for physical activity, social interaction and overall health and wellbeing, which would particularly benefit future residents with minimal private open space.
- The central park would contribute to the network of open space in the area, benefitting the broader community in the long term. The proposed roads and pedestrian and cycle network would increase the connectivity between the site and surrounding areas, including the Second Ponds Creek corridor park to the east and Cudgegong Reserve to the north. Under Council's *Section 94 Contributions Plans No's 22L and 22W Rouse Hill* and *Blacktown City Council Growth Centre Precincts Development Control Plan 2010*, the proposed playing fields within the Second Ponds Creek would be within walking distance of around 400m of the site and connected by a future shared path. These features would encourage healthy and active lifestyles. This is in line with the principles of both Council and Government Architects NSW's open space policies.
- The proposed flexible community space would provide a long-term benefit for new and existing residents, workers and visitors by providing opportunities for social interaction and activation for the precinct. This meets Council's benchmark need for community space as identified in Council's *Section 94 Contributions Plans No's 22L and 22W Rouse Hill*.
- The proposal would provide other community facilities within close walking distance of new homes and jobs, such as space for GP's, child care, and a health and fitness studio. A supermarket would also provide access to fresh food. These features would help



support community cohesion and wellbeing, while encouraging activation and amenity of the Precinct.

- The proposal would increase the supply of smaller dwelling types (i.e. one, two and three bedroom apartments) leading to increased diversity of housing within the broader area. It would also increase the supply of affordable housing dwellings (5-10% of all dwellings within the development). It is intended that, at a minimum, a Community Housing Provider will manage the affordable housing for a period of 10 years. Additional affordable housing in the local area will benefit low and moderate income earners, and contribute to a diverse community.
- The proposal would create jobs during and after construction, which will benefit residents from the local area and outside the area. After construction, 602 full-time equivalent jobs are expected (including 350 on site) due to the retail and commercial uses within the development, which will provide jobs close to homes.
- The proposal would also have indirect benefits. It would provide homes, jobs and community uses within walking distance of the future metro station. Future residents would be within 300m of the station. The community would have increased connection to the broader metro and rail network through the provision of future rail services every four minutes during peak periods. This would have further indirect benefits such as fast connection to social infrastructure facilities and services within the Rouse Hill Town Centre (two-minute metro journey).

## **Social impacts of the proposal**

Social impacts of the proposal are expected during the construction of the proposal. These include potential short term amenity impacts as a result of construction activities on a small number of nearby residences. Construction would also increase traffic on local roads. These impacts should be addressed by a construction management plan. Neighbouring residences should also be consulted prior to construction to ensure that they are aware of potential amenity impacts.

There is potential for segregation between existing and new residents, as well as the Station Precinct South community and surrounding communities, particularly as the Station Precinct South develops separately to other developments within the Area 20 Precinct. The Station Precinct South is also not within easy walking distance of existing local social infrastructure. These risks can impact on the access and participation of residents in community life, however the pedestrian and cycle links through the site, along with the retail, commercial and community uses are expected to enhance local access, amenity and community wellbeing for future Station Precinct South residents, workers and visitors.

## **Recommendations**

To help achieve the social sustainability objectives and manage the identified social impacts of the proposal, the recommendations for the proposal are:

- Provide the central park, flexible community space, GP, child care, shops, cafes/restaurants and services, as early as possible in the development to support the cohesion of new and surrounding residents.
- Locate community facilities (e.g. flexible community space, child care) close to the central park, shops and other services to support activity in the Station Precinct South during the early phases of the development, as well as create a focal point for the new community.

- Explore embellishment of the central park with additional facilities and features to support active and passive recreation. This would enable the central park to be multipurpose and cater to the projected population.
- Consider a proportion of dwellings that could be designed to Australian adaptable housing standards.
- Consider incorporating liveable housing design principles into dwellings in line with the *Livable Housing Design Guidelines*.
- Prepare an overarching social/place plan to ensure that all recommendations within this report are delivered. The plan should outline the social sustainability objectives for the development, desired outcomes, target population groups, recommendations/actions and the timing, responsibility and cost/funding of these. This plan should be prepared following the submission of the State Significant Development Application and prior to residents moving into the development.
- Provide a Welcome Program for new residents, including information about local services, facilities and activities, as well as provide programs targeted to the needs of diverse age groups in the development and broader community. We recommend that the Welcome Program be provided after residents begin to move into the development, prior to the second stage of development being completed by 2026, and well beyond completion of the development. This could be provided by a local community organisation funded by the developer.
- Incorporate a clinic space within the future community centre in Area 20 or Riverstone East. This would reduce the need for future residents to drive to community health services in the district.
- Pedestrian and cycle paths should be designed to connect to external pathways beyond the site. This would support accessibility and walkability beyond the site to neighbouring areas.
- Accessible design principles should be incorporated throughout the development.
- As more information becomes available as part of subsequent planning for the proposal, further consultation with key service providers (i.e. Council, Western Sydney Health District and NSW Department of Education) is recommended to understand any changing or additional social infrastructure needs, as a result of the proposal.
- Investigate opportunity for public art to be integrated in the central park and throughout the development in publicly accessible areas, such as parks, civic spaces and thoroughfares.
- Incorporate Crime Prevention Through Environmental Design (CPTED) principles throughout the development.
- Ensure that potential social impacts are assessed as part of subsequent planning for the proposal.

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# Appendices

Appendix A – Age profiles of nearby areas to the Cudgegong Road Station Precinct South

# 1. Introduction

## 1.1 Project background

The NSW Government is currently building the Sydney Metro Northwest (SMNW) that is due to start operations in 2019. The SMNW is Stage 1 of the overall Sydney Metro project and involves the construction of eight new metro stations supporting infrastructure between Cudgegong Road and Epping and converting five existing stations between Epping and Chatswood. Stage 2 will deliver a new metro rail line from Chatswood through Sydney's CBD to Sydenham (Sydney Metro City and Southwest).

Landcom and the Sydney Metro Delivery Office (SMDO), part of Transport for NSW (TfNSW), are working in collaboration to develop walkable, attractive, mixed use places around the SMNW stations. This includes using the surplus government owned land located around the Cudgegong Road Station.

The subject site, the Cudgegong Road Station Precinct South, is located between Cudgegong Road, Tallawong Road, Schofields Road and the Metro corridor and comprises around 7.8 ha of government owned land. It is within the southern part of the broader Cudgegong Road Station Precinct (Area 20) of the Northwest Priority Growth Area, a substantial land release area for homes and jobs in Sydney's northwest.

GHD has been engaged to carry out a social needs and impact assessment to support the State Significant Development Application (SSDA) for the Station Precinct South concept proposal. The concept proposal allows for approximately 1,100 dwellings and 9,000 m<sup>2</sup> of retail, commercial and community uses. It also includes a central park, new streets and supporting public domain.

## 1.2 Purpose of this report

This report provides a social needs and impact assessment to support the State Significant Development Application (SSDA) for the Cudgegong Road Station Precinct South concept and to address the Secretary's Environmental Assessment Requirements regarding social needs and open space. This includes:

- Justification for the proposed community use land, and consideration of how the proposal meets the strategic objectives and social needs of the Local Centre and wider North-West Growth Precinct.
- Consideration of the future population, and proposed open space and infrastructure to service the residents.
- Consideration of the social impacts of the proposal, including how the development may change the community's way of life and how they will live, work, play, and interact with one another. The assessment of social impacts identifies stakeholder groups that may be affected by each impact and the significance of the impact. The assessment also considers whether additional local/district social infrastructure and open space will be needed to meet the needs of the future residential, worker and visitor population of the Station Precinct South.
- Identification of potential social benefits and risks resulting from the Cudgegong Road Station Precinct South development.
- Mitigation measures to manage identified social impacts.

- A social sustainability plan which identifies objectives for the development and recommended strategies to enhance the social sustainability of the development for existing and incoming communities.

### **1.3 Scope and limitations**

This report has been prepared by GHD for Landcom and may only be used and relied on by Landcom for the purpose agreed between GHD and the Landcom as set out Section 1.2.

GHD otherwise disclaims responsibility to any person other than Landcom arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by GHD described in this report. GHD disclaims liability arising from any of the assumptions being incorrect.



## 2. Methodology

### 2.1 Leading practice frameworks

This social needs and impact assessment evaluates the potential social benefits and risks resulting from the proposal. The methodology for this assessment (Section 2.2) has been informed by leading practice frameworks for:

- Social impact assessment.
- Social sustainability.
- Social infrastructure planning.

the frameworks and guidelines which provide evidence-based requirements for social sustainability that have been used to inform this assessment.

**Table 1 Leading practice frameworks**

Framework	Detail
<b>Social impact assessment</b>	
Social Impact Assessment: Guidance for Assessing and Managing the Social Impacts of Projects	The International Association for Impact Assessment defines SIA as the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.
Planning Institute of Australia Social Impact Assessment Position Statement	This Position Statement provides the Planning Institute of Australia's position on SIA. Impact assessment is an important part of planning and decision making processes. Social impact assessment of policies or plans should be sufficiently robust to anticipate the impact of proposals made under the plan and minimise the need for further assessment.
<b>Social sustainability</b>	
Green Star Communities	<p>This Guide was developed by the Green Building Council of Australia as a resource for councils to encourage community development projects in their LGA. It explains how developers can use the Green Star – Communities National Framework and the Green Star – Communities Rating Tool to support and achieve improved economic, social and environmental outcomes across different elements of the built environment.</p> <p>The Guide details actions for developments such as embracing best practice community engagement and adopting a sustainable and long-term approach to the planning and provision of community infrastructure.</p>

Framework	Detail
Creating Stronger Communities	In the UK, the Berkley Group developed the Creating Stronger Communities framework, which measures the social sustainability of new housing and mixed use developments, including in inner city London.
EnviroDevelopment	EnviroDevelopment is a national rating tool which provides independent verification of a project's sustainability performance. It is an initiative of the Urban Development Institute of Australia (Queensland) and was established to drive the delivery of more sustainable communities and spaces.
EcoDistricts	In the US, the EcoDistricts framework aims to create sustainable cities from the neighbourhood up. A new model of urban regeneration and community development, the EcoDistricts Protocol is a tool that supports and rewards district-scale projects in setting rigorous performance goal and management structures. Each step of the EcoDistricts approach is built around an interrelated set of environmental, economic, and social performance areas.
Social Determinants of Health	<p>The World Health Organisation's Social Determinants of Health provide evidence-based research on the socio-economic conditions which are important for people to grow, live, work and age, including the health system. These circumstances are shaped by the distribution of money, power and resources.</p> <p>The evidence shows that people who are less well off have substantially shorter life expectancies and more illnesses than the rich. People's health is sensitive to their social environment, or what has become known as the Social Determinants of Health. The research into the social determinants of health confirms that community wellbeing and health is dependent on a range of factors, all of which are linked to how communities are planned and the built environment.</p>
The Healthy Urban Development Checklist	The checklist was developed to assist health professionals to provide consistent and comprehensive advice on development plans. However it is also intended that it will also be helpful for providing input and advice from the earliest possible phases of the urban planning and development process.
<b>Planning for social infrastructure</b>	
Greener Places	Government Architects NSW released this draft Green Infrastructure policy. It provides design principles to help deliver green infrastructure such as public open space in

Framework	Detail
	NSW. These principles are integration, connectivity, multifunctionality and participation.
Draft Child Care Planning Guideline: Planning and designing quality child care facilities in NSW	The NSW Department of Planning and Environment has prepared this guideline to provide guidance on the planning and design of quality child care facilities in NSW. It will align with the National Quality Framework for early education and care. The main form of development that applies to this guideline is centre-based child care.
Recreation and Open Space Planning Guidelines for Local Government 2010	These guidelines were prepared by the NSW Department of Planning in 2010. They were developed as a resource for NSW councils to develop their own recreational and open space policies. The guidelines do not provide a definitive source of information for open space planning but explain that, especially in urban areas, it is the quality of open space and not just the amount provided that should be focused on.
People Places: A Guide for Public Library Buildings in New South Wales	In 2000 the State Library of NSW developed People Places: A Guide for Public Library Buildings in New South Wales to guide the development of public library buildings. The planning tools, needs assessment process and benchmarking outlined in People Places has been widely used and accepted by councils across NSW. The third edition of People Places was re-released in 2013, placing increased emphasis on the changing nature and role of libraries.

## 2.2 Methodology

This social needs and impact assessment report has been prepared through the tasks outlined in Table 2 below.

**Table 2 Methodology**

Report section	Task
4 Current Social Policies	<p><b>Review of social policies</b></p> <p>A review of current social policies released by NSW Government and Blacktown City Council to understand local community characteristics, values and government plans for social infrastructure in the area that are relevant to this assessment.</p> <p>Community values refer to tangible and intangible characteristics and aspects of a community such as amenity and character, lifestyle, access, connectivity, community cohesion and community health and safety. A project may impact on these aspects of a community through changes in noise and air quality levels, visual amenity, traffic and access, barriers to movement across the community, and the use and enjoyment of community spaces.</p>
5 Existing population	<p><b>Development of existing community profile</b></p>

Report section	Task
	Preparation of an existing community profile for the Cudgegong Station Area to determine the scope and extent of the social impacts.
6 Existing social infrastructure	<b>Audit of social infrastructure</b> An audit of existing social infrastructure within 1 km and 5 km of the Station Precinct South that is likely to service the existing and potential future community of the Station Precinct South.
0 Future Cudgegong Road Station Precinct South	<b>Future population profile</b> Preparation of a potential future population profile for the Station Precinct South.
8 Consultation Outcomes	<b>Consultation with key stakeholders</b> Consultation with Blacktown City Council, Western Sydney Local Health District, NSW Department of Education, Quakers Hill Police Area Command, Fire and Rescue NSW and NSW Ambulance. The purpose of the consultation is to understand key social issues and needs of the existing and potential future community, government plans for social infrastructure in the area that are relevant to this assessment, and inform the social sustainability objectives for the proposal.
9 Social Sustainability Objectives	<b>Development of social sustainability objectives</b> Development of social sustainability objectives for the proposal based on the outcomes of the above tasks.
10 Social needs and impact assessment	<b>Assessment of social infrastructure requirements and impact assessment</b> Assessment of the social impacts resulting from the proposal, along with the stakeholder groups that may be affected by each impact and the significance of the impact. The impact assessment has been prepared based on the social impact assessment criteria outlined in Table 3 below. The assessment also considers the needs of the future community including social infrastructure requirements (refer to Section 2.4 for detail).
11 Summary of impact and mitigation measures	<b>Summary of social impacts and mitigation</b> Summary of the identified social impacts and recommended mitigation measures to manage these.
12 Conclusion and recommendations	<b>Conclusion and recommendations</b> Development of a social sustainability plan which provides recommendations to enhance the social sustainability and objectives of the development.

## 2.3 Social impact assessment criteria

This social needs and impact assessment has been prepared against a range of criteria relating to the nature, type, duration, and level of impact. This criteria is detailed in Table 4 below.

**Table 3 Social impact assessment criteria**

Criteria	Definition
Nature	<ul style="list-style-type: none"> <li>• <b>Positive</b> - Impacts that result in net benefits for the community.</li> <li>• <b>Negative</b> - Impacts that result in detriments for the community or specific stakeholder groups.</li> <li>• <b>Neutral</b> - A change that does not result in a positive or negative impact but allows continuation of the usual function.</li> </ul>
Type of impact	<ul style="list-style-type: none"> <li>• <b>Direct</b> - Impacts resulting directly from social changes caused by the proposal.</li> <li>• <b>Indirect</b> - A secondary impacts that occur as a consequence of a direct impact rather than the actual proposal.</li> </ul>
Duration and project phase	<ul style="list-style-type: none"> <li>• <b>Temporary</b> - less than one year.</li> <li>• <b>Short term</b> - one year or more and less than five years.</li> <li>• <b>Medium term</b> - five years or more and less than 10 years.</li> <li>• <b>Long term</b> - 10 years or more.</li> <li>• <b>Pre-construction</b> – before construction of the proposal starts.</li> <li>• <b>Construction</b> – when the proposal is being constructed.</li> <li>• <b>Post-construction</b> – after the proposal is constructed.</li> </ul>
Level of impact	<ul style="list-style-type: none"> <li>• <b>Negligible</b> – Marginal change from the baseline conditions so no discernible effect is expected and recovery occurs within several months.</li> <li>• <b>Minor</b> – A small but measurable change from the baseline conditions. Changes are expected to be temporary and/or only affect a small number of people. Recovery is expected within five years.</li> <li>• <b>Medium</b> – Noticeable and relatively substantial change from the baseline conditions. Changes may be longer term or temporary and affect a large number of people. Recovery is expected within five years.</li> <li>• <b>Major</b> – A change fundamentally altering the baseline conditions in the community and affecting a large number of people, and/or a moderate number of people over the long-term. Recovery is expected to take more than 10 years, if at all.</li> </ul>



## 2.4 Social infrastructure

A key part of this social needs and impact assessment is an assessment of whether additional local or district social infrastructure will be required to meet the needs of the future residential, worker and visitor population of the Station Precinct South.

Social infrastructure incorporates the facilities and services that are used for the physical, social, cultural or intellectual development or welfare of the community. It includes physical infrastructure such as libraries, community centres and cultural facilities that facilitate the delivery of social services and activities, as well as open spaces, parks, recreation areas and sport fields that support sport, recreational and leisure uses. Importantly, social infrastructure also incorporates the services, activities and programs that operate within these built facilities.

Social infrastructure is not limited to that provided by federal, state and local governments. It also includes those services and facilities that are operated by non-profit community organisations as well as the private sector.

When planning and delivering social infrastructure it is important to consider the size and geographic distribution of the population that it is servicing. This report has assessed the provision of social infrastructure at the *local* and *district* levels for the Cudgegong Road Station Precinct South. Local facilities service up to 20,000 people while district facilities service between 20,001 to 50,000 people. Examples of local and district social infrastructure include:

- Child care.
- Libraries.
- Primary and high schools.
- Sport and recreation facilities.
- Open space and parks.
- Community centres.
- Health facilities.

The assessment of social infrastructure requirements has been prepared based on analysis of the four indicators of need below. These have been informed by the tasks outlined in Table 2.

- **Demographic need** – consideration of the existing community profile for the Cudgegong Station Area, the potential future population and their resultant need for social infrastructure.
- **Comparative need** – review of the existing social infrastructure within 1km and 5km of the Station Precinct South that is likely to service the existing and potential future community of the Station Precinct South.
- **Stakeholder identified need** – consultation with Blacktown City Council, Western Sydney Local Health District and NSW Department of Education on potential social infrastructure needs.
- **Rate of provision need** – these have been based on rates of provision or benchmarks outlined in the leading practice frameworks and relevant social policies.

Section 6 identifies the existing local and district social infrastructure serving the Station Precinct South and Section 10.7 provides an assessment of the potential social infrastructure requirements for the future population.

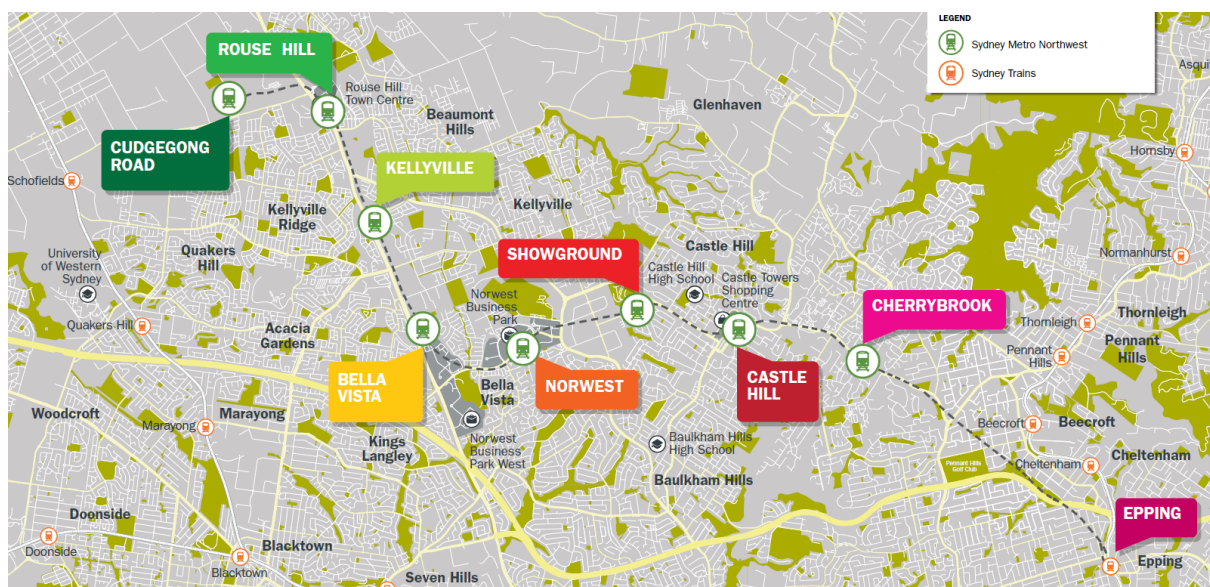
### 3. Location and context

This section outlines the location and context for the areas analysed within this social needs assessment. The Cudgegong Road Station Precinct South is within the Cudgegong Road Station Precinct, which is part of the Sydney Metro Northwest Urban Transformation Program (refer to Section 3.1). It is also within the Cudgegong Road Station (Area 20) Precinct within the Northwest Priority Growth Area (refer to Section 3.2). Section 3.3 describes the Cudgegong Road Station Precinct South site in more detail.

#### 3.1 Sydney Metro Northwest Urban Transformation Program

Landcom is working with the Sydney Metro Delivery Office (SMDO) to lead the preparation of studies, report and plans for government owned sites associated with the construction of the Sydney Metro Northwest. Figure 1 shows the alignment of Sydney Metro Northwest with the Cudgegong Road Station located to the west.

The Cudgegong Road Station Precinct, encompassing the Station Precinct South site, is one of eight precincts around the Sydney Metro Northwest stations that will be developed into a walkable and mixed use precinct.



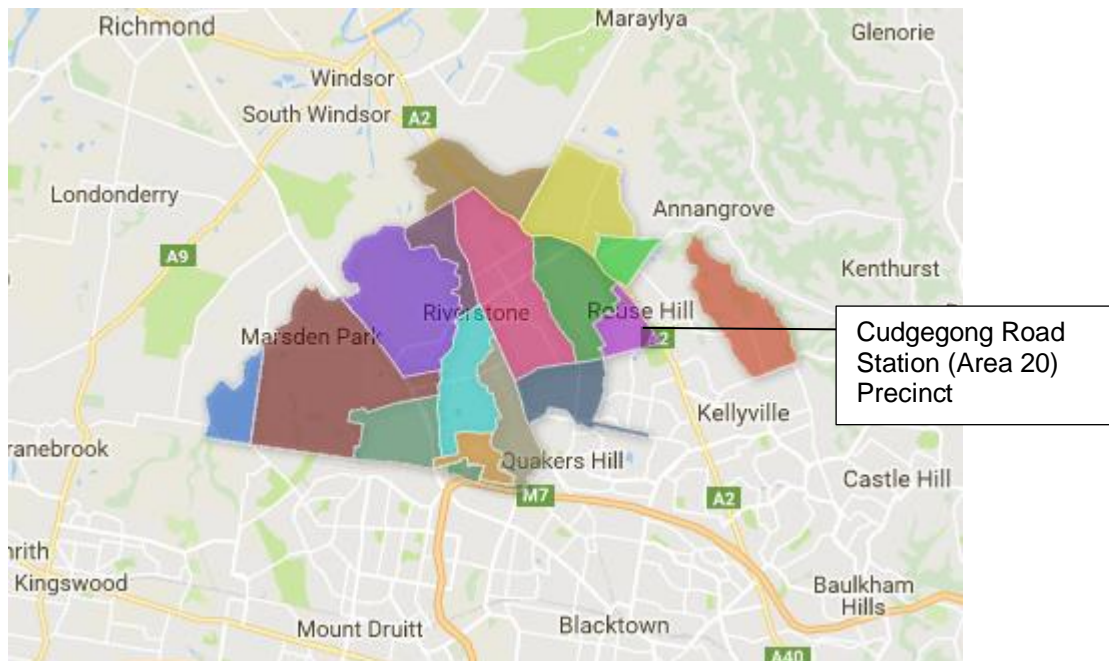
**Figure 1 Map of Sydney Metro Northwest**

Source: UrbanGrowth NSW, 2016

#### 3.2 Northwest Priority Growth Area

The Northwest Priority Growth Area is expected to provide substantial land release areas for homes and jobs in Sydney's northwest. 33,000 homes will be provided by 2026. Once fully developed, the area will be home to around 250,000 people. The Northwest Priority Growth Area is forecast to contribute approximately 12% of the homes needed in metropolitan Sydney to meet demand over the next 20 years. To date, land in the Northwest Priority Growth Area has been rezoned to support 53,150 dwellings.

The Cudgegong Road Station Precinct South is within the southern part of the broader Cudgegong Road Station (Area 20) Precinct of the Northwest Priority Growth Area. Figure 2 shows the location of the Precinct within the Priority Growth Area.



**Figure 2 Map of the Northwest Priority Growth Area**

Source: Department of Planning and Environment, 2017

### **3.2.1 Cudgegong Road Station (Area 20) Precinct**

In October 2011, the Department of Planning and Environment (DPE) rezoned the broader Cudgegong Road Station (Area 20) Precinct for urban development to support growth. In 2015 the Precinct was expected to provide 4,400 new dwellings, though 5,700 dwellings have already been approved (AEC 2018). The Station Precinct South proposal provides for 1,100 dwellings.

Based on the Indicative Layout Plan for the Cudgegong Road Station (Area 20) Precinct (DPE, 2016), the following social infrastructure will be located in the Precinct:

- An existing oval
- An existing Anglican school.
- A potential school site.
- Two sporting fields.
- Four parks, including the Cudgegong Reserve.

The Riverstone East Precinct is adjacent to the Area 20 Precinct to the west. The Station Precinct South is in close proximity to the Riverstone East Precinct and may be serviced by social infrastructure provided in Riverstone East in the future. Based on the Indicative Layout Plan for the Riverstone East Precinct (DPE, 2016), the following social infrastructure will be located in the Precinct:

- Two sporting fields.
- Local parks.
- A mixed use/community facility.
- A potential school site.



### 3.3 Cudgegong Road Station Precinct South

The Cudgegong Road Station Precinct South is located south of the proposed Cudgegong Road Metro Station and within the southern part of the broader Cudgegong Road Station (Area 20) Precinct of the Northwest Priority Growth Area. It is within the suburb of Rouse Hill around 33km north-west of Sydney CBD.

The Station Precinct South is within a predominantly rural residential area. The site has been cleared as part of site preparation works for the Sydney Metro Northwest project and has some car parking for commuters under construction on the western edge. It is bound by Schofields Road to the south, the new metro line to the north, Cudgegong Road to the east and future commuter car parks to the west (currently under construction). Directly to the south is recent The Ponds residential development and around 1.5 km to the east is the Rouse Hill Town Centre.



**Figure 3 Location of the Cudgegong Road Station Precinct South**

Source: Department of Planning and Environment, 2016

The Cudgegong Road Station Precinct South is proposed to accommodate:

- Approximately 1,100 dwellings with an average dwelling size of 69m<sup>2</sup> allowing for a range of dwelling mixes.
- 5 to 10% of new dwellings will be affordable. It is intended that, at a minimum, a Community Housing Provider will manage the affordable housing for a period of 10 years.
- A 2,900m<sup>2</sup> central park.
- 4,500m<sup>2</sup> retail space (including a 300m<sup>2</sup> supermarket and potential for another 1,200-1,500m<sup>2</sup> supermarket).
- 3,000m<sup>2</sup> commercial space (including 2,000m<sup>2</sup> office space and 1,000m<sup>2</sup> for GP and medical suites).

- 1,500m<sup>2</sup> community space comprising:
  - 800m<sup>2</sup> child care centre
  - 400m<sup>2</sup> health and fitness studio
  - 300m<sup>2</sup> flexible arts/dance/community space.
- New streets, including traffic lights along Cudgegong Road, and supporting public domain.

The development is proposed to be developed in two stages:

- Stage one (2020 to 2022) would provide approximately 360 dwellings, 9000m<sup>2</sup> of commercial, retail and community use and the 2900m<sup>2</sup> central park
- Stage two (2022 to 2026) would provide approximately 740 dwellings.

Section 10.7 presents the outcomes of a social needs assessment, which has directly informed the spatial requirements for the community and open space facilities.

Figure 4 shows the site plan and proposed development for the Station Precinct South.



**Figure 4 Site plan**

Source: Landcom, 2018



## 4. Current social policies

This section presents a summary of the current government social policies that are relevant to this social needs assessment.

### 4.1 NSW Government policies

#### 4.1.1 Greater Sydney Region Plan - A metropolis of three cities – connecting people (2018)

The Greater Sydney Region Plan was prepared by the Greater Sydney Commission (GSC) and sets out the GSC's vision for Sydney to 2056. It is an amendment to *A Plan for Growing Sydney* (refer to Section 4.1.2). The Region Plan divides the Sydney Metropolitan Area into three cities: Western Parkland City, Central River City and Eastern Harbour City. It provides directions, metrics and objectives in order to achieve the vision for Sydney 2056.

The Northwest Priority Growth Area falls within the Western Parkland City, which is centred on the future Western Sydney Airport – Badgerys Creek Aerotropolis. In terms of districts, the Cudgegong Road Station Precinct South is within the Central City District (refer to Section 4.1.3). The following table summarises the key objectives and strategies that are relevant to this assessment.

**Table 4 Summary of the objectives and strategies of Greater Sydney Region Plan**

Objective	Strategy	Relevance to this assessment
6. Services and infrastructure meet communities' changing needs	6.1 Deliver social infrastructure to reflect the needs of the community now and in the future  6.2 Optimise the use of available public land for social infrastructure	The Region Plan highlights that families are increasingly living in higher density areas. Planning and design responses will need to place greater importance on how open space and the public realm are inclusive of children and young people.
7. Communities are healthy, resilient and socially connected	7.1 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	The Cudgegong Road Station Precinct South proposal will be adjacent to the proposed metro station. Walkable and activated public spaces should be provided to further enhance the walkability of the Station Precinct South.
11. Housing is more diverse and affordable	11.2 State agencies, when disposing or developing surplus land for residential or mixed-use projects include, where viable, a range of initiatives to address housing diversity and/or affordable rental housing	While not a requirement for this development, the proposal will provide 5 to 10% of new dwellings in the development as affordable housing, in line with the GSC's objective. It is intended that, at a minimum, a Community Housing Provider will manage the affordable housing for a period of 10 years.

Objective	Strategy	Relevance to this assessment
12. Great places that bring people together	12.1 Deliver great places by prioritising a people-friendly public realm and open spaces as a central organising design principle	This should be considered during the design of public spaces.

#### 4.1.2 A Plan for Growing Sydney (2014)

*A Plan for Growing Sydney* sets out the NSW Government's vision for the future of the Sydney Metropolitan Area over the next 20 years. The Plan provides key directions and actions to guide Sydney's growth including the delivery of housing, employment, infrastructure and open space. The following table summarises the key directions and actions that are relevant to this assessment.

**Table 5 Summary of the key directions and actions of A Plan for Growing Sydney**

Direction	Action	Relevance to this assessment
1.11 Deliver infrastructure	1.11.3 Undertake long-term planning for social infrastructure to support growing communities	This assessment is in line with the Plan's action to identify social infrastructure needs to support Sydney's growth. The Cudgegong Road Station Precinct South will provide the opportunity to preserve land needed for new social facilities.
2.1 Accelerate housing supply across Sydney 2.4 Deliver timely and well planned greenfield precincts and housing	2.1.3 Deliver more housing by developing surplus or under-used government land	Cudgegong Road Station Precinct South will deliver housing within government land, in line with the Plan's focus to provide additional housing along the Sydney Metro Northwest corridor.
3.2: Create a network of interlinked, multipurpose open and green spaces across Sydney	3.2.1 Deliver the Sydney Green Grid project	The Cudgegong Road Station Precinct South will deliver new open space in a greenfield location, in line with the Plan's action to support the Sydney Green Grid.

#### 4.1.3 Our Greater Sydney 2056 –Central City District Plan – connecting communities (2018)

The Central City District Plan was prepared by the Greater Sydney Commission (GSC) and supports the vision for Sydney to 2056 outlined in the Greater Sydney Region Plan (refer to Section 4.1.1). The District Plan provides planning priorities for the Central City District, which includes the Blacktown, Cumberland, Parramatta and The Hills local government areas.

**Table 6 Summary of the objectives and strategies of Central City District Plan**

Planning priority	Relevance to this assessment
C3 Providing services and social infrastructure to meet people's changing needs	Infrastructure such as open space can be adapted and shared for different uses e.g. community, sports, arts, screen and cultural or recreational use when they are not otherwise required.  Shared use agreements increase opportunities for the community to access facilities and resources and facilitate programs and activities where resources and funding are limited. This is particularly important in urban environments with high land values and growing demand for access to open space and community facilities.
C4 Fostering healthy, creative, culturally rich and	Connectivity of, and access to, diverse open space and opportunities for recreational physical activity are essential. This is particularly relevant to

Planning priority	Relevance to this assessment
socially connected communities	high density areas, such as the Cudgegong Road Station Precinct South proposal.
C6 Creating and renewing great places and local centres, and respecting the District's heritage	Local centres should include a public realm and open space focus.

#### 4.1.4 Northwest Priority Growth Area Land Use and Infrastructure Implementation Plan (2017)

This Implementation Plan outlines plans for the growing Northwest Priority Growth Area and the infrastructure needed to support this growth. It is an update to the planning and infrastructure provision framework for the Priority Growth Area in light of the urban development and demand for housing that has occurred since the Northwest Growth Centre Structure Plan 2006.

The Implementation Plan projects a 2016-2021 housing target of 13,950 dwellings for the Blacktown LGA, with areas such as Rouse Hill around Cudgegong Road Station expected to support growth over the next five years. In terms of social infrastructure provision, smaller centres at Kellyville, Box Hill, Riverstone, Rouse Hill and Marsden Park will continue to be hubs for the surrounding local communities. Social infrastructure such as community centres, schools, medical and health practices, as well as commercial and retail uses will be located in these centres.

In terms of local public open space, the Implementation Plan recommends:

- Investigating the location of planned facilities to ensure that the majority of residents are within 400m of an area of local public open space.
- Investigating shared use opportunities.
- Embellishment of facilities to provide playgrounds, off-leash areas and sporting facilities.

#### 4.1.5 Relevant studies

##### Social Infrastructure and Open Space Report Area 20 Precinct (Elton Consulting, 2010)

This report was prepared for the NSW DPE to inform the preparation of the Area 20 Precinct Plan within the Northwest Priority Growth Area. It considered the community facilities, human services and open space that would be required to support the future population of the Area 20 Precinct.

Recommendations related to recreation open space were:

- Three larger recreation parks (at least 10,000m<sup>2</sup> in size).
- Three parks along Second Ponds Creek (at least 5,000m<sup>2</sup> in size).
- Four or five other parks (at least 3,000m<sup>2</sup> in size).
- Three playgrounds linked to larger parks and the sports ground.
- Linear connections along Second Ponds Creek and from the larger parks to Second Ponds Creek.
- Cudgegong Reserve with pathways around the outer (this may require extending the boundary to incorporate the path, seating and interpretation amongst trees).

- The total recommended provision of recreation open space is around 13 ha of land, which provides around 1.85 ha per 1,000 people for a population of 7,000.

The Area 20 Precinct Plan is superseded by the Indicative Layout Plan (refer to Section 3.2.1).

## 4.2 Blacktown City Council policies

### 4.2.1 Blacktown 2036 (2017)

*Blacktown 2036* is the long term Community Strategic Plan for the Blacktown City community. The plan identifies the main priorities and aspirations for a sustainable City over the next 20 years and beyond. It includes an overarching vision, strategic directions and objectives. The strategic directions relevant to this assessment are summarised in Table 7.

**Table 7 Summary of strategic directions of Blacktown 2036**

Strategic direction	Focus areas	Indicators
A vibrant and inclusive community	<ul style="list-style-type: none"> <li>• Provide a safe community</li> <li>• Provide vibrant cultural opportunities and community activities</li> <li>• Provide a range of community spaces</li> </ul>	Access to services (percentage of residents within 400m of town centres)
A growing city supported by accessible infrastructure	<ul style="list-style-type: none"> <li>• Pursue the provision of more affordable housing for the City</li> <li>• Provide transport networks that connect the City of vehicle and non-vehicle users</li> </ul>	Use of public transport Number of new houses and new other residential building approvals Travel time – journey to work
A sporting and active city	<ul style="list-style-type: none"> <li>• Increase community participation in sporting and recreational activities</li> </ul>	Access to open space (percentage of residents within 800m)

### 4.2.2 Section 94 Contributions Plans No's 22L and 22W Rouse Hill (2018)

Blacktown City Council's Section 94 Contributions Plans for Rouse Hill combines the Riverstone East and Area 20 Precincts. It is noted that the Section 94 Plan assumes an occupancy rate of 2.7 persons per three bedroom, medium density dwelling (including residential flat buildings).

The following social infrastructure is proposed to be provided for Rouse Hill:

- Around 105.41 ha of open space and recreation facilities (refer to Figure 5 below), based on 2.83 ha of usable open space per 1,000 persons and a spread and distribution of passive parks to ensure that residents are within a 400-500 metre walking distance from open space. Council has also attempted to meet the identified playing field demand by provision of one full field per 1,850 persons.

Proposed works include embellishment to the Second Ponds Creek corridor park to the east of the site to include a cycleway and playing field, and Cudgegong Reserve to the north of the site to include a cycleway. To the north-west of the site is a proposed 9.7 ha active reserve which will include a playing field, amenities and playground. Four local parks are also proposed close to the site with a combined area of 4.72 ha. Around 4km or



a 5-minute drive north-west of the site is a proposed 4.53 ha active reserve which will include a playing field, amenities and playground.

- Land for a district level, multipurpose Community Hub in the Riverstone East Precinct, which will serve the precincts of Area 20, Alex Avenue, Riverstone and Riverstone East. The timing for acquisition of the land depends on a number of factors, including receipt of contributions from development and other possible funding sources from the NSW Government. Without this information, Council projects that acquisition would occur between 2025 and 2030.

As part of the Cudgegong Road Station Precinct South, Landcom is proposing to dedicate land for a 2,900m<sup>2</sup> central park. Landcom will be seeking Council's agreement to offset contributions.



**Figure 5 Rouse Hill open space and recreation facilities**

#### 4.2.3 Blacktown City Social Profile 2016

Blacktown City Council developed this social profile to outline the major social issues currently facing Blacktown City and inform community strategic planning. It explores the key issues for eleven priority areas based on the Social Determinants of Health by the World Health Organisation (described in Table 1). The priority areas are social gradient, stress, early life, social exclusion, work, unemployment, social support, addiction, food, transport and service

development. The profile also provides a snapshot of Blacktown City's community strengths and needs.

Points from the Social Profile that are relevant to this assessment include:

- The closeness to work, facilities and services was highly valued.
- Residents valued the recreational, sporting, social and cultural activities in the city.
- There is concern that new release areas will have fewer facilities and limited opportunities for recreation and participation compared to established areas within Blacktown City. Existing infrastructure will become increasingly stressed which could result in negative impacts on residents' quality of life.
- Better access to healthy food across the city will improve life expectancy and have social and economic benefits for individuals and the wider community.
- Safety is a high priority for the City. Safety and antisocial behaviour were concerns particularly in parks, transport interchanges and railway stations. Public spaces for gathering while feeling safe are desired.
- Community connections, social networks and relationships are important.
- There was inequity in people's ability to access public transport networks leading to increased reliance on private vehicle use. The Sydney Metro Northwest will provide key infrastructure for Blacktown City.
- The community has valued the convenience and availability of new shops and services as well as recreational, sporting, social and cultural activities, as part of new developments in the Northwest.
- There is an overall need for more local infrastructure including pedestrian crossings, footpaths, cycleways and roads in the Northwest.
- Affordable venues for recreation, leisure and meeting other community members is valued.

#### **4.2.4 Draft Recreation and Open Space Strategy (2017)**

Blacktown City Council recently exhibited the draft Recreation and Open Space Strategy 2017. The purpose of the draft Strategy is to guide the planning of recreation and open space facilities over the next eight years. The Northwest Growth Area which includes the Cudgegong Road Station Precinct South site will provide around 150 new parks, 17 new sportsgrounds and 65 new sports courts.

The objectives of the draft Strategy that are relevant to this assessment include:

- Enhance the quality of our parks.
- Provide an equitable spread of quality playgrounds to meet present and future needs of our community.
- Provide a diverse range of recreation opportunities that will benefit the health and wellbeing of our community.
- Provide opportunities to capture the shift towards informal sport and recreation activities, including outdoor fitness stations. It is noted that the catchment area of outdoor fitness stations is approximately 1 to 1.5km radius in residential areas or most residents being within a 20-minute walk.
- Develop plans that will assist the enhancement of corridors and linear trail systems.

- Provide an equitable spread of indoor sport and recreation facilities to meet present and future needs of our community.
- Encourage use of all open space to increase community wellbeing.

The draft Strategy provides general principles in providing open space include:

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

### **4.3 Implications for this assessment**

The following key implications have been identified from the review of relevant policy documents:

- In terms of social infrastructure provision, smaller centres at Kellyville, Box Hill, Riverstone, Rouse Hill and Marsden Park will continue to be hubs for the surrounding local communities, including Cudgegong Road Station Precinct South. Social infrastructure such as community centres, schools, medical and health practices, as well as commercial and retail uses will be located in these centres.
- Cudgegong Road Station Precinct South provides the opportunity for local public open space provision to cater for increasing families living in higher density housing. Designing a people-friendly public realm and open spaces as community focal points should be considered for the planning of the Station Precinct South.
- Opportunities for recreational physical activity should be explored as part of the provision of open space. Open space could also be adapted and shared for different uses e.g. community, sports, arts, screen and cultural or recreational use. Shared use agreements could be explored with different social infrastructure providers (e.g. schools, Council, private sector) to maximise the efficient use of land, whilst also enhancing activation of facilities.
- Blacktown City Council is proposing to provide around 20 ha of open space and recreation facilities in the Area 20 Precinct, which will serve the future Cudgegong Road Station Precinct South population. Landcom is proposing to dedicate land for a 2,900m<sup>2</sup> central park within the Town Centre, and will be seeking contribution offsets for the dedication.
- Council is also proposing to provide land for a community resource hub in the Riverstone Precinct, which will cater for the Station Precinct South.
- The Blacktown community values the proximity of jobs, facilities and services close to homes and public transport. There is concern however that new release areas will have fewer facilities and limited opportunities for recreation and participation compared to established areas within Blacktown City, which would place additional pressure on existing facilities.
- The Blacktown community values community connections, social networks and relationships. These can be supported through recreational, sporting, social and cultural activities as well as affordable venues for leisure and meeting other community members.

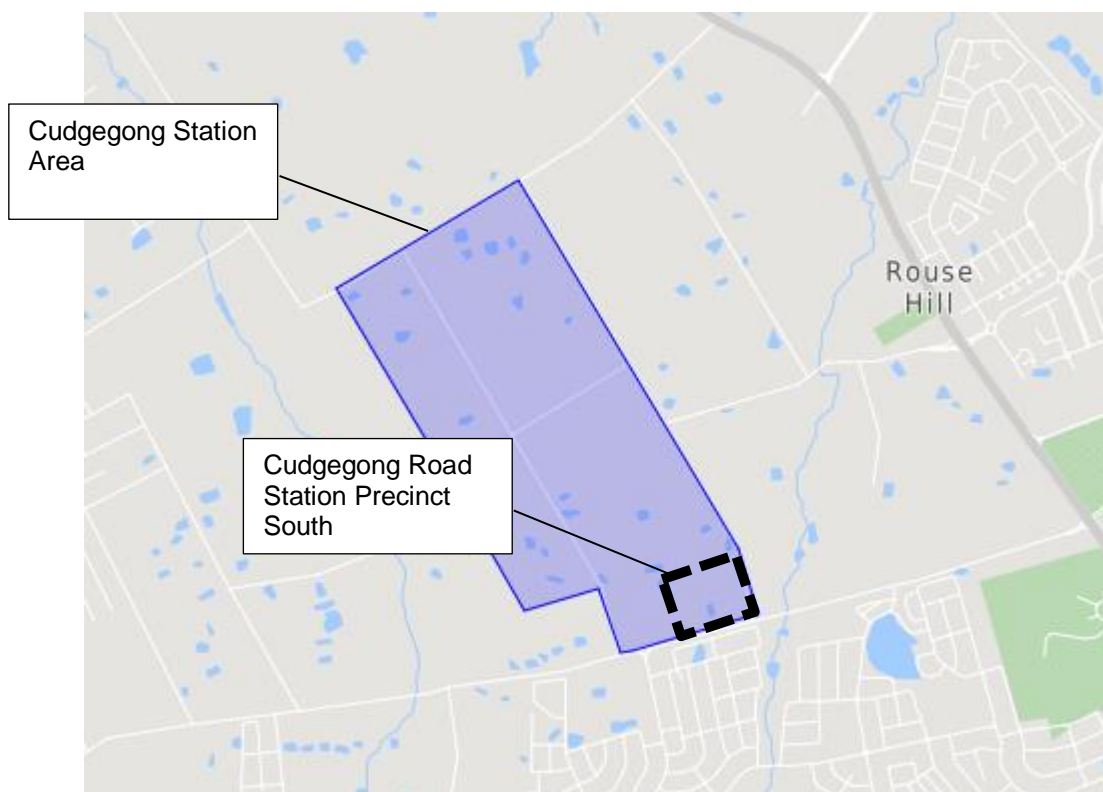
- The Blacktown community desires more local infrastructure, such as pedestrian crossings, footpaths, cycleways and roads particularly in the Northwest. They also desire better access to fresh food and safety is a priority.

## 5. Existing population

### 5.1 Developing the community profiles

Analysis of the community profile, both current and future, is key to understanding the community and determining the characteristics that are likely to influence demand for social infrastructure into the future. Understanding the profile of the existing population of an area can also help in predicting the characteristics of new residents.

As the Cudgegong Road Station Precinct South site has been cleared as part of the Sydney Metro Northwest project, the following community profile examines the existing residential population around the Station Precinct South. The Station Precinct South is within the Census Statistical Area Level 1 (SA1) District no. 1131228 shown in Figure 6 below, which is the smallest collection district of Census data. For the purpose of this section, this SA1 district has been referred to as the “Cudgegong Station Area”.

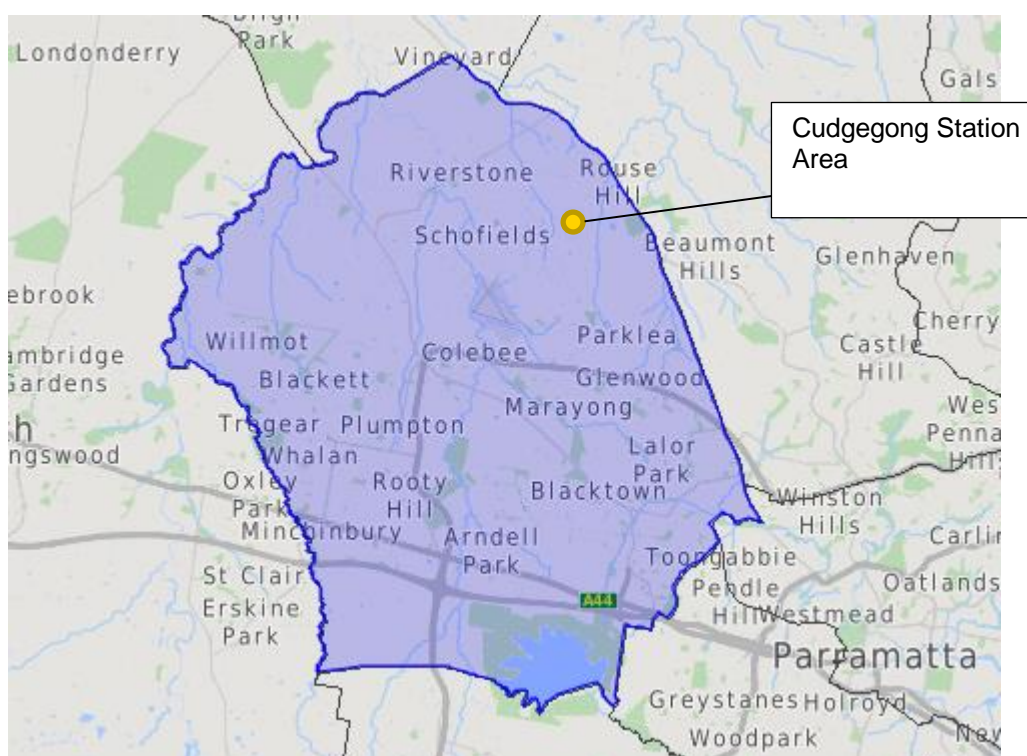


**Figure 6 Indicative location of the Cudgegong Road Station Precinct South within the Cudgegong Station Area (Statistical Area Level 1 District no. 1131228)**

Source: Australian Bureau of Statistics, 2017

The Cudgegong Station Area is predominantly rural residential with large blocks. In 2016, only 177 people lived in the Cudgegong Station Area in 60 private dwellings, so demographic data is limited. As a result, the community profile for the Cudgegong Station Area has been compared against the suburb of Rouse Hill and Blacktown LGA to provide a broader understanding of the community profile. Figure 7 indicates the location of the Cudgegong Station Area within Blacktown LGA.





**Figure 7 Indicative location of the Cudgegong Station Area within the Blacktown Local Government Area**

Source: Australian Bureau of Statistics, 2017

## 5.2 Existing residential population

Table 8 below provides a demographic snapshot of the existing resident population of the Cudgegong Road Station Precinct South and Blacktown LGA. The existing residential population has been discussed in more detail below. The rows that are coloured in blue have been highlighted within the discussion.

**Table 8 Existing resident population of Cudgegong Station Area, compared to Rouse Hill and Blacktown LGA**

Indicator	Cudgegong Station Area	Rouse Hill	Blacktown LGA
Total population	177	7,965	336,962
<b>Age</b>			
Median age	42	34	33
Under 18 years	20.3%	31.2%	26.9%
<b>Cultural diversity</b>			
Indigenous persons	1.7%	0.8%	2.8%
Language spoken at home other than English	45.3%	22.9%	41.0%
<b>Household characteristics</b>			
Family households	92.3%	87.3%	82.5%
Lone person households	7.7%	11.2%	15.2%
Group household	0%	1.5%	2.3%
Average household size	3.5	3.4	3.2
<b>Family characteristics</b>			

Indicator	Cudgegong Station Area	Rouse Hill	Blacktown LGA
Couple family with children	57.1%	66.3%	55.5%
Couple family without children	34.7%	21.1%	24.8%
One parent family	8.2%	12.0%	18.0%
Other family	0%	0.7%	1.6%
<b>Need for assistance</b>			
Need for assistance	1.7%	2.7%	5.1%
<b>Dwelling characteristics and tenure type</b>			
Fully owned	40.4%	21.3%	23.2%
Owned with a mortgage	28.1%	57.1%	43.4%
Renting	31.6%	21.6%	33.3%
<b>Employment and income</b>			
Median household income (\$/weekly)	1,562	2,401	1,711
Labour force participation	76.1%	74.8%	62.8%
Unemployed persons	5.6%	4.5%	7.3%
<b>Education status</b>			
Completion of year 12 (or equivalent)	62.4%	60.1%	54.7%
<b>Transport</b>			
Households without a motor vehicle	0%	1.2%	7.3%
Households with one or more motor vehicles	100%	98.8%	92.7%
Public transport (train, bus, ferry, tram/light rail)	6.2%	11.9%	19.7%
Train	5.4%	3.7%	9.2%
Car (as driver or passenger)	72.1%	73.4%	70.1%

Source: Australian Bureau of Statistics, 2017

Based on Table 8, compared to Rouse Hill and Blacktown LGA, the population of the Cudgegong Station Area was characterised by:

- Older median age of 42 years, compared to 34 and 33 in Rouse Hill and Blacktown LGA respectively.
- High levels of cultural diversity in the Cudgegong Station Area and Blacktown LGA (with 45.3% and 41% of the populations who spoke another language other than English at home respectively), which was almost double that of Rouse Hill (22.9%).
- A slightly larger average household size of 3.5 persons per dwelling, compared to 3.4 and 3.2 in Rouse Hill and Blacktown LGA respectively.
- Most families across the three areas were couples with children, ranging from 55.5% in Blacktown LGA to 66.3% in Rouse Hill. There was also a higher proportion of couples without children in the Cudgegong Station Area (34.7%) compared to Rouse Hill (21.1%) and Blacktown LGA (24.8%).
- A higher proportion of residents fully owned their dwelling (40.4%), which was almost double that of Rouse Hill (21.3%) and Blacktown LGA (23.2%). However a lower



proportion owned their dwelling with a mortgage (28.1%), compared to Rouse Hill (57.1%) and Blacktown LGA (43.4%).

- A lower household median weekly income (\$1,562), compared to both Rouse Hill (\$2,401) and Blacktown LGA (\$1,711).
- The proportion of unemployed people was slightly lower at 5.6%, compared to 7.3% in Blacktown LGA, but slightly higher than Rouse Hill at 4.5%.
- Significantly lower level of public transport usage (6.2% compared to 11.9% in Rouse Hill and 19.7% in Blacktown LGA) particularly train usage (5.4% compared to Blacktown LGA 16.6%).

### **5.3 Implications for this assessment**

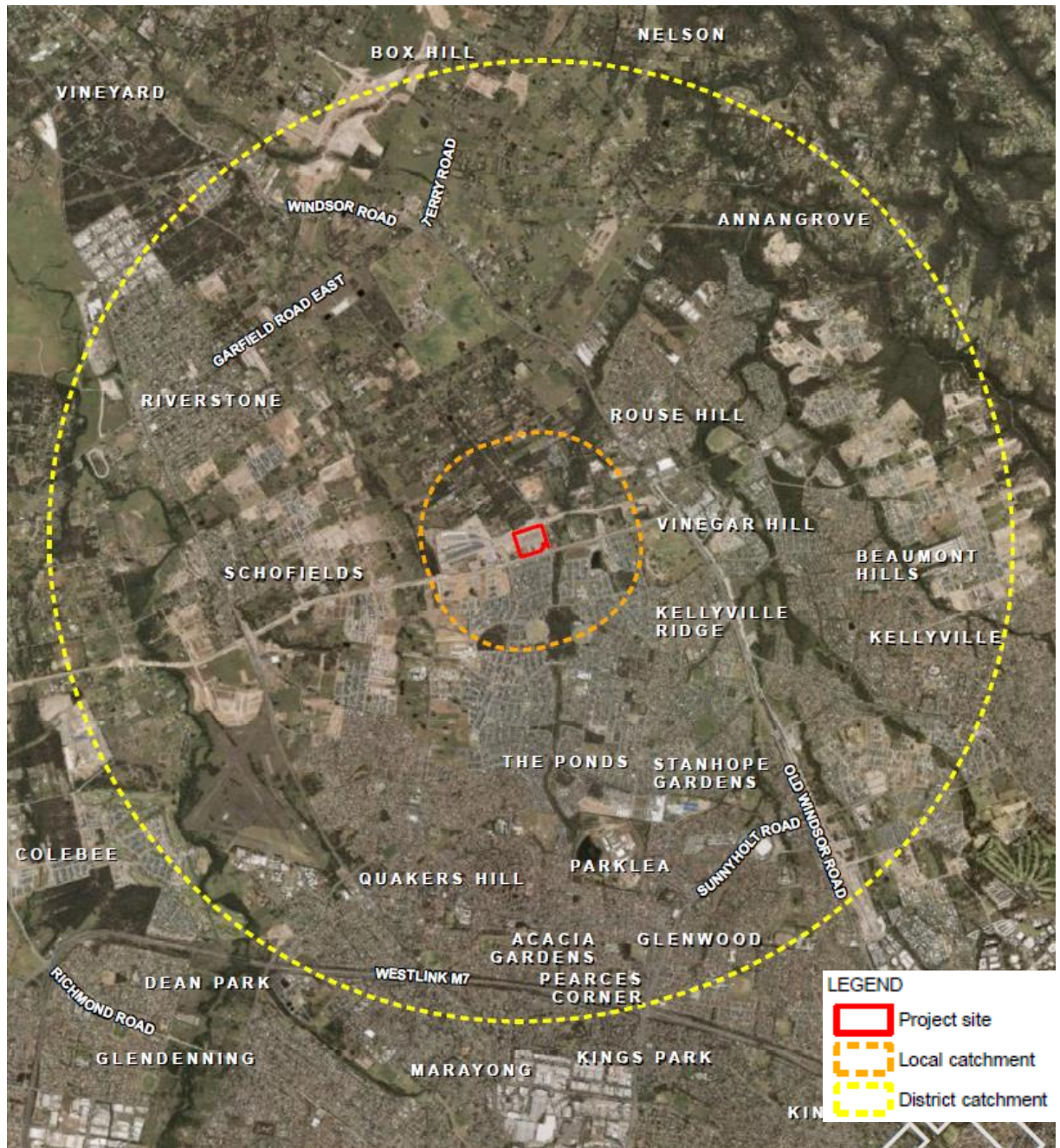
The following key implications have been identified from existing community profile:

- In 2016, only 177 people lived in the Cudgegong Station Area in 60 private dwellings, which includes the Cudgegong Road Station Precinct South site. Compared to Rouse Hill and Blacktown LGA, the existing residential population has:
  - An older age profile.
  - Similar high level of cultural diversity to Blacktown LGA, which was almost double that of Rouse Hill.
  - Slightly larger average household size, with most families being couples with children.
  - Higher level of home ownership.
  - Lower household income.
  - Significantly lower level of public transport usage compared to both areas. In particular train usage was lower in the Cudgegong Station Area compared to Blacktown LGA.
- The needs of the existing population will need to be considered as part of this assessment, including older residents and people from culturally and linguistically diverse backgrounds.
- The Cudgegong Road Station Precinct South is proposed to accommodate 1,100 dwellings. This would significantly increase the population and potentially alter the demographic profile of the Station Precinct South, with implications on the provision of social infrastructure for the area. The proposal also presents potential social opportunities and risks for the existing population, further discussed in Section 10.

## 6. Existing social infrastructure

This section provides an overview of the social infrastructure around the Cudgegong Road Station Precinct South. The Station Precinct South is outlined in red in Figure 8 below. Social infrastructure is often considered the social services, networks and facilities that support people and communities. The audit of social infrastructure has investigated those that service:

- The local area within a 1 km catchment area of the Station Precinct South (outlined in orange below).
- The district within a 5 km catchment area of the Station Precinct South (outlined in yellow below).



**Figure 8 Local and district catchments**

## 6.1 Education

The closest schools to the Station Precinct South (within 1 km) are the Rouse Hill Anglican College (see Figure 9) and The Ponds School. Rouse Hill Anglican College is a non-government combined school with 1,269 enrolments in 2016. The Ponds School is a government special school with 110 enrolments in 2016.

Overall, there are six government primary schools and three government high schools within 5km of the Station Precinct South site. Across these schools, there was a total of 2,437 government primary school enrolments and 1,504 government high school enrolments in 2016. There are two government special schools (including The Ponds School) within 5km of the site with a total of 148 enrolments in 2016.

There is one non-government primary school and one non-government high school within 5km, with 102 and 1,126 enrolments in 2016 respectively. There are also two non-government combined schools (including Rouse Hill Anglican College) with a total of 1,797 enrolments in 2016.



**Figure 9 Rouse Hill Anglican College**



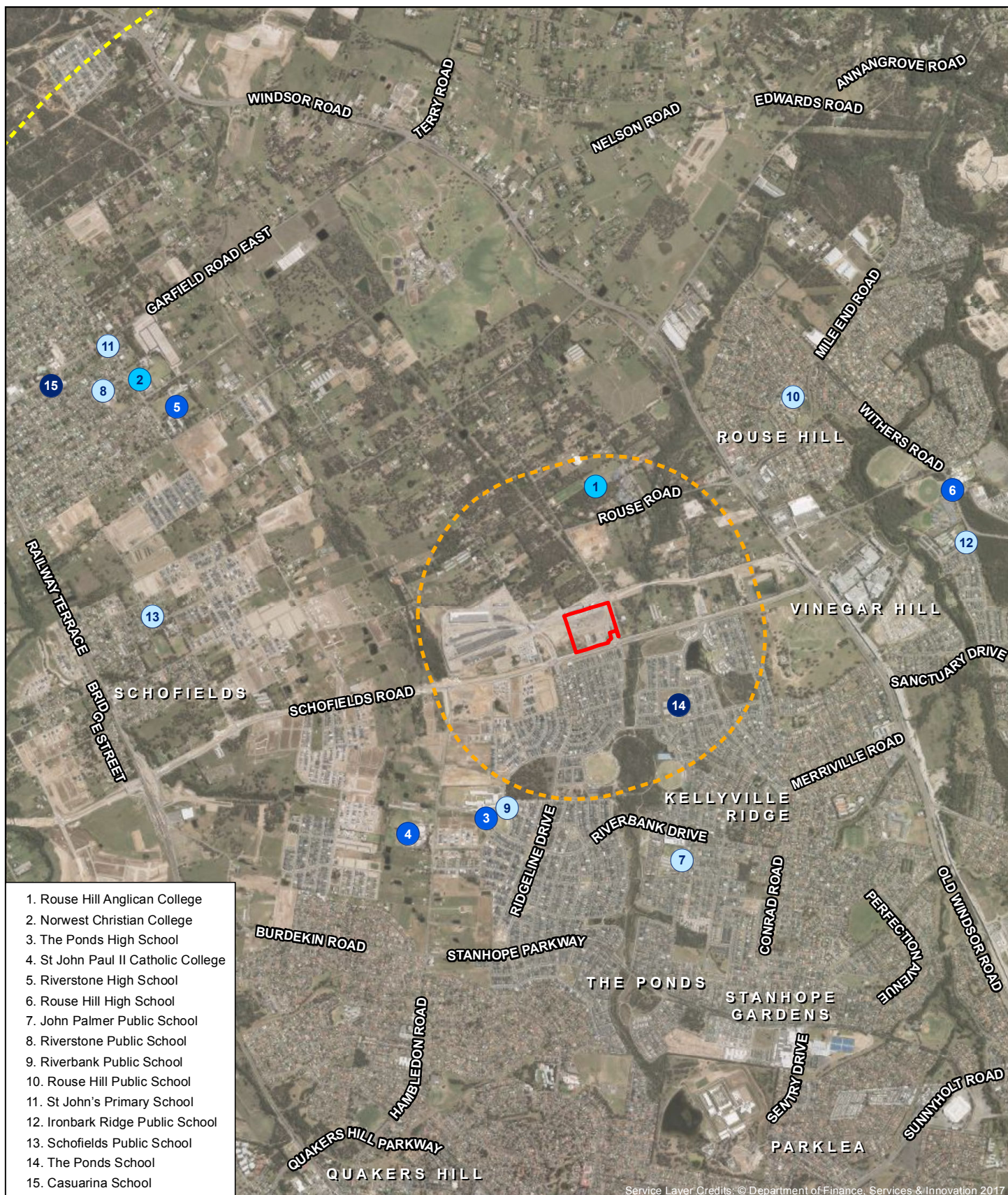
Table 9 below provides more information about the schools within a 5km radius of the Station Precinct South. Figure 10 shows the location of schools.

**Table 9 Education facilities**

No	Name	Suburb	Description
1	Rouse Hill Anglican College	Rouse Hill	K-12 non-government combined school with 1269 enrolments in 2016
2	Norwest Christian College	Riverstone	K-12 non-government combined school with 528 enrolments in 2016
3	The Ponds High School	The Ponds	Year 7-12 government secondary school with 463 enrolments in 2016
4	St John Paul II Catholic College	Schofields	Year 7-12 non-government secondary school with 1126 enrolments in 2016
5	Riverstone High School	Riverstone	Year 7-10 government secondary school with 278 enrolments in 2016
6	Rouse Hill High School	Rouse Hill	Year 7-12 government secondary school with 763 enrolments in 2016
7	John Palmer Public School	The Ponds	K-6 government primary school with 845 enrolments in 2016
8	Riverstone Public School	Riverstone	P-6 government primary school with 238 enrolments in 2016
9	Riverbank Public School	The Ponds	K-6 government primary school with 660 enrolments in 2016
10	Rouse Hill Public School	Rouse Hill	K-6 government primary school with 694 enrolments in 2016
11	St John's Primary School	Riverstone	K-6 non-government primary school with 102 enrolments in 2016
12	Ironbark Ridge Public School	Rouse Hill	K-6 government primary school with 655 enrolments in 2016
13	Schofields Public School	Schofields	K-6 government primary school with 298 enrolments in 2016
14	The Ponds School	The Ponds	Government special school with 110 enrolments in 2016
15	Casuarina School	Riverstone	Government special school with 38 enrolments in 2016

Source: Australian Curriculum, Assessment and Reporting Authority (ACARA), 2017

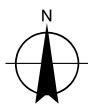




#### LEGEND

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|--|--------------------|--|-----------------|--|-----------------------------|
|  | Project site       |  | Primary school  |  | High School                 |
|  | Local catchment    |  | Combined school |  | School for specific purpose |
|  | District catchment |  |                 |  |                             |

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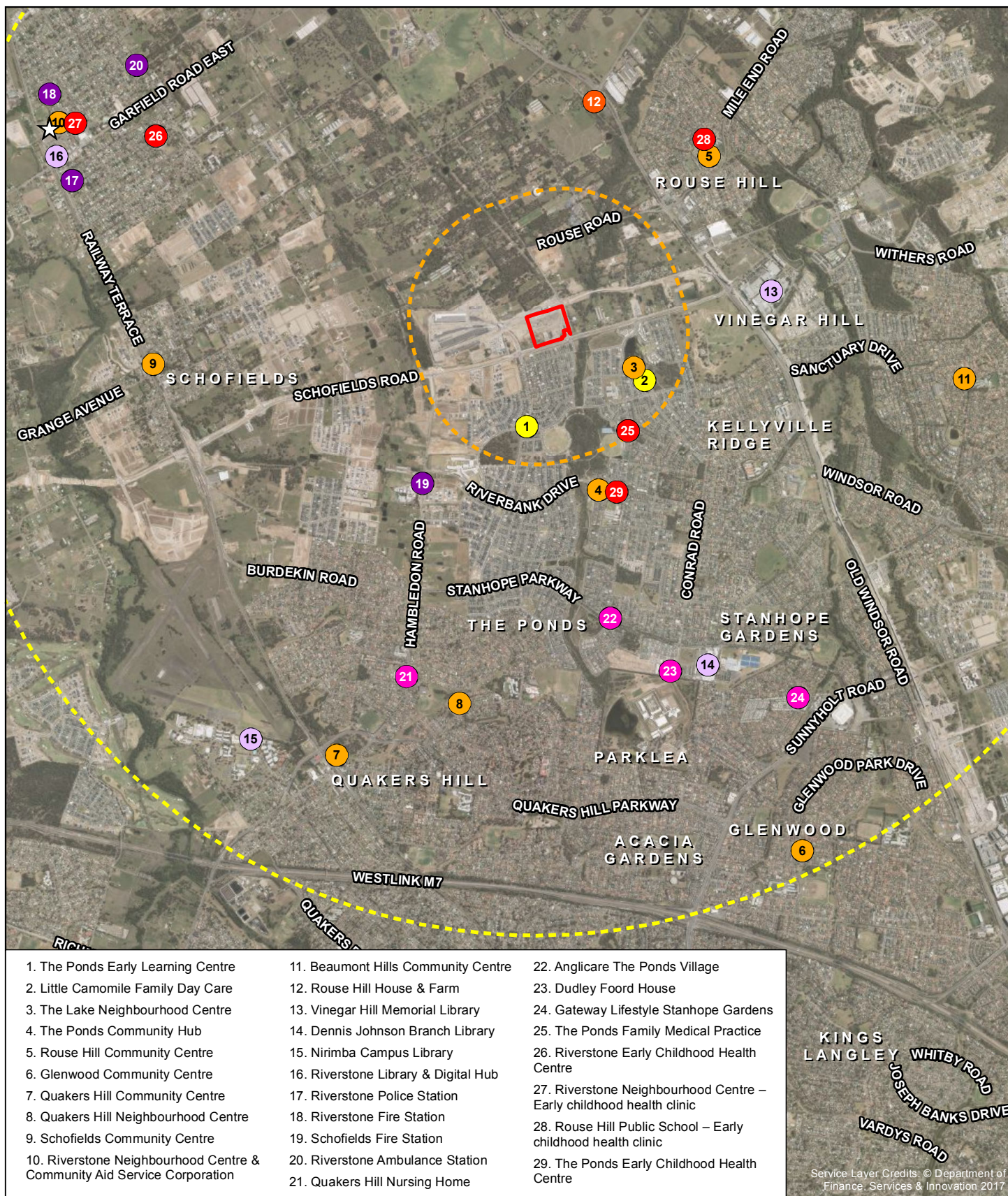
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#### Education facilities

Figure 9

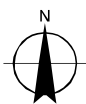




#### LEGEND

- |                    |                  |                     |  |
|--------------------|------------------|---------------------|--|
| Project site       | Aged care        | Cultural facilities | Library  |
| Local catchment    | Child care       | Emergency service   | Land reserved for a Community Resource Hub, as per Council's Section 94 Plan |
| District catchment | Community centre | Health              |  |

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Community infrastructure

Figure 10



## 6.2 Child care

There are two long day care services within 1km of the Station Precinct South. Little Camomile Family Day Care also provides a preschool. Table 10 provides more information on these services.

**Table 10 Child care services**

No	Name	Suburb	Description
1	The Ponds Early Learning Centre	The Ponds	Long day care catering for 40 children aged 2 - 5 years
2	Little Camomile Family Day Care	The Ponds	Preschool and long day care for children aged 1 - 5 years

## 6.3 Community and cultural facilities

The closest community centre to the Station Precinct South (within 1km) is The Lake Neighbourhood Centre (The Ponds). The Lake Neighbourhood Centre is a local facility catering up to 50 people (see Figure 12). The closest district facility is The Ponds Community Hub, which is around 1.3km from the site and caters up to 200 people (see Figure 13).



**Figure 12 The Lake Neighbourhood Centre (The Ponds)**





**Figure 13 The Ponds Community Hub**

In total, there are seven community centres within 5km, which offer meetings rooms and spaces for hire with a maximum capacity ranging from 60 to 250 people.

Blacktown City Council's Section 94 Plan identifies the proposed location for a community resource hub to be located on Market Street between Pitt and George Streets in Riverstone.

The closest cultural facility is the Rouse Hill House & Farm, which is around 2km away from the site. The venue holds exhibitions and is available for hire.

Table 11 below provides for more information about these facilities.

**Table 11 Community and cultural facilities**

No	Name	Suburb	Description
3	The Lake Neighbourhood Centre	The Ponds	Includes meeting rooms, 4 hire spaces and 1 hall, available for private functions with a maximum capacity of 50 people
4	The Ponds Community Hub	The Ponds	Includes meeting rooms, 2 halls available for business meetings, community groups, conferences and private functions, with a maximum capacity of 200 people
5	Rouse Hill Community Centre	Rouse Hill	5 meeting rooms available for hiring with a maximum capacity of 120 people
6	Glenwood Community Centre	Glenwood	Includes meeting rooms, theatre style hall with a maximum capacity of 250 people
7	Quakers Hill Community Centre	Quakers Hill	Includes meeting rooms, theatre style hall with a maximum capacity of 250 people
8	Quakers Hill Neighbourhood Centre	Quakers Hill	Includes meeting rooms, theatre style hall with a maximum capacity of 150 people
9	Schofields Community Centre	Schofields	Includes a hall for hire and kitchen.
10	Riverstone Neighbourhood Centre & Community Aid Service Corporation	Riverstone	Hall and meeting rooms available for hire with maximum capacity of 60 people
11	Beaumont Hills Community Centre	Beaumont Hills	Three meeting rooms and playroom available for hire with maximum capacity of 100 when combined

No	Name	Suburb	Description
12	Rouse Hill House & Farm	Rouse Hill	Holds exhibitions, available for hire for private functions with maximum capacity of 250 people.

The closest library to the site is the Vinegar Hill Memorial Library (Rouse Hill) (see Figure 14), which is around 2km from the site. The library provides English conversation classes and programs for young children. Other libraries within 5km of the Station Precinct South are listed in Table 12.



**Figure 14 Vinegar Hill Memorial Library (Rouse Hill)**

**Table 12 Libraries**

No	Name	Suburb	Description
13	Vinegar Hill Memorial Library	Rouse Hill	Includes meeting and study rooms, computer and internet access. Provides English conversation classes and programs for young children.
14	Dennis Johnson Branch Library	Stanhope Gardens	Co-located with the Blacktown Leisure Centre. Includes study and function rooms, computer and internet access.
15	Nirimba Campus Library	Quakers Hills	Western Sydney University library. Provides study rooms, computer and internet access.
16	Riverstone Library & Digital Hub	Riverstone	Provides computer and internet access, children and youth programs and services, home library service, clubs and groups, multicultural services.

## 6.4 Emergency services

The closest emergency service to the site is Schofields Fire Station, which is around 1.5km away. Other emergency services are located in Riverstone, which is around 4km from the site. Table 13 provides for more information about these services.

**Table 13 Emergency services**

No	Name	Suburb	Description
17	Riverstone Police Station	Riverstone	Police station within the Quakers Hill Police Area Command with 104 police.
18	Riverstone Fire Station	Riverstone	Fire station with retained 'on call' staff.
19	Schofields Fire Station	Schofields	24-hour fire station with permanent staff.
20	Riverstone Ambulance Station	Riverstone	Ambulance station

## 6.5 Aged care facilities

The closest aged care facility to the site is Anglicare The Ponds Village, which is around 2.5km away. Other facilities are located in The Ponds, Quakers Hill and Stanhope Gardens. Table 14 provides for more information about these facilities.

**Table 14 Aged care facilities**

No	Name	Suburb	Description
21	Quakers Hill Nursing Home	Quakers Hill	Residential aged care with home care with 127 beds.
22	Anglicare The Ponds Village	The Ponds	Residential aged care with home care.
23	Dudley Foord House	The Ponds	Residential aged care with 104 beds.
24	Gateway Lifestyle Stanhope Gardens	Stanhope Gardens	Over 50s residential development with croquet court and men's workshop, craft groups, community vegetable garden, swimming pool and library.

## 6.6 Health facilities

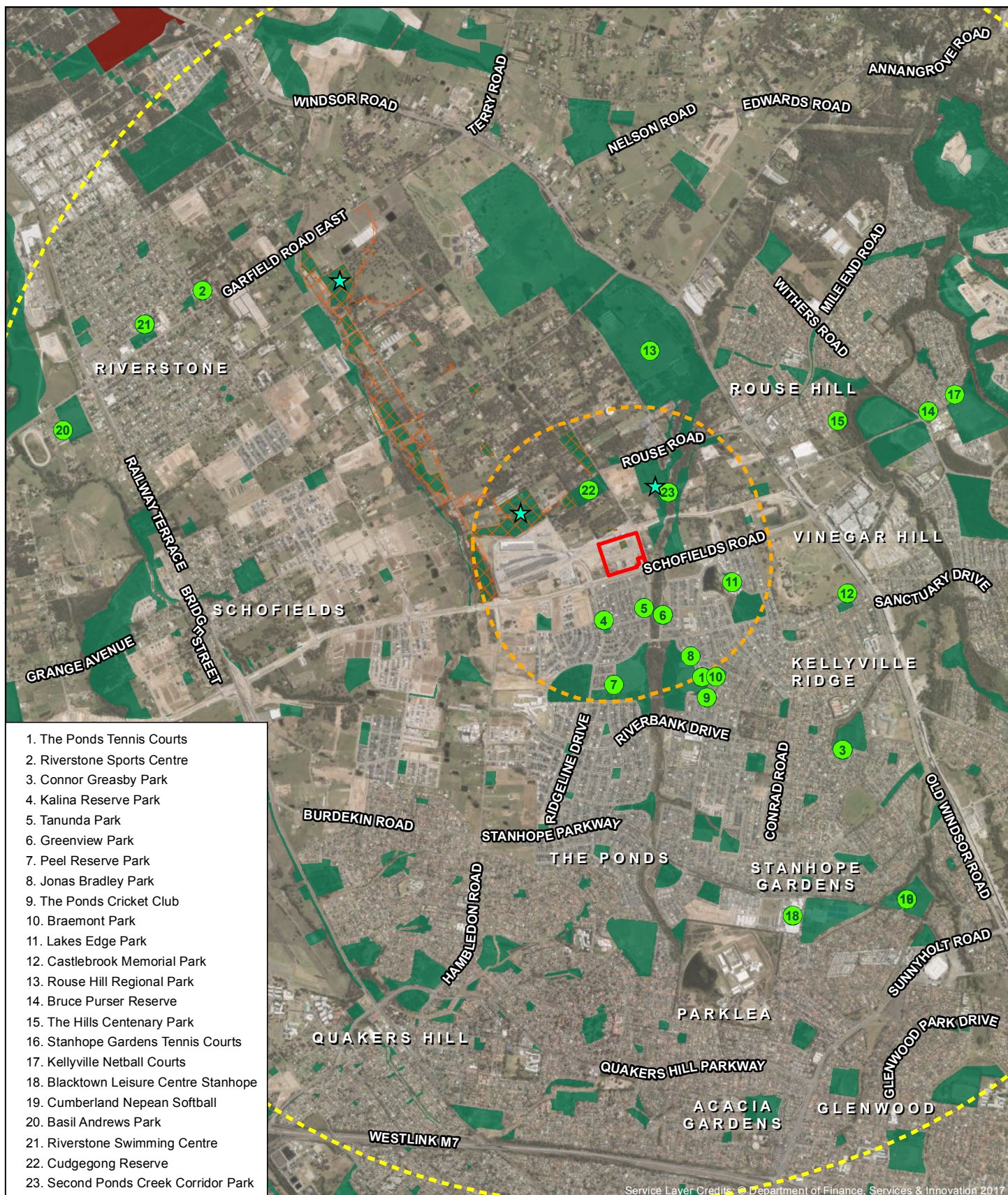
The closest medical practice to the site is The Ponds Family Medical Practice, which is around 1 km away. The Ponds Early Childhood Health Centre is the closest district healthy facility, around 1.5 km away from the site.

The closest public hospital to the site is Blacktown Hospital, which is around 9.4km away. Table 15 provides more information about these health facilities.

**Table 15 Health facilities**

No	Name	Suburb	Description
25	The Ponds Family Medical Practice	The Ponds	Medical practice
26	Riverstone Early Childhood Centre	Riverstone	Early childhood health clinic provided at Riverstone Public School
27	Riverstone Neighbourhood Centre	Riverstone	Early childhood health clinic provided at Riverstone Neighbourhood Centre
28	Rouse Hill Public School	Rouse Hill	Early childhood health clinic provided at Rouse Hill Public School
29	The Ponds Early Childhood Centre	The Ponds	Early childhood health clinic provided at The Ponds Community Hub
N/A	Blacktown Hospital	Blacktown	Public hospital
N/A	Blacktown Community Health Centre	Blacktown	Community health centre

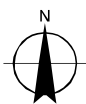




#### LEGEND

- |                    |  |  |
|--------------------|--|--|
| Project site       | Existing open space, sport and recreation facilities   | Local conservation zone (as per Section 94 Plan)       |
| Local catchment    | Indicates that a playing field is proposed within the open space, as per Council's Section 94 Plan | Land reserved for acquisition (as per Section 94 Plan) |
| District catchment |  |  |
| Open / green space |  |  |

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Open space, sport and recreation

Figure 15



## 6.7 Open spaces, sport and recreation facilities

Figure 15 shows the open space, sport and recreation facilities that would serve the Station Precinct South. The closest parks are the Second Ponds Creek corridor park to the east and Cudgegong Reserve to the north. The Second Ponds Creek stretches from Rouse Hill Regional Park down to Schofields Road, near Cudgegong Road. The southern point of the park is around 200m or a 2-minute walk from the site. Cudgegong Reserve is around 400m or a 5-minute walk from the site. These parks provide passive recreation opportunities such as bushwalking and cycling. The land areas of the parks are 6.81 ha and 4.05 ha respectively (Blacktown City Council, 2016). Council's Section 94 Plan identifies the two parks for embellishment including a cycleway and playing field within the Second Ponds Creek corridor park in the future.

There is around 5.28 ha of passive open space and 25.91 ha of active open space within 1km of the Station Precinct South. In total, there are eight open space, sport and recreation facilities within 1km. These are mostly concentrated to the south in The Ponds. Parks include The Ponds Plaza and Lakes Edge Park (see Figure 17). Just beyond 1km to the north of the site is the Rouse Hill Regional Park.

The closest active recreation parks to the site are Peel Reserve Park and Jonas Bradley Park, which are just within 1km of the site to the south at The Ponds. Peel Reserve Park includes an outdoor/softball fields and exercise station. Jonas Bradley Park includes tennis courts, playing fields, basketball/netball courts and exercise stations.

Council's Section 94 Plan identifies a proposed 9.7 ha active reserve around 1km or 12-minute walk to the north-west of the site, which will include a playing field, amenities and playground. Under the *Blacktown City Council Growth Centre Precincts Development Control Plan 2010*, the proposed playing fields within the Second Ponds Creek would be within walking distance of around 400m of the site and connected by a future shared path. Around 4km or a 5-minute drive north-west of the site is a proposed 4.53 ha active reserve which will include a playing field, amenities and playground.



**Figure 16 The Ponds Plaza**





**Figure 17 Lakes Edge Park (The Ponds)**

There is around 879.77 ha of passive open space and 70.06 active open space within 5km of the site. In total, there are 21 open spaces, sport and recreation facilities surrounding the Cudgong Road Station Precinct South. Of these, 14 facilities provide active recreation opportunities, including Blacktown Leisure Centre Stanhope, Riverstone Swimming Centre and Bruce Purser Reserve. These are described in the Table 16 below.

Blacktown City Council's Section 94 Plan identifies the proposed location for an aquatic facility to be located on the corner of Market and George Street in Riverstone.

**Table 16 Open spaces, sport and recreation facilities**

No	Name	Suburb	Description
1	The Ponds Tennis Courts	The Ponds	Four tennis courts
2	Riverstone Sports Centre	Riverstone	Available for hire, 2 Synthetic tennis courts, synthetic futsal/NSW soccer court
3	Connor Greasby Park	Stanhope Gardens	Children's playground, 2 outdoors soccer field, outdoors synthetic basketball court
4	Kalina Reserve Park	The Ponds	Children's playground
5	Tanunda Park	The Ponds	Pocket park
6	Greenview Park	The Ponds	Pocket park
7	Peel Reserve Park	The Ponds	Children's playground, outdoor fields, softball field, exercise station
8	Jonas Bradley Park	The Ponds	Picnic shelters, BBQs, tennis courts, playground, soccer fields, basketball & netball, exercise stations
9	The Ponds Cricket Club	The Ponds	Open fields
10	Braemont Park	Kellyville Ridge	Local park

No	Name	Suburb	Description
11	Lakes Edge Park	The Ponds	Picnic shelters, BBQs, toilets, near bushland with walking trails, Lake Ironbark
12	Castlebrook Memorial Park	Rouse Hill	Cemetery
13	Rouse Hill Regional Park	Rouse Hill	Picnic area and playground
14	Bruce Purser Reserve	Kellyville	Full-size cricket or AFL field, including a turf wicket, turf and synthetic cricket practice wickets, podium spectator seating
15	The Hills Centenary Park	Kellyville	Sports oval, cricket pitch
16	Stanhope Gardens Tennis Courts	Stanhope Gardens	4 synthetic tennis courts, playground, 16 plexicushion courts, courts designed for multi-sport use, function room and meeting rooms
17	Kellyville Netball Courts	Kellyville	Netball courts
18	Blacktown Leisure Centre Stanhope	Stanhope Gardens	Crèche, pools, health and fitness centre, 4 court multi-sport stadium, squash courts, Indoor bowls, venue hire - capacity up to 499 people
19	Cumberland Nepean Softball	Stanhope Gardens	Softball courts
20	Basil Andrews Park	Riverstone	Playground, sports oval
21	Riverstone Swimming Centre	Riverstone	7 lane Olympic pool, leisure pool, baby's pool, picnic facilities, playground
22	Cudgegong Reserve	Rouse Hill	Passive recreation area
23	Second Ponds Creek Corridor Park	Rouse Hill	Passive recreation area

## 6.8 Implications for this assessment

The following key implications have been identified from the audit of existing social infrastructure:

- There is limited local social infrastructure available within 1km of the Station Precinct South. Facilities that are available include child care, health facilities and two passive parks (see below). Most facilities are concentrated to the south of the Station Precinct South in The Ponds, including community centres, open space and recreation. These are not within easy walking distance of the Station Precinct South (i.e. within 400m of the Town Centre) and would require residents to cross Schofields Road, which is a major road and a barrier. Early provision of social infrastructure within the broader Cudgegong Road Station (Area 20) Precinct and adjacent Riverstone East Precinct will be important to ensure accessibility for new residents of Station Precinct South.
- There are two parks that are very close to the site, the Second Ponds Creek corridor park (within 200m or a 2-minute walk) and Cudgegong Reserve (within 400m or a 5-minute walk), with a combined land area of 10.85 ha. The parks have been identified for future embellishment in Council's Section 94 Plan. These parks would provide passive and active recreational opportunities for the future Station Precinct South.

- Within 5km of the Station Precinct South, there are a number of district facilities available, including community centres, libraries, schools, open space, sport and recreation facilities. The closest community health services are Blacktown Hospital and Blacktown Community Health Centre, which are within 10km.

## 7. Future Cudgegong Road Station Precinct South

This section provides the potential future resident population for the Cudgegong Road Station Precinct South development described in Section 3.3. GHD has prepared indicative population projections based on the demographic profiles of similar recent high density developments in Western Sydney.

Given that the Station Precinct South will be located within close proximity of the proposed Cudgegong Road Metro Station, we have considered the demographic profiles of Macquarie Park suburb and Meriton's Epping Park development in Epping. Macquarie Park and Epping are currently serviced by existing rail stations and will be upgraded to metro standards as part of the Epping to Chatswood stage of the Sydney Metro network. Both areas have attracted transit-oriented developments over the years. In particular Macquarie Park's development has been associated with the growth of the Macquarie Park Business Park.

This section has analysed the ABS 2016 Census data for Macquarie Park (suburb) and Epping (SA1 District no. 1149513) to inform the preparation of the future resident profile for the Town Centre.

### 7.1 Potential future population

Table 17 provides a high level demographic snapshot of Macquarie Park and Epping Park from 2011 to 2016. From 2011 to 2016, there has been an increase of 569 and 689 flats, units and apartments in the areas respectively. Dwellings in both areas are primarily one and two bedroom with some three bedroom dwellings, which is common in higher density developments.

The profile for Rouse Hill Town Centre was also considered however the predominant dwelling type did not reflect the proposed higher density development at the Station Precinct South development. At the time of the 2016 Census the majority of dwellings were separate houses (60%), with only 3.6% of apartments. It is also noted that the broader Blacktown Local Government Area (LGA) is predominantly separate dwellings (78%), with an average household size of 3.2 persons.

**Table 17 Demographic snapshot of similar high density development areas**

	Macquarie Park			Epping Park		
	2011	2016	Change	2011	2016	Change
Total flats, units and apartments	1,858	2,427	+569	0	689	+689
Median age	30	29	-1	41	28	-13
Average household size	2.0	2.1	+0.1	2.9	2.7	-0.2
Median weekly household income	\$1,258	\$1,631	+\$373	\$1,833	\$1,536	-\$297
Median weekly rent	\$360	\$460	+\$100	\$225	\$590	+\$365
% renting	63.1%	66.7%	+3.6%	17.4%	47.7%	+30.3%

Source: Australian Bureau of Statistics, 2017

Based on the trends of high density developments in Western Sydney and transit oriented developments such as Macquarie Park and Epping Park, the Cudgegong Road Station Precinct

South is likely to attract smaller households compared to the existing predominantly low density households in Blacktown LGA. Therefore, applying an occupancy rate of 3.2 persons per dwelling (Blacktown LGA) is considered to be not suitable for this development.

In Macquarie Park and Epping, there is an average of 2.1 to 2.7 persons per dwelling. Further, it is noted that Council's Section 94 Plan (refer to Section 4.2.2) assumes an occupancy rate of 2.7 persons per three bedroom, medium density dwelling (including residential flat buildings).

Considering this comparative analysis, we have used a range between 2.5 persons and 2.7 persons per dwelling across the proposed 1,100 dwellings for the indicative population projections for the Cudgegong Road Station Precinct South. This equates to between **2,750** and **2,970 people** at completion. As the development will be developed in two stages, the anticipated population after each stage is completed would be:

- Between 900 and 972 people living in approximately 360 dwellings after stage one (2020 to 2022).
- Between 1,850 and 1,998 people living in approximately 740 dwellings after stage two (2022 to 2026).

## 7.2 Age profile

Table 18 provides the age profiles for the areas above, compared to Blacktown LGA. The column highlighted in grey provides the average of both the Macquarie Park and Epping Park age profiles. This age profile has been applied to the potential future population for the Cudgegong Road Station Precinct South.

**Table 18 Age profiles of similar high density development areas**

Age groups	Macquarie Park	Epping Park	Average of Macquarie Park and Epping Park	Blacktown LGA
0 to 4 years	6.0%	8.3%	7.2%	8.0%
5 to 11 years	3.6%	7.9%	5.8%	10.8%
12 to 17 years	2.1%	4.0%	3.1%	8.2%
18 to 24 years	23.2%	16.7%	20.0%	9.5%
25 to 34 years	30.7%	29.3%	30.0%	15.5%
35 to 49 years	18.0%	19.1%	18.6%	21.7%
50 to 59 years	5.6%	7.2%	6.4%	11.4%
60 to 69 years	5.1%	4.7%	4.9%	8.4%
70 to 84 years	3.7%	2.0%	2.9%	5.4%
85 and over years	2.0%	0.8%	1.4%	1.1%

Source: Australian Bureau of Statistics, 2017

The table above demonstrates that the higher density developments in Macquarie Park and Epping Park have resulted in an incoming younger population (median age of 28 to 29 years). These may include young families, due to the prevalence of children under 5 years (6% to 8.3%). The developments have also resulted in increased levels of renting.

Based on the above information, Table 19 below shows the indicative population for the Cudgegong Road Station Precinct South.

**Table 19 Indicative population of Cudgegong Road Station Precinct South**

Age groups	Distribution of age group based on the average of Macquarie Park and Epping Park age profiles	Indicative population using an occupancy rate of 2.5	Indicative population using an occupancy rate of 2.7
0 to 4 years	7.2%	197	212
5 to 11 years	5.8%	158	171
12 to 17 years	3.1%	84	91
18 to 24 years	20.0%	549	593
25 to 34 years	30.0%	825	891
35 to 49 years	18.6%	510	551
50 to 59 years	6.4%	176	190
60 to 69 years	4.9%	135	146
70 to 84 years	2.9%	78	85
85 and over years	1.4%	39	42
<b>Total Population</b>	<b>100%</b>	<b>2,750</b>	<b>2,970</b>

Based on feedback from the Western Sydney Local Health District (see Section 8.1), they considered that the Station Precinct South may include young families, similar to The Ponds, and potentially more older people looking to downsize like Ropes Crossing. They also noted that the Station Precinct South may attract younger people and students similar to Macquarie Park and Epping Park, given the future metro station. In response to their feedback, the age profiles of The Ponds and Ropes Crossing were considered as part of the development of the future population profile (see Appendix A).

### 7.3 Household composition

The Cudgegong Road Station Precinct South will accommodate approximately 1,100 dwellings. Based on information provided by Landcom, the average dwelling size is proposed to be 69 m<sup>2</sup>, which will allow for a range of dwelling mixes.

Based on the trends of high density developments in Western Sydney, the Cudgegong Road Station Precinct South is likely to attract smaller households similar to the composition seen in Macquarie Park and Epping Park in Table 20 below. The column highlighted in grey provides the average of both the Macquarie Park and Epping Park household compositions, which has been applied to inform the potential future population for the Cudgegong Road Station Precinct South.



**Table 20 Household composition of similar high density development areas**

	Macquarie Park	Epping Park	Average of Macquarie Park and Epping Park	Blacktown LGA
Couple family without children	51.3%	40.2%	45.8%	24.8%
Couple family with children	33.6%	45.6%	39.6%	55.5%
One parent families	10.7%	12.3%	11.5%	18%
Lone households	31.8%	13.5%	22.7%	15.2%

Source: Australian Bureau of Statistics, 2017

Based on the above table and age profile in Table 19 and consultations with key stakeholders (Section 8), the Station Precinct South is likely to attract:

- More couple families without children particularly young couples than the broader Blacktown LGA. Couple families may also include older couples looking to downsize as well as first home buyers.
- Some young families with children although this is lower than Blacktown LGA.
- More single households compared to Blacktown LGA, including first home buyers.
- It is likely that new residents would also be from culturally and linguistically diverse backgrounds including India, China, Philippines and Sri Lanka.

## **7.4 Implications for the Cudgegong Road Station Precinct South**

The following key implications have been identified from the future population profile:

- The Cudgegong Road Station Precinct South has the potential to accommodate 1,100 dwellings and between 2,750 and 2,970 people at completion. The proposal may result in an incoming younger population living in smaller households and increasing levels of renting.
- The future population is likely to attract smaller households compared to existing households in Blacktown LGA, reflective of high density housing in Western Sydney. Households are expected to include some young families with children; more single households; and couple families without children such as young couples, older couples looking to downsize, and first home buyers.
- Based on the outcomes of demographic analysis and consultation, new residents may also include people from culturally and linguistically diverse backgrounds including India, China, Philippines and Sri Lanka.
- The future population the proposal would differ to the existing resident population of Cudgegong Station Area, which is characterised by an older age profile, larger households, and mostly couples with children.

## 8. Consultation outcomes

This section provides a summary of the consultation outcomes with the following key service providers:

- Blacktown City Council.
- Western Sydney Local Health District.
- NSW Department of Education.
- Quakers Hill Police Area Command.
- Fire and Rescue NSW.
- NSW Ambulance.

### 8.1 Outcomes of consultation with key service providers

#### 8.1.1 Blacktown City Council

On 27 November 2017, GHD and Landcom met with Blacktown City Council's Team Leader Social Planning and Team Leader Release Areas to discuss the potential social infrastructure needs for Cudgegong Road Station Precinct South. A follow-up meeting was held on 14 February 2018 with Council's Team Leader Social Planning and Manager Strategic and Precinct Planning to further discuss the social objectives and social infrastructure needs.

Key outcomes from these meetings are summarised in Table 21 below.

**Table 21 Key outcomes from Blacktown City Council**

Topic	Key outcomes
Future population profile	<ul style="list-style-type: none"> <li>• Epping Park and Macquarie Park are considered to be comparable to the Cudgegong Road Station Precinct South proposal however Macquarie Park has a business park that has influenced its development.</li> <li>• The occupancy rate for Blacktown LGA is between 2.8 and 3.2 persons. The Area 20 Precinct is projected to house a much larger population than was originally planned for – the population will double.</li> <li>• GHD presented a future population profile based on Epping Park and Macquarie Park, with an occupancy rate of 2.5 persons per dwelling. Council agreed that the future population may be similar to these developments, however the Blacktown LGA has a higher occupancy rate. Council considers that an occupancy rate of 3 persons per dwelling for high density developments in the LGA is appropriate.</li> <li>• Planning for the Station Precinct South should be considered in the context of the Area 20 Precinct as a whole.</li> </ul>
Social needs of future population and potential social infrastructure needs	<ul style="list-style-type: none"> <li>• Future residents are likely to include first home buyers, young couples, and older couples looking to downsize.</li> <li>• The Ponds and Stanhope Gardens has seen an increase in people from the Indian sub-continent and Chinese speaking population.</li> </ul>

Topic	Key outcomes
	<ul style="list-style-type: none"> <li>• Cudgegong Road Station Precinct South could see an increase in Chinese-speaking population similar to Epping and Macquarie Park.</li> <li>• Newer high density developments in Parramatta may provide insight into the future population profile for the Station Precinct South.</li> </ul>
Understanding Council plans for new infrastructure	<ul style="list-style-type: none"> <li>• Council has advocated for Area 20 and Riverstone East Precincts to be planned together, which will be reflected in the updated Section 94 Developer Contributions Plan.</li> <li>• Council has identified a need for a 1,000m<sup>2</sup> community centre in the Area 20 Precinct, and Council has considered several locations. Since 2014, the Station Precinct South has been Council's preferred location due to proximity to the future metro station, which would achieve best practice principles around activated centres, accessibility and walkability. However, due to unsuccessful landowner negotiations, Council has had to consider other locations for the community centre.</li> <li>• The location nominated in Council's Section 94 Plan is within Riverstone East.</li> <li>• In the absence of a community centre, the proposal should incorporate communal indoor spaces for lifelong learning and meeting places for health and wellbeing. The management of these spaces will need be addressed. In Council's draft Community Facilities Review, it is using a benchmark of 80m<sup>2</sup> per 1,000 residents for a community space.</li> <li>• There is potential for communal spaces to appear to be private and exclusive, which would discourage integration of Cudgegong residents and residents from outside the area.</li> </ul>
Social objectives	<ul style="list-style-type: none"> <li>• Link the social objectives of the proposal to Council's social profile. These are based on the World Health Organisation's (WHO) Social Determinants of Health related to social inclusion, equity, access to fresh food, etc.</li> <li>• The proposal should also include objectives related to transit-oriented development, good connections to employment, creation of a vibrant and inclusive community, and encouraging residents outside of the area to visit and help activate the Town Centre.</li> </ul>

### 8.1.2 Western Sydney Local Health District

On 13 December 2017, GHD held a phone meeting with the Principal Health Planner and Community Health Manager from the Western Sydney Local Health District (WSLHD) to discuss the potential health infrastructure needs for Cudgegong Road Station Precinct South. Key outcomes from the meeting are summarised in Table 21 below.

**Table 22 Key outcomes from Western Sydney Local Health District**

Topic	Key outcomes
Future population profile	<ul style="list-style-type: none"> <li>Given the future metro station, the future population may include younger people and students. The future population would also attract young families, similar to The Ponds, and potentially more older people looking to downsize like Ropes Crossing. These factors should be considered to inform the future population profile.</li> </ul>
Social and health needs of future population	<ul style="list-style-type: none"> <li>The Ponds has seen an increase in people from the Indian sub-continent. There is a large proportion of non-English speaking people, including older people.</li> <li>Families with young children at The Ponds are mostly double-income families. As a result, both parents are often working and older family members are likely to care for young children. Older people can therefore be at risk of being socially isolated if they are unable to access nearby community facilities.</li> <li>The WSLHD provides a network of hospital services that would serve the future Station Precinct South population, including Blacktown Hospital and Westmead Hospital. These would adequately serve the future Station Precinct South population.</li> <li>The future population would likely use early childhood health services. Services at The Ponds, Rouse Hill and Riverstone would serve the future Station Precinct South population. Two clinics at The Ponds and Riverstone are run from Council community centres, while two clinics are run from public schools at Rouse Hill and Riverstone.</li> <li>Access to local-based community health services is an issue in the Northwest due to lack of public transport connections. They expect most people will drive to these services.</li> </ul>
Understanding Western Sydney Local Health District plans for new infrastructure	<ul style="list-style-type: none"> <li>An integrated primary health clinic/hospital has been announced for the Northwest. A site has not been selected yet but this could be located in Rouse Hill.</li> <li>Blacktown Hospital is currently being redeveloped.</li> <li>If Council provides a community hub within the Area 20/Riverstone East Precinct, the WSLHD would be interested in incorporating a clinic space, similar to those already provided at The Ponds and Riverstone. A clinic space would require 9m<sup>2</sup>.</li> </ul>

### 8.1.3 NSW Department of Education

On 20 December 2017, GHD held a phone meeting with the Director School Planning to discuss the potential education needs for Cudgegong Road Station Precinct South. Key outcomes from the meeting are summarised in Table 21 below.

**Table 23 Key outcomes from NSW Department of Education**

Topic	Key outcomes
Future population profile	<ul style="list-style-type: none"><li>• The Department plans for new infrastructure based on population projections provided by DPE.</li><li>• The Department prepared detailed projections for the Station Precinct South site based on initial dwelling information provided by Landcom. The Department estimates an occupancy rate of 2.5.</li></ul>
Social needs of future population	<ul style="list-style-type: none"><li>• The site is within the school catchments of Schofields Public School, Riverstone High School (Years 7-10) and Wyndham High School (Years 11-12). Based on the Department's projections, these schools have the capacity to accommodate additional student numbers generated by the Station Precinct South proposal.</li></ul>
Understanding NSW Department of Education plans for new infrastructure	<ul style="list-style-type: none"><li>• Schofields Public School will be expanded to accommodate 600 students. The forecast completion is mid-2020. The school had 298 enrolments in 2016.</li><li>• Riverstone High School will be upgraded with new classrooms and buildings. The forecast completion is mid-2020.</li><li>• As the Northwest area grows, the primary school catchment will change from Schofields Public School to a future school in the Riverstone East/Area 20 area. A potential site has not been identified yet.</li></ul>



### 8.1.4 Quakers Hill Police Area Command

GHD contacted the Senior Constable at Quakers Hill Police Area Command (PAC) on 15 January 2018 regarding the provision of police services for the Station Precinct South proposal. The Senior Constable provided written comments on the proposal on 16 January 2018, summarised in Table 21 below.

**Table 24 Key outcomes from Quakers Hill Police Area Command**

Topic	Key outcomes
Existing crime issues in the area relevant to this proposal	<ul style="list-style-type: none"> <li>Steal From Motor Vehicle offences has been recognised as an ongoing problem within Quakers Hill PAC.</li> <li>Identity Theft is a major and growing issue worldwide. Mail is often stolen, especially from unit complex mailbox facilities, to aid in Identity Theft. Mail theft is increasing in Quakers Hill PAC. Quakers Hill PAC encourages developers of large unit blocks, which are proposed for this area, to implement mailbox facilities within unit complex lobbies rather than on perimeter borders to try and minimise the thefts.</li> </ul>
Social needs of future population	<ul style="list-style-type: none"> <li>Due to the culturally and linguistically diverse backgrounds of new residents expected in the area, police strongly believe there is a need for the development of community hubs in the area. This will assist residents to cohesively integrate into the community. From a police perspective, these hubs assist residents in accessing support agencies and enhances the relationship between police and the community. In turn, this helps to reduce crime in the area.</li> <li>There is a lack of recreational facilities and services for young people (teenagers) in the area. When young people/teens are living in an area where there is nothing for them to do, there is an increase in antisocial behaviour. Police are currently experiencing this in The Ponds.</li> <li>Ensure roads within the area are of a width that allows emergency service vehicles/buses to effectively drive through. Police have experienced issues in suburbs such as The Ponds, where the streets are very narrow and makes it difficult for police to effectively drive through in cases of emergencies. The suburb of Colebee is currently dealing with the issue of school buses not being able to manoeuvre through the streets.</li> </ul>
Understanding Quakers Hill Police Area Command plans for new infrastructure	<ul style="list-style-type: none"> <li>Quakers Hill PAC based at Riverstone Police Station will service this area, which has 104 police. This number may increase with the growth of the area.</li> <li>There are no further police assets (police stations/shopfronts) planned for the area in the future.</li> </ul>

### 8.1.5 Fire and Rescue NSW

GHD contacted the Senior Planning Officer at Fire and Rescue NSW (FRNSW) on 15 January 2018 regarding the provision of fire and rescue services for the Station Precinct South proposal. The Senior Planning Officer provided written comments on the proposal on 16 January 2018, summarised in Table 21 below.

**Table 25 Key outcomes from Fire and Rescue NSW**

Topic	Key outcomes
Social needs of future population	<ul style="list-style-type: none"><li>Given the context of growth and development across the local area, this particular development will not in itself generate the need for additional services.</li></ul>
Understanding Fire and Rescue NSW plans for new infrastructure	<ul style="list-style-type: none"><li>The subject area currently falls within the jurisdiction of the NSW Rural Fire Service (RFS). However, given the nature and extent of urban development in the locality, negotiations to transfer this area to the responsibility of FRNSW are likely in the future.</li><li>The closest FRNSW resources to this area are:<ul style="list-style-type: none"><li>Schofields Fire Station (24-hour permanent staffing).</li><li>Kellyville Fire Station (24-hour permanent staffing).</li><li>Riverstone Fire Station (retained 'on call' staffing).</li></ul></li><li>FRNSW is planning for an additional station in the Box Hill area (to the north) in the future, depending on the speed and extent of development.</li><li>FRNSW also maintains a constant review of operational resources (such as the type of fire trucks assigned to each station) to ensure that they address the needs of the area.</li></ul>

### 8.1.6 NSW Ambulance

GHD contacted the Acting Director, Service Planning at NSW Ambulance on 15 January 2018 regarding the provision of ambulance services for the Station Precinct South proposal.

Based on verbal conversation with the Acting Director on 30 January 2018, existing ambulance services are expected to adequately serve the future Station Precinct South population.

## 8.2 Implications for the Cudgegong Road Station Precinct South

The following key implications have been identified from the discussions with stakeholders:

- Future residents are likely to include first home buyers, young couples, and older couples looking to downsize. They are likely to include people from Indian and Chinese speaking populations, similar to the communities of surrounding newly developed areas as well as station precincts along the Sydney Metro Northwest. As a result, there may be a large proportion of non-English speaking people. Among young families, older family members are likely to care for young children and can be at risk of being socially isolated particularly those without English language skills.

- Council has identified a need for a 1,000m<sup>2</sup> community centre in the Area 20 Precinct. There is an opportunity to incorporate a health clinic space, similar to those already provided at The Ponds and Riverstone.
- Quakers Hill PAC believes there is a need for a community hub to assist new residents to integrate into the community, access support agencies and enhance the relationship between police and community. This in turn would help to reduce crime in the area.
- There is a lack of recreational facilities and services for young people in the area. Antisocial behaviour as a result of boredom and limited access to youth facilities and services is a crime issue in the neighbouring The Ponds suburb.
- Existing community health/hospital services would adequately serve the future Station Precinct South population. Blacktown Hospital would serve the future population and is currently being redeveloped. An integrated primary health clinic/hospital has been announced for the Northwest, which could be located in Rouse Hill. The future population would likely use early childhood health services. Services at The Ponds, Rouse Hill and Riverstone would serve the future population.
- The site is within the school catchments of Schofields Public School, Riverstone High School (Years 7-10) and Wyndham High School (Years 11-12). These schools have the capacity to accommodate additional student numbers generated by the Station Precinct South proposal. Schofields Public School and Riverstone High School will be upgraded in the future.
- As the Northwest area grows, the primary school catchment will change from Schofields Public School to a future school in the Riverstone East/Area 20 area. A potential site has not been identified yet.
- Developers are encouraged to provide mailbox facilities within unit complex lobbies rather than on perimeter borders to try and minimise mail theft.
- In terms of emergency service provision, existing fire and police services would service the Station Precinct South proposal. It is noted that the number of police may increase with the growth of the broader area.

## 9. Social sustainability objectives

GHD has developed a set of social sustainability principles for the Cudgegong Road Station Precinct South. These have been based on the social policy context (refer to Section 3.3) including the *Blacktown City Social Profile 2016* (Section 4.2.3), profile of the existing and future communities (Section 5 and 7), and leading practice in the provision of socially sustainability developments (Section 2.1). The objectives will guide the social sustainability strategies and recommendations for the Station Precinct South to help create a vibrant, healthy, connected place to live, work and visit.

Figure 18 provides an overview of the social sustainability objectives for the Station Precinct South. These are detailed in Table 26.

**Figure 18 Social sustainability objectives**



**Table 26 Social sustainability objectives and characteristics**

Objective	Characteristics
<b>Accessible</b>	<p>The Cudgegong Road Station Precinct South will be accessible and walkable. It will include a pedestrian and cycle network that connects public and residential areas. In the future, the proposed metro station will be accessible to the community and provide fast connections to other areas of Sydney.</p> <p>Local community facilities, such as a flexible community space, health and fitness studio, GPs, public open space and child care, as well as shops and services, will be within walking distance of homes and jobs at the Station Precinct South.</p>
<b>Vibrant and safe</b>	<p>The Station Precinct South will provide a range of apartment sizes to suit different household types and needs. A diversity of household types will provide more opportunities for residents of different backgrounds and ages to interact and become a vibrant community.</p> <p>The Station Precinct South will provide a central park where residents of all backgrounds and ages can meet and make connections. This will contribute to a vibrant and safe community. Non-residential uses such as a flexible community space, local retail and commercial space, health and fitness studio, GPs, cafes and child care will be located closely together near the central park. This will contribute to a vibrant and active Station Precinct South that will be connected to the future metro station.</p> <p>A flexible community space will support different community uses, including art, dance and community programs and events. The space can be used by all community members.</p> <p>Residents can feel safe walking throughout the Station Precinct South during the day and night due to activated public spaces.</p>
<b>Healthy and active</b>	<p>The Station Precinct South will provide space for a health and fitness studio and a pedestrian and cycle network to support healthy and active lifestyles. The Station Precinct South will be walkable, with community facilities, shops and services close to homes.</p> <p>Fresh food will be available at the local supermarket, shops and dining options. Residents can also visit their local GP to support their health and wellbeing.</p> <p>The proposed central park will provide a high quality local open space to encourage healthy lifestyles and facilitate social interaction. The development will provide opportunities for residents to meet and make connections between generations and cultural backgrounds contributing to health and wellbeing.</p>



# 10. Social needs and impact assessment

This section provides an assessment of the social needs of the future community and an evaluation of the potential social benefits and risks resulting from the proposal related to:

- Demographic change.
- Housing.
- Employment.
- Community cohesion.
- Amenity and character.
- Access.
- Social infrastructure.

## 10.1 Demographic change

The Northwest Priority Growth Area is expected to provide substantial land release areas for homes and jobs in Sydney's northwest. Once fully developed the area will be home to around 250,000 people.

The Cudgegong Road Station Precinct South would provide approximately 360 dwellings, 9000m<sup>2</sup> of commercial, retail and community use and the 2900m<sup>2</sup> central park within the first stage of development (between 2020 and 2022). The second stage of development (2022 to 2026) would provide approximately 740 dwellings. At completion, the development would provide 1,100 dwellings. This represents a quarter of all dwellings planned for the broader Area 20 Precinct (4,400 dwellings).

The Station Precinct South represents a small portion of the overall growth planned for the Northwest Priority Growth Area. However when considered cumulatively with this overall growth, it is expected the population growth and change would be noticeable in the local area, which may impact on the local character and community identity in the area.

The existing Cudgegong Station Area is predominantly rural residential with a small population of 117 people. The Station Precinct South proposal would increase the local population over time and result in demographic change. Around 900 to 972 people may potentially move into the development after stage one in 2022, while a further 1,850 to 1,998 people may move in after stage two in 2026. At completion, this would potentially increase the local population to between 2,867 and 3,087 people. The proposal is likely to accommodate a different resident profile to the existing Cudgegong Station Area, Rouse Hill and Blacktown LGA (see Section 5.2). In particular the proposal would change the local demographics of the Cudgegong Station Area, which is currently characterised by an older age profile, larger households, and mostly couples with children. Given the small population of potentially affected (177 existing residents) by the proposal and overall growth occurring within the broader Northwest Growth Area, the potential demographic change would be moderate.

As discussed in Section 7.4, smaller households including young families with children; single households; and couple families without children such as young couples, older couples and first home buyers are likely to move to the Station Precinct South over time. The overall population is also expected to be younger with increasing levels of renting. Based on the outcomes of demographic analysis and consultation, new residents are likely to include people from culturally and linguistically diverse backgrounds, including India, China and Sri Lanka.

Over time, the proposal would result in a more diverse community in the Cudgegong Station Area. However as the demographics of the incoming population will differ to the existing rural residential population, there is potential for the two communities become segregated. There are opportunities for the Station Precinct South proposal to encourage social interaction and support the cohesion of existing and new residents. These are further discussed in Section 10.4 below.

A more diverse community will also generate more varied needs for specific social infrastructure and services. These are further discussed in Section 10.7 below.

## 10.2 Housing

Housing affordability is a key issue for metropolitan Sydney, and addressing this is identified in the *A Plan for Growing Sydney* as a key goal. Based on the *Healthy Urban Development Checklist*, dwelling diversity and affordable housing contributes to healthy urban developments.

The Station Precinct South will contribute to 1,100 new homes of different bedroom sizes in Sydney's northwest. This would result in an increase in the supply of smaller, affordable dwelling types (i.e. one, two and three bedroom apartments) in the area and close to the future metro station. It would also increase the diversity of housing within the area, which is predominantly separate houses. This would benefit the area in the long term, contributing to the overall growth planned for the Northwest Priority Growth Area. This is also important to ensure different household types and people from different backgrounds (e.g. single households, couple families, students, young families, older couples looking to downsize) have access to appropriate housing. This may also support the creation of a more diverse community over time compared to the existing Cudgegong Station Area.

Based on the potential future population (Section 7.1), while the age profile is likely to be young, there could be a small proportion of older residents in the future. The *Healthy Urban Development Checklist* states that housing could be designed to Australian adaptable housing standards. Adaptable housing is designed to be easier and less expensive to modify if an occupant's abilities decline in the future. A proportion of dwellings should be considered for adaptable housing standards to support ageing in place and accessibility for people with a disability.

Consideration should also be given to incorporating liveable housing design principles into dwellings to facilitate independent living and ageing in place, in line with the *Livable Housing Design Guidelines* (Livable Housing Australia, 2012). Liveable housing design is concerned with meeting the needs of people of all ages and the widest range of abilities, avoiding future modification and associated costs.

While not a requirement for this development, the proposal will provide 5 to 10% of new dwellings in the development for affordable housing, in line with the GSC's Greater Sydney Region Plan (Section 4.1.1). It is intended that, at a minimum, a Community Housing Provider will manage the affordable housing for a period of 10 years. This would contribute to increased provision of affordable housing within the area, which would be a long-term benefit for people on low to moderate incomes, as well as contribute to a diverse community.

## 10.3 Employment

The proposal is expected to create 840 jobs during construction. Construction workers are likely to include people from the local area as well as outside the area. This would be a short-term benefit until the construction is complete.

Following construction, the retail and commercial uses of the development are expected to generate 602 full time jobs, with 350 of these jobs on the site (AEC, 2018). Worked are

expected to include retail and professional services as well as some health and community facilities. This would be a long-term benefit for both local residents as well as those from outside the area. This would provide jobs close to homes within the Station Precinct South and surrounding areas. The future metro connection would also provide public transport access for workers that travel from outside the area.

## 10.4 Community cohesion

Over time, the proposal would result in a different resident profile to the existing Cudgegong Station Area, which may change the community character and cohesion. There may be a potential for existing and new residents to become segregated particularly as the Station Precinct South will introduce new higher density buildings that would contrast the existing rural residential character of the area. As the Station Precinct South will also be developed separate to other developments within the Area 20 Precinct, there may be potential for new residents to feel isolated as the remainder of the Precinct develops. This could negatively impact on the cohesion of the community.

The Station Precinct South is also not within easy walking distance of local social infrastructure. As a result, new residents including children, young people, older people, parents with prams and people with a disability may experience some difficulty accessing opportunities for social interaction. This could negatively impact on their participation in community life.

Based on consultation with Quakers Hill Police Area Command (PAC) in Section 8.1.4, there is a lack of recreational facilities and services for young people in the area, which may lead to antisocial behaviour as seen in the neighbouring The Ponds suburb. Young people are considered most at risk of antisocial behaviour as a result of isolation and lack of social and recreational opportunities. They therefore require targeted facilities and services to support their integration into the community. Crime and safety concerns in the area identified by Quakers Hill PAC (Section 8.1.4) include theft from a motor vehicle, identity/mail theft and antisocial behaviour of young people. These concerns can affect the cohesion of the community.

The proposed flexible arts/dance/community space within the development would help to address youth issues and risks by providing a local space that can cater for social and recreational opportunities. The space will be accessible by community members of all ages and backgrounds, including existing and new residents and residents from outside the area, which would result in a positive impact. Based on the *Community Centre Guidelines* (Landcom, 2008), depending on the type of amenities provided within the centre (e.g. kitchen, accessible toilets), the space could support a range of potential community uses such as:

- General community use for meetings, activities or events.
- A base for the delivery of local community services and programs, including targeted programs for young people or older people.
- Space for hire for private functions.
- Recreation, arts, cultural, learning and creative activities.
- Office space for service providers, including outreach services (e.g. community nurse).

To encourage social interaction between existing and new residents, we recommend that a Welcome Program be provided for the Station Precinct South. Welcome programs are consistent with leading practice frameworks including Green Star Communities and EcoDistricts (see Section 4). The Welcome Program would focus on providing information to new residents about local services, facilities and activities, as well as provide programs targeted to the needs of diverse age groups in the development and broader community. The program would be delivered by a local community organisation funded by the developer. It should be provided

after residents begin to move into the development, prior to the second stage of development being completed by 2026, and well beyond completion of the development. Activities could be run using the flexible arts/dance/community space within the Station Precinct South. This could also help encourage access and use of public spaces within the development by surrounding community members.

The proposed central park, shops, cafes/restaurants and services in the Station Precinct South would also encourage surrounding residents to access and use these areas. This would create opportunities for incidental social interaction among new residents as well as between existing and new residents. This will be accessible by new residents, workers and visitors in the future, as well as residents from outside the area. This would be a long term benefit for the community, particularly residents without private open space.

It is recommended that these facilities and services, and particularly the park and flexible community space, are provided as early as possible in the development to support the cohesion of new residents as well as the integration of surrounding and new residents. This will be particularly important for residents living in apartments without private open space.

Landcom and Sydney Metro will implement a Precinct Activation Strategy to activate areas around the metro station, including services, community events and early improvements to the public domain. Some early works will be provided before the Cudgegong Station Precinct South development. This would contribute to the early activation of the development benefitting new residents.

To support the access and use of public spaces by surrounding residents, the Station Precinct South should be designed to connect to neighbouring areas. In particular pedestrian and cycle paths should be designed to connect to external pathways beyond the site, such as Schofields Road. Accessible design principles should also be incorporated throughout the development. This could include providing seating, shelter and landscaping along public pathways.

Increased access and use of public spaces by surrounding and new residents would activate the Station Precinct South contributing to passive surveillance and help to increase safety. To further enhance perceived and real safety of the development, the *Healthy Urban Development Checklist* recommends that Crime Prevention Through Environmental Design (CPTED) principles are incorporated throughout the development.

To promote community participation and cohesion among new and existing residents, an overarching social/place plan should be prepared to ensure that all recommendations within this report are delivered. The plan should outline the social sustainability objectives for the development, desired outcomes, target population groups, recommendations/actions and the timing, responsibility and cost/funding of these. This plan should be prepared following the submission of the State Significant Development Application and prior to residents moving into the development.

Based on consultation with key service providers (refer to Section 8.1), neighbouring newly developed areas of The Ponds and Stanhope Gardens have seen an increase of people from Indian and Chinese speaking populations. Similar cultural groups are likely to live in the Station Precinct South. With high levels of cultural diversity across the LGA, the future population is not expected to have a significant impact on cohesion between these areas.

Quakers Hill PAC believes that a community hub would further assist new residents to cohesively integrate into the community, access support agencies and enhance the relationship between police and community. It is noted that the proposed flexible community space within the Station Precinct South would not be in place of a community hub. Community centres/spaces are further discussed in Section 10.7.1.

## 10.5 Amenity and character

The existing Cudgegong Station Area is predominantly rural residential. Surrounding areas are characterised by low density residential development, including The Ponds and Rouse Hill, while Riverstone is mainly rural residential. The Station Precinct South development would contrast the existing rural residential character of the Cudgegong Station Area and surrounding low density residential areas through the introduction of new higher density buildings. This may impact on the visual amenity of existing residents. Given the small population of potentially affected (177 existing residents) by the proposal and overall growth occurring within the broader Northwest Growth Area, the potential visual impact would vary between minor to high for different residents depending on their location.

While this is a new development type within the local context, the Station Precinct South proposal will be in line with the directions of the Sydney Metro Northwest Urban Transformation Program (see Section 3.1). The Station Precinct South will become a walkable and mixed use precinct consistent with other station precincts along the Sydney Metro Northwest. As the broader Northwest Priority Growth Area will continue to undergo greenfield development, this is not expected to have a significant impact on the long term future character of the area particularly given the proposed metro station.

Walkable streetscapes and public domain would improve the amenity of the local area. This would be a positive impact in the long term for future residents, workers and visitors, including existing residents of The Ponds who are also expected to access the station. To further enhance the amenity of the development, seating, shelter and landscaping should be provided along public pathways. The Station Precinct South would also provide new shops, cafes/restaurants, services, flexible community space and a central park that would contribute to the amenity of the area. It is recommended that these features are provided as early as possible to enhance the amenity of the development.

Construction of the development would generate potential amenity impacts on existing residents. These may include minor short term noise, vibration, dust and visual impacts on a small number of nearby residences. A construction management plan would be required by construction contractors to implement measures to mitigate these impacts. It is noted that the Cudgegong Station Area is already undergoing development, with site preparation works for the Sydney Metro Northwest underway. The cumulative construction projects may exacerbate amenity impacts on nearby residences. We recommend that neighbouring residences are consulted prior to construction to ensure that they are aware of potential amenity impacts.

## 10.6 Access

Access and connectivity are key requirements to ensure all community members can access facilities and services. In particular, for children, young people, older people, people with a disability, parents with prams, and disadvantaged groups (e.g. people on low incomes), the ability to move around and get to places independently is critical to ensuring equitable access and participation in community life.

Based on the *Healthy Urban Development Checklist*, facilities and services that should be accessible to community members including shops, services, open space, fresh food, public and active transport, and opportunities for incidental physical activity.

The Station Precinct South will provide a central park, flexible community space, health and fitness studio, GP and medical space, local shops, office space, cafes/restaurants and services within easy walking distance of most residents. The provision of community space and the public park will create a positive medium impact that will benefit future residents, workers and visitors to the Station Precinct South in the long term.



The proposed supermarket will provide access to fresh food for new residents and workers. There is also potential for local shops, cafes and restaurants to provide fresh food options. The provision of access to fresh food would be a positive impact for the community.

In the future, the Station Precinct South will provide homes, jobs and community facilities within walking distance of the future metro station. The development's proximity to the future metro station would also increase connections to the broader metro and rail network for residents, workers and visitors from the Station Precinct South in the long term. This would be a minor to medium indirect benefit of the proposal.

The Station Precinct South will include a pedestrian and cycle network that connects public and residential areas, which will support the accessibility and walkability of new residents. In the future, the proposed metro station will also be within a short walking distance to the community enhancing access to centres along the metro line, including Rouse Hill. Access to active transport and future connection to public transport will result in a minor to medium, positive impact for the community in the long term. It will also encourage incidental physical activity. Accessible design principles should also be incorporated throughout the development including seating, shelter and landscaping along public pathways.

The proposed roads and pedestrian and cycle network would also increase the connectivity between the site and surrounding areas, including the Second Ponds Creek corridor park to the east and Cudgegong Reserve to the north. Traffic lights would be installed along Cudgegong Road which would facilitate safe pedestrian crossing. These access changes would be a minor, positive impact for the community in the long term.

Pedestrian and cycle paths should also be designed to connect to external pathways beyond the site, such as Schofields Road. This would support the access and connectivity of new residents to neighbouring areas.

During the construction of the proposal, increased construction traffic is expected on the local road network. This may create slight delays and increased travel times on roads. This would temporarily impact motorists in the area.

In terms of social infrastructure, the Station Precinct South is not within easy walking distance of local social infrastructure. This is further discussed the next section.

## **10.7 Social infrastructure**

The provision of social infrastructure plays an important role in the social fabric of a community. Social infrastructure provides opportunities for the physical, social, cultural or intellectual development or welfare of the community. It can act as meeting places and focal points for a community, which can support social interaction and integration of community members. This section provides a social infrastructure needs and impact assessment that has been prepared in accordance to the methodology and leading practice frameworks outlined in Section 2.

With a population of 2,750 to 2,970 people when the development is complete, the Cudgegong Road Station Precinct South development would lead to increased demand for local community facilities and services. Local community facilities and services generally include child care, education, multipurpose community spaces, local open space and health services.

This section discusses demand for local community facilities generated by the development, the capacity of existing services and facilities to meet the additional demand, and the potential for new facilities to be provided as part of the development.

### 10.7.1 Community and cultural facilities

As discussed in Section 6.3, most community facilities are concentrated to the south of the Station Precinct South in The Ponds, including community centres. The closest community centre to the Station Precinct South is The Lake Neighbourhood Centre (The Ponds), which is around 1.2km or a 15-minute walk from the southern boundary of the Station Precinct South. This is not within easy walking distance of the Station Precinct South (i.e. 400m of the Station Precinct South). In order to access facilities in The Ponds, residents would need to cross a main road, Schofields Road, which can act as a barrier for pedestrians. Access would be limited for parents with prams, people with a disability, older people, and children and young people who rely on others for transport.

The proposal will accommodate 300m<sup>2</sup> of flexible community space within close walking distance of residences, which can support different community uses by community members facilitating opportunities for social interaction. This would be a long term benefit for both new residents and residents from outside the area.

To encourage usage by the community, the space should be located on the ground floor of a residential/mixed use building or co-located with the proposed child care service in the Station Precinct South. It should also be located close to the central park to support activity in the Station Precinct South during its early establishment. Council or a community organisation will not necessarily run this space. The ongoing management of the community space will need to be determined in consultation with Council prior to construction to ensure that residents have access to a local facility well beyond the completion of the development.

Council indicated that their draft Community Facilities Review would adopt a benchmark of 80m<sup>2</sup> of community space per 1,000 residents (refer to Section 8.1.1). Based on a potential population for the Station Precinct South of 2,750 to 2,970, the proposal would generate a need for 220m<sup>2</sup> to 238m<sup>2</sup> of community space. The proposed flexible community space of 300m<sup>2</sup> will meet this benchmark need, providing space for different activities. These could include lifelong learning and meeting places.

During consultation, Council raised concern about the potential for communal spaces to appear private and exclusive. Communal spaces will need be designed, so that they are welcoming and usable by all community members. This could include:

- Designing continuous pathways and connections to these spaces to ensure that it is clear that non-residents are welcome.
- Increasing visibility and surveillance of the space by ensuring other uses/buildings and streets face the space.
- Locating the space near sport and recreation facilities or open space to allow for related outdoor activities and community events, where possible and appropriate.
- Providing appropriate landscaping, signage, public lighting and street furniture near the space to encourage more pedestrian activity.
- Providing walking and cycling links to the space.
- The recommended Welcome Program could also help encourage access and use by all community members, should programs and activities be run from this space.

It is noted that the proposed flexible community space would not be in place of a community hub in the future, particularly given the growth projected in the Area 20 Precinct and broader Northwest area, and lack of community hubs/centres within walking distance of the Station Precinct South.

Based on the consultation with Blacktown City Council (refer to Section 8.1.1), Council has identified a need for a 1,000m<sup>2</sup> community centre in the Area 20 Precinct. Council has considered several locations. The Station Precinct South is Council's preferred location for a hub due to the accessibility and walkability to the metro station. However Council's Section 94 plan nominates a site within Riverstone East for a community centre. The timing of the delivery for the community centre is dependent on the timing of land acquisition, funding sources and other factors. Council projects that acquisition could occur between 2025 and 2030. The future community centre would be around 6km from the Station Precinct South. As a district-level facility, it is considered that future Station Precinct South residents would be willing to travel to this facility in the future.

A community centre is being proposed by a developer at Tallawong Road however the timing of the delivery is yet to be finalised. Should a community centre of 1,000m<sup>2</sup> be provided at the Tallawong Road site, this would be within walking distance (less than 1km) of the future residents of the Station Precinct South. Further consultation with Council is recommended to understand the timing for the delivery of a community centre in the surrounding area that could service the future Station Precinct South population.

Based on consultation with Quakers Hill Police Area Command (PAC) in Section 8.1.4, they believe that a community hub would assist new residents to cohesively integrate into the community, access support agencies and enhance the relationship between police and community.

As discussed in Section 6.3, there are no local library or cultural facilities within 1km of the Station Precinct South. The State Library of NSW provides a population-based benchmark spreadsheet to calculate the required library floor area, described in *People Places: a guide for public library buildings in New South Wales* (State Library NSW, 2012). Based on the State Library of NSW, a minimum gross floor area of 190m<sup>2</sup> to 228m<sup>2</sup> library floor space would be required for a total population of 2,750 to 2,970 persons. This does not generate enough demand for new library or cultural facilities. The Vinegar Hill Memorial Library (Rouse Hill) and Rouse Hill House & Farm cultural facility, both of which are district facilities, would serve the future population.

### **10.7.2 Child care**

The Station Precinct South may have a potential population of 219 to 263 children aged 0 to 5 years, who could attend child care, and 158 to 190 children aged 5 to 11 years, who could attend Outside of School Hours (OOSH) care. This is likely to increase as the surrounding area continues to develop and families start/continue to have children.

Based on a rate of provision of 1 child care place per 2 resident children aged 0 - 5 years, this would generate a need for between 110 and 118 child care places. A rate of provision of 1 OOSH place per 5 children aged 5 – 11 years would generate a need for 32 to 34 OOSH places.

Child care places could be provided within different sized centres e.g. two 70 place child centres or one large centre. Based on the *Draft Child Care Planning Guideline: Planning and designing quality child care facilities in NSW* (DPE, 2017), a 70 place child care centre should be around 522m<sup>2</sup> (excluding external spaces such as an outdoor learning space and parking). A 100 place child care centre should be around 700m<sup>2</sup> (excluding external spaces). Space requirements for a centre larger than 100 places is not specified in the guideline. The guideline states that the space requirement should be used as a guide only.

The proposal will accommodate 800m<sup>2</sup> of child care floor space, which would cater to around 110 children. This will benefit new residents and some workers in the Station Precinct South in the long term.

The proposed child care centre should be located close to the central park, shops and other services to support activity in the Station Precinct South during the early phases of the development, enhance accessibility for families, and create a focal point for the new community.

There may be a very minor shortfall of up to 8 places in the future based on the findings of the needs assessment outlined above and depending on future household size and dwelling mix. The recommended floor space provision for child care can be increased when the final dwelling mix is determined at a later design stage. Other opportunities to deliver child care should continue to be explored for Station Precinct South such as alternate models of delivery such as family day care.

### **10.7.3 Education facilities**

As discussed in Section 6.1, the Station Precinct South is within the school catchments of Schofields Public School, Riverstone High School (Years 7-10) and Wyndham High School (Years 11-12). NSW Department of Education indicated that these schools have the capacity to accommodate additional student numbers generated by the Station Precinct South proposal.

In the future, Schofields Public School will be expanded to accommodate 600 students, which will double the current capacity of the school. The forecast completion is mid-2020. The Department noted that as the Northwest area grows, the primary school catchment for the Station Precinct South will change from Schofields Public School to a future school in the Riverstone East/Area 20 area. However a potential site has not been identified yet.

Riverstone High School will also be upgraded with new classrooms and buildings, to be completed in mid-2020.

As more information becomes available as part of subsequent planning for the proposal, further consultation with the Department is recommended to understand any changing or additional social infrastructure needs, as a result of the proposal.

### **10.7.4 Health facilities**

Based on the consultation with Western Sydney Local Health District (refer to Section 8.1), existing community health/hospital services within the district would adequately serve the future Station Precinct South population.

The WSLHD provides a network of hospital services that would serve the future Station Precinct South population, including Blacktown Hospital (currently being redeveloped) and Westmead Hospital. An integrated primary health clinic/hospital has been announced for the Northwest, which could be located in Rouse Hill and would serve both the future and existing population.

The future population would likely use existing early childhood health services at The Ponds, Rouse Hill and Riverstone. WSLHD noted that most people will drive to access community health services due to existing lack of public transport connections and long walking distances to facilities.

WSLHD noted that should Council provide a community hub within the Area 20/Riverstone East Precinct, WSLHD would be interested in incorporating a clinic space, similar to those already provided at The Ponds and Riverstone.

As more information becomes available as part of subsequent planning for the proposal, further consultation with WSLHD is recommended to understand any changing or additional social infrastructure needs, as a result of the proposal.

In terms of local GPs, the closest medical practice is around a 1.3km or 17-minute walk from the southern part of the Station Precinct South. This is not within easy walking distance (i.e. 400m of the Station Precinct South) and would require residents to cross Schofields Road, which is a



busy main road. The proposed GP and medical suite within the development would provide convenient access to new residents and workers, which would provide a long term benefit. This should be located close to retail and community uses to support activity in the Station Precinct South during its early establishment. It is noted that the future metro would provide fast connection to GPs within the Rouse Hill Town Centre (two-minute metro journey), which would be an indirect positive benefit for residents.

### **10.7.5 Open space, sport and recreation facilities**

Public open space, sport and recreation facilities provide important opportunities for physical activity, social interaction and overall health and wellbeing. Future Station Precinct South residents living in apartments will have limited private open space. Therefore access to public open space, sport and recreation opportunities will be important to support the overall health and wellbeing of future residents. Given that the proposed future population is expected to be between 2,750 and 2,970 persons, this assessment has considered the provision of local open space only.

There is around 5.28 ha of passive open space and 25.91 ha of active open space within 1km of the Station Precinct South (Section 6.7). The Second Ponds Creek corridor park to the east and Cudgegong Reserve to the north would be within short walking distance of the Station Precinct South. This would provide passive recreation opportunities for future residents and contribute to the amenity of the area. Both have been identified in the Blacktown City Council (2018) *Section 94 Contributions Plans No's 22L and 22W Rouse Hill* to be embellished.

The next closest passive public parks are located at The Ponds about 600m or an 8-minute walk from the southern boundary of the Station Precinct South. These are Kalina Reserve Park which has a children's playground, and Tanunda Park which is a pocket park. While these parks are considered within walking distance of the southern part of the Station Precinct South, they are unlikely to meet the passive recreation needs of future residents of the Station Precinct South due to their local neighbourhood function and size. Residents would also need to cross a main road, Schofields Road, which may act as a barrier.

There are six active open space, sport and recreation facilities within 1km of the Station Precinct South (refer to Section 6.7). Most are located to the south of the Station Precinct South in The Ponds, including active recreation parks (Peel Reserve Park and Jonas Bradley Park). Both parks are district-level parks providing specialised sport and exercise facilities (e.g. softball, soccer, tennis, basketball, netball). As district-level facilities, it is considered that future Station Precinct South residents would be willing to travel to these facilities for specific active recreation purposes.

The Cudgegong Road Station Precinct South is proposed to provide a 2,900m<sup>2</sup> central park. Under Council's Section 94 Plan and draft Recreation and Open Space Strategy, the benchmark for public open space is 2.83 ha of usable open space per 1,000 persons, and a spread and distribution of passive parks to ensure that residents are within a 400-500 metre walking distance from open space. Based on this, the Station Precinct South would generate a demand for 7.78 ha to 8.41 ha of public open space for a resident population of 2,750 to 2,970 persons. The proposal site however is around 7.8 ha so this requirement is not feasible for the development.

Based on GHD's research into leading practice in open space and recreation planning and provision, alternative rates of provision are being investigated by many councils in NSW to reflect different urban contexts. The benchmark of 2.83 ha of public open space per 1,000 people is considered inappropriate for the proposed development, which will support higher density living.

Based on the outcomes of GHD's research, we determined that around 3,000m<sup>2</sup> is considered the minimum size for a local park for up to 5,000 residents in urban infill contexts. While the proposed central park of 2,900m<sup>2</sup> is within a greenfield area, the development will support higher density living. The park will provide public open space within 200m radius of all residents, which meets the 400 - 500m distance required under Council's draft Recreation and Open Space Strategy. The central park would also have at least two street frontages, which meets the requirement of the draft Strategy. The proposed central park is therefore considered sufficient to meet the needs of a potential future population of 2,750 to 2,970 persons, as well as the broader community.

The proposed internal roads and walkable streetscapes within the site would provide walkable connections to and from the central park. This would be a long-term benefit for users of the park. It is noted that the development would provide future walking connections between the park and the metro station, which would further benefit park users who travel from outside the area via the metro.

Due to the lack of available land in the Station Precinct South and limited private open space available to residents living in apartments, we recommend that the central park be embellished with additional facilities and features typically installed in a district-level park. This could include a varied range of play equipment and play themes. This would enable the central park to be multipurpose and cater to the projected population, while meeting Council's requirements for a mix of play opportunities within 500m walking distance of all residents.

The central park would provide a long-term benefit for future residents, workers and visitors to the Station Precinct South, particularly residents with minimal private open space. It should therefore be provided as early as possible in the development to create a focal point for the community, enhance amenity, and encourage social interaction and recreation among new and surrounding residents.

Based on the draft Green Infrastructure Policy, *Greener Places* (Government Architects NSW, 2017), considerations in the design of green infrastructure such as public open space should include:

- Enhancing connections to recreational trails, particularly in and around high-density precincts.
- Supporting the development of multifunctional landscapes that offer ecological, socio-cultural and economic benefits.
- Designing spaces that foster interaction and stewardship, community identity, sense of connectedness and community capacity.
- Using the value of public art by integrating public art into green projects.
- Creating accessible spaces for all members of our community, such as inclusive playgrounds. Inclusive playgrounds are designed to respond to the need for recreational opportunity for all people regardless of differences in abilities, age, gender or culture.

The above principles should also be considered as part of the design of the central park to support its multifunctional use. The proposed roads and pedestrian and cycle network would increase the connectivity between the site and surrounding areas. Traffic lights would be installed along Cudgegong Road which would facilitate safe pedestrian crossing. These access changes would improve the connections between the development to nearby open spaces of the Second Ponds Creek corridor park and Cudgegong Reserve. This is in line with the principles of Council's draft *Recreation and Open Space Strategy* and the Government Architects NSW's *Greener Places*.

The central park would contribute to the broader open space provision for Rouse Hill<sup>1</sup>, as per Council's *Section 94 Contributions Plans No's 22L and 22W Rouse Hill* (Blacktown City Council, 2018) (refer to Section 4.2.2). Based on the Section 94 Plan, around 105.41 ha of public open space will be provided across both Area 20 and Riverstone East areas within Rouse Hill. The proposed central park would contribute 2,900m<sup>2</sup> to this overall amount. It is noted that the *Social Infrastructure and Open Space Report Area 20 Precinct* (Elton Consulting, 2010) recommended around 13 ha of recreation open space to be provided within the Area 20 Precinct, including four or five parks of at least 3,000m<sup>2</sup> in size. The central park would meet the provision of one of these parks in the Area 20 precinct.

Based on relevant government social policies (Section 4), active open space opportunities should be explored as part of the provision of open space. Open space could be adapted and shared for different uses. To meet the recreation needs of future residents of the Station Precinct South, the proposed central park could be embellished with additional facilities that support both active and passive recreation. Features that could support active recreation include exercise equipment for informal activities. It is noted that the proposal will accommodate 400m<sup>2</sup> of indoor space for health and fitness. This will help meet some of the recreation needs of residents, depending on the type of facilities provided within the space.

#### **10.7.6 Emergency services**

As discussed in Section 6.4, there are four emergency services within 5km of the Station Precinct South, with police, fire and ambulance services in Riverstone and fire services in Schofields.

The Station Precinct South may have a potential population of around 2,750 to 2,970 new residents. While the potential population does not generate enough demand for additional emergency services, it is noted that as the broader Northwest Priority Growth Area develops, additional emergency services may be required.

Based on consultation with Quakers Hill Police Area Command (PAC) in Section 8.1.4, the PAC advised that the current Riverstone Police Station would service the Station Precinct South in the future. There are no further police assets currently planned for the area. However the number of police may increase with the growth of the area.

The PAC identified theft from motor vehicles and identity/mail theft were existing crime issues in the area. They recommended that developers provide mailbox facilities within unit complex lobbies to reduce mailbox theft, which should be a design consideration as part of subsequent planning for the proposal. They also believe that a community hub would assist in reducing crime in the area, by helping new residents integrate into the community, access support agencies and enhance the relationship between police and community.

The PAC identified that there is a lack of recreational facilities and services for young people in the area. Antisocial behaviour as a result of boredom and limited access to youth facilities and services is a crime issue in the neighbouring The Ponds suburb. Based on this, the early provision of the flexible community space and central park will be important to support the needs of young people, particularly as the remainder of the Precinct develops. Embellishment of the central park with additional facilities that support both active and passive recreation would also benefit young people. The proposed space for health and fitness may help to meet some youth recreation needs, depending on the type of facilities provided within the space.

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<sup>1</sup> It should be noted that in this context, Rouse Hill refers to the combination of Riverstone East and Area 20, as defined in the *Draft Section 94 Contributions Plans No's 22L and 22W Rouse Hill* (Blacktown City Council, 2018).

Based on consultation with Fire and Rescue NSW (FRNSW) (Section 8.1), the proposal would not generate the need for additional fire and rescue services. They noted that the site currently falls within the jurisdiction of the NSW Rural Fire Service. However, given the nature and extent of urban development in the Northwest area, negotiations to transfer this area to the responsibility of FRNSW are likely in the future.

FRNSW is planning for an additional station in the Box Hill area (to the north) in the future, depending on the speed and extent of development. They also constantly review their operational resources (such as the type of fire trucks assigned to each station) to ensure that they address the needs of the area.



# 11. Summary of impact and mitigation measures

Table 27 provides a summary of the impacts identified through the assessment in Section 10. It summarises the nature of the impact, type of impact, timing and level. It also provides recommended mitigation measures to address the identified negative impacts.

**Table 27 Summary of impact and mitigation measures**

Summary of impact	Nature of impact	Type of impact	Timing	Level	Recommended mitigation measure
<b>Demographic change</b>					
Change in local character and community identity in the area, as a result of increased population and a more diverse community	Neutral	Direct	Post-construction – short term	Moderate, although this is consistent with the overall growth and change occurring within the broader Northwest Growth Area	N/A
Increased demand for social infrastructure as a result of the incoming population	Negative	Direct and indirect	Post-construction – short term	<p>Minor</p> <p>Based on consultation with government agencies, existing education, community health or emergency services would adequately serve the future Station Precinct South population.</p> <p>It generates some need for community space, child care and local GP services. These services would be provided within the development to meet local needs (staging yet to be determined).</p>	Ongoing consultation with government agencies is required as more detailed planning is undertaken for the proposal.

Summary of impact	Nature of impact	Type of impact	Timing	Level	Recommended mitigation measure
<b>Housing</b>					
Increased supply of smaller, affordable dwelling types (i.e. one, two and three bedroom apartments) in the area and close to the future metro station	Positive	Direct and indirect	Post-construction – long term	Minor The proposal will contribute a small portion to the overall growth occurring within the broader Northwest Growth Area.	N/A
Increased diversity of housing within the area	Positive	Direct and indirect	Post-construction – long term	Minor The proposal will contribute a small portion to the overall growth occurring within the broader Northwest Growth Area.	N/A
Increased supply of affordable housing dwellings (5-10% of all dwellings within the development)	Positive	Direct and indirect	Post-construction – long term	Minor Additional affordable housing in the local area will benefit low and moderate income earners, and contribute to a diverse community. It is intended that, at a minimum, a Community Housing Provider will manage the affordable housing for a period of 10 years. While not a requirement for this development, this would be in line with the GSC's Greater Sydney Region Plan.	N/A

Summary of impact	Nature of impact	Type of impact	Timing	Level	Recommended mitigation measure
<b>Employment</b>					
Creation of 840 jobs during the construction of the proposal	Positive	Direct and indirect	Construction – short term	Minor The creation of jobs will benefit residents from the local area and those from outside the area.	N/A
Creation of 602 full time jobs, including 350 within the site, from the proposed retail and commercial uses	Positive	Direct and indirect	Post-construction – long term	Minor Jobs will be close to homes within the site. This will benefit local residents as well as those from outside the area.	N/A
<b>Community cohesion</b>					
Potential for segregation between existing and new residents, as well as the Station Precinct South community and surrounding communities	Negative	Direct and indirect	Post-construction	Minor Vulnerable community members such as young children, youth, older people and people with a disability may be more susceptible to social isolation as a result of segregated communities	Prepare an overarching social/place plan to ensure that all recommendations within this report are delivered. The plan should outline the social sustainability objectives for the development, desired outcomes, target population groups, recommendations/actions and the timing, responsibility and cost/funding of these. This plan should be prepared following the submission of the State Significant Development Application and prior to residents moving into the development.

Summary of impact	Nature of impact	Type of impact	Timing	Level	Recommended mitigation measure
<b>Amenity and character</b>					
Impact on the visual amenity of existing residents through the introduction of new higher density buildings within a predominantly rural residential area	Negative	Direct	Construction and Post-construction – short term	Minor to high depending on the location of residents. The changes are also consistent with the overall growth and change occurring within the broader Northwest Growth Area.	Prior to construction, a construction management plan should be prepared to manage potential construction-related impacts.
Potential noise, dust and vibration impacts on existing residents as a result of construction activities	Negative	Direct	Construction – short term	Minor  The cumulative construction projects such as the Sydney Metro Northwest may exacerbate amenity impacts on a small number of nearby residences.	Prior to construction, a construction management plan should be prepared to manage potential construction-related impacts. As part of this plan, neighbouring residences should be consulted prior to construction to ensure that they are aware of potential amenity impacts.
The new development will provide a central park, new streets and supporting public domain	Positive	Direct	Post-construction – long term	Medium  This will enhance the amenity of the area, benefiting future residents, workers and visitors to the Station Precinct South.	N/A

Summary of impact	Nature of impact	Type of impact	Timing	Level	Recommended mitigation measure
<b>Access</b>					
Increased access to local community facilities and open space	Positive	Direct	Post-construction – long term	Medium The provision of the central park, community space, GP, child care, and a health and fitness studio will benefit future residents, workers and visitors to the Station Precinct South.	N/A
Increased access to fresh food through the proposed local supermarket	Positive	Direct	Post-construction	Minor to medium This will benefit future residents, workers and visitors to the Station Precinct South.	N/A
Increased access to active transport opportunities that also connect the public and residential areas	Positive	Direct	Post-construction – long term	Minor to medium This will benefit future residents, workers and visitors to the Station Precinct South.	N/A
Provision of homes, jobs and community facilities within walking distance of the future metro station	Positive	Indirect	Post-construction – long term	Minor to medium This will benefit future residents, workers and visitors to the Station Precinct South.	N/A



Summary of impact	Nature of impact	Type of impact	Timing	Level	Recommended mitigation measure
Increased connectivity between the site and surrounding areas as a result of proposed roads and pedestrian and cycle network	Positive	Direct and indirect	Post-construction – long term	Minor This will benefit pedestrians, cyclists and motorists.	N/A
Increased connection to the broader metro and rail network in the future	Positive	Indirect	Post-construction – long term	Minor to medium This will benefit future residents, workers and visitors to the Station Precinct South.	N/A
Increased construction traffic on the local road network impacting on local journeys	Negative	Direct and indirect	Construction – temporary to short term	Minor, as this would impact local motorists	Prior to construction, a construction management plan should be prepared to manage potential construction-related impacts.
<b>Social infrastructure</b>					
Provision of new community facilities including: <ul style="list-style-type: none"> <li>central park</li> <li>flexible community space</li> </ul>	Positive	Direct	Post-construction – long term	Minor to medium These facilities will benefit new residents, workers and visitors. Existing residents would also have access to these facilities.	N/A

Summary of impact	Nature of impact	Type of impact	Timing	Level	Recommended mitigation measure
<ul style="list-style-type: none"> <li>child care centre</li> <li>GP and medical suite</li> </ul>				The facilities will provide opportunities for social interaction and help to activate the precinct.	
Increased open space provision in the area	Positive	Direct and indirect	Post-construction – long term	Minor  The central park would contribute to the network of open space in the area, benefitting the broader community in the long term. Increased connectivity between the site and surrounding areas would enable connections to the Second Ponds Creek corridor park to the east and Cudgegong Reserve to the north. This would also encourage healthy and active lifestyles	N/A

## 12. Conclusion and recommendations

This social needs and impact assessment has identified the social needs associated with the Cudgegong Road Station Precinct South proposal, as well as the potential social impacts and benefits. A summary of the key needs, positive impacts and negative impacts are below:

### *Social needs*

- The Cudgegong Road Station Precinct South has the potential to accommodate 1,100 dwellings and between 2,750 and 2,970 people at completion. Compared to the existing population of the surrounding rural area, future residents are likely to be younger, living in smaller households, and rent their homes. Based on the outcomes of demographic analysis and consultation, new residents may also include people from culturally and linguistically diverse backgrounds including India, China, Philippines and Sri Lanka.
- Existing communities and new residents will need opportunities for social interaction, and access to local facilities and services, particularly given the precinct is not within easy walking distance of existing social infrastructure.

### *Positive impacts*

- The proposed central park would provide a long-term benefit for new and existing residents, workers and visitors. The central park would be within 200m radius of all residents, which meets the 400 - 500m distance required under Blacktown City Council's open space design principles, outlined in the draft *Recreation and Open Space Strategy*. It would provide opportunities for physical activity, social interaction and overall health and wellbeing, which would particularly benefit future residents with minimal private open space.
- The central park would contribute to the network of open space in the area, benefitting the broader community in the long term. The proposed roads and pedestrian and cycle network would increase the connectivity between the site and surrounding areas, including the Second Ponds Creek corridor park to the east and Cudgegong Reserve to the north. This would also encourage healthy and active lifestyles. This is in line with the principles of both Council and Government Architects NSW's open space policies.
- The proposed flexible community space would provide a long-term benefit for new and existing residents, workers and visitors by providing opportunities for social interaction and activation for the precinct. This meets Council's benchmark need for community space as identified in Council's Section 94 Plan.
- The proposal would provide other community facilities within close walking distance of new homes and jobs, such as space for GP's, child care, and a health and fitness studio. A supermarket would also provide access to fresh food. These features would help support community cohesion and wellbeing, while encouraging activation and amenity of the Precinct.
- The proposal would increase the supply of smaller dwelling types (i.e. one, two and three bedroom apartments) leading to increased diversity of housing within the broader area. While not a requirement for this development, the proposal would also increase the supply of affordable housing dwellings (5-10% of all dwellings within the development), in line with the GSC's Greater Sydney Region Plan. It is intended that, at a minimum, a Community Housing Provider will manage the affordable housing for a period of 10 years. Additional affordable housing in the local area will benefit low and moderate income earners, and contribute to a diverse community.

- The proposal would create jobs during and after construction, which will benefit residents from the local area and outside the area. After construction, new jobs are expected due to the retail and commercial uses within the development, which will provide jobs close to homes.
- The proposal would also have indirect benefits. It would provide homes, jobs and community facilities within walking distance of the future metro station. In the future, the community would have increased connection to the broader metro and rail network. This would have further indirect benefits such as fast connection to community facilities and services within the Rouse Hill Town Centre (two-minute metro journey).

### Negative impacts

- Potential short term amenity impacts as a result of construction activities on a small number of nearby residences. Construction would also increase traffic on local roads. These impacts should be addressed by a construction management plan. Neighbouring residences should also be consulted prior to construction to ensure that they are aware of potential amenity impacts.
- Potential for segregation between existing and new residents, as well as the Station Precinct South community and surrounding communities, particularly as the Station Precinct South develops separately to other developments within the Area 20 Precinct. The Station Precinct South is also not within easy walking distance of existing local social infrastructure. These risks can impact on the access and participation of residents in community life.

Table 28 below provides recommendations to help achieve the social sustainability objectives outlined in Section 9 and in response to the assessment of the social needs and impacts of the future Station Precinct South development in Section 10. The recommendations outlined in Table 28 below seek to create a vibrant, healthy, connected place to live, work and visit within the Station Precinct South and surrounding area.

**Table 28 Recommendations**

Recommendation	Social opportunity / social impact addressed
<b>Accessible</b>	
Locate the flexible arts/dance/community space on the ground floor of a residential/mixed use building or co-located with a child care centre in the Station Precinct South. It should also be located close to the central park and delivered early in the development to support activity in the Station Precinct South. Council or a community organisation will not necessarily run this space. Therefore, the ongoing management of the community space should be determined prior to construction.	Support community cohesion
Incorporate a clinic space within the future community centre in Area 20 or Riverstone East. This would reduce the need for future residents to drive to community health services in the district.	Provide local access to a community health service
Locate child care close to the central park, shops and other services to support activity in the Station Precinct South during the early phases of the development, as well as create a focal point for the new community.	Provide local access to child care service for both residents and workers

Recommendation	Social opportunity / social impact addressed
Pedestrian and cycle paths should be designed to connect to external pathways beyond the site, such as Schofields Road. This would support accessibility and walkability beyond the site to neighbouring areas.	Support accessibility and walkability to neighbouring areas
Accessible design principles should also be incorporated throughout the development. This could include providing seating, shelter and landscaping along public pathways.	Support accessibility and walkability
As more information becomes available as part of subsequent planning for the proposal, further consultation with key service providers (i.e. Council, Western Sydney Health District and NSW Department of Education) is recommended to understand any changing or additional social infrastructure needs, as a result of the proposal.	Increased demand for social infrastructure as a result of the incoming population
<b>Vibrant and safe</b>	
Prepare an overarching social/place plan to ensure that all recommendations within this report are delivered. The plan should outline the social sustainability objectives for the development, desired outcomes, target population groups, recommendations/actions and the timing, responsibility and cost/funding of these. This plan should be prepared following the submission of the State Significant Development Application and prior to residents moving into the development.	Potential for segregation between existing and new residents, as well as the Station Precinct South community and surrounding communities
Provide the central park, flexible community space, GP, child care, shops, cafes/restaurants and services, as early as possible in the development to support the cohesion of new and surrounding residents.	Support community cohesion
Provide a Welcome Program for new residents, including information about local services, facilities and activities, as well as provide programs targeted to the needs of diverse age groups in the development and broader community. The program would be delivered by a local community organisation funded by the developer. We recommend that the Welcome Program be provided after residents begin to move into the development, prior to the second stage of development being completed by 2026, and well beyond completion of the development. Activities could be run using the flexible community space within the Station Precinct South.	Support community cohesion
Ensure that non-residential uses (e.g. community space, child care, GP) are located closely together near the central park. This will contribute to a vibrant and active Station Precinct South that will be connected to the future metro station.	Support activity within the Station Precinct South
Investigate opportunity for public art to be integrated in the central park and throughout the development in publicly accessible areas, such as parks, civic spaces and thoroughfares.	Support community cohesion
Incorporate Crime Prevention Through Environmental Design (CPTED) principles throughout the development.	Support community cohesion



Recommendation	Social opportunity / social impact addressed
	Enhance perceptions of safety
Ensure that potential social impacts are assessed as part of subsequent planning phases for the proposal.	Enhance potential social opportunities and reduce risks
Prior to construction, a construction management plan should be prepared to manage potential construction-related impacts. As part of this plan, neighbouring residences should be consulted prior to construction to ensure that they are aware of potential amenity impacts.	Potential amenity impacts including visual, noise, dust and vibration and traffic during construction, and visual impacts following construction
<b>Healthy and active</b>	
Explore embellishment of the central park with additional facilities and features to support active and passive recreation. This could include exercise equipment, play equipment and play themes, and/or the recommended sheltered area. This would enable the central park to be multipurpose and cater to the projected population.	Support community cohesion Support healthy and active lifestyles
Consider a proportion of dwellings to be designed to Australian adaptable housing standards.	Support ageing in place and accessibility for people with a disability.
Consider incorporating liveable housing design principles into dwellings in line with the <i>Livable Housing Design Guidelines</i> .	Facilitate independent living and ageing in place

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## **Appendices**

## Appendix A – Age profiles of nearby areas to the Cudgegong Road Station Precinct South

**Table 29 Age profiles of The Ponds and Ropes Crossing**

Age groups	The Ponds	Ropes Crossing	Blacktown LGA
0 to 4 years	11.6%	13.5%	8.0%
5 to 11 years	14.0%	12.8%	10.8%
12 to 17 years	6.9%	5.5%	8.2%
18 to 24 years	6.1%	7.4%	9.5%
25 to 34 years	17.7%	24.1%	15.5%
35 to 49 years	28.4%	21.5%	21.7%
50 to 59 years	7.5%	6.1%	11.4%
60 to 69 years	5.1%	4.0%	8.4%
70 to 84 years	2.5%	4.5%	5.4%
85 and over years	0.3%	0.5%	1.1%

Source: Australian Bureau of Statistics, 2017

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[https://projects.ghd.com/oc/Sydney/cudgegongroadsocialn/Delivery/Documents/2126948-REP-C\\_GHD Social infrastructure and open space needs assessment\\_Cudgegong Road Town Centre Precinct SSDA\\_DRAFT.docx](https://projects.ghd.com/oc/Sydney/cudgegongroadsocialn/Delivery/Documents/2126948-REP-C_GHD_Social_infrastructure_and_open_space_needs_assessment_Cudgegong_Road_Town_Centre_Precinct_SSDA_DRAFT.docx)

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