



Demographics and Social Infrastructure Assessment

Scope of Work

The scope of works for this study will generally comprise:

- An initial scoping paper;
- Demographic analysis;
- An assessment of social infrastructure needs;
- An analysis of regional opportunities for social infrastructure;
- A contribution towards the iterative development of the draft Indicative Layout Plan (ILP) and other planning provisions/documents, including Council's draft Section 94 Plan (or similar); and
- The preparation of draft and final reports summarising the above; and
- A nominal allocation for post-exhibition works.

Initial scoping paper

The initial scoping stage will require the successful contractor to:

- Meet with the PWG to discuss the gap analysis being undertaken by the PWG and understanding of the brief as part of the project inception meeting;
- Review the completed gap analysis report and provide comment, as required;
- Undertake a desktop review of relevant background material and raise issues and concerns with the PWG, as necessary;
- Discuss and agree with the PWG variations to the detailed scope of works and approach, as necessary; and
- Prepare a brief discussion paper confirming the proposed approach and summary of existing information and potential issues/concerns.

Demographic analysis

The scope of works for this component of the study will be to:

- Describe the current and emerging demographic context of the Ingleside Precinct. This is to include relevant current demographic information and specific information relating to the Socio-Economic Indexes for Areas (SEIFA 2006);
- Forecast the demographic profiles of future residents of the Ingleside Precinct, taking account of projected development and broader policy issues such as migration;
- Identify the potential range of demographic characteristics of future community and key determining factors as they relate to household type and dwelling type; and
- Review and critically evaluate demographic forecasts for future communities of the area surrounding Precinct. This review will consider but not be limited to the dwelling occupancy, income and age profiles.

Assessment of social infrastructure needs

This investigation will look at the range of social infrastructure, including local community facilities and open space, community (at both district and regional level), sporting and cultural facilities and open space and NSW Government services such as Police, Ambulance, Education, Health, Justice, Emergency Services and the like.



The successful Specialist Contractor will be required to establish a base case for social infrastructure following a review of existing policies, strategies, and planning for the Precinct by government agencies and Council.

The scope of works for this component of the study will be to:

- Undertake an analysis of the recreation and open space facilities, including:
 - A review of the demographic analysis undertaken above;
 - A review of the surrounding community, recreational and open space facilities (both existing and proposed and the current use patterns of these facilities); and
 - An analysis of active (sports) and passive recreation facilities (both indoor and outdoor);
- Establish criteria including land area, physical requirements, locational factors, changing community expectations and requirements in addition to any other infrastructure needs for the development of various community facilities;
- Review the Growth Centres Development Code and guiding thresholds for the provision of social infrastructure and make recommendations for the provision of social infrastructure (including education, health and social welfare, culture and emergency service facilities) within the Precinct in consultation with the DP&I, Council, UrbanGrowth NSW and NSW Government service providers;
- Recommend community, recreation and open space facilities that will be required to meet the needs of the Ingleside Precinct. This will include the following:
 - Distribution and staging of the construction of community, recreation and open space facilities to service the growth of the new community;
 - An analysis of demographic and market reports and the existing community, recreation and open space facilities already provided in the Precinct and elsewhere throughout the region; and
 - The hierarchy of open space facilities to address future recreational needs (such as neighbourhood, district, city, regional and state). Note that it is not expected that all levels of open space facilities will be provided within the Ingleside Precinct. However, it is expected that residents have appropriate access to all levels of facilities in the future;
- Provide implementation and delivery strategies to ensure that the recommended community, cultural and open space facilities are provided within appropriate timeframes. Consideration of the wider regional context is to be provided;
- Maximise the integration (in both physical and management terms) of conservation and recreation outcomes;
- Identify open space areas for environmental preservation and education;
- Identify linkages to existing and known future networks and facilities in the surrounding areas;
- Integrate open space and community facility outcomes with infrastructure and conservation outcomes as a result of other related studies being undertaken in the Ingleside Precinct;



- Consider and recommend innovative management and land titling regimes designed to facilitate community facilities and open space outcomes;
- Identify the potential for shared/co-use of community facilities and social infrastructure e.g. sporting ovals, community halls, libraries etc;
- Identify opportunities to establish service consortiums/partnerships; and
- Estimate the cost of providing any recommended social infrastructure, with assistance from Council staff and input from other Specialist Contractors commissioned by DP&I in regard to land valuation and works valuation by a quantity surveyor. These estimates should be sufficient to be included in the Section 94 Contributions Plan or voluntary planning agreements and should include:
 - Area of land required;
 - Hierarchy classification of reserves;
 - Facilities and embellishments to be provided;
 - Estimated cost for provision of these facilities;
 - Estimated timeframe for provision of facilities; and
 - Estimated land values of facilities to be costed.

Input from other Specialist Contractors addressing biodiversity, flooding and transport & access will be required in order to address some of the matters stated above. These contractors will be commissioned by the DP&I as part of the Project Team.

Analysis of regional opportunities for social infrastructure

The scope of works for this component of the study will be to:

- Identify community, recreation and open space facilities on a regional scale which would be utilised by the future community of the Ingleside Precinct;
- Determine whether existing and proposed facilities in the subregion are sufficient to service the Ingleside Precinct;
- Identify any regional level community, recreation and open space facilities which may be suitable for delivery within the Ingleside Precinct; and
- Identify strategies for facilitating the delivery of regional community facilities; and
- Review the Growth Centres Development Code and other Council policies/guidelines and provide input into the preparation of Development Control Plans (DCPs), Section 94 Plans, and voluntary planning agreements for the Precinct.