

**INQUIRY INTO CURRENT AND FUTURE PROVISION OF
HEALTH SERVICES IN THE SOUTH-WEST SYDNEY
GROWTH REGION**

Organisation: Greenfields Development Company No.2 Pty Ltd
Date Received: 24 April 2020

SUBMISSION TO NSW GOVERNMENT



**Greenfields Development Company No.2 Pty Ltd submission to
the *‘Inquiry into the current and future provision of health services
in the South-West Sydney Growth Region’***

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24 APRIL 2020

1. Introduction and Outline of Oran Park Master Planned Community

Greenfields Development Company is an industry leading developer of greenfield sites, most notably the master planned suburb of Oran Park Town situated in the South West Growth area of Sydney. This multi billion dollar project has delivered over 4,500 residential lots, 25,000 square meters of commercial retail and office, and 100,000 square meters in stage one of an employment lands precinct.

When completed Oran Park will be a strategic centre in the Camden LGA and wider South West Region, boasting a population in excess of 50,000 and servicing a catchment of approximately 150,000 people.

Oran Park is a significant contributor to Camden being the fastest growing LGA in Australia. A further catalyst for growth in our LGA is the Western Sydney Airport at Badgery's Creek. This project is a game changer for Western Sydney that has only accelerated our planning to position Oran Park as a natural option for domestic and international business wanting an early presence close to the new airport. We expect higher population growth in Camden LGA as a result, assuming planning controls are amended to recognise the growth we expect to be generated by the new airport.

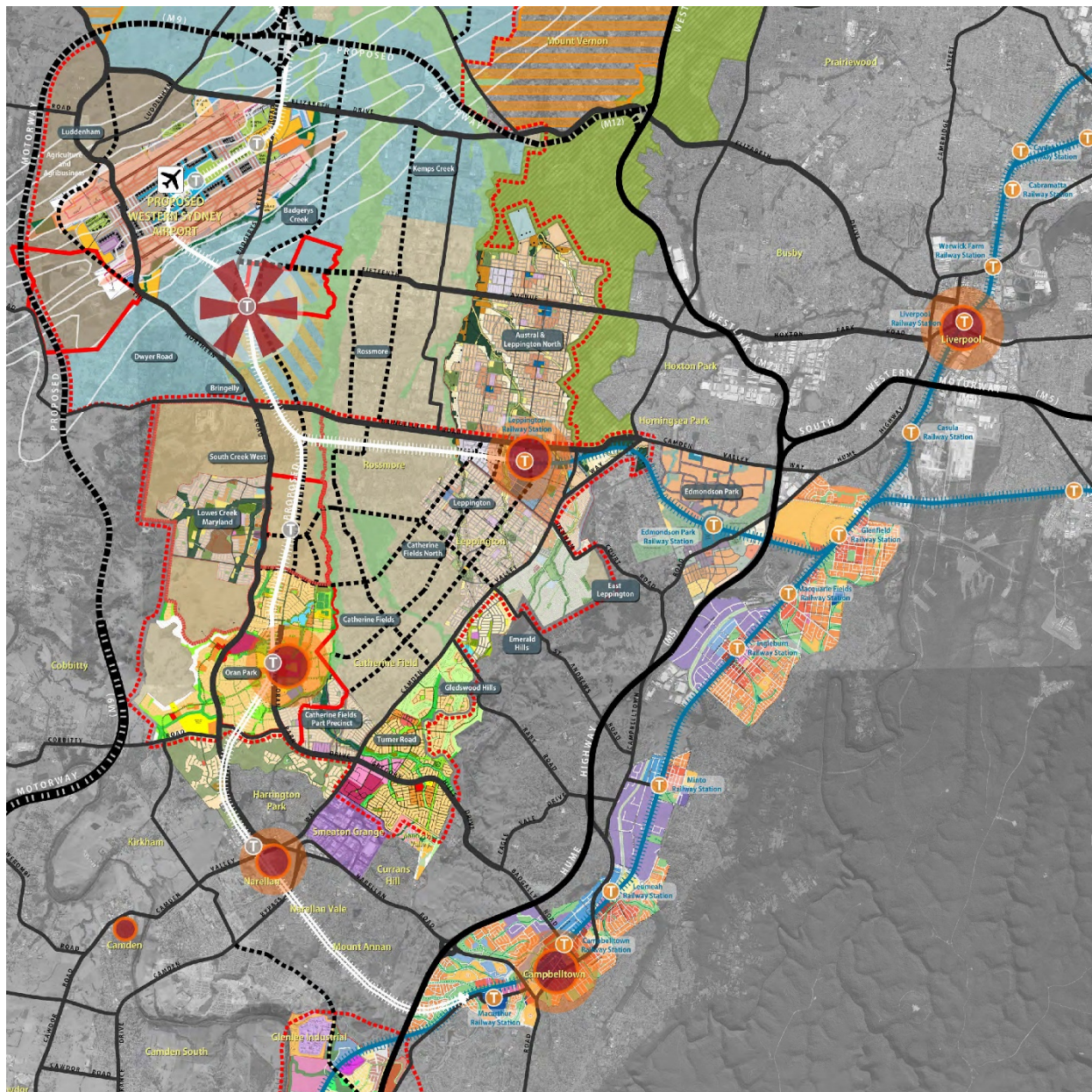
Our focus has always been the residents who call Oran Park home. We had a clear strategy to ensure Oran Park was a place where people can live, work and play. We have delivered on that strategy by:

- Master planning the town to great detail, identifying and defining precincts that blend the environmental, social and employment needs of our community;
- Working with Camden Council to deliver community assets early including parks, ovals, walkways, skate park, water park, library and soon to be constructed leisure centre;
- Ensuring high speed, reliable internet via fibre optic cabling to homes and businesses;
- Co funding and operating the Smart Work Hub to nurture business development and growth; and
- Working with the SWSLHD to provide integrated health services that continually improve the health and wellbeing of the community;

Oran Park is forecast to reach a population of 44,000 by 2036, a snapshot of the demographics show a high proportion of young families in Camden LGA, predominantly homeowners, increasing cultural diversity and above average levels of private health insurance.

However, the demographics also show higher rates for some chronic conditions including – diabetes, respiratory and potentially preventable hospitalisations. Health data shows that preventable hospitalisations, Obesity Chronic Obstructive Pulmonary Disease rates and Dementia related hospitalisations, are all above the State average.

These characteristics provide an opportunity for planning and delivering additional health services closer to home, outside a hospital setting and focused on early intervention and prevention.



2. Overview of Government initiatives in the South West to date

We acknowledge the significant investment by the NSW Government in the SWSLHD, including:

- Campbelltown Hospital expansion stage 2. \$635m, including mental health and South West Paediatric services.
- Liverpool Hospital. \$750m redevelopment into a Global Health and Academic precinct.
- Southern Highlands (Bowral) Hospital. \$50m redevelopment.

During the early stages of planning the need for health services in Oran Park was evident. We acknowledge the existing commitment to provide an Integrated Health Neighbourhood (IHN) for the Macarthur Region. To this end, Oran Park is the location for the Integrated Health Hub (IHH). Stages 1 and 2 of the IHH have been established at Oran Park, located in the Podium Shopping Centre.

The key task now is moving towards the establishment of stage 3 in a timely manner. The purpose of this submission is to advocate for the bringing forward of stage 3 from the scheduled date of 2030.

As a new town that is home to large numbers of young families, health services need to be available to service this demographic of families with young children.

Please refer to Appendix 2 - Oran Park Town Master Plan

3. South West Sydney LHD - Existing Policy on Health Services at Oran Park

As outlined in the Health District's Strategic Plan, the current policy for Oran Park is development of an Integrated Health Neighbourhood (IHN). The focus of this model is to provide care closer to home and reduce the need for hospital admissions.

The IHN model incorporates hospital based services, community health, health promotion, telehealth, social and welfare services, integrated health hubs and private service providers.

An IHN has been designated for the Macarthur Region with Oran Park Town to house an Integrated Health Hub (IHH).

In 2015 the Local Health District commissioned stage 1 of the Oran Park IHH Family Health service which is based on an Integrated Primary Care Centre model. The focus on stage 1 is for a GP led team in primary care with key allied health specialists, child and family nursing and medical imaging.

Subsequent stages are predicated on population numbers and patient ratios exceeding certain thresholds. For stage 2, the population needs to exceed 4,000 registered patients and for stage 3, 18,000 registered patients would be required in the local population.

Stage 2 service levels would see visiting medical specialists incorporated into the IHH for Oran Park. Stage 3 would entail a large and diverse facility incorporating residential medical specialist facilities, day surgery, ambulatory care clinics, dentistry and diagnostics.

The service level planned by the Health District for stage 3 will be management of low acuity and ambulatory care, chronic disease management, preventative health and hospital avoidance initiatives to complement the care provided at Campbelltown and Camden hospitals.

The GDC submission is presenting the case to bring forward stage 3 of the Oran Park IHH from 2030 to a more short-term timetable due to greater than anticipated growth in need and demand for health services.

For example, if one considers the population within a 3km radius of Oran Park, then the anticipated population by 2026 will be 37,500. If one takes into account population within a 5km radius then the estimated population by 2026 is 69,000. A 10km radius by 2026 has an estimated population of 204,000.

4. Current Service Levels and Demand at Oran Park

Essentially these are General Practice led services, with My Health Oran Park located in the Podium building. The staffing profile comprises 11 GPs, 2 Nurses, 3 Allied Health co-located with the Health District managed Karitane Early Parenting Clinic and community Pharmacy.

There are 12 other Allied Health services in Oran Park, one Pathology collection centre, one medical imaging, and one medical imaging service expected to open by mid 2020.

Some of the statistics illustrating demand reveal:

- My Health is experiencing increased demand leading to long wait times and overcrowding in waiting rooms. This has resulted in numbers of Oran Park residents seeking care outside of Oran Park. This is occurring despite increased hours of operation.
- Karitane Early parenting Clinic is also at capacity and will require expansion of services to meet current and forecast demand.
- Due to the rapid growth in demand for services, the IHH in the town centre is now operating 7 days per week for extended hours. In addition, extra Allied Health professionals have been engaged.

An examination of Emergency Department presentations for 2019 revealed that 47% of all Emergency presentations accounted for semi urgent and non-urgent cases at Campbelltown Hospital.

This presents an opportunity for Primary Health providers such as those at Oran Park to provide services locally to capture the semi-urgent and non-urgent cases and ease the burden on the region's acute hospitals - A powerful argument in seeking to bring forward Stage 3 of the Oran Park IHH.

A further important point to note is the lack of medical or surgical specialists within a 3km radius of Oran Park Town Centre.

Hence this presents an opportunity for the Health District and private specialist providers to establish services in Oran Park. This could include a hub and spoke model of care with current public and private services located in Macarthur.

The lack of complimentary private services such as Day Surgery and Private hospitals, within a 10km radius of Oran Park adds further wait to expanding the IHH and bringing forward stage 3.

Furthermore, national trends in health care have shown that same day private activity has increased. This creates the opportunity for medical, surgical procedural services within Oran Park Town Centre. Expanding or bringing forward public health care services will be advantageous in attracting private providers.

A further point to note is that Camden LGA has a higher rate of private health insurance than the NSW average AND a higher than NSW average for procedural and surgical interventions in private hospitals.

This is indicative of potential market for complimentary private services in ear, nose, throat surgery, ophthalmology, knee replacements and colonoscopy. Again bringing forward and developing public services through the Oran Park IHH will be advantageous in potentially attracting such private services.

One final point to highlight is the planned residential aged care facilities. The 324 beds by 2021 and a projected 75 further places by 2030 will require an increase in General Practitioner and Allied Health numbers and diagnostic services in the short term.



5. Pertinent Future Workforce Statistics at Oran Park

- By 2021 Oran Park IHH located in the Town Centre will require 15 FTE GPs, up from the current 11. If the broader catchment of 5km radius is considered then there will be a need for 54 GP FTE. Strong evidence for expansion or bringing forward stage 3 in the short term.
- By 2021 Oran Park will require a supply of 71 Allied Health FTEs.
- By 2021 there will be a need for 7 Pathology collection centres instead of the current 1.
- In addition, by 2021 there will be a need for 2 X-Ray, 5 ultrasound and 1 CT services.
- By 2026 there will be a need for 35 FTE medical and surgical specialists.
If the 5km radius catchment is considered the requirement increases to 98 FTE

6. Concluding Comments

The location of the IHH in Oran Park is key to meeting the health needs of a growing population in the catchment. The IHH is also a fundamental driver for attraction of complimentary health services required to meet the needs of the culturally diverse, young family base, yet also meet the health needs of the demographic as it grows and changes at a rapid pace.

We will continue to work with the SWSLHD to ensure Oran Park IHH is positioned to meet growing community needs and compliment the health services delivered at the major hospitals in the LHD.

7. Appendices

Appendices 1 - Terms of Reference



LEGISLATIVE COUNCIL

PORTFOLIO COMMITTEE NO. 2 - HEALTH

Inquiry into the current and future provision of health services in the South-West Sydney Growth Region

TERMS OF REFERENCE

That Portfolio Committee No. 2 – Health inquire into and report into the current and future provision of health services in the South-West Sydney Growth Region, and in particular:

- (a) an analysis of the planning systems and projections used by NSW Health in making provision for health services to meet the needs of population growth and new suburbs in the South-West Sydney Growth Region;
- (b) an analysis of capital and health services expenditure in the South-West Sydney Growth Region in comparison to population growth since 2011;
- (c) the need for and feasibility of a future hospital located in the South-West Sydney Growth Region to service the growing population as part of the Aerotropolis land use plan;
- (d) an investigation into the availability and shortfall of mental, community and allied health services in the South-West Sydney Growth Region;
- (e) a comparison of the per capita operational expenditure allocated for the health services and hospitals between the South-West Sydney Growth Region and other local health districts across metropolitan Sydney since 2011;

- (i) a comparison of clinical outcomes for patients in the South-West Sydney Growth Region compared to other local health districts across metropolitan Sydney since 2011, and;
- (j) any other related matters.

Committee membership

| | | |
|---------------------------------------|------------------------|-----------------------|
| Hon Greg Donnelly MLC | Australian Labor Party | <i>(Chair)</i> |
| Hon Emma Hurst MLC | Animal Justice Party | <i>(Deputy Chair)</i> |
| Hon Lou Amato MLC | Liberal Party | |
| Ms Cate Faehrmann MLC | The Greens | |
| Hon Wes Fang MLC | The Nationals | |
| Hon Natasha Maclaren-Jones MLC | Liberal Party | |
| Hon Walt Secord MLC | Australian Labor Party | |

- (f) a comparison of the staffing allocations at health services and hospitals between the South-West Sydney Growth Region and other local health districts across metropolitan Sydney since 2011;
- (g) an investigation into the health workforce planning needs of the South-West Sydney Growth Region to accommodate population growth to 2050;
- (h) a review of preventative health strategies and their effectiveness South-West Sydney Growth Region since 2011 and the required increase in funding to deal with childhood obesity;



Town Centre Master Plan
ORAN PARK