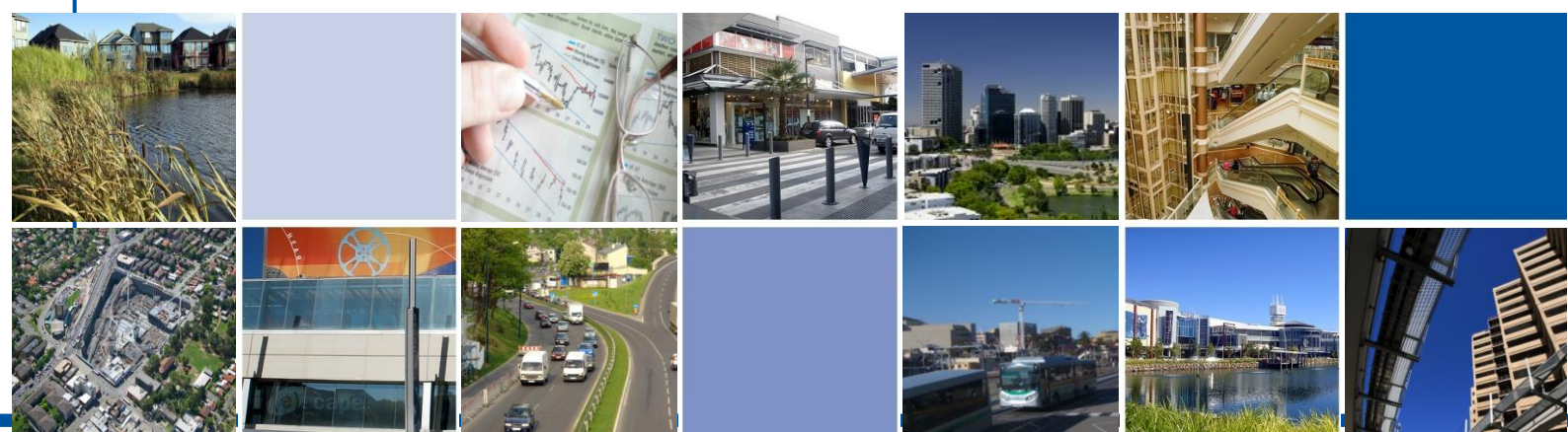


Mt Gilead Urban Release Area

Social and Economic Needs / Impact Assessment

June 2013



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Executive Summary

MacroPlan Dimasi has been commissioned by the owners of land at Mt Gilead Urban Release Area to determine the social and economic needs that will arise from proposed residential development at Mt Gilead in Campbelltown Local Government Area (LGA).

Expected dwelling and resident population forecasts have been generated in order to ascertain the future social infrastructure, retail and employment land needs; arising from residential development at Mt Gilead Urban Release Area.

Based on a development yield of between 1,400 and 1,700 lots and assuming an average occupancy rate of 3 persons per dwelling, we estimate that the resident population will total between 4,188 and 5,085 persons at the expected completion date in 2026.

The size and type of neighbourhood services and social infrastructure required to support this urban release area was measured against relevant benchmarks for the Sydney Growth Centres.

This report summarises economic and social impact of Mt Gilead Urban Release Area and demand for employment, retail, community and social services in the context of the wider Campbelltown locality and south west region. This population will have a nominal impact on local and regional services.

These findings shall inform delivery of a master plan in terms of the optimising land use supply for non-residential activity; including open space and the viability of neighbourhood services and retail provision, which would be supported by the demand generated by the forecast population at Mt Gilead.

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Introduction

MacroPlan Dimasi has derived estimated forecast population from two residential development scenarios for Mt Gilead. A base scenario proposes 1,400 dwellings to be constructed at the site, which on completion would accommodate a population of around 4,188 persons, while a maximum scenario proposes 1,700 dwellings, which in total would accommodate around 5,085 new residents.

We have applied this scenario to a number of industry and social benchmarks to establish the impact, demand and need regarding supply of services and infrastructure in the local and regional context, arising from the development of Mt Gilead to the year 2026.

The report is structured as follows:

- **Section 1 – Background:**
- **Section 2 – Demographic Analysis and Forecast**
- **Section 3 – Economic and Retail Needs**
- **Section 4 – Social and Community Needs**
- **Section 5 – Conclusion**

Section 1: Background

1.1 Site Location and Characteristics

The Mt Gilead Urban Release Area is a 210 hectare site in Campbelltown Local Government Area that adjoins the Campbelltown urban area immediately to the north. Ownership of the site is split 84/16% between two separate parties.

Mt Gilead Urban Release Area – Study Boundary



The Mt Gilead Urban Release Area is:

- 66.5 kilometres from the Sydney CBD;
- 7.6 kilometres south west of from Campbelltown town centre;
- 16.7 kilometres south east of Camden;

- 14.6 kilometres east of Narellan;
- 9.2 kilometres north of Appin.

The release area is situated on the western side of Appin Road, the main arterial road connection between Campbelltown to Appin, Wilton and further south to Wollongong.

Mt Gilead is characterised by its rural landscape and the heritage listed Mt Gilead homestead adjoining the site. The site is located on the edge of the Sydney Water Supply Canal and Menangle Creek to the north west and Noorumba Reserve to the north. A bio-banking reserve is located immediately to the south.

Mt Gilead is the most southerly planned residential release area in the NSW Government's Metropolitan Development Programme (MDP). There are no other planned urban release areas south of Mt Gilead, with the concentration of investment and construction of services to the north and west in Campbelltown, Menangle, Narellan and Camden. Mt Gilead is not part of the South West Sydney Growth Area.

Section 2: Demographic Analysis and Forecast

2.1 Population Projections

Over the ten year duration of the proposed delivery period from 2016-2026, a development yield of between 1,400 and 1,700 lots is expected for the proposed Mt Gilead development.

In order to determine the likely resultant resident population from the development of this number of lots, an average occupancy rate of 3 persons per dwelling has been utilised. This rate of household formation is consistent with average household sizes observed in Campbelltown, Camden and the broader Outer South West Sydney regions.

Average Household Occupancy Rates

Region	Occupancy Rate
Camden SA3	3.0
Campbelltown SA3	2.9
Outer South West Sydney	3.0
Mt Gilead	3.0

Source: ABS Census (2011)

To form a view on the age distribution of the resident population at the proposed site, age composition data from the ABS¹ for the Outer South West Sydney and a sample of comparable new estate locations in south west Sydney (OSWS New Estate) have been examined.

¹ Catalogue: 3235.0 - Population by Age and Sex, Regions of Australia, 2011

Age Composition (2011)

Region	OSWS	OSWS New Estate
0-19	30%	32%
20-34	21%	20%
35-49	21%	23%
50-64	18%	15%
65+	10%	10%
Total	100%	100%

Source: ABS Census 2011

Upon analysis of this data, it is evident that the age profile of the Outer South West Sydney region and the sample of new estate regions in south west Sydney is similar.

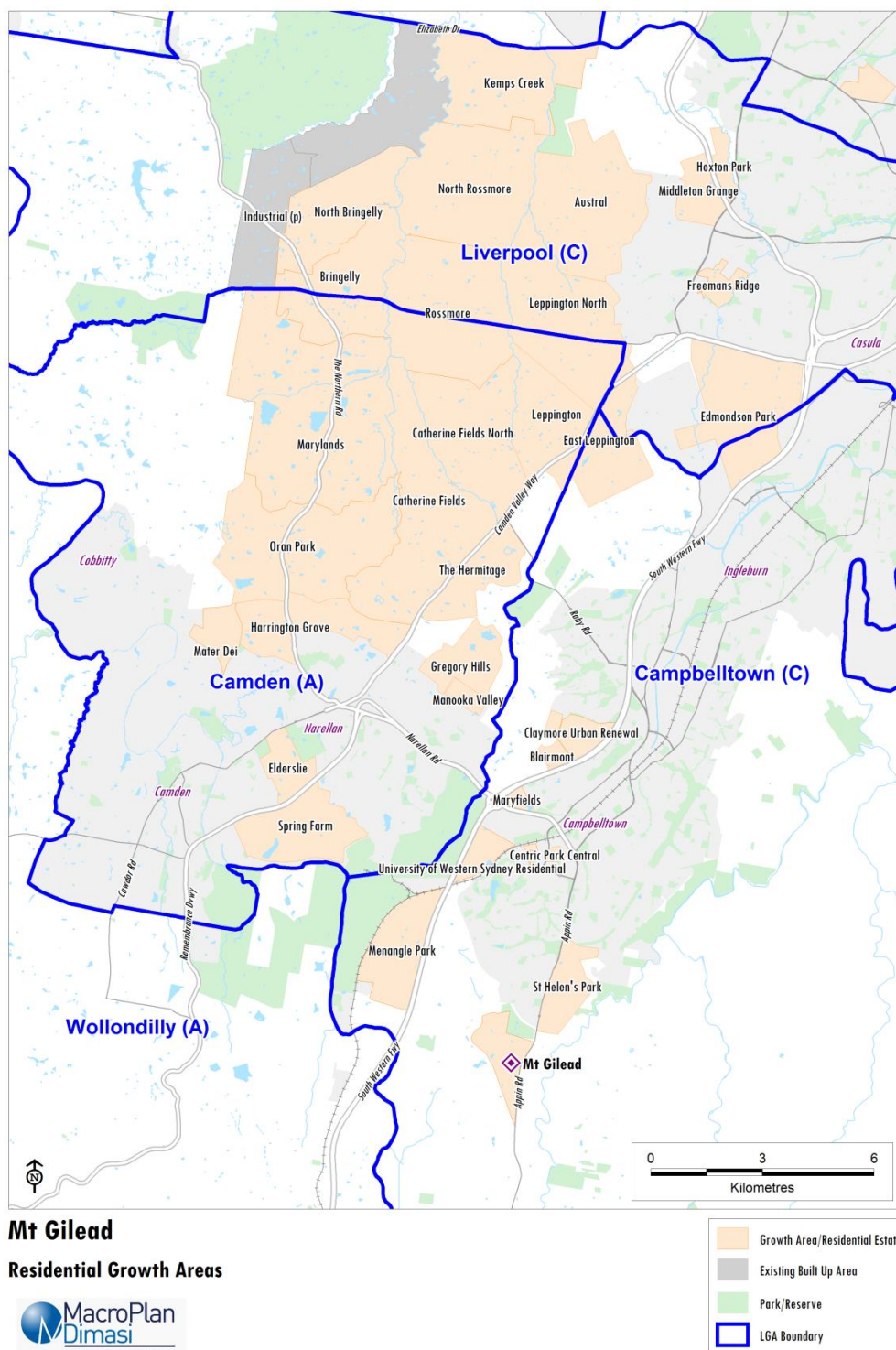
Both regions exhibit a skew to persons under the age of 50 years – i.e. working age residents. Additionally, at 10%, representation from retirees (65+) within new estate regions is relatively insignificant.

Whilst this method of analysis to understand the characteristic of new build in greenfield locations is widely accepted in practice, it fails to capture longitudinal changes in distribution within specific age cohorts over time.

As such, the suggested age distribution for the proposed development is based on observed changes in the demographic profile of more established new build residential populations between 2006 and 2011 in South West Sydney.

While the proposed development at Mt Gilead is located in Campbelltown LGA, our analysis is drawn from observing the change in age composition for Camden LGA as a proxy, due to the dominant presence of more recent new estate development in Camden. Camden LGA presently accommodates the majority of residential land development in the South West Growth Centre.

New Build Residential Growth by Local Government- South West Sydney



Over the last five years, new detached dwellings accounted for approximately 95% of total development in Camden LGA, of which the majority were situated in new estate locations. The age composition derived from Camden LGA therefore represents a relevant benchmark for the demographic profile of the proposed residential development at Mt Gilead to 2026.

Change in Age Composition & Age Composition 'Snapshot', Camden SA3

Age Cohort	Change in Composition (2006-2011)	Composition as at 2011
0-19	20%	32%
20-34	26%	20%
35-49	21%	23%
50-64	18%	15%
65+	15%	9%
Total	100%	100%

Source: ABS Census (2011)

We have observed considerable disparity between the 'change' in age contribution and the Census 2011 'snapshot' variant. The most pronounced difference is for 65+ persons, who under the change measure, comprised 15% of persons entering Camden LGA over the five years to 2011. According to the age composition as at 2011, just 10% of the total population were aged 65 years and above.

2.2 Mt Gilead Population Projections

Applying the 'better fit' age composition derived from persons entering new estate regions, a population outcome of 4,188 persons for the Base Scenario and 5,088 persons for the Maximum Scenario is expected by 2026. Population forecasts by age for each of these scenarios are presented in the table below.

Mt Gilead Population Projections (2026), Base & Maximum Scenario

Age Cohort	Resident Population	
	Base	Maximum
0-19	827	1,005
20-34	1,106	1,342
35-49	894	1,086
50-64	759	922
65+	602	731
Total	4,188	5,085

Source: MacroPlan Dimasi

According to ABS figures, Campbelltown LGA comprises a resident population of 152,584 persons. Relative to the Campbelltown LGA, the projected rise in population from the proposed Mt Gilead development is minimal. Even at the Maximum Scenario, an annual increment of 508 persons equates to an uplift of 0.3% of the LGA's population.

In latter chapters, this forecast resident population range (4,188-5,085) projected at Mt Gilead is applied to social and economic benchmarks to establish the broad level of impact from the development on community infrastructure, employment and retail service provision.

To inform demand for provision of specialist services for aged care and child care, forecasting of specific age cohorts has been further interrogated and isolated as follows:

Age groups – potential social care demand

Age	Base scenario by 2026	Maximum scenario by 2026
0-4	207	251
5-12	310	377
70+	401	487

Source: MacroPlan Dimasi

Section 3: Economic and Retail Needs

3.1 Employment Land Need

The projected population arising from the proposed Mt Gilead development is expected to have negligible impact on demand for employment land. In order to demonstrate this, employment projections for the proposed site have been generated.

As at Census 2011, approximately 54% of residents residing in the Outer South West Sydney SA4 region were in the labour force. Of residents in the labour force, 94% were employed within a full time or part time capacity. Applying this rate of employment to the projected population outcomes, between 2,115 and 2,568 working residents are expected to reside at the proposed Mt Gilead development site.

Working Residents for the Proposed Development – Base Scenario

	Population	LF Participation Rate (%)	Labour Force (no.)	Employment Rate	Employed persons
0-19	827	12%	96	81%	78
20-34	1,106	78%	860	93%	799
35-49	894	80%	711	96%	681
50-64	759	68%	513	96%	494
65+	602	11%	66	98%	64
Total	4,188	54%	2,246	94%	2,115

Source: MacroPlan Dimasi, ABS

Working Residents for the Proposed Development – Maximum Scenario

	Population	LF Participation Rate (%)	Labour Force (no.)	Employment Rate	Employed persons
0-19	1,005	12%	117	81%	94
20-34	1,342	78%	1,043	93%	970
35-49	1,086	80%	864	96%	827
50-64	922	68%	623	96%	599
65+	731	11%	79	98%	78
Total	5,085	54%	2,727	94%	2,568

Source: MacroPlan Dimasi, ABS

To determine the employment land need from this population increase, industry composition for the Outer South West Sydney SA4 region has been examined. Assuming that this industry composition holds true for worker residents at the proposed development, the three largest employing industries are expected to be Manufacturing, Retail and Health Care & Social Assistance. Employment projections for the full spectrum of employing industries are presented in the table below.

Expected Industry of Employment Outcome for Proposed Development

Industry	Scenario	
	Base	Maximum
Manufacturing	282	342
Retail Trade	231	281
Health Care and Social Assistance	228	277
Construction	182	221
Transport, Postal and Warehousing	169	205
Education and Training	168	204
Public Administration and Safety	140	170
Accommodation and Food Services	118	144
Wholesale Trade	108	132
Professional, Scientific and Technical Services	101	123
Financial and Insurance Services	86	105
Other Services	84	102
Administrative and Support Services	69	84
Rental, Hiring and Real Estate Services	33	40
Information Media and Telecommunications	31	38
Arts and Recreation Services	27	33
Electricity, Gas, Water and Waste Services	27	33
Agriculture, Forestry and Fishing	15	18
Mining	14	17
Total	2,115	2,568

Source: Census 2011

Assuming that there is a direct connection between population growth and employment land need, demand for or the take up of commercial, industrial and retail space can be ascertained through the application of employment density ratios. However, in reality, the majority of these resident workers would already be employed at locations outside the proposed development. In addition, some of these working residents will engage in work activities from home, and some are

expected to be engaged in industries that are mobile in nature (e.g. labourers in the construction industry, sales persons, etc.).

Therefore, whilst Mt Gilead represents an additional introduction of employed persons into the region, the need for net additions to employment land provision would be minimal. Any immediate increments to employment land need would arise from resident demand for localised service provision (e.g. retail), and not necessarily from the need to accommodate the introduction of industrial and commercial based workers within the region.

In effect, there is no causal relationship between employment land take up and population growth in the same region. For regions that are connected to the South West Growth Centre, the take up of employment land is determined by broader market forces (such as the uptake of warehousing land adjacent to Sydney's orbital road system), and microeconomic drivers in the form of comparative advantage, accessibility and affordability.

To exemplify this disconnect, we have aggregated employment land take up across the Ingleburn and Minto precincts and compared it with population growth in the Campbelltown LGA over the two years to 2011. Ideally this would be better exemplified utilising a longitudinal average of take up, however ELDP data to allow this comparison is not available over a 5-10 year time period.

Employment Land Take-Up & Population Growth

	2010	2011
Employment Land Take Up (ha)		
Minto	0.5	6.1
Ingleburn	4.8	0.3
Total	5.3	6.4
Two year Average		5.9
Population Increase		
Campbelltown LGA	386	933
Camden LGA	1,472	1,606
Total	1,858	2,539

Source: ELDP (2011)

According to the Employment Land Development Program (2011), the take up of employment land in these two precincts was 5.3 and 6.4 hectares per annum respectively over the two years to 2011. Over the same period, population growth increased by 0.3% in 2010 and 0.6% in 2011. Despite the rate of population growth doubling in 2011, take up of industrial land in 2011 had been similar to 2010.

In fact, even if there was an 'apparent' relationship between employment land take up and population growth, the resultant increment to population growth from the proposed development would be nominal relative to the population of Campbelltown LGA. Over the two years to 2011, the combined estimated resident population of the Campbelltown and Camden LGAs increased by 3,765 persons.

Over this period, the take up of employment land totalled 11.7 hectares across the two precincts of Minto and Ingleburn. Based on an apparent ratio of 20 metres of employment land per additional resident, under the Maximum Scenario, a rise of 5,089 persons over the course of the development would result in apparent demand for just 10 hectares of employment land over the entire ten year duration.

Furthermore, even if a high rate of job containment rate were to ensue from the proposed development, the majority of these workers will be absorbed by established businesses operating in the Campbelltown LGA. As at January 2011, the ELDP (2011) estimated that there are already 601.8 hectares of developed employment land stock in the Campbelltown region. Moreover, at an average take up rate of 5.9 hectares per annum (as observed in the two years to January 2011), there is equivalent to approximately 17.5 year's supply of undeveloped, serviced and zoned employment land, and an additional 4.6 year's supply of undeveloped, serviced but unzoned land available for development.

Overall, there is an abundance of employment land ready to service industry demand in South West Sydney, and that the need that may arise from the new development can be easily serviced by existing employment land stocks.

Average Employment Land Take and Future Identified Capacity

Employment Land Take Up (hectares p.a.)	
Campbelltown average (2010-2011)	5.9
Undeveloped Land Capacity (as at January 2011)	
Zoned & serviced	102.6
Unzoned but serviced	26.8
Total	129.4
Supply (at current take up)	
Zoned & serviced	17.5
Unzoned but serviced	4.6
Total	22.1

Source: ELDP (2011)

3.2 Retail Needs and Impacts

In terms of retail provision at Mt Gilead, we have benchmarked both dwelling and population scenarios against retail industry standards. The viability of retail provision in any location depends on attracting a suitable anchor tenant.

For instance, across Australia a full line supermarket typically requires a population of around 8,000-10,000 in order to be fully supported, which is equivalent to 0.33 sq.m per capita. Typically a full line supermarket would incorporate a minimum floor area of 3,200 sq.m. Other smaller supermarket formats are possible; however their viability depends on a trader's estimation of market share and achievable turnover.

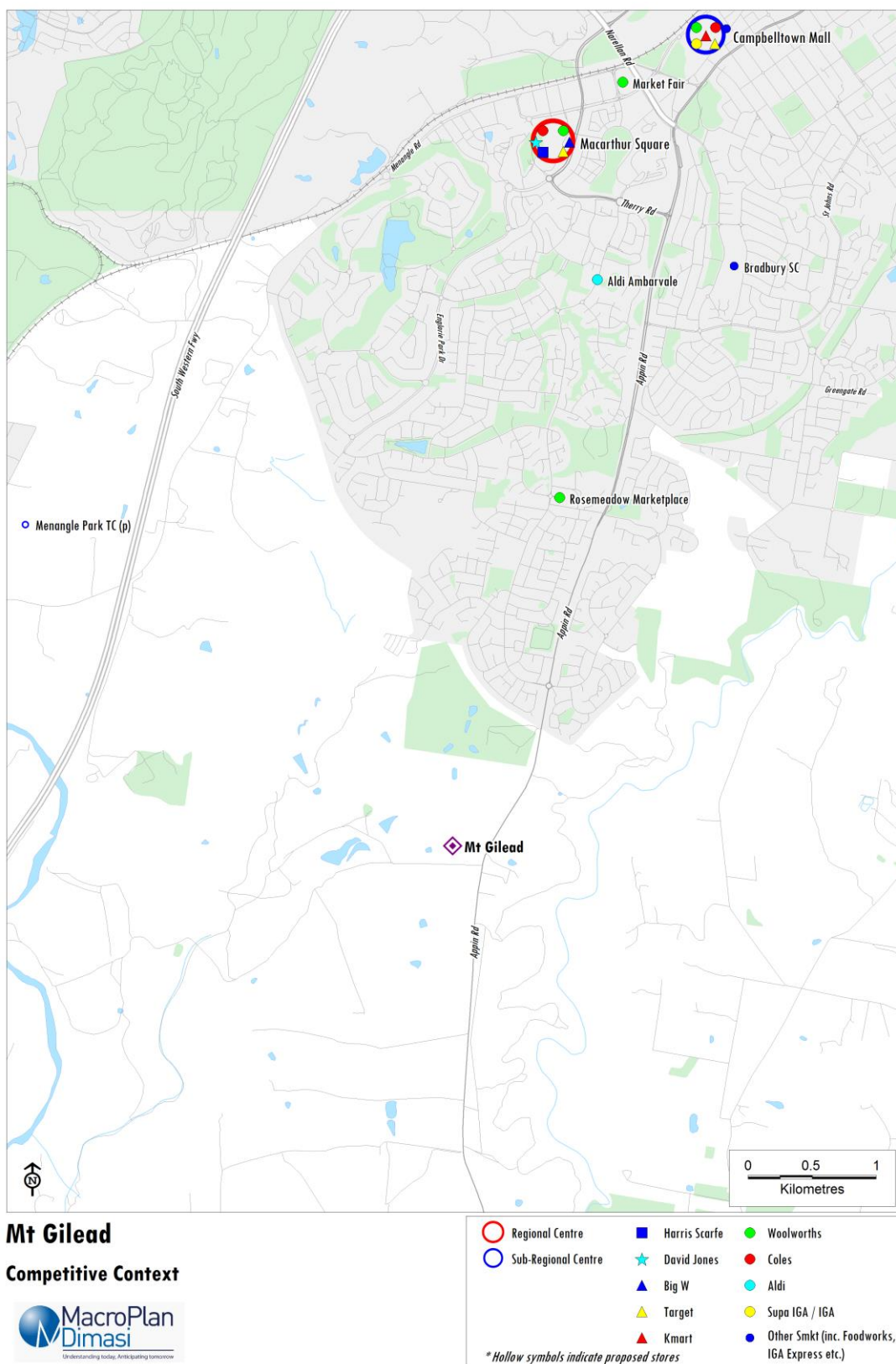
On this basis, a high level assessment of floor space at Mt Gilead indicates that in the maximum dwelling scenario around 1,700 sq.m of supermarket floor space could theoretically be supported. However, other factors, such as surrounding competition, demographics and site accessibility are also relevant.

In the surrounding area, we have found that existing provision, indicated on the following map includes a full-line Woolworths supermarket of 3,470 sq.m at Rosemeadow, around 2 km away and an ALDI supermarket of 1,250 sq.m at Ambarvale, 4 km away. Mt Gilead is also situated approximately 7 km by road from the larger regional shopping centre at Macarthur Square. Therefore, existing and proposed population is currently well catered for and it is unlikely that a large supermarket facility at Mt Gilead could be supported.

A smaller convenience shop of around 250-400 sq.m would amply serve the top-up needs of local residents and could provide a small anchor at Mt Gilead. This retail provision would typically support 2-4 additional retail specialty operators, of around 50 sq.m of floor space each. The total maximum retail floor space, which could be supported at Mt Gilead, is not more than 500 sq.m.

We would recommend that any retail provision at Mt Gilead is supported by co-location with community infrastructure, such as a community or medical centre. This will increase the viability of retail by providing a larger anchor and drive footfall.

Retail Competitive Context



Source: MacroPlan Dimasi

Section 4: Social and Community Needs

4.1 Planning for Social Infrastructure

Social infrastructure delivery is facilitated on a hierarchical basis with varying requirements depending on the type of facilities to be provided in response to the scale of dwelling and population demand.

Mt Gilead is estimated to generate a population of up to 4,188 to 5,085 people. It is therefore a relatively small precinct when viewed in the context of the South West Growth Centre, which consists of approximately 17,000 hectares across the Liverpool, Camden and Campbelltown LGA's and has capacity for an estimated 110,000 new dwellings and a population of up to 300,000 people.

Although located outside the Sydney South West Growth Centre boundary, the GCC Development Code (October 2006) provides relevant benchmarks for new build development to measure thresholds for provision of community infrastructure at this urban release area in Mt Gilead.

Standard benchmarks for the provision of services and facilities differ marginally. Whilst the Growth Centre Commission (GCC) Standards provide a useful guide for estimating the provision of recreation and open space, it is noted that differing approaches are taken by specific state agencies and Councils. For instance, there are alternate standards for:

- The Department of Education and Communities (DEC) school thresholds
- Sydney South Area Health Services requirements for district and local level medical services
- NSW Library catchment thresholds
- Australian Department of Health and Ageing thresholds for aged care

For all residential developments there is a degree of overlap in demand for services that arises from the process of designing for district or regional level facilities in response to dwelling and population needs.

The scale of development proposed at Mt Gilead does not elicit a substantial demand for social and community infrastructure and open space on its own. It is anticipated that the existing regional and local provision of many services will accommodate the needs of this additional population at Mt Gilead.

As indicated above, in addition to the GCC Code requirements, different thresholds have been taken into consideration in our estimation of need including those indicated by State and Commonwealth bodies including Department of Education and Communities and the Library Council of NSW.

The impact of the forecast dwellings and resident populations on the demand for community and social infrastructure is quantified by type of facility and size against relevant benchmarks as follows:

Potential Demand for Community Facilities serving Mt Gilead Urban Release Area Development Scenario - Base and Maximum

TYPE OF FACILITY	BENCHMARK	SIZE	SOCIAL INFRASTRUCTURE REQUIRED	
			Base	Max
DWELLINGS			1,400	1,700
POPULATION			4,188	5,085
EDUCATION				
Public Primary School	1:2,500 dwellings (DEC)	SCHOOL 3ha	0.56	0.68
Public High School	1:4,500 dwellings (DEC)	SCHOOL 6-10 ha	0.31	0.38
Tertiary	1 for whole Region		-	-
HEALTH AND SOCIAL WELFARE				
Community Health Centre	1:20,000 people	CENTRE 2,000m ² (for 80,000 people)	0.21	0.25
Hospital	2 beds:1,000 people	BEDS	8.38	10.17
General Practitioner	1:1,500 (Australian DHA)	HEALTH PROFESSIONAL	2.79	3.39
Aged Care housing	1:10,000 centre	CENTRE	0.42	0.51
High Care (nursing home)	40 beds: 1,000 people 70yr +	BEDS	16.04	19.48
Low Care (hostel)	48 places: 1,000 people 70 yrs +	PLACES	19.25	23.38
Youth Centres*	1:20,000 people	CENTRE	0.21	0.25
Community Service Centre*	1:60,000 people	CENTRE	0.07	0.08
Childcare facility*	1 place: 5 children 0-4 yrs	PLACES	41.40	50.20
After School Care*	1 place: 25 children 5-12yrs	PLACES	12.40	15.08
CULTURE				
Branch Library*	1:33,000 people	LIBRARY (2,400m ²)	0.13	0.15
District Library*	1:40,000 people	LIBRARY (2,400m ²)	0.10	0.13
Performing Arts/Cultural Centre*	1:30,000 people	CENTRE (0.24-8 ha)	0.14	0.17
COMMUNITY CENTRES				
Local*	1:6,000	SQM (1,500 - 2,400m ²)	0.70	0.85
District*	1:20,000	SQM (2,000 - 2,500m ²)	0.21	0.25

* denotes Council (or possible Council) provision;

Source: Growth Centres Commission, Department of Education and Communities, Australian Department of Health and Ageing

The potential social infrastructure required to support the forecast population can be derived from the application of these benchmarks and thresholds.

This type of bench-marking is more often utilised in the release of major urban areas far larger in scale than Mt Gilead, such as Oran Park (potential 7,540 new dwellings and 21,500 new residents) and Catherine Fields (potential 8,000 dwellings and 22,000 new dwellings).

Large growth precincts generate the need for multiple community services across new areas, with limited existing infrastructure. In such locations the government is obligated to invest in new infrastructure to accommodate this. For example, the critical mass of dwellings at Catherine Fields will require three new primary schools and at least one new high school.) In comparison, the resultant figures above, demonstrate that the future dwellings and population at Mt Gilead will drive demand for a limited amount of social infrastructure.

Further analysis in the context of existing supply of education and health services in the locality and broader regional catchment informs the role and capacity of wider areas in meeting the need for this service provision.

The potential demand for community services matrix suggests the provision of 0.56 primary schools under the Base Scenario and approximately 0.68 schools under the Maximum Scenario.

At present there are eight primary schools (including Briar Road public school) operating within a 5km catchment of the Mt Gilead Urban Release Area. In the catchment, there are seven government primary schools, and one non-government or Catholic denominated schools.

Typically in new estate areas, public primary schools are established prior to non-government and Catholic schools. This is reflected in a higher representation amongst government school attendance in new estate LGAs such as Campbelltown, Penrith, Fairfield, Blacktown and Camden (which range between 67-75%) relative to established and inner Sydney LGAs such as Waverley (48%), Randwick (51%), and Burwood (58%)².

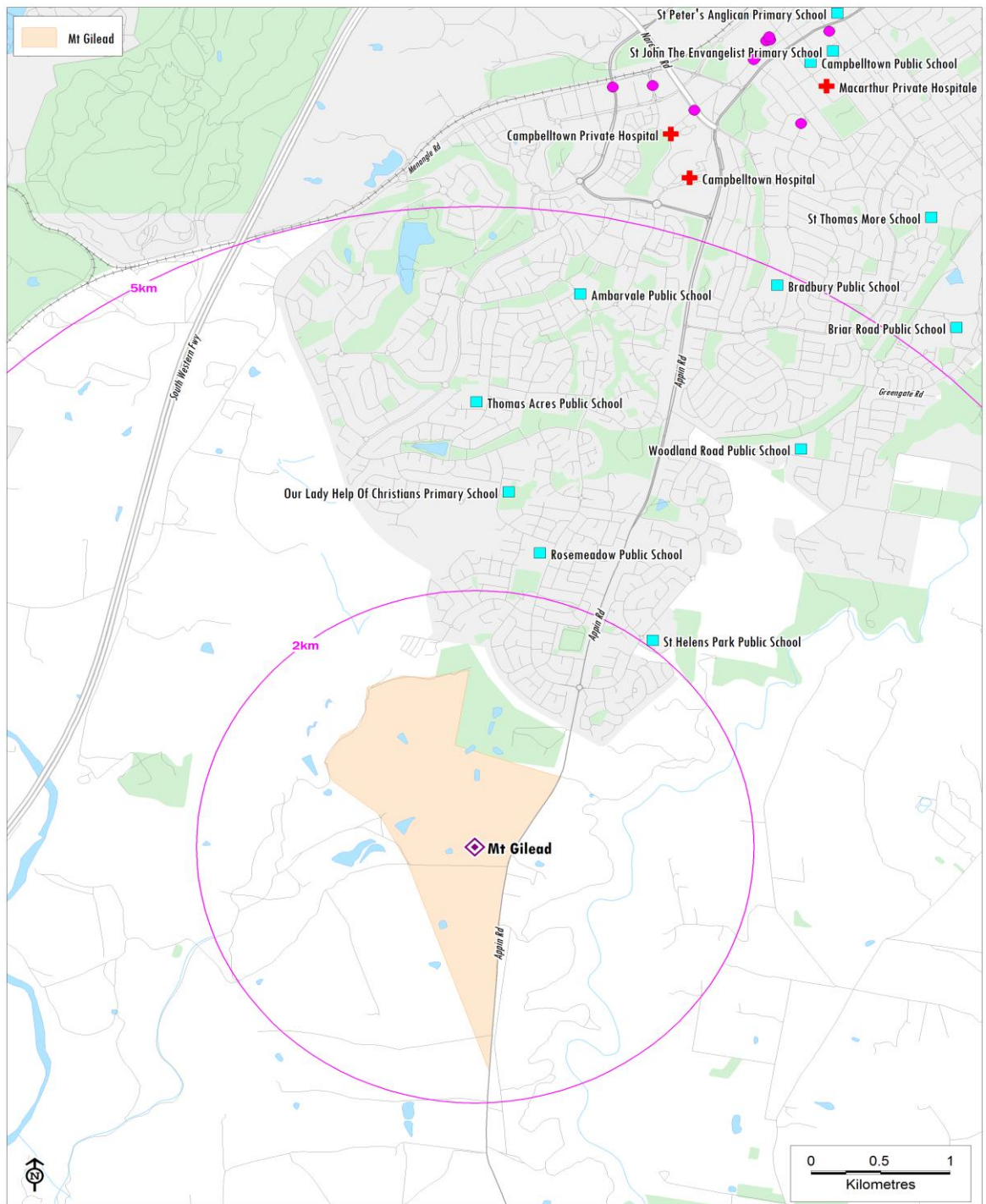
² Census 2011 – Mention table features...

Government School Attendance by LGA (2011)

LGA	Government School Attendance (%)
New Estate LGAs	
Campbelltown	75%
Fairfield	70%
Blacktown	67%
Penrith	67%
Camden	67%
Established LGAs	
Burwood	58%
Canada Bay	54%
Randwick	51%
Waverley	48%
Mosman	46%
Woollahra	34%

Source: Census (2011)

The introduction of non-government schools draws on existing public school attendees in the immediate catchment, but also from a wider catchment of potential students. This process has commenced in the study catchment area, demonstrated by the 400 place reduction in public school enrolments since 2006.



Mt Gilead

Primary Schools & Medical Facilities



Catchment Enrolments – Government Primary Schools (2006-2012)

School	2006	2012	Change
St Helens Park Public School	404	477	73
Thomas Acres Public School	574	524	-50
Rosemeadow Public School	605	568	-37
Woodland Road Public School	321	227	-94
Ambarvale Public School	350	260	-86
Bradbury Public School	728	622	-106
Briar Road Public School	393	297	-96
Total	3,375	2,975	-400

Source: NSW Education & Communities (2012)

Furthermore, a survey of three primary schools operating in the catchment has revealed that there are approximately 160 vacancies. While information was not available for all schools, even at an average vacancy rate of 50 places per school, current vacancies across all primary schools in the catchment is expected to total approximately 400 places. This is relatively consistent with the observed decline in enrolments since 2006.

Existing Vacancies (2012)

Primary School	Capacity*	Vacancy
Woodland Road Public School	220	90
Thomas Acres Public School	520	30
Rosemeadow Public School	620	40
Total	1,360	160
Average per school	453	53

* As suggested by school

Source: MacroPlan Dimasi (2013)

Once completed, the Mt Gilead Urban Release Area is expected to entail between 310 (Base Scenario) and 377 (Maximum Scenario) residents aged between 5 and 12 years. Assuming an attendance rate of 100%, the majority of this demand

(equivalent to 300-350 places) is expected to be serviced by spare capacity in existing offer in the 5km catchment (i.e. reduced public school attendance and identified vacancies at private schools). Residual demand (approximately 20 places) is likely to be serviced by either Catholic or government schools outside the immediate catchment.

According to the *NSW Schools Physical Activity and Nutrition Survey (2010)*, the most common commute mode for primary school students is 'driven by car'. This suggests that some of the demand likely to arise at Mt Gilead will be absorbed by schools that are located en-route to places of employment for working residents.

It is evident that there is an existing supply of all tiers of education and health service facilities, within a 2-5 kilometre catchment of Mt Gilead Urban Release Area. Overall, we anticipate that the majority of demand arising from the Mt Gilead Urban Release Area will be serviced by existing provision in the catchment, with the remainder serviced by the broader offering.

It is anticipated that the future residential population at Mt Gilead could not support a whole new government funded school or hospital as it is located on the metropolitan edge and is within close proximity to a range of existing private, independent and state run health and education facilities.

However, for the purposes of masterplanning in the medium to longer term, if demand for such services arose from changes to provision of supply in the catchment, NSW state policy permits education across all residential and business zones in NSW and likewise permits medical centres in all business zones and the majority of residential zoned land. The local land use tables proposed for Mt Gilead can be drafted to ensure permissibility, where gaps arise in the state policy.

Otherwise, it is viable that the provision of a certain supply of community infrastructure and services can be supported at a neighbourhood level within Mt Gilead Urban Release Area.

It is recommended that the following neighbourhood services may be suitably accommodated at Mt Gilead to meet the needs of the new population:

- One Neighbourhood Community Centre (approximately 1500 sq.m land area)

The potential population could be expected to support the provision of the following services:

- Small Medical General Practice (3 Health Professionals)
- One Nursing Home (20 bed high care/23 bed low care)
- Childcare Facility (40-50 Places 0-4 yrs.)

We note, however, that such services are typically provided by the private sector on a commercial basis and not ordinarily initiated by Council or incorporated with local Section 94 contributions plans. We would expect therefore that provision of these services is more a matter of ensuring that such land uses are identified as permissible development in the zoning provisions for the land release area rather than a specific site or building allocation. This approach will ensure that these services can be developed in response to future market demand.

4.2 Open Space and Recreational Requirements

When evaluating the open space needs of a community, it is necessary to do so within a catchment hierarchy that reflects different types of open space and recreational facilities.

The initial estimates provided below are based on the Growth Centre Development Code which outlines the following hierarchy:

- Neighbourhood level facilities are triggered by populations of 2,000;
- Local level facilities level facilities are triggered by populations of 10,000;
- District level facilities are triggered by populations of 30,000; and
- Regional level facilities triggered by populations between 200,000 and 300,000.

Growth Centre Development Code, Open Space and Recreation Standards

OPEN SPACE AND RECREATION	THRESHOLD	SIZE	PROVISION (Ha)	
			4188	5085
General Open Space	2.83 ha:1,000 people	HECTARES	11.85	14.39
Neighbourhood Open Space	1:2,000	1ha	2.09	2.54
Local Open Space	1:10,000	2ha	0.84	1.02
District Open Space	1:100,000	5ha	0.21	0.25
Local Sports Ground	1:10,000	1ha	0.42	0.51
District Sports Ground	1:30,000	2ha	0.28	0.34
Regional Sports Ground	1:200,000	5ha	0.10	0.13
Local Tennis Centre	1:10,000	1ha	0.42	0.51
District Tennis	1:30,000	2ha	0.28	0.34
Equestrian	1:30,000	1ha	0.14	0.17
Lawn Bowls	1:30,000	1ha	0.14	0.17
Netball/Basketball Local	1:10,000	1ha	0.42	0.51
Netball/Basketball District	1:30,000	2ha	0.28	0.34
District Aquatic Centre	1:100,000	1ha	0.04	0.05
Regional Aquatic/Indoor Sports Centre	1:300,000	2ha	0.03	0.03

Source: Growth Centre Development Code (2006)

Need for Provision of Passive and Active Open Space

This assessment suggest that a minimum total of between 11.85 and 14.39 hectares of open space will be required based on the forecast population range at Mt Gilead.

This population does not generate a significant demand for types of district or regional and active open space for organized sporting and recreational activities. It is anticipated that the wider provision of such services will cater for this population elsewhere in the catchment

The only specified open space type which the forecast population elicits is for a neighbourhood park. The provision of neighbourhood open space for a base

population of 4,188 people would be approximately 2.09 hectares and 2.54 hectares for a maximum population of 5,085.

Neighbourhood parks provide for regular local use and may include:

- *small areas of open space that are accessible to local residents, generally providing for recreation such as children's play and relaxation, which also can provide an identity and a sense of place for a community especially where it incorporates an important landscape feature or historic characteristic*
- *playing fields for organised sport (from 1ha to 3ha in size) which can also be used for walking and informal activities, and*
- *linear parks linking areas of open space. These often follow drainage lines or environmental corridors and can incorporate off road shared pedestrian and cyclist paths.*

Source: Healthy Places and Spaces Design Principle- Parks and Open Space.
Australian Department of Health and Ageing

We would expect that such provision can be accommodated within the masterplan process that is to be conducted for Mt Gilead.

Section 5: Conclusion

This report summarises the expected economic and social impacts of the Mt Gilead Urban Release Area and the demand for employment, retail, community and social services in the context of the wider Campbelltown locality and south west region.

Based on a development yield of between 1,400 and 1,700 lots and assuming an average occupancy rate of 3 persons per dwelling, we estimate that the resident population will total between 4,188 and 5,085 persons at the expected completion date in 2026.

The size and type of neighbourhood services and social infrastructure required to support this urban release area has been measured against relevant benchmarks for the Sydney Growth Centres and other national standards.

The expected additional population will have a nominal impact on local and regional services. This population does not generate a significant demand for types of district or regional and active open space for organized sporting and recreational activities. It is anticipated that the existing wider provision of services will cater for this population elsewhere in the catchment.

It is recommended that the following provision may be suitably accommodated at Mt Gilead to meet the needs of the new population:

- One Neighbourhood Community Centre (approximately 1,500 sq.m);
- 2.5 Hectare Neighbourhood Park;
- 14.39 Hectares of Open Space, generally.

Note 1500sqm Neighbourhood Community Centre is land area not floor space and 14.39 hectares of open space includes the 2.5 ha Neighbourhood Park.

The forecast population could also support the following types of private sector service provision:

- Small Medical General Practice (3 Health Professionals);
- One Nursing Home (20 bed high care/23 bed low care);
- Childcare Facility (40-50 Places 0-4 yr's);
- Convenience store/kiosk (up to 500 sq.m).

These findings present the optimum land use supply for non-residential activity, which would be supported by social and economic demand generated by the forecast population at Mt Gilead Urban Release Area by 2026.

