



Social Sustainability for Menangle Park



Prepared for
Landcom and Campbelltown City Council

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EXECUTIVE SUMMARY

This report has been commissioned to assess the social impact of the proposed rezoning of the Menangle Park site for urban development (see Figure 1). It includes consideration of social planning issues which have emerged throughout the initial planning phase of the project from 2004-2009.

Menangle Park is located on the urban fringe of the south-western Sydney in Campbelltown Local Government Area (LGA). It is bordered by the Narellan release area (in the Camden LGA) and the rural lands of the Wollondilly Shire. It is located 10kms from Campbelltown CBD, 20kms from Liverpool and 50kms from the Sydney CBD with the Hume Highway and main Southern Railway line providing key transport links to both the north and south. Its location on the Nepean River and adjacent to Mt Annan Botanic Gardens has helped to maintain its rural character and attachment to the early use of land in the area for agricultural purposes.

Primarily a rural residential area, the existing suburb of Menangle Park houses 236 residents (2006 Census) with a mix of household types and incomes. Some residents have moved to the area recently with an increase in rental properties and changed household types since 2001 suggesting that many residents may be in the area temporarily subject to potential rezoning.

As part of the iterative planning process undertaken for this project, several land use scenarios with varying lot yields have been assessed. Projected populations, based on historical data from comparative new release areas, have been prepared for each option and assessed in terms of their implications for social sustainability. Dwellings scenarios have ranged from 2,500 – 4,600 dwellings yielding estimated populations of 8,000 – 15,502 residents.

The preferred Draft Structure Plan as shown in Figure 5 provides for an estimated 3,360 dwellings up to a maximum of 3,600 dwellings. This is expected to result in an estimated 11,540 residents at Menangle Park.

To deliver a socially sustainable development at Menangle Park, an internationally recognised framework has been used which identifies the importance of social and economic conditions to community health and the quality of life of individuals, communities and societies. It highlights that the most powerful determinants of health (defined in its broadest way as referring to quality of life and community well-being) are social and economic conditions¹.

Using this framework the following social objectives have been identified for Menangle Park. These have been developed in consultation with stakeholders and are consistent with government policies and plans.

To achieve a socially sustainable community, Menangle Park should focus on:

- ***Demographic and lifecycle diversity with a range of housing affordabilities***
- ***Equal access to quality, life-long education and information***
- ***Safe and supportive built and natural environments which facilitate positive links between work, home and community life***
- ***Early life with all parents and children from birth to the completion of school having access to quality education, health, recreation and support services and resources.***
- ***Meeting the needs of all high need groups in the community (i.e. the aged, youth, children, people with a disability etc) while integrating with and providing social, economic and physical benefits for the broader community***
- ***Providing local work opportunities, links to established employment areas and business development/training opportunities***
- ***Developing its own identity with strong and viable informal and formal networks linking to the local and broader community***

¹ See Wilkinson and Marmot, *The Social Determinants of Health: The Solid Facts*, 2003

- **Minimising addiction by proactively addressing issues of drug use, alcohol dependence, cigarette smoking and problem gambling**
- **Providing local access to nutritious, affordable food and food culture**
- **High accessibility with community infrastructure within walking/cycling/public transport distance and links to other neighbouring communities, Macarthur Square, Campbelltown Town Centre and the broader region**

Three consultations held with key stakeholders as part of this study confirmed the importance of social sustainability to the overall well-being of the community. Stakeholders also highlighted the importance of a significant commitment in terms of capital and recurrent funding for community infrastructure; government coordination and support; and engagement of the non-profit and private sectors to ensure that social sustainability is achieved.

Based on the social objectives outlined above, key social issues for the proposed Menangle Park development have been identified. These have been assessed and proposed mitigation measures and social opportunities identified to address these issues (see Table 4). The Draft Structure Plan has incorporated some of the mitigation measures proposed while recommendations are also provided for inclusion in the Local Environmental Plan (LEP), Development Control Plan (DCP) and Development Contributions Plan for Menangle Park.

Some mitigation measures/social opportunities recommended should be further developed as part of a Menangle Park Social Plan. This recommended implementation document will provide a detailed action plan, timeframes, responsibilities and funding agreements for the delivery of both built community infrastructure and supporting social initiatives.

To assist in the preparation of the LEP and DCP a list of recommended built community infrastructure required is provided. The level of recommended provision has been determined by the following factors:

- Best practice social sustainability objectives established for Menangle Park (Section 4)
- Existing infrastructure provision and future population issues (Sections 5 and 6)
- Outcome of consultations with key stakeholders and providers (Section 7)
- Service thresholds and standards established by government agencies (Section 8)

Based on this assessment, the following funding framework for built community infrastructure is recommended:

- Development Contributions to fund a community centre; outside school hours centre; several neighbourhood and district parks; informal youth recreation facilities; and major sportsgrounds.
- Campbelltown City Council to fund the relocation and construction of a new Rural Fire Services facility
- NSW Government to fund a public primary school; preschool; integrated primary health care centre; and fire station
- Private and/or non-profit organisations to fund long day child care centres; retail facilities; outdoor sports courts and indoor sports centre/gym/swim centre

Subject to approval of the proposed Menangle Park development, it is recommended that;

- **A Social Plan be prepared incorporating an action plan, timeframes, responsibilities and funding agreements for the mitigation measures/social opportunities identified in Table 4.**
- **Funding of identified social initiatives be addressed in the Social Plan including;**
 - **New Residents program**

- **Green Travel program**
 - **Consultation and Communication program**
 - **Local Employment and Skills Training program**
 - **Public Art and Cultural Development strategy**
- **Provision for built community infrastructure as identified in Table 5 be included in subsequent statutory planning instruments and development contribution agreements**

1 BACKGROUND

This report has been commissioned to assess the social impact of the proposed rezoning of the Menangle Park site for urban development. It includes consideration of social planning issues which have emerged throughout the initial planning phase of the project from 2004-2009. Pending approval of the Menangle Park Structure Plan and consistent with Landcom's *Social Sustainability Policy*², the outcomes of this report should be further developed as part of the Menangle Park Social Plan. This implementation document should provide a detailed action plan for delivering the mitigation measures proposed in this report.

Menangle Park is located on the south-western border of Campbelltown City approximately 8-10 kilometres from Macarthur Square, Campbelltown Hospital and Campbelltown CBD. The study area adjoins Wollondilly LGA to the south and Camden LGA to the west. The area is physically separated from established suburbs of Rosemeadow and Glen Alpine with the South Western freeway, Mt Annan Botanic Gardens and the Nepean River forming boundaries to the site (see Figure 1).

The proposed development is approximately 872 hectares with Landcom and Campbelltown City Council major landowners in the area.

Currently Menangle Park is a rural residential area used extensively by the horse industry. In 2006, the area had a population of 236 residents living in 82 dwellings. Existing community infrastructure is very limited with residents travelling outside the area for work, shopping and services.

² As detailed in Section 3.2 of this report

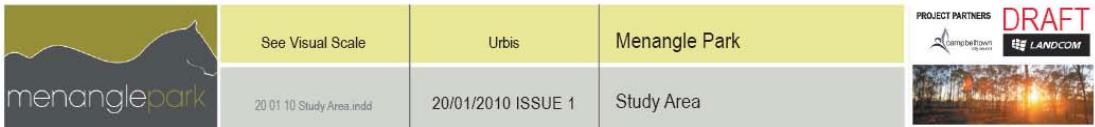


Figure 1: Menangle Park Study Area

2 SOCIAL POLICY CONTEXT FOR MENANGLE PARK

To determine the social issues which may result from this proposed development, it is important to understand the social sustainability policies identified by government and best practice frameworks which seek to ensure high quality social outcomes. This section highlights the relevant social policy context for Menangle Park.

2.1 VISION

As outlined in the project brief, the identified vision for Menangle Park is:

An impressive gateway to the Sydney Metropolitan Region, Menangle Park will become a unique urban community characterised by sustainable design, accessibility and a vibrant town centre. As part of the broader Macarthur community, Menangle Park's urban form will capitalise on the existing economic resources, existing natural and cultural heritage qualities and the adjacent Nepean River.

However to deliver this vision, it is essential for new developments to be environmentally, socially and economically sustainable. A balance between the three planks of sustainability is essential to achieving the Menangle Park vision outlined above and in particular, high quality social outcomes for the existing and future populations.

The *Sydney Metropolitan Strategy* identifies the following sustainability criteria which focus on social outcomes (see Table G2, *City of Cities*):

- **Infrastructure provision** with mechanisms in place to ensure services are provided in a timely and efficient manner
- **Access** with transport options for efficient and sustainable travel between homes, jobs, services and recreation existing or able to be provided
- **Housing diversity** with a range of housing choices to ensure that a broad population can be housed
- **Employment lands** with regional/local employment opportunities to support Sydney's role in the global economy and to ensure jobs closer to home
- **Quality and equity in services** with quality health, education, legal, recreational, cultural and community development and other government services accessible

These criteria identify key requirements for urban development as identified by the NSW government and are consistent with the State government priorities identified in the *NSW State Plan* and other supporting policies.

Campbelltown City Council's *Campbelltown 2025* also sets the following strategic directions for the LGA and it will be important for these to be supported by any proposed developments:

- **Growing the regional City Centre**
- **Building a distinctive Campbelltown sense of place**
- **Getting around the City**
- **Protecting and enhancing the City's Key Environmental Assets**
- **Building and maintaining quality infrastructure**
- **Keeping people at work – investing in economic sustainability**
- **Empowering the community**

2.2 INTERNATIONAL BENCHMARKS FOR SOCIAL SUSTAINABILITY

Previous research on social sustainability has focussed on establishing a balance between economic, social and environmental issues resulting in a better quality of life for the existing and future community.

However the World Health Organisation, *The Social Determinants of Health: The Solid Facts*, 2003 highlights the importance of social and economic conditions to community health and the quality of life of individuals, communities and societies (see Figure 2).

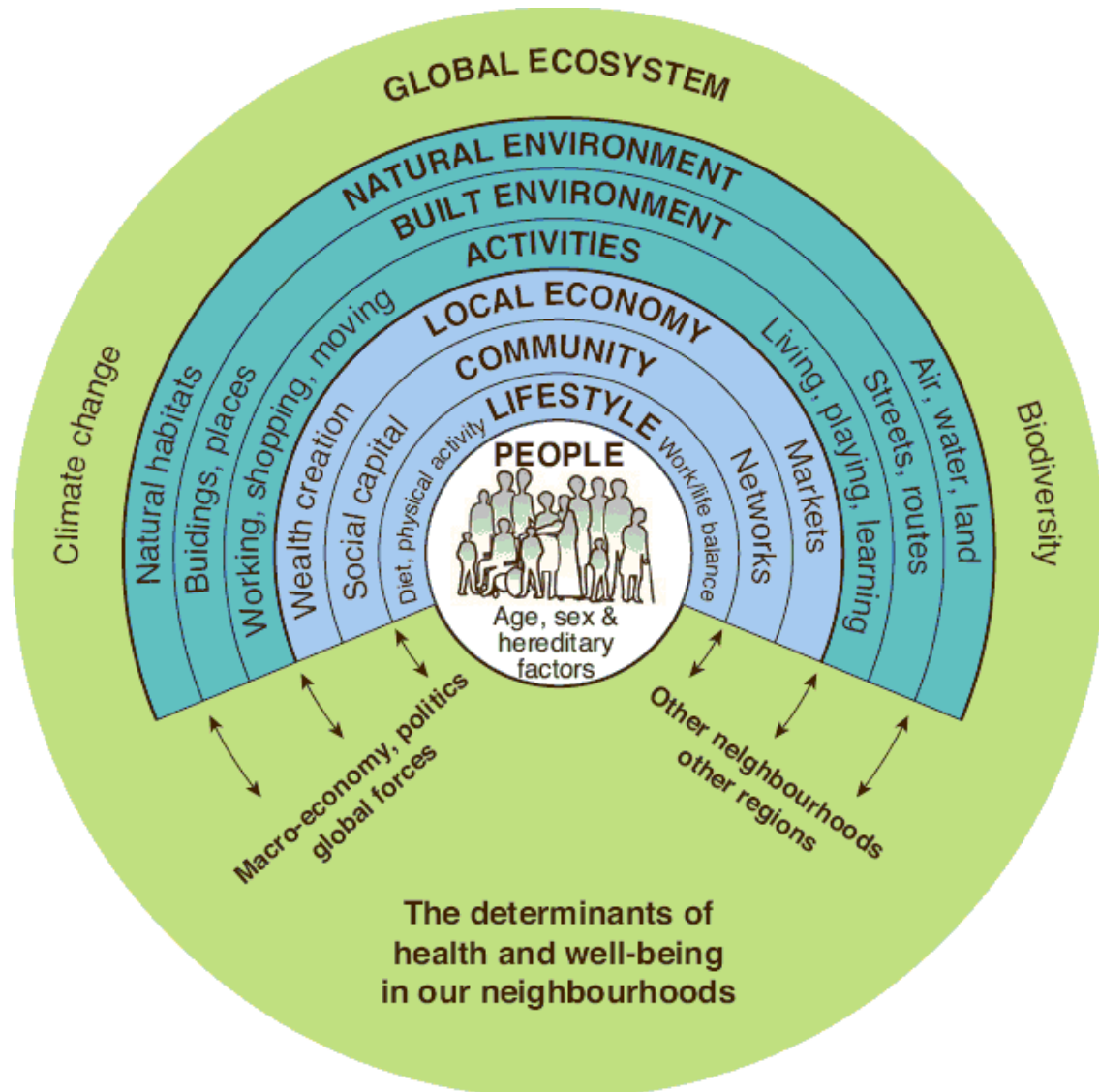


Figure 2: Social Determinants of Health

It identifies that even with consideration of access to medical care and individual behaviour modification (i.e. health promotion) the most powerful determinants of health (defined in its broadest way as referring to quality of life and community well-being) are social and economic conditions:

“... it looks as if much depends on understanding the interaction between material disadvantage and its social meanings. It is not simply that poor material circumstances are harmful to health; the social meaning of being poor, unemployed, socially excluded, or otherwise stigmatized also matters. As social beings, we need not only good material conditions but, from early childhood onwards, we need to feel valued and appreciated. We need friends, we need more sociable societies, we need to feel useful, and we need to exercise a significant degree of control over

meaningful work. Without these we become more prone to depression, drug use, anxiety, hostility and feelings of hopelessness, which all rebound on physical health.”³

It identifies 10 key determinants for healthy communities:

- **The Social Gradient** – research confirms that life expectancy is shorter and diseases are more common further down the social ladder in each society. Disadvantage can be in various forms and may be absolute or relative. Low income, poor education, unemployment and/or living in poor housing can have a major impact on health. *“Societies that enable all citizens to play a full and useful role in the social, economic and cultural life of their society will be healthier than those where people face insecurity, exclusion and deprivation”*⁴
- **Stress** – people who experience long-term stressful circumstances, damage their health and may die prematurely. Continuing anxiety, insecurity, low self-esteem, social isolation and lack of control over work and home life, have powerful effects on health.
- **Early Life** – research confirms that the foundations of adult health are laid in early childhood and before birth. *“Slow growth and poor emotional support may result in a lifetime of poor physical health and reduce physical, cognitive and emotional functioning in childhood”*⁵
- **Social Exclusion** - *“Life is short where its quality is poor. By causing hardship and resentment, poverty, social exclusion and discrimination cost lives.”*⁶ Not only absolute poverty, but also relative poverty (i.e. less equitable communities with a high proportion of people living on less than 60% of the median income) is considered to result in social exclusion with people having less access to decent housing, education, transport etc. Social exclusion can also result from discrimination and unemployment which prevent people from participating in society. Empirical evidence highlights that this has a major impact on health and premature death (particularly cardiovascular disease).
- **Work** – *“People who have control over their work have better health.”*⁷ Research confirms that unemployment, workplace stress, work balance and rewards for effort put into work have major health implications. Increased risk of back pain, sickness absence, cardiovascular disease is evident with people who have work stress.
- **Unemployment** – *“Job security increases health, well-being and job satisfaction. Higher rates of unemployment cause more illness and premature death.”*⁸ Researchers highlight that job insecurity increases the effect on mental health, self-reported health, heart disease and risk factors for heart disease.
- **Social Support** – being part of a cohesive and supportive community can make an important contribution to health and encourage healthy behaviour patterns. As outlined earlier, social exclusion can result in increased health risks while poor relationships can lead to poor mental and physical health. *“Friendship, good social relations and strong supportive networks improve health at home, at work and in the community.”*⁹
- **Addiction** – including drug use, alcohol dependence, cigarette smoking and gambling provide an escape for many people and as such are closely associated with social and economic disadvantage. Health issues and premature death related to these activities are evident including accidents, violence, poisoning, suicide and injury.
- **Food** – *“The important public health issue is the availability and cost of healthy, nutritious food. Access to good, affordable food makes more difference to what people eat than*

³ p 9, *Social Determinants of Health: The Solid Facts*, World Health Organisation, Wilkinson and Marmot, 2003)

⁴ p 11, *ibid*

⁵ p14, *ibid*

⁶ p16, *ibid*

⁷ p18, *ibid*

⁸ p20, *ibid*

⁹ p 22, *ibid*

health education.”¹⁰ Research highlights that the main dietary difference between social classes is the source of nutrients. People on low incomes such as young families, older people and the unemployed, tend to substitute cheaper processed and high fat content foods for fresh food. It is evident that obesity is becoming more common amongst the poor than the rich.

- **Transport** – healthy transport is considered to include cycling, walking and the use of public transport and as such, provide exercise, reduce fatal accidents, increase social contact and reduce air pollution. These major health implications are important for community health.

2.3 LANDCOM'S SOCIAL SUSTAINABILITY POLICY

Landcom, the NSW government's land developer and project partner with Campbelltown City Council for this proposed development, requires that its *Social Sustainability Policy* is applied to all developments. Consistent with its responsibility to be an innovative and best practice development agency, the policy provides the third plank to Landcom's sustainability reporting. The policy is based on the social determinants of health and their relationship to land use planning as outlined in Section 2.2.

The policy aims to ensure that Landcom developments are socially sustainable places to live, work, learn and visit by:

- **Providing opportunity for mixed communities with diversity in housing and land use.** Mixed communities ensure effective utilisation of existing housing and infrastructure; support local economic development; and provide for different lifecycle groups.
- **Providing housing product that will enable ageing in place.** This enables people to remain within their existing area, maintaining established community networks and effectively using the housing and infrastructure provided.
- **Providing housing product for moderate income households.** Access to affordable housing is essential to overall social well-being and Landcom seeks to provide opportunities for delivering housing products for moderate income households.
- **Integrating socially, culturally and physically with the existing community.** Inclusive development promotes social and cultural harmony while providing improved access to existing services, infrastructure and community networks.
- **Ensuring access between new and existing areas.** This ensures access to existing services and infrastructure while supporting healthy/active lifestyles and sustainable transport options.
- **Contributing towards community infrastructure which address community needs.** These needs include lifelong learning, community health, transport, food, employment, information/technology, community safety, public art and social support services.
- **Supporting the development of community networks between new and existing community members.** Social interaction and community building are essential to overall social wellbeing, supporting the development of governance structures and local leadership to address community needs. Community consultation and community development programs are an integral part of this process.
- **Benefiting the existing community members as well as the new.** This ensures sustainability through the better use and coordination of existing and future resources.

These aims are supported by several Landcom strategies and policies and support many of the priorities identified in the *Sydney Metropolitan Strategy*, *Regional Plans*, *NSW State Plan* and other government policies.

¹⁰ p 26, *ibid*

3 BROADER SOCIAL PLANNING CONTEXT

For the proposed development, the social issues and trends evident within its surrounding communities and also the broader community are important. They provide the social planning context for the site and highlight the challenging physical and social issues which need to be considered.

3.1 SOCIAL DISADVANTAGE IN CAMPBELLTOWN CITY

With 143,000 residents in 2006, Campbelltown City is one of the most populated LGAs in the Sydney metropolitan area. A major regional centre for south-west Sydney, Campbelltown City's growth has been relatively small in recent years as the LGA's residents mature and household sizes decrease. With many of its suburbs housing large concentrations of Housing NSW tenants and the LGA lacking a strong employment base, the City has significant challenges including;¹¹

- Young age profile with more than one in four residents (29%) aged under 17 years old.
- Low proportion (7%) of residents aged 65 years and over.
- An age profile typical of the older outer suburbs of Sydney dominated by families with teenage children.
- Almost one in four households (22%) are one parent families with children
- Almost one in three homes (30%) are rented with almost half (12%) of these being owned by Housing NSW.
- Below average median weekly household incomes (\$1066 compared to \$1154 for Sydney)
- Above average unemployment rate (7.6% compared to Sydney 5.3%) with those employed primarily working in retail trade and manufacturing.
- Majority (20%) employed in clerical, sales and service occupations.

In terms of overall social disadvantage, Campbelltown City has a SEIFA index of 954 making it the fifth most disadvantaged LGA in Sydney after Fairfield (876), Auburn (922) and Canterbury (927) and Bankstown (954).¹²

By 2021, Campbelltown City is expected to increase to 157,244 persons from 147, 181 persons in 2006. Council projections indicate that this population growth will result in major increases in the number and proportion of couples without dependents (additional 3,000 households) and lone persons households (additional 4,000 households).¹³

One of the major challenges for government agencies in Campbelltown is to address the level of social disadvantage faced by City residents. Many residents experience multiple levels of disadvantage including unemployment, low educational levels, low income levels and high levels of unskilled occupations. This is not only evident for Housing NSW tenants but also for the high proportion of low income employed residents and young dependent adults entering the workforce.

¹¹ This data is taken from the ABS Census of Population and Housing, 2006

¹² The ABS Index of Relative Social-Economic Disadvantage (SEIFA) is derived from attributes such as low income, low educational attainment, high unemployment, jobs in relatively unskilled occupations and other variables which reflect disadvantage

¹³ Projections are taken from *Population Forecast*, Campbelltown City Council, id consulting, 2009 accessed at <http://forecast.id.com.au/Default.aspx?id=208&gid=10&pg=30061>

For Menangle Park, planning must ensure that existing social disadvantage is not exacerbated by new development. Menangle Park must be a mixed community with a diversity of population and income groups and land uses. Mixed communities have many advantages¹⁴.

- More vibrant and "living" places compared to the lack of activity in dormitory suburbs or single use centres. By providing for a diversity of population and income groups, more people are active at a wider range of times and for a variety of purposes. This improves opportunities for social interaction and increases local surveillance and activity in public areas.
- Support existing family and social networks with a variety of housing price points and dwelling types enabling families and friends to stay/move to an area. For example, couples starting a family may want to live close to their parents or older residents may want to downsize their home but stay close to existing friends. Divorced couples may want to have to remain living in the same area to maintain joint custody of their children. Housing choices help to maintain family and social networks which have major benefits for community well-being.
- Infrastructure is used more efficiently and effectively with diverse groups reducing peak/cyclical demands on infrastructure such as schools, health services, social support services and transport infrastructure.
- Overall health and wellbeing of residents is likely to improve with research identifying that increased levels of relative income inequality and social exclusion lead to poorer health outcomes. Mixed communities support low income households and assist in reducing this gap, which overall, reduces the levels of social disadvantage and improves the health outcomes of the broader community.¹⁵

Equally issues such as access to employment opportunities and transport disadvantage are major challenges for both future Menangle Park and Campbelltown City residents. As with many LGAs in south-western Sydney, unemployment in the Campbelltown LGA has increased since 2006 to 9% as at March 2009 which is almost double the Sydney average (5%). The need to consider sustainable local employment and economic opportunities as part of new large developments is essential. For Menangle Park, additional employment generation both as part of the development and in the wider context will assist in addressing employment issues.¹⁶

Research undertaken by WSROC indicates that average commuting times for Campbelltown City workers in 2001 was 44 minutes by private vehicle in the morning peak with this much higher than the average for Greater Western Sydney (35 minutes) and the Sydney average (29 minutes). Public transport commuting times were even higher at 62 minutes for the same period although this was only slightly higher than the Greater Western Sydney average (59 minutes) but almost twice the Sydney average (34 minutes). These long commuting times reflect the long distances many Campbelltown residents travel to work with average travel distances at 23 kilometres by private motor vehicle and 38 kilometres by public transport. These are double the Sydney averages with the report also highlighting that 33% of Campbelltown City workers work in the Sydney CBD.¹⁷

For future Menangle Park residents, the need for safe, effective and affordable public transport is essential. The social issues evident from long commuting times/distances are well-documented with increased stress on families/relationships a major issue. High quality

¹⁴ See Joseph Rowntree Foundation, *Mixed Communities: Success and Sustainability*, March 2006

¹⁵ See World Health Organisation, *The Solid Facts: Social Determinants of Health*, Wilkinson and Marmot, 2003

¹⁶ Unemployment rates accessed in Small Area Labour Markets December Quarter 2009 report at www.workplace.gov.au

¹⁷ Taken from report prepared for WSROC by PPM Consultants, *Greater Western Sydney Regional Transportation Study*, July 2003

transport options will also be important for people to access employment which is a key requirement for social sustainability.

3.2 NSW'S AGEING POPULATION

Like many other areas across NSW, Campbelltown City's population is ageing. Population projections undertaken for Council suggest that the number of residents aged 60 years old and over will increase by over 50% in the next 20 years increasing to some 32,000 persons. This will result in the need for government, service providers and the private sector to consider:

- Increasing the provision of housing products which are both affordable and appropriate for older people
- Increasing the provision of aged care services the majority of which are likely to be provided in the home.
- Physical and social environments which are fully accessible and target the needs and interests of older people.
- Healthy ageing programs and services which support older people to maintain healthy lifestyles as they age
- Transport options which target the needs of older people

For Menangle Park, consideration will need to be given to the needs of Campbelltown's ageing population. It is not considered that Menangle Park is an appropriate location for the extensive provision of independent aged housing due to its relative isolation, lack of appropriate services and limited public transport opportunities. Nevertheless, the needs of older people may be accommodated through supported housing options (i.e. hostel and nursing home facilities where these needs are provided for) or housing for 'empty nesters' and older singles as part of family homes with attached units and some smaller dwellings all of which should be designed to meet universal housing requirements.

3.3 INCREASING OBESITY AND HEALTH ISSUES

With 80% of Australian adults and one third of all children predicted to be overweight or obese by 2020, the need to provide real solutions to this growing epidemic is evident.¹⁸ The cost to the public health system will be extensive with a major increase in preventable diseases such as diabetes and circulatory/ respiratory diseases.

For Campbelltown City, obesity levels are already high with 47% of adults estimated to be overweight or obese which is higher than the NSW average of 39%. Smoking is also more prevalent in Campbelltown (28% compared to 24% for NSW). These and other health indicators are further highlighted by Campbelltown residents having a 10% higher death rate compared to NSW residents.¹⁹

For Menangle Park, planning must ensure that physical activity is encouraged and car dependency decreased. Access to affordable and healthy food must be promoted and strong links between existing and new residents supported. A healthy community is a key requirement not only for Menangle Park but also for the opportunities it can provide to improve health outcomes for Campbelltown City residents. Access to fresh food may be a major benefit provided by Menangle Park to Campbelltown City residents through the provision of farmers markets and areas for intensive agricultural production.

Healthy communities through reduced obesity are a key priority in the *NSW State Plan*, 2005 (priority S3).

¹⁸ Taken from a presentation by Stephen Leeder, Australian Health Policy Institute, 2005

¹⁹ This data is taken from the *Epidemiological Profile for South West Sydney Area Health Service*, 2000 and specifically Tables 6.7.1.1, 6.7.3.1 and 13.4.1.

3.4 HOUSING AFFORDABILITY

Although Campbelltown City has some of the most affordable housing prices in Sydney, for City residents access to affordable rental remains an issue. The 2009 economic downturn has resulted in lower housing prices and reduced home mortgage rates, with data from the NSW Centre for Affordable Housing highlighting that 85% of housing is affordable purchase and 91% affordable rental by moderate income households (estimated at earning around \$53,000 - \$80,000 for 2008/09).

However, the balance between house prices and affordability could very easily change. Currently, the median home purchase price in Campbelltown is \$295,000 (June 09) and median market rent \$250 per week. For moderate income earners, depending on home mortgage rates, homes priced at around \$168,000 - \$252,000 are considered to be affordable (i.e. repayments do not exceed 30% of total household income). If housing prices/interest rates increase, housing affordability for moderate income households will diminish significantly.

Similarly, for low and very low income earners, affordable rental remains an issue. Over 2,000 persons receiving Commonwealth Rent Assistance remain in housing stress while median market rents continue to rise (from \$190 June '07 to \$250 June '09).²⁰

It is also important to note that in many Western Sydney LGAs, historical Census data suggests that households are basing their housing choice on affordability or price point rather than dwelling type. As highlighted in Section 6, medium density dwellings in Sydney's south west have had higher occupancy rates than the Sydney average reflecting the trend towards these dwellings being occupied by couples with children rather than singles or couples with no children. Historically, in south-west Sydney, the occupancy rate for apartments has been 2.3 persons (compared to 1.9 for Sydney) and for townhouses/semis 2.7 persons (compared to 2.36 for Sydney).

Analysis of medium density housing products (i.e. semis, townhouses and row houses) in the new Liverpool suburb of Horningsea Park in 2001 identified an occupancy rate of 3.46 persons per dwelling which was higher than for separate dwellings in the same suburb (3.19 persons per dwelling).

Therefore for Menangle Park, consideration will need to be given to not only a diversity of housing types but also the affordability of the housing products. Landcom's *Social Sustainability Policy* (as outlined in Section 2.3) seeks to provide 7.5% of total housing product as affordable housing for moderate income earners where possible. Given that the proposed development is likely to provide for an estimated 3,360 dwellings, a target of 252 dwellings should be available for affordable rental/home purchase by moderate income earners.

²⁰ See *Local Government Housing Kit*, Housing NSW, as at December 2009

4 SOCIAL SUSTAINABILITY OBJECTIVES FOR MENANGLE PARK

Based on the social planning context and social sustainability frameworks identified in Sections 2 and 3, it is considered that for Menangle Park to be socially sustainability, the proposed development will need to achieve;

✓ ***Demographic and lifecycle diversity with a range of housing price points***

Demographic and lifecycle diversity is slowly increasing in many of new areas but there also needs to be a broader range of services/facilities to cater for different lifecycle and cultural groups. The delivery of a monoculture with a dormitory residential suburb comprising primarily of only one lifecycle group (i.e. second and third home buyers) is not considered socially sustainable.

In many new communities, the focus has remained on providing facilities primarily for families with young children (e.g. playground and primary school) with little consideration given to other groups in the community. However, new developments such as Menangle Park need to provide for a range of lifecycle groups including families with teenagers; single person households; older couples with no children; and extended families.

For Menangle Park this will require;

- *Housing of varying types, tenures and price points* – this will increase demographic diversity and ensure equity of access to housing for different household types. It will be important to provide a proportion of housing for households on low and moderate incomes in Menangle Park.
- *Facilities and services for youth* - typically few youth facilities/services are provided and/or residents object to proposed locations for youth infrastructure due to concerns about safety and vandalism. Consideration should be given to youth facilities and services including skateboards parks; play equipment for teenagers; youth services; and youth entertainment.
- *Appropriate facilities/services for older residents and residents from non-English speaking backgrounds* - for example appropriate seating in parks, multicultural services, adult day care services, adult education etc.

✓ ***Equal access to quality, life-long education and information***

High quality access to life-long education and information is essential particularly through new technology and broadband internet services. Published research highlights that factors such as geographic location, income and age are significant determinants in computer and internet usage.

The provision of smart home technology access is now standard in new developments. New public and private schools in development areas are also improving technology access but this is primarily limited to students. Public libraries, in both Australia and overseas, are providing increasing access new technologies. However, demand for these services, particularly public access computer facilities, far exceeds provision. Technology links to homes, other service providers, educational facilities and the business community is an important consideration.

New residents may not be skilled in new technologies due to financial, educational and/or cultural barriers. In new developments, access to computer facilities and training is typically limited and this will have a detrimental impact on the skill levels and lifelong learning capacity of a new community. Using technology to improve communication and build community networks

is also not evident in many areas with the potential for on-line newsletters; bulletin boards and intranet services.

✓ ***Safe and supportive built and natural environments which facilitate positive links between work, home and community life.***

Very often new residents do not feel safe in their own homes and public areas. This can lead to increased stress and social isolation. There are currently significant concerns in the subregion relating to anti-social behaviour, drug/alcohol use, child safety and youth issues.

Many physical planning issues outlined earlier compound the problems of *perceived* and *real* personal safety in new developments. Minimising traffic flows, speed and noise (by circuitous routes, cul-de-sacs, noise abatement fences etc) has not resulted in more people walking, cycling and using public transport. People *on the streets* have diminished. Housing backing onto parks, large shopping car parks, poorly located/designed playgrounds and isolated community buildings all add further to the lack of public surveillance. Many areas are not well maintained (with vandalism and rubbish dumping) and have poor delineation between public and private areas.

Stress is also created in new communities by the high financial commitments of new residents, lack of local supportive networks and other issues associated with moving into a new home. These stresses are interrelated to other key determinants such as social gradient, addiction and social exclusion.

Supportive networks result when people get to know each other, their neighbours and feel that they are part of a community. Community programs such as welcome programs, community events and the establishment of community groups provide the basis for developing community cohesion and community networks. Also identifiable physical infrastructure and quality open space can assist with creating a sense of community. Recognition of the Nepean River, local historic buildings and the horse racing industry may provide a basis for the development of *special places*. Many of the surrounding new communities have not taken full advantage of these lifestyle qualities and further measures should be taken to create closer links between Menangle Park and lifestyle features of the subregion.

✓ ***Early life with all parents and children from birth to the completion of school having access to quality education, health, recreation and support services and resources.***

Families remain the dominant household type in new communities and the provision of support services for this group is essential. Access to quality education, health, social support and recreation infrastructure will provide long term positive health benefits for residents and reduce the likelihood of social disadvantage in the community.

Very often the needs of school age children and youth are not addressed in new communities with resulting issues of vandalism and youth unemployment. Lack of appropriate youth leisure facilities/programs, arts and cultural programs and local employment are major issues. Health issues are also significant with many new communities lacking access to appropriate health services, general practitioners and medical specialists.

✓ ***Meeting the needs of all high need groups in the community (ie the aged, youth, children, people with a disability etc) while integrating with and providing social, economic and physical benefits for the broader community***

With the development industry focussed on master-planned new communities, it is evident that this has often resulted in new developments which have higher quality infrastructure than existing surrounding communities. Certainly this should not be disregarded as it provides a new benchmark for the provision of better planned communities. However, it has also tended to promote inequities primarily between new areas and established areas where infrastructure provision is often poor. New communities need to be planned to ensure that social exclusion is reduced not increased as a result of development. There must be links to and positive benefits for the broader community potentially through improved shopping facilities, increased district open space, better public transport and improved community facilities available to all.

Social exclusion also is often experienced by particular high need groups. Older people, people with a disability, youth and people from other cultures typically are susceptible to social exclusion. New communities need to ensure the active participation of these residents in community life and that they are not excluded from work, education, services and community interaction.

✓ ***Providing local work opportunities, links to established employment areas and business development/training opportunities***

Local jobs reduce travel times and costs and encourage greater productivity and efficiency. For residents, the quality of their working life is improved and local businesses support the local economy. However these jobs and businesses need to be consistent with economic and environmental goals for the area. It is also important that they provide work opportunities for all residents including youth, residents with a disability, residents from non-English speaking backgrounds and indigenous residents.

Long-term employment requires access to skills training and lifelong learning through education institutions, business development and technology. Providing links to TAFE and tertiary education; outreach services to surrounding communities; local employment agencies and programs; and business networks need to be considered at Menangle Park.

✓ ***Is identifiable and supportive and has strong and viable informal and formal networks linking to the local and broader community***

Equity of access to appropriate services is important for all residents particularly those with high social needs such as young children, youth, older residents, residents with a disability, residents from non-English speaking backgrounds and indigenous residents. Where services are unable to expand/change to meet increasing or new population needs, new development may increase inequities or further exacerbate existing service deficiencies in communities.

Service equity requires access to appropriately located and designed multipurpose community facilities as these are the physical vehicle through which a range of social, welfare, educational and leisure opportunities operate. However, in many new communities, the facility exists but the programs do not.

Currently community infrastructure is primarily provided through State government funding (e.g. schools, health/welfare services, fire brigade, ambulance); local government funding (e.g. community centres, libraries, sportsgrounds); non-government agencies (e.g. churches, private schools) and the private sector (e.g. childcare, doctors, indoor sports centres). Typically, private sector infrastructure is provided early in the release area with facilities provided by the government sector usually much later.

However, well-used and *loved* community infrastructure is not just about physical provision but also about issues such as location; physical, financial and cultural accessibility; operation and

resources; quality and maintenance; promotion; personal safety; useability; integration with other services/facilities; and community involvement.

Open space and public domain areas in particular have suffered from the provision of *quantity not quality* syndrome which also results in maintenance issues for Council. The development of open spaces, community facilities and the public domain in general has lacked attention to these important factors. As a result they have not provided places which people use and enjoy. They have often become unsafe places that have vandalism and maintenance issues and/or are poorly used. Open space links/wildlife corridors also are often planned but in practice can become areas of poor public safety. Typically they also are poor spaces for passive and active recreation (e.g. drainage basins do not provide quality sporting fields).

Partnerships and multipurpose use are key buzz words in the community sector. In practice however, community use of facilities, resource sharing between different sectors and and/or joint ventures are often difficult to achieve. It may be nominated in a plan but unless there are mutual benefits and/or on-going commitment, it can be difficult to achieve. Council community centres are typically used by other agencies (e.g. NSW Health, Department of Community Services) but this needs to be further developed and also extended to other infrastructure. Greater involvement of State government and non-government agencies in joint provision/resource sharing is necessary to achieve increased community use of facilities (e.g. before & after school services in all schools, community recreation facilities on school sites, use of church facilities for community activities etc).

Equally important is the provision of effective and viable networks of community groups/organizations and support for community engagement. Residents should be actively involved in the decision-making processes for their area and particularly with government. Good governance facilitates community ownership of new policies and programs and ensures that social sustainability is a shared process which achieves real outcomes. Community engagement mechanisms and networks of community groups / organizations support long term sustainability.

In many new communities, new residents do not know their neighbours and may struggle to support the development of new community-based organisations, clubs and activities. Although community centres are built, often they are not staffed with coordinators to develop programs and support community groups. Community development is often reliant on school P&Cs and sporting groups. School bulletins and shopping centre noticeboards may be the only local communication mediums while assistance/support to start community groups and activities is unavailable. For service providers, information is equally disparate and unavailable. Communication structures and the support of community networks is a key requirement of a new community.

Recognition of community cultural life is essential for sustainable communities. It includes the natural and built environment; social, cultural and economic environment; civic institutions and community activities; history and heritage; and local diversity and distinctiveness. Many communities are actively focusing on enhancing community cultural life through community festivals, events, community art projects, performance and oral histories.



Minimising addiction with new communities proactively addressing issues of drug use, alcohol dependence, cigarette smoking and problem gambling

It is evident that as many new communities have developed, licensed hotels and clubs have also been built to meet the demand for leisure and entertainment. However, these facilities have also provided increased access to alcohol and gambling which are likely to have significant impacts on community health. Residents of new communities tend to have high financial commitments and increased stress levels as a result of moving to a new home. The short term effects of drugs, alcohol, cigarettes and gambling to reduce these stresses can also

lead to a downward spiral. Health and support services to address these issues are typically not available in new communities.

Alcohol, drugs, cigarettes and gambling are all addictions which need to be carefully monitored to ensure that they are not resulting in social disadvantage which adversely affect the health of the community.



Providing local access to nutritious, affordable food and food culture

Very often new communities are dominated by a single box shopping centre with one major supermarket providing the bulk of the fresh food supply to the local consumer. Typically, a number of fast food operators also locate within this same facility. Although this may meet the bulk of resident's shopping needs, the lack of food variety, cost and quality is of concern. Overseas, many consumers have forced a return to main street shopping centres which provide food diversity and range through the availability of retail spaces for smaller operators. Equally, fresh food markets are now operating in response to consumer demand.²¹ Provision of space for small household gardens and community gardens are also evident.

New communities need to provide the opportunities for these services and ensure a diversity of food is available locally. They need to promote a stronger food culture for health and educate people on nutrition and healthy eating.



Is highly accessible with community infrastructure within walking/cycling/public transport distance and links to other neighbouring communities, Macarthur Square, Campbelltown Town Centre and the broader region

In many developed countries, transport policy has shifted from *predict and plan* to *predict and prevent*. This means that transport systems are being designed to reduce traffic generation and not to cater for more car trips as has been the approach in the past. This approach very much focuses on the community and targets personal mobility and improving personal physical activity as key health and social objectives. Sustainable and healthy approaches to transport focus on public transport; pedestrian and cycle facilities; community buses and car sharing are being promoted rather than systems based on individual motor vehicles.²²

Mobility within Menangle Park needs to be considered including pedestrian, bicycle and public transport access. In the past, footpaths have often only been provided on main roads while bicycle paths are often indirect leisure routes in parks. Pathways end at major roads with no safe crossings. Bus routes are circuitous with many homes being poorly serviced. This has had a major impact on traffic and parking issues in new communities. Even recent developments remain in traffic chaos particularly around schools with many students being *chauffeured* to school by private motor vehicles. Community and shopping facilities often have poor transport access with priority given to private cars. Equally, direct road access for emergency services is often illegible with traffic calming devices making access difficult. For Menangle Park, the existing rail line and Menangle Road will be major barriers to internal mobility.

Links between Menangle Park and surrounding communities are essential. With only one major road access at this stage (i.e. Menangle Road) and rail transport restricted to intermittent diesel trains, transport access outside the existing community is limited.

²¹ See Queensland Health, *Creating Supportive Environments for Healthy Eating*, July 2006 and Preventative Health Taskforce, *Australia: The Healthiest Country by 2020*, 2008

²² See Premiers Council for Active Living at www.pcal.nsw.gov.au

5 EXISTING COMMUNITY PROFILE

5.1 POPULATION

The suburb/locality of Menangle Park as defined by the Australian Bureau of Statistics (ABS) covers the area bounded by Fitzpatrick St to the north, Cummins Rd to the east, and Racecourse Ave to the railway line. The remainder of the study area is part of Census Collector District (CCD) 30 06 09, which extends to the LGA boundary to the north, south and west and follows the western boundaries of Glen Alpine and Rosemeadow, then south along the Georges River. Given that only a small number of Menangle Park residents are covered by this larger CCD, the data in Table 1 below only covers those living in the suburb/locality of Menangle Park.

As shown in Table 1, Menangle Park has the following characteristics:

- Resident population of 236 persons with this a slight decline from the population in 2001 (255 persons).
- One in three residents are aged 35-59 years old
- High proportion of youth (24% compared to LGA average 22%)
- More than one in three residents is aged 50 years and over (35% compared to LGA average 24%)
- A reasonably stable community with only 37% of residents at a different address 5 years ago. However, this is higher than in 2001 (30%).
- Very few people are from non-English speaking backgrounds
- Separate houses make up all private housing stock in the total study area. The occupancy rate in Menangle Park is 2.8 persons per dwelling which is slightly lower than for Campbelltown City (3.0) but higher the Sydney average (2.7).
- Nearly 66% of occupied dwellings in Menangle Park are owned/being purchased with 30% being rental properties. Compared to 2001 data, the proportion of rental properties has increased significantly possibly reflecting the potential rezoning of the study area.
- Predominate household type in Menangle Park is couples with children (38%). One parent households (16%) and lone person households (18%) are also significant. This is slightly different to 2001 when couples with children households were more significant (42%) and other household types less prominent.
- Median weekly household income in Menangle Park is low at \$850.
- Car ownership is high with 2 vehicles per dwelling (compared to 1.4 vehicles per dwelling for the LGA and Sydney).

Menangle Park is a rural residential area currently undergoing significant change. Its residents include a mix of household types and incomes some of whom have moved to the area recently. The increase in rental properties in the area and changed household types suggest that many residents may be living in the area on a temporary basis until development occurs.

For all existing residents it will be important for continued communication and participation in the planning process. If any existing residents are specific target groups who may be adversely impacted by the proposed development, such as aged residents and/or low income renters, measures need to be identified to ensure on-going engagement and commitment to assisting these groups.

Table 1: Key Demographic Characteristics of Menangle Park Locality 2006

Characteristic	Menangle Park No.	Menangle Park %	Campbelltown LGA %	Sydney Statistical Division
Total Persons 2006	236	100	142,383	na
Total Persons 2001	255	100	145,860	na
0-4 years	10	4.2	7.5	6.6
5-11 years	15	6.3	11.1	9.1
12-17 years	33	13.9	10.6	7.9
18-24 years	24	10.2	11.2	9.9
25-34 years	28	11.9	13.5	15.3
35-49 years	40	16.9	21.5	22.5
50-59 years	39	16.5	13.3	12.2
60-69 years	21	8.8	6.4	7.8
70-84 years	24	10.2	4.2	7.3
85+ years	3	0.01	0.07	1.6
Different address 5 years ago	83	37.0	37.7	45.2
Born non-English speaking country	12	5.0	18.3	24
Total occupied private dwellings	81	na	na	na
Occupancy rate all dwellings	2.8	na	3.0	2.7
Dwellings owned/being purchased	54	65.8	62.8	61.2
Dwellings rented	24	29.3	30.3	29.7
Couple with children household	30	38.0	40.3	49.3
Couple without children household	22	27.8	20.1	33.2
One parent household	13	16.5	17.9	5.6
Lone person household	14	17.7	16.9	23.1
Median weekly household income	\$850	na	\$1066	\$1154
Travel to work by car	62	61	66	60
Average number of vehicles per dwelling	2.0	na	1.4	1.4

Source: ABS Basic Community Profile, 2006

5.2 COMMUNITY INFRASTRUCTURE

Given the small existing population in Menangle Park and its location on the south-western border of the Campbelltown LGA, local community infrastructure is limited. Existing residents use services and facilities in Campbelltown's southern suburbs together with services in the Campbelltown CBD and Macarthur Square (only 10 kilometres from the site). They also use services and facilities in the adjacent Wollondilly (such as Menangle and Douglas Park) and Camden (such as Narellan) LGAs.

The Southern precinct of Campbelltown City is comprised of:

- Ambarvale

- Gilead
- Glen Alpine
- Menangle Park
- Rosemeadow
- St Helens Park
- Wedderburn

The following community infrastructure is located within Menangle Park:

- Menangle Park Bush Fire Brigade
- Menangle Park Post Office
- Menangle Park Paceway
- Campbelltown Steam and Machinery Museum
- Menangle River Reserve
- Busways bus service to Macarthur Square and Campbelltown Town Centre.

Council social planning reports identify the following issues for the southern suburbs of the City compared to that provided throughout the LGA²³:

- Children's services are primarily located in the North and Central precincts with fewer services in the South. It suggests that the total number of places provided appears adequate although provision for children under 2 years is limited across the LGA. Parenting clinics are located at 4 local public primary schools (as outlined below). Long day care centres at Ambarvale (4) and St Helens Park (2) and Rosemeadow (1). OOSH at Ambarvale (4), St Helens Park (2) and Vacation Care at Ambarvale (2 including YMCA) and Rosemeadow (1 for children with disabilities). There are no preschool kindergartens in the south and no childcare services in the new suburb of Glen Alpine.
- Youth facilities and services are limited in the South and West although there is a youth health centre (Macarthur Women's Health Clinic Rosemeadow), youth counselling (Macarthur Drug and Alcohol Youth Project) and youth drop-in facility (Ambarvale Youth Centre). There are 7 youth-specific Council centres in the LGA with provision of 1 per 20,837 residents. There is an identified need for informal youth recreation facilities in the LGA including basketball courts, cycleways, rollerblading tracks etc.
- Community centres/halls and arts/cultural facilities include 1 museum (Campbelltown Steam and Machinery Museum, Menangle Park), 3 community centres (St Helens Park Community Centre, Glen Alpine Community Centre and Tallowood Community Centre, Ambarvale), 2 neighbourhood centres (Ambarvale Neighbourhood Centre and Rosemeadow Neighbourhood Centre), 2 other centres (Ambarvale Youth Centre and Ambarvale Cottage Child Care Centre) and 2 halls (school halls at Ambarvale and Rosemeadow). The LGA has 11 community centres, 8 neighbourhood centres, 6 community halls and 15 other centres/halls (i.e. 40 facilities or 1 facility per 3,646 residents). This does not include additional non-Council facilities (e.g. school halls, church halls etc).
- The nearest educational facilities are located at Ambarvale Primary School (308 students in 2009), Rosemeadow Primary School (547 students), Thomas Acres Primary School (581 students), St Helens Park Primary School (415 students), Woodland Road Primary School, St Helens Park (278 students) and Douglas Park Primary School (144 students). Secondary schools are Ambarvale High School Rosemeadow (912 students) and Thomas Reddall High School, Ambarvale (599 students). Broughton Anglican College is located on Menangle Road and provides classes K-12. Other private schools located in the South

²³ See Campbelltown City Council, *Social Plan 1999* and *Social Plan 2004-2009*. A new Social Plan is currently being prepared by Council.

are Our Lady Help of Christians School (Rosemeadow K -6) and John Therry Catholic High School (Rosemeadow). The Mary Brooksbank School (Rosemeadow) provides for children with special needs. The University of Western Sydney Macarthur and Macarthur TAFE College are located some 10kms from Menangle Park while adult evening college is provided through Macarthur Community College including Campbelltown High School, Elderslie High School and Ingleburn High School.



Figure 3: St Helen's Park Community Centre

- There are a range of community support and development services available to residents in the South although the majority are located in the Central precinct (i.e. Campbelltown). Also many of the services located in the Central precinct have a Macarthur-wide focus and as such service residents in Campbelltown, Wollondilly and Camden LGAs.
- The South has only one facility for people with a disability (i.e. Rainbow Swimming Club, Rosemeadow), few services for people from non-English cultural backgrounds and no aboriginal services.
- Facilities and services for older people are limited in the South (2 only including Home Care), with no specific accommodation for older people.
- Health services in the south include the Rosemeadow Community Health Centre, one Immunisation Clinic at Ambarvale, one children's health service at Thomas Acres PS Ambarvale and the Macarthur Drug and Youth Alcohol Project at Ambarvale. The nearest public hospital is Campbelltown Hospital (near Macarthur Square) with Macarthur Private Hospital in Dumaresq Street, Campbelltown and Campbelltown Private Hospital, Hyde Parade, Campbelltown. The Sydney South West Area Health Service (SSWAHS) is the main provider of public health services in the region.
- Emergency services in the South are:

- NSW Police in Campbelltown with a Community Policing Centre at Rosemeadow.
- NSW Ambulance Service at Campbelltown
- NSW Fire Brigade at Campbelltown and Menangle Park Rural Fire Service has a triple shed in Menangle Park
- State Emergency Services in Campbelltown
- Council library service includes one Central library (HJ Daley Central Library in Hurley Street, Campbelltown) and four branch libraries (Ingleburn, Glenquarie, Eaglevale and Minto). The Central Library has a Technology Centre, extensive Reference Collection, Local Studies Collection, Family History Collection, HSC Resources, Home Library Service and administrative functions for the central and branch libraries. The Central Library has considerable use by residents of Camden and Wollondilly LGAs given its central location adjacent to the main transport interchange and business area of the Macarthur region.



Figure 4: New Council library and community centre at Ingleburn

- The South precinct has the following 11 sportsgrounds with a total of 13 playing fields:
 - Ambarvale Sportsground with 3 playing fields and 2 netball courts
 - Lynwood Park 1, 2, 3, 4 & 5, St Helens Park with 4 playing fields
 - Oswald Reserve, Rosemeadow with 2 playing fields
 - Rosemeadow 1, 2, 3 & 4 with 3 playing fields, one basketball court and 1 cricket pitch
 - Thomas Acres Field, Rosemeadow with 1 playing field, 1 softball diamond
 - Woodlands Road, St Helens Park with 2 baseball diamonds

- The LGA has 490 reserves comprising 1220 hectares of community land owned or managed by Council. This is equivalent to 8.36 hectares per 1000 residents. Including regional open space in the LGA, total provision is approximately 12 hectares per 1000 residents.
- Local open space includes 59 sportsgrounds (78 playing fields), one major basketball centre, one major netball centre (49 courts at Coronation Park, Minto), one skate board facility and 3 major swimming centres.
- It also has the Ambarvale Recreation Centre and Campbelltown Golf Club at Glen Alpine. Macarthur District Model Railway Club uses premises at Menangle Park.
- The only major open space in Menangle Park is on the Nepean River (Menangle River Reserve) while the historic Horse and Jockey Inn is a focus for local and tourist entertainment. Browns Bush, Humewood Forest, Woodhouse Creek, Nepean Creek, Menangle Creek and Nepean River form a major habitat corridor between the Nepean and Georges River catchments.
- For Menangle Park, the existing rail line and Menangle Road may be major barriers to internal mobility. Equally, evacuation access from the flood liable land will need to be carefully considered. Links between Menangle Park and surrounding communities are essential. With only one major road access at this stage (i.e. Menangle Road) and rail transport restricted to intermittent diesel trains, transport access outside the existing community is limited.
- Menangle Park also borders the Mt Annan Botanic Gardens

5.3 ISSUES FOR COMMUNITY INFRASTRUCTURE

The above audit of existing community infrastructure suggests that:

- There is limited provision of social and recreation infrastructure with no existing public health, public education, welfare/support, recreation or emergency services in Menangle Park. For the majority of services, the surrounding communities do not have the capacity to expand and/or services are already in short supply. For Menangle Park and southern Campbelltown this includes:
 - Lack of child care, preschool and parenting services
 - Lack of formal and informal youth recreation, social and cultural infrastructure with existing youth centres not fulfilling the needs of local youth
 - Lack of services for special needs groups ie people with a disability, indigenous residents, residents from non-English speaking backgrounds etc
 - Lack of services and appropriate accommodation for older residents
 - Poor existing public transport services with no pedestrian/cycle network in place.
 - Poor access to Council library services
- Information from the NSW Department of Education and Training indicates that the majority of public schools in surrounding suburbs have significant capacity for additional students with enrolments declining.
- There are no existing general practitioners operating in the Study Area with the Area Health Service identifying the Campbelltown LGA as having a major shortage of general practitioners.

- Emergency services are located in Campbelltown with NSW Ambulance Services and NSW Police likely to service any new development through outreach from established services. NSW Fire Services consider that there is insufficient capacity in the existing service to meet additional needs in Menangle Park.
- The study area does have a large expanse of flood-labile land which has agricultural, recreation and lifestyle potential. If given over to public ownership however this large area of land will have high operational and maintenance costs in an area which already has a large amount of land in public ownership e.g. Georges River foreshore, Mt Annan Botanic Gardens and Western Sydney Regional Parklands.
- The Menangle Paceway is an important cultural feature of the existing area supporting the traditional role of Menangle Park as a rural area with a strong equine industry.

6 FUTURE POPULATION

As part of the iterative planning process undertaken for this project, several land use scenarios with varying lot yields have been assessed. Projected populations, based on historical data from comparative new release areas, have been prepared for each option and assessed in terms of their implications for social sustainability. Dwellings scenarios have ranged from 2,500 – 4,600 dwellings yielding estimated populations of 8,000 – 15,502 residents.

The preferred Draft Structure Plan as shown in Figure 5 provides for an estimated 3,360 dwellings up to a maximum of 3,600 dwellings. Based on the methodology outlined below, the proposed Menangle Park development will result in an estimated 11,540 residents.

6.1 COMPARATIVE RELEASE AREAS

This assessment is based on research undertaken by Hirst Consulting and provided in Appendix A.²⁴

6.1.1 Occupancy Rates

The existing urban release areas in southern Campbelltown and Camden have developed since the mid-1980s. This review has highlighted that;

- In the early years of development occupancy rates tend to be higher, in the range of 3.2 to 3.7 persons per household.
- In the middle years of development the occupancy rates stay the same or decrease slightly.
- In the latter years the rate decreases to the range 3.2 to 3.5
- The higher occupancy rate applies to more up-market areas, e.g. Glen Alpine.
- The rate for medium density dwellings is around 2.4 to 2.5
- In SW Sydney the occupancy rate for apartments is 2.3 and for townhouses/villas are 2.7 persons per dwelling

Compared to established suburbs in SW Sydney, the report by WSROC, *Shifting Suburbs*, May 2003 highlighted that;

“With the exception of the most recent suburbs, occupancy levels in houses tended to increase in the newer suburbs, a function of the larger number of children in these suburbs. On the other hand, (and again, excepting the newest suburbs), occupancy levels for flats clearly increased in the older the suburb.”

In addition, the WSROC analysis showed that sub-region comprising suburbs developed since 1996, occupancy levels for semi-detached dwellings were markedly higher than in all other sub-regions except suburbs developed between 1980 and 1996, and levels for flats were absolutely higher than for any other sub-region.

This trend is well illustrated in the new Liverpool suburb of Horningsea Park where 26% of the 850 dwellings existing at the 2001 Census were “medium density” (semis/townhouses/row houses), and where their average occupancy level was a very high 3.46 persons per dwelling (and where the 580 separate houses had an average occupancy level of 3.19).

In summary, for new release areas:

- Separate houses still have high occupancy levels, but these are falling consistently;

²⁴ Hirst Consulting prepared this comparative data in 2004 based on 2001 ABS Census data. Although 2006 Census data was not included, it is considered that as this was historical data taken from the 1986, 1991, 1996 and 2001 Census, the outcomes remain valid.



Figure 5: Draft Menangle Park Structure Plan

- Medium and higher density dwellings are now being more intensely occupied than they were, especially in more established suburbs where they are more numerous;
- New medium density dwellings are more likely to be occupied at higher marginal occupancy rates than this classification was historically; and
- New higher density flats are now more likely to house children in addition to adults than was the case in the past, and any flats are more likely to house more people than expected.

6.1.2 Age and Household Profile

The comparative assessment also highlighted the following demographic characteristics of new release area residents likely to be evident in Menangle Park:

- The age profile in Glen Alpine suggests a more maturing household structure with over 25% of the population of school age and 6% preschoolers compared with the newer suburbs of St Helens Park, Mount Annan and Harrington Park having over 12% of their population aged less than five.
- The housing mix in all areas is predominately separate houses with medium density housing being only 14% of dwellings in the Campbelltown Southern Precinct overall. Glen Alpine, Mount Annan and Harrington Park have hardly any attached/small lot dwellings.
- The occupancy rates for these existing suburbs is around 3.3 to 3.6 persons per dwelling, with the higher figure in Glen Alpine again suggesting a more maturing household structure. The medium density dwellings in St Helens Park, which make up 12% of all dwellings in this suburb, have an overall occupancy rate of 2.45, suggesting that a high concentration of families with children in this housing type.
- Nearly one-third of dwellings in Glen Alpine are owned outright with the remaining majority under purchase. This compares with St Helens Park where two-thirds of dwellings are either owned or being purchased and 30% are being rented. Over 60% of dwellings in the two Camden suburbs are being purchased with less than 20% owned outright.
- The predominant household type is a couple with one or more children in all the comparative areas ranging from 70% of households in Glen Alpine to 50% in St Helens Park. Couples without children make up around 20% of households in all areas. Single parent households make up 16% of households in St Helens Park and 17% in the Campbelltown Southern Precinct overall compared with 5 to 9% in the other new suburbs.
- Median annual household incomes are highest in Glen Alpine at \$87,200 and lowest in St Helens Park at \$51,270. Median monthly mortgage repayments are highest in Harrington Park (\$1,486) and lowest in St Helens Park (\$1,043). The Campbelltown Southern Precinct had similar median income and mortgage figures to St Helens Park.
- The main industry sector of the employed in most areas is the finance, property and business services sector at around 15 to 17% for all areas. Nearly 19% of the employed people in St Helens Park worked in the manufacturing sector. The retail sector made up a further 17% in St Helens Park, similar to the other areas.
- Over one-third of people in the comparative areas were employed in clerical or sales roles, reflecting the predominate industries. Over 44% of employed people in Glen Alpine worked as managers or in professional roles.
- Glen Alpine had the highest proportion of people with a degree (13%), which was almost twice the rate for the Campbelltown Southern Precinct. This confirms the higher proportion in professional roles.
- Over two-thirds of the workforce use private transport to travel to work, with 15% of those residing in the Campbelltown suburbs using public transport, compared with 8% to 9% in the two Camden suburbs.

- Motor vehicles ownership is highest in Glen Alpine with an average of 2.4 cars per household compared to 1.7 in St Helens Park and 1.6 for the Campbelltown Southern Precinct overall.

6.2 ESTIMATED POPULATION

Using the occupancy rates for differing dwelling densities identified from this assessment, Table 2 below provides the estimated population for the Draft Structure Plan.

Table 2: Estimated Population for Menangle Park

Lot Type	No. of Dwellings	Estimated Occupancy Rate	Estimated Population
Town Centre Units	160	2.56	400
350-390m ²	485	2.7	1309
540-700m ²	2274	3.7	8414
1000-1500m ²	427	3.2	1366
2000+m ²	14	3.5	49
Total	3360	3.48	11538

The indicative age and household characteristics of the future population of Menangle Park is expected to vary with different housing types and price points likely to influence the age profile of households. It will also be affected by the availability of resources such as schools, community facilities, transport and the local job market.

Based on the characteristics of existing areas, both region-wide and recent new developments in the region, it is assumed that Menangle Park will attract a variety of household types from young families (generally first home buyers), established families with teenagers/young adults (second/third home buyers) as well as couple only households (both empty nesters and young couples). The large lot component of the development (i.e. > 1000m²), whilst small in terms of the overall development, would be assumed to attract mainly established families.

Given the household mix expected and historical patterns of settlement in new release areas, Table 3 provides an expected age profile for Menangle Park.

It is important to note that this profile is indicative only with factors such as housing prices, job markets, transport costs and lifestyle trends all likely to play a part in determining the demographic profile of this proposed development. Similarly, the assumptions underlying these projections, and the rates of growth themselves, need to be closely monitored.

Table 3: Indicative Age Profile for Menangle Park

Age Group	Expected Proportion of Total Population	Indicative Population
0-4 years	9%	1038
5-11 years	13%	1500
12-17 years	15%	1730
18-24 years	12%	1385
25-54 years	44%	5077
55+ years	7%	808
Total	100	11538

7 CONSULTATION WITH KEY STAKEHOLDERS

Consultative workshops have been held with four key stakeholder groups with the outcomes used to inform the direction and recommendations of this report. These have been:

- In 2003/04, a total of three workshops were held to identify key social sustainability objectives and issues for Menangle Park. These included a workshop with relevant Council staff; open space and recreation stakeholders workshop; and human services providers workshop.
- In 2007 a final workshop was held with human service providers and Council staff focussing on community infrastructure provision for Menangle Park.

The detailed outcomes of each of the workshops together with a list of attendees are provided in Appendix B.

Overall, the workshops highlighted the importance of social sustainability to the overall well-being of the community. Stakeholders were keen to emphasise that the social sustainability framework identified for Menangle Park is appropriate and that this is integral to the success of the development.

Consistent issues raised at the workshops included:

- Potential physical and social isolation of the proposed development including its lack of connection to established suburbs and existing traffic congestion along Menangle Road
- Limited capacity of some existing services in surrounding suburbs
- Likelihood that the future Menangle Park residents will be more culturally diverse than evident in the Campbelltown City
- Concern that the proposed development will be a dormitory suburb resulting in poor social connections, limited community cohesion and poor community safety
- Lack of affordable housing in many new developments and need for this to be provided at Menangle Park.

The final workshop highlighted the following community infrastructure requirements:

- Village centre with a range of sustainable shops; very important to reduce isolation and support social cohesion e.g. Eaglevale, Harrington Park
- Extended Rural Fire Service facility and new NSW Fire Brigade facility (may be co-located and transitional facility if RFS eventually relocate in longer term)
- Affordable and appropriate housing mix including housing in village centre
- Flood evacuation management plan
- DET primary school, preschool and outside school hours care service
- Police facility
- Multipurpose community centre with meeting/activities rooms for outreach services
- Medical centre which may include both GPs and community health/dental services; new models are likely to be evident during Menangle Park development time frame and potential opportunities with UWS; likely to be a leased facility.
- Programs to support community development and social cohesion
- Wide range of programs/services for children, youth, families, aged, people with a disability and CALD residents
- Public transport services

- Bicycle and pedestrian facilities
- Multipurpose parks, local playgrounds and sports facilities; potential for some sporting facilities provided by the private sector e.g. indoor recreation facility at Menangle Park Paceway
- Library services but not through a local branch library as may be too expensive
- High quality broadband access and any information/community services as part of this provision
- Fresh food market and promotion of food culture

8 SERVICE THRESHOLDS/STANDARDS

The use of service thresholds or standards alone to determine community infrastructure needs has been primarily discredited as they do not reflect the individual characteristics and needs of communities. They also do not guarantee provision as typically there are a myriad of social, environmental and economic factors which impact on the provision of infrastructure. Importantly, as outlined in Section 2, the provision of built community infrastructure alone does not result in a socially sustainable development.

Issues which impact on service thresholds include;

- Differing socio-economic characteristics of an area
- Influence of services available in the surrounding area
- Competing priorities for government funding
- Impact of issues such as transport nodes and major shopping centres on service demands
- Slow land development rates which increase the time in which thresholds are reached
- Innovative new models for service delivery

Nevertheless service thresholds do provide one indicator of need and as such, can be used as an assessment tool with other indicators. They also provide a guideline through which the physical infrastructure needs of a new urban community can be broadly assessed. Appendix C provides a list of service thresholds often used for planning the provision of community infrastructure including the recent *NSW Growth Centres Commission* guidelines released in October 2006.

These service thresholds need to be considered together with the best practice social sustainability objectives established for Menangle Park (Section 4); existing provision and future population issues (Sections 5 and 6); and consultation outcomes (Section 7).

9 SOCIAL SUSTAINABILITY ASSESSMENT

The proposed Menangle Park development has long been identified as a potential site for urban development and the further expansion of Campbelltown City. To address the social issues raised in this report and to ensure that a socially sustainable development is delivered for this new community, a social sustainability framework and objectives have been adopted by this report (see Section 4).

Table 4 below provides a summary of the key social issues identified, the social sustainability objective identified to address this issue and proposed mitigation measures and opportunities available to address these issues.

To assist in the preparation of the Local Environmental Plan (LEP) and Development Control Plan (DCP) for Menangle Park, Table 5 provides recommended built community infrastructure required to support the social sustainability measures identified in Table 4. It also provides indicative capital funding requirements and funding sources.

The level of recommended provision has been determined by the following factors:

- Best practice social sustainability objectives established for Menangle Park (Section 4)
- Existing infrastructure provision and future population issues (Sections 5 and 6)
- Outcome of consultations with key stakeholders and providers (Section 7)
- Service thresholds and standards established by government agencies (Section 8)

Table 4: Social Sustainability Assessment for Menangle Park

Potential Social Impact	Desired Social Objective	Recommended Mitigation Measure/Opportunity
Isolated community	Accessible Community	• Support public transport opportunities both within Menangle Park and to key destinations in the Macarthur region e.g. Macarthur Square and Rail Station; Campbelltown CBD; Campbelltown Hospital; Narellan etc. • Provide managed private transport access both within Menangle Park and to the broader Macarthur region • Develop a Green Travel Program which encourages; – public transport use – walking and cycling
	Connected Community	• Prepare and implement a consultation and communication program for existing Menangle Park residents and the wider community • Provide opportunities for the development of community networks and community cohesion within Menangle Park and to nearby established suburbs • Build on existing services/programs/organisations in nearby established services to ensure services are available to new residents • Implement a program for new residents which provides information on existing services, organisations and networks in nearby suburbs/LGA
	Access to Local Jobs and Training	• Identify commercial and employment zones for local jobs • Provide education facilities • Develop training opportunities linked to development construction • Ensure flexible zoning and building options for home business/small business
	Early Life Focus	• Develop staged delivery strategy for community infrastructure provision including support for community-based initiatives • Ensure early delivery of facilities and services for children, youth and families with funding support from developer contributions

Poor health outcomes		• Support early provision of infrastructure by government, non-profit and private sectors
	Benefits for All	• Provide high quality public open space areas which are of benefit to Menangle Park but are also destinations for the broader Macarthur region • Support multipurpose community use of all community infrastructure • Develop an operational and management policy for community infrastructure delivered through development contributions
	Healthy Community	• Ensure that the construction program for all site developments include mitigation measures to reduce dust, noise and other environmental impacts on existing residents • Provide physical and social links between existing suburbs and Menangle Park • Provide mixed housing and land uses • Provide a component of housing for moderate income households • Include universal housing provision in partnership with home builders • Ensure that the negative social impacts of gambling and licensed venues are managed • Develop workable funding and delivery strategy for community infrastructure provision including local provision of high need services
	Benefits for All	• Develop a staged delivery strategy for community infrastructure including support for community-based initiatives • Develop an operational and management policy for community infrastructure delivered through development contributions • Support multipurpose community use of all community infrastructure • Prepare a Public Art and Cultural Development Strategy for Menangle Park
	Fresh Food Access	• Support opportunities for fresh food production (i.e. backyard gardens and community gardens) and a farmers market • Provide for a supermarket and speciality food shops at the proposed Town Centre • Develop a fresh food program which links Menangle Park to surrounding SW agricultural region

	Connected Community	• Prepare and implement a consultation and communication program for existing Menangle Park residents and the wider community • Develop opportunities for social links within Menangle Park and to nearby established suburbs • Build on existing services/programs/organisations in nearby established services to ensure services are available to new residents • Implement a program for new residents which provides information on existing services, organisations and networks in nearby suburbs/LGA
	Education and Information Access	• Provide high speed broadband access to all land uses in the development
	Early Life Focus	• Develop staged delivery strategy for community infrastructure provision including support for community-based initiatives • Ensure early delivery of facilities and services for children, youth and families with funding support from developer contributions • Support early provision of infrastructure by government, non-profit and private sectors
Increased unemployment and transport disadvantage	Access to Local Jobs and Training	• Provide local employment opportunities • Support training/skills development linked to development construction • Promote lifelong learning including high quality access to new technologies and community use of educational facilities provided
	Accessible Community	• Support public transport opportunities both within Menangle Park and to the broader Macarthur region • Develop a Green Travel Program which encourages; – public transport use – walking and cycling
	Education and Information Access	• Provide high speed broadband access to all land uses in the development

Monoculture development	Demographic and Lifecycle Diversity	• Provide for mixed community with diversity of dwelling types, dwelling price points and land uses. • Include universal housing provision in partnership with home builders
	Access to Local Jobs and Training	• Identify commercial and employment areas to provide for land use diversity including integration with housing development.
Poor social networks and social capital	Connected Community	• Prepare and implement a consultation and communication program for existing Menangle Park residents and the wider community • Develop opportunities for social links within Menangle Park and to nearby established suburbs • Build on existing services/programs/organisations in nearby established services to ensure services are available to new residents • Implement a program for new residents which provides information on existing services, organisations and networks in nearby suburbs/LGA
	Education and Information Access	• Provide high speed broadband access to all land uses in the development • Promote lifelong learning including high quality access to new technologies and community use of educational facilities provided
	Benefits for All	• Support multipurpose community use of all community infrastructure • Develop an operational and management policy for community infrastructure delivered through development contributions • Prepare a Public Art and Cultural Development Strategy for Menangle Park
	Safe and Supportive Environment	• Prepare a Public Art and Cultural Development Strategy for Menangle Park • Master plan and Town Centre development applications to be forwarded to Campbelltown Police for a Safer by Design review and comment

Inability to meet local housing needs	Demographic and Lifecycle Diversity	• Refer existing Menangle Park residents to appropriate service providers and support agencies if required • Provide mixed housing opportunities both in terms of price point and dwelling type • Provide a component of housing for moderate income households • Engage with community housing providers to develop affordable rental housing opportunities • Include universal housing provision in partnership with home builders
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Table 5: Recommended Community Infrastructure for Menangle Park

Community Infrastructure Required	Specific Requirements	Provision Strategy	Indicative Capital Cost (excluding land) and Funding Source
Community Centre	1x 700sqm building	One centre with library link and used by a range of outreach services/community programs	\$2.45M Based on \$3500/m2 Development Contribution
Public primary school	1 public primary school 3 hectare site Slope less than 1 in 10 Rectangular shape	Demand will be shared with private sector reducing public school requirements. Second school or high school can be provided in Residential Zones if required. Demand will need to be monitored as development grows. Current population projections would only marginally support public high school and once population ages may be difficult to sustain. Students to be bussed to surrounding schools which have declining enrolments. On-site public high school supported to ensure equity of access for Menangle Park residents to public school facilities.	NSW Government
Long day child care centre	4 x 60 place private long day care centre – 532sqm building and 2150sqm site	Four or more private centres will be required to meet need. Encouragement of a diversity of providers recommended to avoid ownership monopoly (as per ABC centres). Also will provide some preschool education for 4 year olds.	Private sector
Preschool	1 x 60 place community-based centre to provided on school site – 550sqm building and 2000sqm site	Funding to be sought from DET/DOCS and/or in partnership with community-based preschool providers. NSW government policy that all 4 years olds to attend preschool prior to starting primary school. Facility could be co-located on primary school site.	NSW Government
Outside school hours care centre	1x 60 place centre to be provided in 300sqm building located on primary school site	Dedicated facility to be provided on school site; but joint use of school playgrounds. If not on school grounds, site requires 12m2 play area per licensed place.	\$1.05M Based on \$3500/m2 Development Contribution
Integrated primary health care centre	500sqm building as part of Town Centre.	New integrated service model. Building to be funded either privately through GPs or pilot funding from Commonwealth and NSW Health. Centre staffed by GPs and outreach community health staff	NSW Government and Private Sector

Supermarket with other stores including new post office and farmers market. Small convenience stores on Menangle Road.	1 large centre and 1 small centre	Allow space for temporary farmers market in Town Centre either on open space or as part of urban plaza. Need room for 30 stalls or 2000sqm.	Private Sector
Fire Station	2000sqm site	Located on Menangle Road in Rural Area. Specific site requirements provided in Appendix D.	NSW Government
Rural Fire Service Station	2000sqm site	Located on Menangle Road in Rural Area. To be funded by Council.	Campbelltown City Council
Local parks	Minimum 0.5 hectare useable site for park within 400m walking circle of all residents	Likely to be 4 parks not located in riparian zones. Need to be suitable for multipurpose activities	\$2M Based on 2 hectares @ \$100/m2 Development Contribution
Sportsgrounds	1 oval and 3 additional sportsgrounds	Needs to have floodlighting, parking, amenities block/canteen, irrigation by recycled water etc. Sports code to be determined in consultation with Council and sporting groups	\$12.8M Based on \$3.2M per sportsground; each 3.2 hectares @ \$100/m2 depending on embellishment requirements Development Contribution
Outdoor court facilities	1 tennis court complex and/or multipurpose courts complex (basketball, futsal etc)	Private provision with potential location along Menangle Road near small shopping centre.	Private Sector

Indoor sports centre/gym/swim centre	1 indoor sports centre	Provision by private sector and/or non-profit organisations which may use it for other activities as required. Potential for indoor basketball, netball, futsal, volleyball etc. Private gym and/or swim centre may also be provided.	Private Sector and/or Non-Profit Provider
Informal youth recreation facilities	Skateboard facility; BMX track; half courts etc	In parks throughout development with easy access to youth and good surveillance/safety	\$1.5M Development Contribution
District park	2x District parks as part of riparian zones	Multipurpose parks including BBQ/picnic facilities and major children's playground with equal access equipment	\$3M based on 2 x 1 hectare parks @ \$150/m2 Development Contribution

10 CONCLUSION AND RECOMMENDATIONS

This report identifies important social issues which need to be addressed for the proposed Menangle Park development. Using a social sustainability framework, it provides recommended mitigation measures (Table 4) and subsequent community infrastructure requirements to address identified social issues (Table 5). Some of these measures/requirements have already been considered in the Draft Structure Plan while others will need to be further developed as part of the recommended Menangle Park Social Plan.

Subject to approval of the proposed Menangle Park development, it is recommended that;

- **A Social Plan be prepared incorporating an action plan, timeframes, responsibilities and funding agreements for the mitigation measures/social opportunities identified in Table 4.**
- **Funding of identified social initiatives be addressed in the Social Plan including;**
 - **New Residents program**
 - **Green Travel program**
 - **Consultation and Communication program**
 - **Local Employment and Skills Training program**
 - **Public Art and Cultural Development strategy**
- **Provision for built community infrastructure as identified in Table 5 be included in subsequent statutory planning instruments and development contribution agreements**

10.1 IMPLICATIONS FOR FUNDING

Built community infrastructure is funded from a range of sources including development contributions (i.e. Section 94 or voluntary planning agreements); Commonwealth and State government; local government; non-profit organisations and the private sector. Opportunities exist for partnerships between providers to deliver facilities with many examples evident in new release areas.

However, to ensure an equitable provision of community infrastructure at Menangle Park, the following funding framework as outlined in Table 5 is recommended:

- Development Contributions to fund a community centre; outside school hours centre; several neighbourhood and district parks; informal youth recreation facilities; and major sportsgrounds.
- Campbelltown City Council to fund the relocation and construction of a new Rural Fire Services facility
- NSW Government to fund a public primary school; preschool; integrated primary health care centre; and fire station
- Private and/or non-profit organisations to fund long day child care centres; retail facilities; outdoor sports courts and indoor sports centre/gym/swim centre.

It should be noted that indicative costings only have been provided for the community infrastructure identified (excluding land costs, site works and design). More detailed costings should be prepared by a quantity surveyor to ensure that the total contribution costs are

consistent with the affordability requirements as per the Minister for Planning's directions 2008/09.²⁵

10.2 IMPLICATIONS FOR LEP/DCP

In addition to the built community infrastructure requirements provided in Table 5, the following recommendations relate to the preparation of the LEP/DCP for Menangle Park.

Affordable Housing

- Apply the provisions of Landcom's *Housing Diversity Guidelines* to ensure a mix of affordable housing products are provided at Menangle Park.
- Consistent with the *Affordable Rental Housing State Environmental Planning Policy 2009* identify appropriately located lots and house/land packages for secondary dwellings, manor homes and other affordable rental housing products. This will provide affordable rental opportunities for a range of different households.

Universal Housing

- To promote universal design housing, provide a universal housing product in the project home display village and work with project home builders to incorporate into project home designs at Menangle Park.
- For multiunit developments, require a proportion of dwellings to meet the Landcom's *Universal Housing Design Guidelines*.

Mixed Use Development

- Mixed commercial/residential development be allowed in Town Centre and Neighbourhood Centre to increase housing choice while also reducing the monoculture often evident in new release developments
- Home-based and small businesses be allowed in residential areas including housing products which allow for small businesses

Community Use of School Facilities

- In consultation with the NSW Department of Education and Training, ensure that the proposed public primary school (and any subsequent private/public schools) provide for shared use of school facilities.²⁶ Early negotiations are required to secure functional design and management agreements for community use of these facilities.

Public Transport and Green Travel

- Provide a high quality and priority pedestrian and bicycle network and support facilities (including bicycle parking/storage facilities) throughout the development consistent with Planning NSW *Walking and Cycling Guidelines*.²⁷

²⁵ See Department of Planning website regarding directions for developer contribution levies accessed at <http://www.planning.nsw.gov.au/PlanningSystem/DevelopmentContributionsSystem/Directionsandtechnicaladvice/tabid/91/Default.aspx>

²⁶ See NSW Department of Education and Training, *Community Use of School Facilities Policy*, September 2009

²⁷ See Department of Planning, *Planning Guidelines for Walking and Cycling*, December 2004

Crime Prevention and Community Safety

- Include *Safer by Design* requirements/provisions in DCP and require major development applications (e.g. Town Centre) to be forwarded to Campbelltown Police for Safer by Design review and comment. Any recommendations from these assessments should be reflected in revised applications for the above developments.

APPENDIX A

Table A1: Residential Lot Production in SW Region

Extract from UDP/MUDP - Residential Lot Production								
	4.19		4.17		3.1		3.3	
Year	Glen Alpine		St Helens Park		Narellan		Harrington Park	
	Cumulative		Cumulative		Cumulative		Cumulative	
1986/87	70	70	0	0	150	150	0	0
1987/88	79	149	0	0	137	287	0	0
1987/89	158	307	4	4	302	589	0	0
1987/90	180	487	130	134	550	1,139	0	0
1990/91	103	590	41	175	660	1,799	0	0
1991/92	75	665	482	657	818	2,617	0	0
1992/93	75	740	259	916	613	3,230	0	0
1993/94	75	815	42	958	647	3,877	0	0
1994/95	110	925	99	1,057	489	4,366	131	131
1995/96	144	1,069	9	1,066	267	4,633	116	247
1996/97	56	1,125	59	1,125	106	4,739	139	376
1997/98	92	1,217	7	1,132	589	5,328	92	468
1998/99	168	1,385	83	1,215	868	6,196	267	735
1999/00	0	1,385	74	1,289	837	7,033	277	1,012
2000/01	10	1,395	80	1,369	404	7,437	146	1,158
2001/02	0	1,395	18	1,387	138	7,575	152	1,310
SUMMARY								
Release Area	1986	1991	1996	2001	2001 Suburb			
Glen Alpine	70	665	1,125	1,395	Glen Alpine St Helens Park Narellan Vale; Currans Hill; Mt Annan Harrington Park			
St Helens Park	0	657	1,125	1,387				
Narellan	150	2,617	4,739	7,575				
Harrington Park	0	0	376	1,310				

Table A2 – Release Area Comparison																				
Type of Dwelling	Persons in Occupied Private Dwellings					Occupied Private Dwelling					Proportion of Dwelling Type					Occupancy Rate				
	Glen Alpine	St Helens Park	Harrington Park	Campbell town LGA	Camden LGA	Glen Alpine	St Helens Park	Harrington Park	Campbell town LGA	Camden LGA	Glen Alpine	St Helens Park	Harrington Park	Campbell town LGA	Camden LGA	Glen Alpine	St Helens Park	Harrington Park	Campbell town LGA	Camden LGA
Separate house	4,132	5,218	3,002	119,70	41,212	1,147	1,594	899	37,092	13,115	97.0	83.8	93.5	76.1	87.8	3.60	3.27	3.34	3.23	3.14
Semi-detached, row or terrace house, townhouse etc. with:																				
1 storey	11	480	-	9,234	1,102	3	193	-	4,013	626	0.3	10.1	0.0	8.2	4.2	3.67	2.49		2.30	1.76
2 or more storeys	6	32	8	11,387	342	3	19	3	4,043	152	0.3	1.0	0.3	8.3	1.0	2.00	1.68	2.67	2.82	2.25
<i>Total Semi, etc</i>	<i>17</i>	<i>512</i>	<i>8</i>	<i>20,621</i>	<i>1,444</i>	<i>6</i>	<i>212</i>	<i>3</i>	<i>8,056</i>	<i>778</i>	<i>0.5</i>	<i>11.1</i>	<i>0.3</i>	<i>16.5</i>	<i>5.2</i>	<i>2.83</i>	<i>2.42</i>	<i>2.67</i>	<i>2.56</i>	<i>1.86</i>
Flat, unit or apartment:																				
In a 1, or 2 storey block	-	-	-	1,641	212	-	-	-	907	147	0.0	0.0	0.0	1.9	1.0				1.81	1.44
In a 3 storey block	-	-	-	274	-	-	-	-	151	-	0.0	0.0	0.0	0.3	0.0				1.81	
In a 4 and over storey block	-	-	-	72	-	-	-	-	45	-	0.0	0.0	0.0	0.1	0.0				1.60	
Attached to a house	9	-	-	158	73	6	-	-	85	42	0.5	0.0	0.0	0.2	0.3	1.50			1.86	1.74
<i>Total Flat, Unit or Apartment</i>	<i>9</i>	<i>-</i>	<i>-</i>	<i>2,145</i>	<i>285</i>	<i>6</i>	<i>-</i>	<i>-</i>	<i>1,188</i>	<i>189</i>	<i>0.5</i>	<i>0.0</i>	<i>0.0</i>	<i>2.4</i>	<i>1.3</i>	<i>1.50</i>			<i>1.81</i>	<i>1.51</i>
Other Dwelling:																				
Caravan, cabin, houseboat	-	-	-	22	198	-	-	-	10	132	0.0	0.0	0.0	0.0	0.9				2.20	1.50
Improvised home, tent, sleepers out	-	-	-	6	5	-	-	-	-	3	0.0	0.0	0.0	0.0	0.0					1.67
House or flat attached to a shop, office, etc.	-	-	-	66	59	-	-	-	28	35	0.0	0.0	0.0	0.1	0.2				2.36	1.69
<i>Total Other dwelling</i>	<i>-</i>	<i>-</i>		<i>94</i>	<i>262</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>38</i>	<i>170</i>	<i>0.0</i>	<i>0.0</i>	<i>0.0</i>	<i>0.1</i>	<i>1.1</i>				<i>2.47</i>	<i>1.54</i>
Not stated	14	25	3	1,015	75	4	9	-	362	25	0.3	0.5	0.0	0.7	0.2	3.50	2.78		2.80	3.00
Total	4,172	5,755	3,013	143,585	43,278	1,183	1,903	962	48,748	14,929	100.0	100.0	100.0	100.0	100.0	3.59	3.17	3.34	3.07	3.03
Unoccupied private dwellings						20	88	60	2,012	652	1.7	4.6	6.2	4.1	4.4					

Table A3: Projected Average Occupancy Rate per Dwelling Density

Dwelling Density	Year 2	Year 8	Year 15
Residential 25 dw/ha	2.5	2.7	2.9
Residential 20 dw/ha	2.7	2.9	3.0
Residential 15 dw/ha	3.7	3.7	3.6
Residential 10 dw/ha	3.5	3.2	3.25
Residential 7 dw/ha	3.5	3.2	3.25
Residential 4 dw/ha	3.6	3.5	3.4
Residential 2 dw/ha	3.6	3.5	3.4

Table A4: Comparative Population Characteristics

Extract from 2001 Basic Community Profile										
	Glen Alpine		St Helens Park		Campbelltown Southern Precinct		Mount Annan		Harrington Park	
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
Total Persons	4,193		5,769		27,467		6,667		3,027	
Australian born	3,029	72%	4,188	73%	19,331	70%	5,340	80%	2,392	79%
Overseas born: ESC	404	10%	457	8%	2,275	8%	549	8%	286	9%
Overseas born: NESC	595	14%	739	13%	4,103	15%	495	7%	233	8%
Total Overseas born	999	24%	1,196	21%	6,378	23%	1,044	16%	519	17%
Aged 15 or more	3,127	75%	3,926	68%	19,532	71%	4,595	69%	2,097	69%
Unemployed	87		180		987		144		53	
Employed	2,376		2,584		11,921		3,414		1,586	
In Labourforce	2,463		2,764		12,908		3,558		1,639	
Not in Labourforce	577		998		5,767		931		419	
Unemployed/Labourforce	3.5%		6.5%		7.6%		4.0%		3.2%	
Employed/Labourforce	96.5%		93.5%		92.4%		96.0%		96.8%	
Labourforce/Total Pers.	58.7%		47.9%		47.0%		53.4%		54.1%	
Persons Counted in:										
Private Dwellings (incl, C'vans)	4,193	100%	5,769	100%	27,106	99%	6,667	100%	3,027	100%
Non-Private Dwellings	0	0%	0	0%	361	1%	0	0%	0	0%
Different address 5 years ago (5+yo)	2,085	50%	2,742	48%	11,116	40%	4,019	60%	2,246	74%
Age Groups in the Population										
	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent	Persons	Percent
0-4	246	5.9%	723	12.5%	2,489	9.1%	813	12.2%	381	12.6%
5-11	540	12.9%	869	15.1%	3,867	14.1%	950	14.3%	405	13.4%
12-17	533	12.8%	494	8.6%	3,121	11.4%	584	8.8%	253	8.4%
18-24	460	11.0%	584	10.1%	2,976	10.8%	507	7.6%	246	8.1%
25-54	2,004	48.0%	2,703	46.9%	12,274	44.7%	3,317	49.9%	1,459	48.3%
55-64	242	5.8%	245	4.3%	1,523	5.5%	303	4.6%	166	5.5%
65+	153	3.7%	143	2.5%	1,204	4.4%	172	2.6%	110	3.6%
Total	4,178	100.0%	5,761	100.0%	27,454	100.0%	6,646	100.0%	3,020	100.0%

	Glen Alpine		St Helens Park		Campbelltown Southern Precinct		Mount Annan		Harrington Park	
Structure of Dwellings (Occupied Private Dwellings)										
	Total	Percent	Total	Percent	Total	Percent	Total	Percent	Total	Percent
Separate House	1,147	99.1%	1,594	88.0%	6,960	85.6%	2,021	99.4%	901	100.0%
Semi/Row/Town/etc	7	0.6%	209	11.5%	1,116	13.7%	9	0.4%	0	0.0%
Flat/Unit/Apartment	4	0.3%	0	0.0%	17	0.2%	3	0.1%	0	0.0%
Caravans, Campers etc	0	0.0%	0	0.0%	3	0.0%	0	0.0%	0	0.0%
Attached to Shop etc	0	0.0%	0	0.0%	3	0.0%	0	0.0%	0	0.0%
Not stated	0	0.0%	9	0.5%	35	0.4%	0	0.0%	0	0.0%
Total OPD	1,158	100%	1,812	100%	8,134	100%	2,033	100%	901	100%
Persons Occupied Private Dwellings										
	Persons	Occ/Rate	Persons	Occ/Rate	Persons	Occ/Rate	Persons	Occ/Rate	Persons	Occ/Rate
Separate House	4,132	3.60	5,218	3.27	23,828	3.42	6,613	3.27	3,002	3.33
Semi/Row/Town/etc	17	2.43	512	2.45	3,046	2.73	17	1.89	8	
Flat/Unit/Apartment	9	2.25	0		33	1.94	7	2.33	0	
Caravans, Campers etc	0		0		7	2.33	0		0	
Attached to Shop etc	0		0		3	1.00	3		0	
Not stated	14	3.50	25	2.78	124	3.54	4		3	
Total	4,172	3.60	5,755	3.18	27,041	3.32	6,644	3.27	3,013	3.34

	Glen Alpine		St Helens Park		Campbelltown Southern Precinct		Mount Annan		Harrington Park	
Nature of Occupancy of all occupied private dwellings (incl. caravans)										
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
	Owned	36331.2%	26514.6%	1,77221.8%	37718.6%	17619.4%				
	Being Purchased	70660.8%	91850.5%	3,72445.8%	1,29964.2%	57463.4%				
	Rented:									
	Real Estate Agent	161.4%	40722.4%	1,00212.3%	1798.9%	9210.2%				
	State Housing Auth.	00.0%	281.5%	7779.6%	321.6%	00.0%				
	Other rented	232.0%	1096.1%	3834.7%	542.7%	333.6%				
	Not stated	00.0%	00.0%	120.1%	00.0%	00.0%				
	Total Rented	393.4%	54429.9%	2,17426.7%	26513.1%	12513.8%				
	Other tenure	252.2%	231.3%	1221.5%	271.3%	141.5%				
	Not Stated	292.5%	693.8%	3444.2%	542.7%	161.8%				
	Total	1,162100.0%	1,819100.0%	8,136100.0%	2,022100.0%	905100.0%				
Household Type										
	Couple with Children	81270%	90550%	4,18851%	1,16857%	56362%				
	Couple without Children	25722%	33919%	1,49818%	48924%	22525%				
	Single Parent	535%	28816%	1,40317%	1939%	718%				
	Lone Person	454%	20111%	79210%	1296%	415%				
	Group Household	91%	513%	1642%	251%	71%				
Persons/Household	% of H'holds		% of H'holds		% of H'holds		% of H'holds		% of H'holds	
	One	454%	20111%	79210%	1296%	415%				
	Two	23220%	45526%	1,90824%	55528%	23126%				
	Three	19917%	36921%	1,56920%	40520%	19922%				
	Four	40735%	42524%	2,01025%	55828%	27331%				
	Five	18816%	20712%	1,04013%	25113%	11813%				
	Six or more	777%	1006%	5837%	1005%	334%				

	Glen Alpine		St Helens Park		Campbelltown Southern Precinct		Mount Annan		Harrington Park	
Medians	\$ value		\$ value		\$ value		\$ value		\$ value	
Weekly Rent	\$344		\$187		\$166		\$231		\$270	
Monthly Mortgage	\$1,399		\$1,043		\$1,036		\$1,340		\$1,486	
Annual Household Income	\$87,200		\$51,270		\$52,420		\$71,290		\$74,670	
Household Income										
\$0-\$499	66	6%	273	16%	1,426	18%	167	8%	66	7%
\$500-\$1,499	335	29%	994	57%	3,726	47%	862	43%	370	41%
\$1,500 and over	587	51%	334	19%	1,812	23%	771	39%	380	42%
Industry of Employed	Persons	% of LF	Persons	% of LF	Persons	% of LF	Persons	% of LF	Persons	% of LF
Agriculture & Mining	15	0.6%	18	0.7%	96	0.8%	23	0.7%	12	0.8%
Manufacturing	334	14.0%	480	18.5%	2,055	17.2%	530	15.5%	252	16.0%
Utilities & Communication	65	2.7%	95	3.7%	353	3.0%	107	3.1%	34	2.2%
Construction	236	9.9%	193	7.4%	946	7.9%	287	8.4%	121	7.7%
Wholesale Trade & Transport	231	9.7%	354	13.7%	1,420	11.9%	423	12.4%	233	14.8%
Retail Trade	376	15.8%	438	16.9%	1,980	16.6%	467	13.6%	260	16.5%
Accomm., Cafes & Restaurants	86	3.6%	71	2.7%	454	3.8%	111	3.2%	45	2.9%
Finance, Insur, Prop & Bus Serv.	397	16.6%	368	14.2%	1,656	13.8%	524	15.3%	252	16.0%
Government Admin. & Defence	86	3.6%	102	3.9%	426	3.6%	126	3.7%	54	3.4%
Education	204	8.5%	97	3.7%	668	5.6%	236	6.9%	86	5.4%
Health & Community services	186	7.8%	219	8.4%	962	8.0%	282	8.2%	113	7.2%
Cultural, Rec, Pers & Other services	131	5.5%	116	4.5%	629	5.3%	226	6.6%	93	5.9%
Occupation of Employed										
Managers/Professionals	1,039	44%	590	23%	3,268	27%	1,234	36%	595	38%
Clerical/Sales	797	34%	920	36%	4,189	35%	1,120	33%	567	36%
Trades/Labourers	390	16%	650	25%	2,771	23%	686	20%	265	17%

	Glen Alpine		St Helens Park		Campbelltown Southern Precinct		Mount Annan		Harrington Park	
Qualifications		% of 15+		% of 15+		% of 15+		% of 15+		% of 15+
Degree or higher	419	13%	202	5%	1319	7%	478	10%	179	9%
Diploma	225	7%	172	4%	933	5%	316	7%	162	8%
Certificate	686	22%	807	21%	3553	18%	1048	23%	494	24%
Not stated	288	9%	388	10%	2162	11%	364	8%	159	8%
Not qualified	1490	48%	2344	60%	11488	59%	2371	52%	1095	52%
Travel to Work		% of LF		% of LF		% of LF		% of LF		% of LF
Public (est.)	358	15%	363	14%	1789	15%	316	9%	122	8%
Private	1610	68%	1804	70%	7935	66%	2482	73%	1182	74%
Walk	11	0%	17	1%	140	1%	21	1%	10	1%
Work at home	86	4%	43	2%	321	3%	80	2%	71	4%
Motor Vehicles		% of H'holds		% of H'holds		% of H'holds		% of H'holds		% of H'holds
Zero	5	0%	78	4%	564	7%	37	2%	11	1%
One	202	17%	781	43%	3038	37%	531	26%	189	21%
Two	604	52%	718	40%	3041	37%	1103	54%	534	59%
Three or more	305	26%	146	8%	1016	12%	295	15%	147	16%
Average per household	2.4		1.6		1.7		2.0		2.1	

APPENDIX B

Workshop 1: Campbelltown Council Staff Workshop, 10th December 2003

Using the social sustainability outcomes and processes outlined in Section 2, staff identified the following issues for Menangle Park:

- **Social Gradient** – workshop participants considered that new communities in and close to Campbelltown did not achieve demographic diversity and typically provided for only a small range of household types, income groups etc. Generally, new communities provide only single detached homes for couple families. New developments consist either of Department of Housing tenants or medium income owner occupiers. Glen Alpine has predominately higher income owner occupiers. No new communities in Campbelltown have a mix of housing types; mix of income groups and/or mix of lifecycle groups.
- **Stress** – many considered that rapid growth associated with new release areas meant that people often do not get the opportunity to know and support each other. Stress is also evident as a result of high mortgages, particularly for families. There is evidence to suggest that communities such as Harrington Park (in the Camden LGA) lack enough community nurses who could help to support new families.
- **Early Life** – although earlier new developments housed young families with young children, more established families with teenagers are now evident in new communities. However, many communities do not provide appropriate facilities, services and support for youth with a lack of informal youth recreation facilities eg skate parks, handball, half basketball, BMX, cycling etc. Vandalism is a major issue for sporting facilities in the Campbelltown LGA which may be linked to this lack of provision for youth together with poorly planned/located facilities.
- **Social Exclusion** – experience in planned communities such as Minto and Claymore has highlighted that in particular, low income residents often become isolated and excluded from the broader community. Equally, anecdotal information about Harrington Park suggests that some new residents are physically, financially and socially isolated, particularly women with young children. This may be exacerbated by the stress related to many residents having high mortgages and only owning one car. Many Campbelltown LGA residents also lack access to appropriate computer networks either at home or work. Council's library service provides 78 public access computers with high demand from users. The southern communities in the LGA have limited access to library services. Concern was also expressed about the poor linkages between new communities and existing communities which further exacerbate social exclusion.
- **Work** – many new communities do not have local employment opportunities with new residents required to travel long distances by private car. Residents in Campbelltown also lack access to education/training skills through computer networks. Council's library service is trying to address this need through the provision of public access computers but demand remains high.
- **Unemployment** – unemployment is often an issue in new communities particularly for youth and women with lack of transport, education/training and isolation major issues.
- **Social Support** – approaches to open space provision in new communities often has not achieved quality outcomes with the dual use of retention basins highlighted as a major problem. This approach has resulted in many playing fields being of poor quality with limitations on useability. Importantly, open space provision has often been high but with poor embellishment and high maintenance costs. Similarly, the location, type and design of community facilities has not been appropriate to resident needs eg Rosemeadow Neighbourhood Centre, Airds Recreation Centre. Community facilities at Glen Alpine and Bow Bowling are considered to be more appropriate. Significant on-going maintenance costs are also evident for many community buildings. In some new areas, needed

facilities/services have not been provided and this is of concern eg Glen Alpine has no childcare services.

- **Addiction** – workshop participants were not aware of the extent of addiction related issues in new communities with further research required.
- **Food** – obesity is an issue in Campbelltown with many fast food outlets in the LGA. There is evidence to suggest that specific cultural groups may have higher levels of obesity. Data from Council and the Area Health Service also indicates that a large proportion of residents do not have an active lifestyle with car usage high.
- **Transport** – many new communities lack public transport with residents isolated from services, education and employment outside the new community. It was also recognised that poor transport acts as a disincentive to education and employment as people become discouraged and unwilling to seek jobs/education due to the long travel times/costs involved. In many new communities, intra-community transport is poor with poorly designed or no provision of walkways/cycleways.

Attendees at Campbelltown City Council Staff Workshop

- Gerry Knights, Manager Healthy Lifestyles
- Grant White, Manager Library Services
- Lindy Deitz, Manager Childrens Services
- Bruce McCausland, Manager Community Resources and Development
- Davina Craft, Healthy Lifestyles
- Andrew Spooner, Manager Environmental Planning
- Bridget Player, APP
- Heather Nesbitt, Consultant

Workshop 2: Open Space and Recreation Stakeholders Workshop on Land Use Opportunities for Flood Liable Land, 29th January 2004

Overall, the workshop considered that a range of land uses could be successfully developed on the flood liable land thereby providing social, environmental and economic outcomes for the proposed development and the sub-region.

Specific potential land uses identified for the flood liable land were:

Recreation

- DIPNR outlined research into recreation needs in Western Sydney which has identified its extensive open space land resources but a lack of developed recreation infrastructure. People want access to water (given the climate of Western Sydney) including both primary and other levels of contact. Structured recreation demand is strong but provision needs to be cost-effective.
- Campbelltown Council highlighted the strong demand for local walking/cycling facilities in the LGA but also their concern about issues of ongoing maintenance and costs of extensive open space corridors. Already Council has commitments to the Georges River corridor which is more accessible to the majority of Campbelltown residents.
- The workshop highlighted the strong demand for walking/cycling facilities and the potential for links to Mt Annan Botanic Gardens and Spring Farm/Camden LGA.
- The opportunity for private partnerships was suggested although specific infrastructure in which the private sector may be interested was difficult to identify. A private golf course was suggested however concerns were raised about the existing and proposed provision

of other private and public courses in the sub-region (eg Macquarie Links, Glen Alpine, Camden, Wollondilly etc).

- Mt Annan Botanic Gardens representative highlighted the important role the park plays in the region and its visitation rates. Its Master Plan identifies the need for a vegetation link to the Nepean River and that this proposed development may provide that opportunity. Currently the Gardens have no link to the river. Their research confirms that there is a strong demand in the region for access to water, cycling, picnic areas, walking paths etc. The potential to use the existing canal system to the north of the Study Area for walking/cycling could also be investigated. The potential to provide a railway station for Mt Annan Botanic Gardens as part of any railway line upgrade was also suggested.
- There is a demand for recreational equestrian activities eg riding schools, horse agistment with due to its location on Sydney's fringe and proximity to the Olympic Equestrian Centre at Horsley Park, Fairfield.

Agriculture

- NSW Agriculture indicated that the land was highly suitable for agriculture (Class 2 agricultural classification) with a strong demand for land for Asian/fresh vegetables due to the loss of existing agricultural lands in other areas eg Liverpool and Fairfield. The horse industry is also strong in the area with a strong demand for appropriate land for both the industry (ie racing stables) and fodder production.
- As the land is flood liable, the development of associated infrastructure would be inappropriate ie substantial sheds, homes etc
- Agricultural opportunities could provide local employment particularly for people from non English speaking backgrounds while also providing a source of local fresh food for Menangle Park and Campbelltown residents. NSW Agriculture indicated that land costs would need to be affordable for producers with options for long term leasing likely to be appropriate.
- Opportunities for organic food production could also be explored given that much of the land has been unused for some time.
- Land for community gardens was also suggested although the workshop considered that future residents of Menangle Park were unlikely to be interested in this concept as the majority would have commitments to work, family etc and with the majority of homes having a backyard suitable for home-grown produce. If the development includes a significant component of apartments, then some provision for community gardens could be made. Community gardens have been primarily successful in areas with a high proportion of Department of Housing accommodation.

Lifestyle Lots

- The workshop considered that there was a strong demand for rural residential lifestyle lots of varying sizes ie 4000m² and above. This was consistent with community consultation feedback from existing residents who are keen to maintain rural amenity and "horse lifestyle" in Menangle Park.

Employment

- Jacks Gully waste disposal and recycling centre is located outside the Study Area but does provide employment opportunities for new residents
- The removal of mineral resources from the Study Area may also provide employment opportunities

Private Ownership with Public Access

- The workshop considered that a mix of public and private ownership of the land may be appropriate given the large area of flood liable land and the potential for a range of compatible uses. Many options for private ownership could also include opportunities for controlled public access to appropriate areas along the river and in scenic open space areas.

- It was suggested that a proportion of income earned from the flood liable land may be used to fund the ongoing maintenance of the riparian zone along the river. This occurs at the Penrith Lake Scheme with a proportion of funds from sand removal used to fund the development of public facilities.

Attendees at Land Use Opportunities for Flood Liable Land Consultative Workshop

- Stephanie Barker, Senior Development Manager, Landcom
- Dominic Sidoti, Development Director, Landcom
- Kath McKay, Recreation Planning Coordinator, Wollondilly Shire Council
- Jeffrey Bell, Project Officer, Camden Council
- Peter Cuneo, Manager, Natural Heritage, Mt Annan Botanic Gardens
- Andrew Docking, Agricultural Development Officer, NSW Agriculture
- Mark Taylor, Open Space Coordinator, Metropolitan Open Space Team, DIPNR
- Carlos Frias, Consultant, Civitas
- Rohan Dickson, Consultant, Civitas
- Peter Holland, Manager, Property and Support Services, Campbelltown City Council
- Allison Smith, Project Manager, APP
- Bridget Player, APP
- Heather Nesbitt, Consultant

Workshop 3: Human Service Providers Workshop on Social Sustainability, 15th March 2004

The following key social sustainability outcomes and processes were identified by providers:

- **Social Gradient/ Population Mix/ Social Equity** – new communities should have a mix of age, lifecycle and income groups. This will ensure a more equitable community with services not overstretched to provide in one particular target group and community support for those in need. However, examples were given of where this mix was planned for but it no longer occurs. Concern was also expressed over the lack of entry point housing for first home buyers and the changing demographic profile of Campbelltown which is resulting in an increasing number of retirees. Issues were also raised about the potential to locate people who do not need resources to Menangle Park which may be very isolated if transport links are not provided. Importantly, some form of social equity was also considered important to ensure that existing residents in Campbelltown benefit from this new development and are not segregated from it. Forms of financial, cultural and physical separation were considered to create social divisions within the community.
- **Employment** - access to employment is a key requirement for new communities with Campbelltown already experiencing significant levels of unemployment and long commuting times for residents. Unemployment levels in Campbelltown are one of the highest in Sydney at 8% in June and September 2003 compared to 5.2% for Sydney (*Australian Workplace*, 2003). Local employment lands appear to be lacking and the potential to develop employment opportunities is essential. Lack of local employment impacts heavily on human service demands e.g. more child care required; more Centrelink services; concerns about increased criminal activity etc.
- **Affordable Housing** – provision of housing suitable for first home buyers and for those with median household incomes. This may form a proportion of housing stock provided and is consistent with Landcom's objective of providing moderate income housing.

- **Education** – a key requirement of new communities in Campbelltown with residents needing access to life-long educational opportunities to improve local skill levels and thereby, access to employment.
- **Transport** – critical to the social sustainability of a new community, intra and inter modal transport is important with physical isolation of residents likely to manifest significant social problems. Consideration needs to be given to provision of services within walking/pram distance of residents and the social implications of long work commuting distances as outlined earlier. In particular, transport access is a major issue for those without access to a car eg children, youth, women etc. Also with only one major road into the proposed development and the cumulative impact of other surrounding proposed new developments (eg Spring Farm) the capacity of local roads to cope is strongly questioned.
- **Safety and Security** – new communities must be designed appropriately to ensure that they meet Crime Prevention Through Environmental Design (CPTED) guidelines. Issues such as laneways, isolated parks and poorly located walkways/cycleways etc are of major concern for public safety.
- **Implementation and Integration Process** – processes need to be in place to ensure that implementation of planned “hard and soft” infrastructure actually occurs. The provision of community workers, establishment of local community groups, access to service providers and funding programs/resources are important social support networks which need to be developed in new communities. Very often, this is not achieved in new communities.

Agencies considered that in terms of infrastructure requirements for Menangle Park:

- The majority of human service infrastructure would be provided as outreach services from established Campbelltown services until “real” demand was actually determined. Providers were unable to determine thresholds for particular services at this stage.
- The need for processes/support to encourage the establishment of community/resident groups was identified.
- Services in established communities such as Menangle and Glen Alpine are also likely to be affected by the proposed development.
- Other infrastructure required included the provision of community meeting places and shopping areas where people can interact and form social networks.
- Subsequent to the workshop, discussions with the Properties Directorate, Department of Education and Training, has confirmed that given the isolated nature of the proposed Menangle Park development, the Department would consider providing a primary school at around 1,500 – 2,000 dwellings/lots threshold. However, it was stressed that consideration should be given to the spare capacity within existing public primary and secondary schools surrounding the proposed release area. All these schools have capacity for additional students with existing enrolments declining. This will result in Menangle Park students being bussed to surrounding schools in the initial years of development. Also the location of private Catholic and Anglican primary and secondary schools in the surrounding area will increase the threshold required for local provision. Provision of a high school in Menangle Park will require a much higher lot yield, estimated at around 4,000 lots and is unlikely to be required until the release area is completed.
- The South West Sydney Area Health Service (Macarthur Health) also identified in a written submission similar issues to those raised at the workshop. In addition it identified the lack of general practitioners in the Campbelltown LGA.

Stakeholders identified that the planning of the development needed to consider:

- Experience of other new communities such as Harrington Park and to identify emerging issues and best practice approaches from other “real” communities. It was considered that Harrington Park has a strong sense of identity and that residents have “taken ownership” of their community.

- Provision of bus services if rail transport is not viable. However, the adequacy of bus services to meet resident needs was questioned ie non-peak services, cost etc.
- Potential for a development which requires limited government services ie community has own resources. For example, high income earners or older residents/retirees with housing and services provided privately as part of the development.

Attendees at Human Services Providers Consultative Workshop

- Senior Constable Andrew McDonald, Crime Prevention Section, Campbelltown Police
- Col Packer, Regional Manager, South Metropolitan Centrelink
- Bruce McCausland, Manager Community Resources and Development, Campbelltown City Council
- Greg Skelly, Manager Client Services, Campbelltown, NSW Department of Community Services
- Deborah Connor, Director Partnerships and Planning, Department of Community Services, Metropolitan South West Region
- Emmanuel Torres, Project Officer – Planning, NSW Housing
- Pam Beattie, Department of Education and Training, South West Region
- Rosemary Royer, Manager, Services System Development, Dept of Aged, Disability and Home Care, Metropolitan South West Region
- Robyn Brooks, Director Centre for Women's Health, Benevolent Society
- Bridget Player, APP
- Heather Nesbitt, Consultant

Workshop 4: Final Human Services Providers and Council Staff Workshop, 4th December 2007

Key characteristics of the Menangle Park site which impact on its social sustainability are:

- Existing physical isolation of the area; poor access due to existing traffic congestion; limited proposed entry/exit points will make emergency service access difficult; flooding a major safety issue and residents/businesses will need to be serviced by emergency vehicles; these issues will impact significantly on emergency services and add to response time for ambulance, fire services (10 minutes response time) and police services (e.g. already an issue at Wedderburn; was problem with flooding at Broughton College)
- Existing traffic congestion also needs to be addressed for existing and proposed services e.g. traffic congestion on Menangle Park Road a major issue for Broughton College
- If Menangle Park becomes a 'dormitory suburb' then it is likely to have low levels of 'survivability' against bushfires; rural fire services are also likely to remain needed in Menangle Park given the large areas of bushland proposed in the development and to ease transfer of responsibilities to NSW Fire Brigades.
- Flood prone area may be suitable for agriculture uses such as turf growing, horse agistment, fresh daily produce etc; potential conflicts will need to be addressed; also opportunities for urban agriculture with residents having capacity to grow own food and promote self-sufficiency; particularly important health issue and also helps to address isolation issue and promote social cohesion.
- As a new area, primary health care services including local GPs will be needed (1:1500 people i.e. 7-10 GPs depending on population). Currently Liverpool, Camden and Campbelltown Hospitals are being upgraded with this area primarily serviced by

Campbelltown. Community health services located at the hospital will outreach to Menangle Park.

- DADHC highlighted the difficulty of providing services on the edge of Campbelltown and added burden the Menangle Park location places on services (i.e. isolated and discrete from other areas). Also identified the difficulty of finding appropriate facilities in which run programs/services.
- Concern was raised regarding anti-social and criminal behaviour particularly related to young people with no activities after school/weekends etc. The need for youth services was emphasised. DET indicated that Menangle Park would require 1 public primary school with future growth carefully monitored to determine any further demand. Existing public schools in surrounding suburbs have declining enrolments. No provision should be made for a public high school with students required to travel to existing public high schools (e.g. Thomas Reddell and Ambarvale High Schools). Consideration could be given to a DET preschool and after school program on the DET school site.
- DOH indicated that it may be interested in spot purchases in Menangle Park but that it already had an extensive stock portfolio in the LGA. Emphasised the need however for moderate income housing, both rental and purchase, with the area lacking affordable and appropriate stock. Greater stock diversity is required i.e. one and two bedroom homes/apartments particularly for those moving into their first home.
- Busways indicated the high need for involvement throughout all stages of the Menangle Park project. It considered that early provision of bus services was essential and that connectivity with the surrounding area will help to support a viable bus route. Concern was raised about the high cost of combined bus/rail tickets and the impact of ticket pricing on public transport usage.
- DOCS indicated that the Campbelltown Community Services Centre would service Menangle Park and that given the projected resident profile, issues such as mortgage stress and long work travel times may result in child protection, domestic violence and youth issues. All DOCS services in the LGA are considered to be at capacity and Menangle Park will require access to a wide range of programs including early intervention programs, child care services, youth services and family support programs.
- Importance of Menangle Park having its own distinct identity was raised given its physical separation from other existing Campbelltown suburbs. Most other new areas are connected to existing suburbs.
- Recognition that Macarthur Square is a major attractor for young people and the need to link appropriate programs with this facility.

The workshop identified the following important social issues resulting from the proposed development:

- Physical and social isolation
- Extensive areas of flood prone land
- Existing traffic congestion and poor access
- Lack of connectedness to other established suburbs
- No existing community and recreation facilities
- Very limited capacity in some existing services in surrounding suburbs
- Projected future population will require services for key target groups particularly youth, children and families
- Projected future population may also quickly age as older buyers and therefore will need long term access to aged and disability services
- Projected future population may also have significant cultural diversity

- Development of dormitory suburb may increase social issues such as anti-social behaviour, criminal activity and poor bushfire/fire 'survivability'
- Development of dormitory suburb may also limit levels of social cohesion and connectivity
- Limited provision of affordable and appropriate housing particularly for first home buyers and renters

A total of 18 human service agencies were invited to this workshop with those marked with an asterisk (*) unable to attend or send a representative. Several however did follow up with comments after the workshop.

- Benevolent Society – Campbelltown office*
- Campbelltown City Council – Manager Community Resources and Development, Strategic Infrastructure Planner, Manager Healthy Lifestyles (represented by others), Manager Library Services (represented by others), Strategic Environmental Planner, Director Planning and Environment and Property Officer
- Busways – Planning and Infrastructure Manager
- Macarthur Centre for Sustainable Living – Director*
- MACROC – Executive Officer*
- Mt Annan Botanic Gardens – Manager Natural Heritage*
- NSW Ambulance Services – Operations Manager Western Sydney Division*
- NSW Department of Ageing, Disability and Home Care (DADHC) – Manager Planning SW Region
- NSW Department of Community Services (DOCS) – Director Partnership and Planning Macarthur
- NSW Department of Education and Training (DET) – Director Campbelltown
- NSW Department of Education and Training – Area Demographer
- NSW Department of Housing (DOH) – Campbelltown Office
- NSW Department of Planning (DOP) – Strategic Planner*
- NSW Department of Primary Industries (DPI) – Urban Agriculture Officer
- NSW Fire Services – Corporate Strategy Division*
- NSW Health – Deputy Director Strategy and Planning Sydney South West Area Health Service (represented by others)
- NSW Police – Crime Prevention Officer Campbelltown Local Area Command*
- NSW Rural Fire Services
- Uniting Care Burnside – Campbelltown office
- YWCA – Campbelltown Youth Worker*

APPENDIX C

Table C1: Service Thresholds/Standards for Built Community Infrastructure

Community / recreation facility	Standard	Source
Open Space/Recreation		
Local park	1: 4,000 people	NSW Department of Planning (1989)
	1: 2,000 people	NSW Department of Sport and Recreation
	Small local parks consist of 0.2 ha minimum area provided to serve neighbourhood needs within 300m safe walking distance of 90% of all dwellings.	AMCORD (1995), Queensland Residential Design Guidelines.
	Local parks of 0.5 ha within 5 minute barrier free walk (400m) of all dwellings; may be reduced to 0.3 ha in urban areas	Landcom Open Space Design Guidelines 2008; NSW Growth Centres Commission Development Code 2006
	Large local parks consisting of 0.4 - 1.0 hectare minimum area provided within 500m safe walking distance of 90% of dwellings.	AMCORD (1995), Queensland Residential Design Guidelines
	Minimum size of 0.5 hectares for new release areas. Each household should be within 500 metres of open space of at least 0.5 ha.	NSW Department of Planning (1992)
District park	1: 10,000 people	NSW Department of Planning (1989)
	District parks, consisting of 3 ha minimum area and containing a range of recreation settings, are provided within 2 km of all dwellings.	AMCORD (1995), Queensland Residential Design Guidelines.
Local Open Space	2.83 hectares per 1000 people	NSW Growth Centres Commission (2006)
Indoor basketball courts	1: 56,000 people (regional) 1: 5000 residents (local)	Australian Basketball Stadium standard Australian standard
Sportsground	1: 3,000 people Minimum of 2 full sized playing fields with room for cricket pitch between fields and conversion to sports oval	NSW Department of Planning (1992)
	1: 2,000 people	NSW Department of Sport and Recreation
Cricket pitches	1: 2,200 people	NSW Land Commission
	1: 2,000 people	NSW Department of Planning (1989)
Hockey fields	1: 3,000 people	NSW Land Commission NSW Department of Planning (1989)
League fields	1: 1,000 people	NSW Land Commission
Netball courts	1: 1,000 people	NSW Land Commission
	1: 2,119 people	NSW Department of Planning (1989) NSW Department of Sport and Recreation
Soccer fields	1: 1,000 people	NSW Department of Planning (1989) NSW Department of Sport and Recreation
Tennis courts	1: 1,000 people	NSW Land Commission NSW Department of Planning (1989)
	1: 3,410 people	NSW Department of Sport and Recreation
Community/Public Buildings		
Community Centres	1 small centre: 3,500-6,000 people 1 medium centre: 6,000-10,000 people 1 large centre: 10,000 – 20,000 people	NSW Growth Centres 2006; Commonwealth Department of Housing and Regional Development, AMCORD, 1995 and standards used by the consultant in other studies
Long day child care	1 place per 5 children aged 0-4 years	NSW Growth Centres 2006
Preschool	1 place per 2 children aged 4 years (15 hours per week of preschool education in	Department of Education, Employment and Workplace Relations 2009

	year prior to starting school)	
Outside School Hours service	1 place per 25 children aged 5-12 years	NSW Growth Centres 2006
Youth Centre	1: 10,000 people	Commonwealth Department of Housing and Regional Development, AMCORD, 1995
Older Residents Centre	1: 8,000 – 10,000 people; dependent on age profile of population	Commonwealth Department of Housing and Regional Development, AMCORD, 1995
Public library	Minimum size of 139m ² but no minimum population. Around 10,000 people can be used to support a branch library of 500m ² . Library link service may be provided without dedicated facility but not as replacement for library facility.	State Library of NSW, 2000
Public Schools		
Public primary school	1: 1500 -2500 lots/5000 people Influenced by access to existing schools with capacity including private sector provision. Also local demography may not support large child population. 3 hectare site required.	NSW Growth Centres 2006; NSW Department of Education & Training; Commonwealth Department of Housing and Regional Development, AMCORD, 1995
Public secondary school	1: 4500-6000 lots/13,000 – 15,000 people Influenced by access to existing schools with capacity including private sector provision. Also local demography may not support large youth population. 6 hectare site required.	NSW Growth Centres 2006; NSW Department of Education & Training; Commonwealth Department of Housing and Regional Development, AMCORD, 1995
Other Built Infrastructure		
Residential Aged Care	High Care 44 places per 1000 people aged 70+ years Low Care 44 places per 1000 people aged 70+ years Community Care 25 places per 1000 people aged 70+ years	Department of Health and Ageing 2009
Community Health Centre	1: 20,000 people	NSW Growth Centres 2006
Hospital	2 beds: 1000 people	NSW Growth Centres 2006
Small retail centre with supermarket	1: 15,000 people but dependent on site location and broader catchment area	Estimate by consultant
Fire Station	No threshold; dependent on response times	NSW Fire Services
Ambulance Service	No threshold; dependent on response times	NSW Ambulance Service
Police Station	No threshold; Dependent on response times	NSW Police

Source: Adapted from Development Code NSW Growth Centres 2006; Commonwealth Department of Housing and Regional Development, AMCORD, 1995 and other sources including service providers

APPENDIX D

NEW SOUTH WALES FIRE BRIGADES



REQUIREMENTS FOR NEW FIRE STATION SITES

Requirements for new fire station sites as determined by the New South Wales Fire Brigades (NSWFB) are outlined below. These are only broad guidelines which may vary slightly with individual new developments.

1) Fire Station Provision Thresholds

Thresholds for the provision of a new fire station are influenced by:

- a) local road access and road network layout issues,
- b) the physical area covered by the proposed development,
- c) the extent to which the proposed development area can be adequately serviced from an existing adjacent station, and
- d) the extent to which a new station can service future urban development (ie those beyond the current development proposal).

Therefore the defining of a simple threshold to flag the need for a new fire station becomes problematic, if applied without consideration of the above factors. Notwithstanding these limitations, as a general indicator of the need to provide a new fire station, the NSWFB considers a road distance between stations of approximately 6- 9 kilometres, to be desirable in a 'green-fields' situation.

Population thresholds and the type of urban development (industrial, commercial, detached or high-rise residential, etc) influences the type of staffing configuration and number of fire trucks allocated to the station.

2) General Site Location Principles

- a) Location must allow the delivery of time critical response to emergencies.
- b) Site must allow emergency vehicles to turn out in either road direction.
- c) The new station location should dovetail with services delivered by adjoining stations in the local station network.
- d) Fire station should be located on a distributor or collector road (to provide good road access, within the new development area and to adjacent urban areas)

3) Specific Site Selection

- a) Site should be a minimum of 2000 m² and dimensions approx. 50m deep and 40m wide.
- b) Site preference is a corner position.
- c) Slope not greater than 1 in 20.
- d) Site above the 1 in 100 year flood level and well drained.
- e) Shape of the site should be substantially regular
- f) Site should be fully serviced with respect to water, sewer, power, telephone, kerb and gutter, footpath and sealed road.
- g) Site should be free of possible restrictions to development, such as service and access easements (especially high tension electricity, mobile phone towers and drainage) through the site; free from environmental restraints and contamination.

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