

Social Infrastructure Assessment

Proposed Rezoning: 71 St Andrews Road Varroville



11 June, 2021

This report has been prepared for

Gat and Associates

by



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1 Executive Summary

1.1 Overview

JSA has been commissioned by Gat and Associates to conduct a social infrastructure assessment (SIA) with respect to a planning proposal for 71 St Andrews Road, Varroville.

A number of changes are currently being sought to the planning controls for 71 St Andrews Road, Varroville. The proposed planning controls are:

- Rezone the site to part R2 Low Density Residential and part E3 Environmental Management; and
- A height limit of 9m; and
- A minimum lot size of 300m²; and
- Residential dwelling density: 15 dwellings/hectare.

Based on a concept services plan,¹ the changes are expected to yield 110 residential lots.

As such, this report investigates:

- Existing and proposed social infrastructure in the locality;
- The adequacy of existing and proposed social infrastructure with regard to appropriate benchmarks; and
- The additional demand for social infrastructure arising from the planning proposal.

1.2 Changes in Population

The planning proposal will result in an increase of the population of the East Leppington Precinct by 331-334 people in 110 dwellings, a 2% increase on the expected population of 14,493 identified in the *Social Infrastructure and Open Space Assessment* (SIOSA) for the East Leppington Precinct.

1.3 Section 7.11 Contributions

The *Campbelltown Local Infrastructure Contributions Plan (2018)* applies to all land within Campbelltown LGA excluding Section 7.11 contributions for Glenfield Urban Release Area and Menangle Park Urban Release Area.

Under the plan, the proposed subdivision will attract \$2.4 million in contributions,² of which \$1.4 million is attributable to open space and recreation facilities, \$0.1 million is attributable to cycleways and \$0.4 million is attributable to community facilities.

¹ Concept Services Plan, Amendment G, August 2015

² 111 lots X 3.16 people per lot X \$6,942.74 = \$2,435,235.82

We are advised that the position of Campbelltown Council is that Section 7.11 contributions will not be expended within the proposed development, such as by accepting open space or other works as a contribution in kind.

1.4 Open Space and Community Facilities

1.4.1 Connectivity

There is currently good public transport connectivity to Leppington Station and Willowdale Shopping Centre from the relatively high frequency bus service 814 in Jamboree Ave, 550 - 800 metres from the proposed development. Connectivity to the regional road network via Camden Valley Way, around 850 metres from the proposed development.

Pedestrian and cycling connectivity of the proposed subdivision to Willowdale Park, Willowdale Shopping Centre and East Leppington Public School could be improved if a pedestrian path and cycleway were provided to connect to Canal Parade.

There are two options available for this. The first is via the proposed and existing RE1 zoned corridor to the north east of the site, however we are advised that Council is not supportive of building a connection within the reserve to the north east of the development, and if open space is provided as community title land within the development, public access will be restricted.

The second option is via a proposed road shown on the subdivision plan which connects to Grantham Crescent. This allows for connection to Canal Parade via walkways accessed from Grantham Crescent, and this route will not require the cooperation of Council.

1.4.2 Open Space

There is likely to be a shortage of local open space, including sporting fields, at the level of East Leppington Precinct as identified in the SIOSA. This shortfall is a result of decisions made during planning for the East Leppington Precinct, and exists irrespective of the proposal. The shortfall of open space will not be exacerbated by the development (and will be ameliorated on a person per hectare basis for the precinct) provided the open space identified below is provided within the development.

The Planning Proposal will generate a demand for 9,500 m² of open space due to increased population, and this could be provided as part of the proposed RE1 and SP2 Local Drainage areas identified in the amended land zoning map. We are advised that the drainage easement has an area of 1.49 ha, and this could constitute the open space. This would be an appropriate location for open space as it is close to the proposed subdivision, and is also a logical extension of existing open space. If Council is not prepared to take ownership of the land, the land could be provided as community title for those owning land within the development. Enhancement should be provided to part of the land to provide a pocket park, including landscaping, walkways, seating and a children's playground; and a level mowed area of football field size would provide opportunities for ball games and the like.

There is an opportunity for Council to enhance access to open space generally within East Leppington Precinct by providing access to Varroville Reserve through construction of the missing

portion of St Andrews Road, and enhancement of Varroville Reserve combined with connectivity to East Leppington could address the shortfall in local open space and sporting fields within East Leppington more generally.

1.4.3 Community Facilities

The East Leppington Precinct appears to be well supplied with community facilities with the exception of a Neighbourhood Centre.

While it appears to be the intention of various planning documents that a neighbourhood level multi-purpose community centre of around 600-620sqm be constructed to service East Leppington Precinct, such a facility has not been provided or identified for future provision in any relevant contributions plan.

This shortfall is not triggered by the proposal, and the development will provide \$0.4 million in Section 7.11 Contributions for Council to put towards community facilities. The shortfall is a result of planning and expenditure decisions made by Campbelltown City Council.

1.5 Overall Impacts and Potential Mitigations

The planning proposal will have a small marginal impact on demand for services and open space within the East Leppington Precinct. The demand for additional open space can be accommodated within the RE1 and SP2 (Local Drainage) areas shown as part of the proposal. Pedestrian and cycling connectivity can be improved if a pedestrian path and cycleway were provided to connect to Canal Parade or Grantham Crescent.

There are opportunities for the developer to provide public open space, enhancements to open space, and cycleway and pedestrian connectivity as works in kind in lieu of Section 7.11 contributions.

1.6 Recommendations

Recommendation 1

The consent authority investigates opportunities for the developer to provide open space, enhancement of open space, and cycling and pedestrian connectivity in lieu of Section 7.11 contributions.

Recommendation 2

That Campbelltown City Council note the demand for a neighbourhood centre in the East Leppington Precinct and investigate opportunities for provision of such a centre using 7.11 contributions.

Recommendation 3

That Campbelltown City Council note the shortfall in local open space and sports fields in the East Leppington Precinct and investigate opportunities for improved connectivity to Varroville Reserve and enhancement of the Reserve.

2 Background

2.1 Context to Proposed Zoning Changes

2.1.1 South West Growth Centre & East Leppington Precinct

The **South West Growth Centre** is located within the local government areas of Liverpool, Campbelltown and Camden. It covers approximately 17,000 hectares, comprising 18 precincts, and is expected to accommodate 110,000 new homes and a population of 300,000 people at its completion in around 30 years.

The **East Leppington Precinct** lies within the eastern part of the South West Growth Centre, to the east of Camden Valley Way. It is adjacent to the Precincts of Leppington and Leppington North. Its north eastern boundary is formed by the Sydney Catchment Authority's Sydney Water Supply Channel. East Leppington is the sixth precinct to be released in the South West Growth Centre, after Edmondson Park, Oran Park, Turner Road, Austral and Leppington North.

The East Leppington Precinct covers 463 ha and straddles the Council boundaries of Campbelltown (65%), Liverpool (23%) and Camden (13%). It is equidistant from Liverpool City Centre (15 kms to the north east), and Campbelltown City Centre (15 kms to the south).

Around three quarters of the Precinct is owned by Stockland Corporation, and comprises rural uses. The remainder consists of smaller rural enterprises, rural residential properties, market gardens, bushland and other rural holdings.

Under the *South West Growth Centre Structure Plan*, East Leppington Precinct is expected to accommodate around 4,400 dwellings and 14,500 new residents, as well as two to three neighbourhood centres along major roads. Major infrastructure in the region includes the South West Rail Link (which passes just north of the Precinct), the Leppington Major Centre to the northwest, railway stations at Leppington and Edmondson Park, and a range of district and regional level facilities within Leppington and Leppington North Precincts.³

2.1.2 Description of 71 St Andrews Road Varroville

Seventy one St Andrews Road sits within the State Suburb of Denham Court in Campbelltown LGA, and immediately adjoins the State Suburbs of Leppington and Varroville.

The site is currently zoned E3 (Environmental Management) under Campbelltown LEP 2015 and has a minimum lot size of 100 ha. Residential uses permitted with consent include Dwelling houses and Dual occupancies (attached).

Seventy one St Andrews Road is immediately adjacent to the East Leppington precinct of the South West Growth Centre to the north west, north and north east and development, if approved, will be

³ Elton Consulting (2013) *Social Infrastructure and Open Space Assessment: East Leppington Precinct*, prepared for the NSW Department of Planning and Environment, pgs 3-5.

an extension of the precinct. To the west is E2 (Environmental Conservation) zoned land within Camden LGA, and to the south is E3 (Environmental Management) zoned land within Campbelltown LGA.

The site (Lot 71/DP706546) is around 14 ha in area. The site is generally cleared and currently contains a house with the balance of the site used for grazing sheep and cattle.

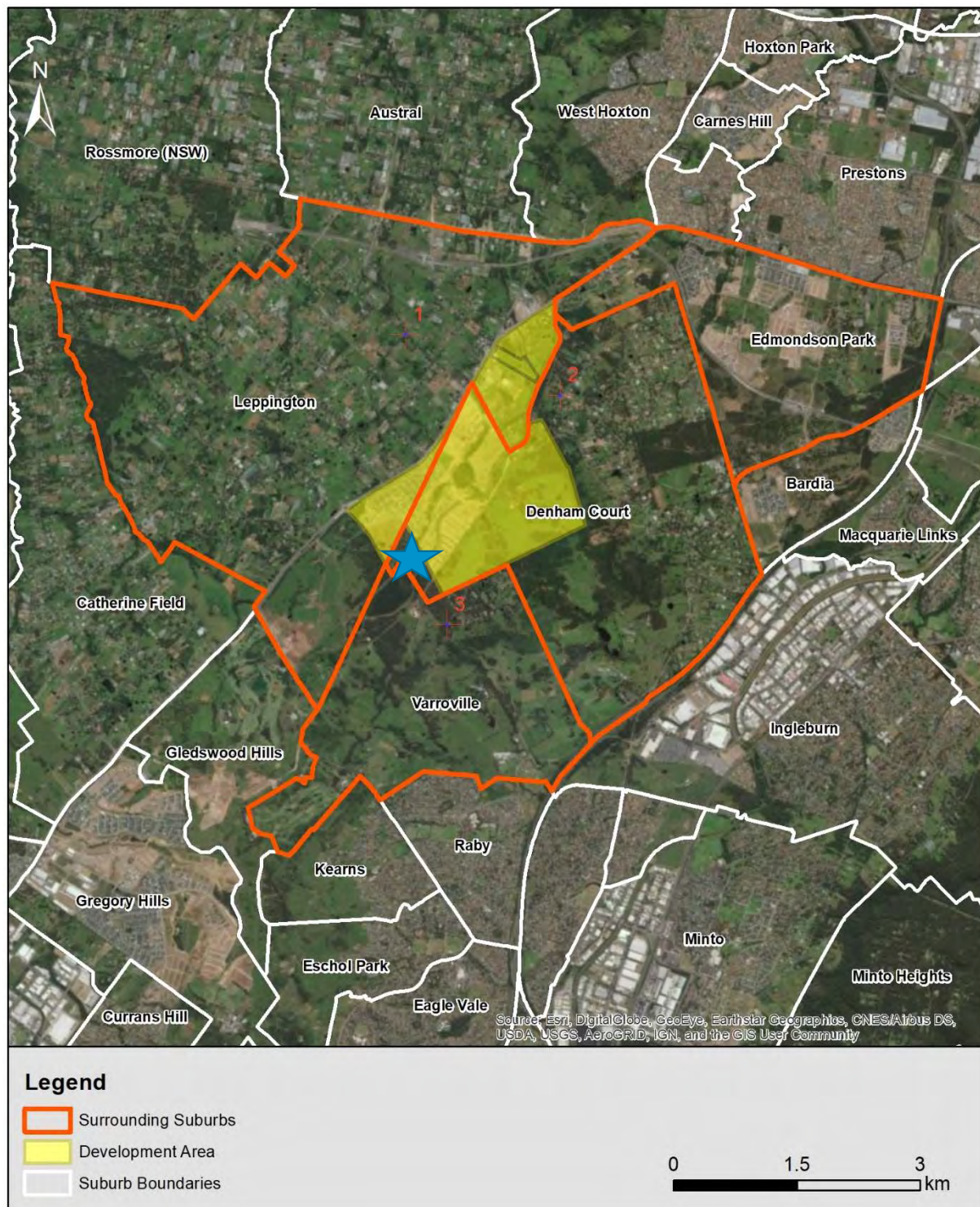


Figure 2-1 East Leppington Precinct and Surrounding State Suburbs (site shown with star)
Source: Judith Stubbs and Associates January 2021, Google Earth and ABS (2016) Census

2.2 Overview of Proposed Changes

A number of changes are currently being sought to the planning controls for 71 St Andrews Road Varroville. The proposed planning controls are:

- Rezone the site to part R2 Low Density Residential, part E2 Environmental Conservation, part RE1 Public Recreation and part Special Purposes – Drainage; and
- A height limit of 9m; and
- A minimum lot size of 300m²; and
- Residential dwelling density: 15 dwellings/hectare.

Based on a concept services plan,⁴ the changes are expected to yield 110 residential lots.

These changes and their potential implications are looked at in more detail in **Section 8** below.

2.3 Scope of Work

A gateway determination for the planning proposal to rezone land at 71 St Andrews Road Varroville identified a number of amendments required to the planning proposal prior to public exhibition. These included:

*(b) confirm that adequate social infrastructure is in place, identify these facilities including active and passive open space, and the availability to future residents;*⁵

As such, this Social Infrastructure Assessment undertakes the following scope of work:

- A review of documentation to understand and describe the proposal, and the strategic and statutory planning context;
- Mapping and statistical analysis of the socio-economic, service and land use context within which the development is occurring, including a site visit;
- Understanding the likely demography of the proposed development, using relevant data and information from the Applicant and secondary sources, as well as ‘proxy’ developments where possible; and
- Assess provision of social infrastructure against appropriate normative standards, make appropriate recommendations and report.

⁴ Concept Services Plan, Amendment G, August 2015

⁵ Gateway Determination Planning Proposal (Department Ref: PP_2020_CAMPB_004_00)

3 Review of Social Infrastructure and Open Space Assessment

3.1 Overview

A *Social Infrastructure and Open Space Assessment* (SIOSA) for the East Leppington Precinct was prepared for the NSW Department of Planning and Infrastructure by Elton Consultants in 2013. The report provides demographic analysis and assessment of the social infrastructure required to support residential development within the East Leppington Precinct of Sydney's South West Growth Centre. It was one of a number of specialist technical studies required to inform the planning process for the precinct.

Relevant findings of the SIOSA have been outlined below as a context to this Social Infrastructure Assessment.

3.2 Review of Findings with respect to Community facilities, services and open space

3.2.1 Principles and Approach

Elton's SIOSA sets out a range of principles for the planning, location and design of community facilities and open space. I consider these to be in accordance with good planning practice and to be reasonable with regard to level of provision.

In terms of **community facilities** this includes timely provision to ensure early access by future residents; efficient use of resources; clustering of facilities within hubs; physical and transport accessibility; multipurpose design rather than single use; and equity of access.

Principles relating to the provision of **recreational facilities and open space** include public ownership to ensure public access; that they cater for a diversity of uses and users; adequate provision to avoid impacts on surrounding facilities and communities; quality considerations above quantity; physical and visual linkages; universal access; distribution across an area according to local, district and regional hierarchy; that they complement natural features and topography; retain flora and fauna habitat; embed CPTED principles in design; and protect areas of environmental and cultural importance.⁶

⁶ Elton Consulting (2013) *Social Infrastructure and Open Space Assessment*: East Leppington Precinct, prepared for the NSW Department of Planning and Environment, pgs 12-13.

The SIOSA also sets out social planning principles with regard to the provision of **community facilities** in terms of the local, district and regional hierarchy, which are also in line with good social planning practice. This includes:

- The range of facilities that should be provided at the **local level** around 5-10 minutes' walk and for a population 5,000 to 15,000 people (e.g. general store, child care, primary school, meeting spaces and neighbourhood centre, medical practice, etc);
- Facilities to be provided at a **district level** that are more specialised and service a wider catchment of around 15,000 to 50,000 people (e.g. high school, specialty shops, branch library, sporting and recreational complexes, community health facilities; facilities for particular target groups such as older people, people with a disability, CALD groups, young people; emergency services, etc);
- **Sub-regional and regional level** services comprising major facilities for 50,000 to 100,000+ people, including major health facilities; tertiary education facilities; major cultural and civic facilities; major recreation and sporting facilities such as stadiums, regional park, botanic gardens, etc.⁷

The SIOSA also adopts a hierarchy of **open space provision**, which again appears to be reasonable. These are:

- **Regional Park**, which provides for active and passive needs of the wider population who may travel from a 15-25 kilometre radius catchment. Space requirement: 25 hectares minimum;
- **District Park**, which provides for active and passive needs of the precinct and a wider catchment area within 10-20 minutes' drive. Space requirement: 5-10 hectares;
- **Local Park Active**, which provide for a suburb catchment only. Space requirement: 3-5 hectares per park;
- **Passive recreation**, which provides for passive recreation at the neighbourhood level. Space requirement: 0.2-2.5ha per park;
- **Active local open space**, which is mainly a destination park with competition standard sports facilities and amenities, and passive recreation and social areas;
- **Passive local open space**, including informal play spaces area for community/family gatherings with kick about area but no formal sports markings.

The SIOSA also considers open space needs related to Conservation Areas, Riparian Zones, and Linkages (providing for walking and cycling between residential areas and facilities, along conservation areas, etc).

⁷ Elton Consulting (2013) *Social Infrastructure and Open Space Assessment*: East Leppington Precinct, prepared for the NSW Department of Planning and Environment, pgs 13-14.

3.2.2 Assessment of provision

With regard to **local and district social infrastructure**, the SIOSA finds that the East Leppington Precinct contains no existing community facilities, services or open space which might be used or adapted for use by the future population of the Precinct.

Although there are some **local level facilities and open space areas** located in adjacent areas, these are not within local walking distance for the future East Leppington population and have been provided to meet the needs of their local catchments. As such, they generally will not have capacity to also meet the needs of the future East Leppington population.

In time, as the adjacent Growth Centre precincts develop, some of their existing facilities are likely to be redeveloped to meet the needs of their future populations. Any spare capacity which currently exists in facilities and open space within Camden and Liverpool LGAs is likely to be taken up by population growth in other release areas already approved. This means that **future demand for local and district level facilities, services and open space will need to be addressed by new social infrastructure to be provided within the East Leppington Precinct.**

The needs of the future East Leppington population for **regional level facilities, services and open space** were also considered. The SIOSA found that this need will be met by existing facilities and open space and by those proposed to be developed within the North Leppington Precinct. As such, it considered that there will be **no need to provide any regional facilities or open space within the East Leppington Precinct.**

Chapters 6 and 7 of the SIOSA provide a detailed analysis of the community facility and open space requirements for the East Leppington Precinct.

3.2.3 Recommendations in SIOSA for Future Provision

Recommendations for **local and district level community facilities** to be located within the East Leppington Precinct include:

- One public primary school, to be provided by DEC;
- Neighbourhood level retail services for daily needs;
- A neighbourhood level multi-purpose community centre of around 600 - 620sqm, as a base for local community activities and services, to be owned and managed by Campbelltown Council;
- Possibly three or four child care centres to be provided by the private sector, depending on size and supply in nearby areas;
- Places of worship, according to local demand and with sites purchased through the market;
- Local medical centre / GPs, according to market demand and accommodated in commercial premises;
- Residential aged care facilities, with sites to be acquired through the market.

Recommendations for **local and district level open space and recreation facilities** to be located within the East Leppington Precinct include:

- About 41.02 hectares of local and district open space, based on the Liverpool and Campbelltown Councils' standard of 2.83 ha/1000 people. This open space would be owned and maintained by Liverpool, Camden and Campbelltown Councils;
- Two district/key suburb parks, focused on the area near Leppington House Park and in the north-east of the Precinct;
- Local parks within walking distance of most dwellings;
- Two sports parks with double playing fields and sports courts (5 hectares each);
- Five playgrounds for young children – two in the district parks and in three local playgrounds;
- A network of walking and cycling trails along the creek line and linking to the wider network, particularly to the Leppington Major Centre.

The SIOSA notes that the actual rate of provision proposed within the Indicative Layout Plan (ILP version 12.6) of 26.0197ha falls well short of the recommended quantum based on the application of the Council and DPI standard (41.02 ha). The actual rate of provision is equivalent to only 1.79 ha/1000 persons, compared to the adopted standard of 2.83 ha/1000. This shortfall includes both informal/passive open space and active open space for sporting facilities, and occurs across each of the LGA components of the Precinct.

It also notes that only one double playing field is proposed, in contrast to the two recommended; and that while there may be existing capacity within sports grounds in nearby suburbs of Campbelltown, 'these existing facilities will not be locally accessible to the East Leppington population'. As such, the SIOSA concludes that 'the proposed under provision of sporting fields in the precinct has the risk of impacting on sports fields in adjoining precincts and LGAs, which are closer to East Leppington. It also has the risk of diminishing opportunities for physical activity and an interest in participating in sports.'⁸

The SIOSA considers that,

The proposed low rate of provision of open space and sporting facilities is of concern from an open space and recreation planning perspective, as we believe that an insufficient quantum of open space will be provided in the precinct to meet the future needs of the East Leppington population. Demand will therefore be placed on resources and facilities in adjacent areas, which have not been planned to cope with this. The low rate of provision also sets an unfortunate precedent for the planning of future precincts within the Growth Centre.⁹

⁸ Elton Consulting (2013) *Social Infrastructure and Open Space Assessment*: East Leppington Precinct, prepared for the NSW Department of Planning and Environment, p. 2.

⁹ Elton Consulting (2013) *Social Infrastructure and Open Space Assessment*: East Leppington Precinct, prepared for the NSW Department of Planning and Environment, p. 2.

The SIOSA finds that **regional active and informal open space** will be catered for in the Western Sydney Parklands, and the regional aquatic and indoor recreation facility within the adjacent Leppington Town Centre.

(Active and passive open space required and the areas proposed to be provided are set out in Table 8.1 and Map 2 of the SIOSA, whilst Table 8.2 identifies the land that will be required for community facilities and schools).

4 Policy and Statutory Context

4.1 Overview

A range of policies provide guidance for the planning and delivery of social infrastructure (community facilities, human services and open space) for the development of the subject lot in the context of East Leppington Precinct. These include:

- Greater Sydney Region Plan
- East Leppington Precinct Planning
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- Relevant Strategies and Plans of Campbelltown City Council

Relevant issues contained in these policies are outlined below.

4.2 Greater Sydney Region Plan

The *Greater Sydney Region Plan*¹⁰ presents a vision and innovative actions for managing Greater Sydney's growth and enhancing its status as one of the most liveable global cities. The plan identifies three cities in Greater Sydney including the Western Parkland City, containing the East Leppington Precinct.

In new communities – in land release areas – a large part of the growth is to come from a new urban corridor from Greater Macarthur in the south west, through Bringelly and Penrith in the west to Rouse Hill in the north west.

The plan identifies new neighbourhoods (land release) and emerging centres at Leppington and Oran Park in the South West Growth Area.

The following strategies are relevant to this Social Infrastructure Assessment:

- Strategy 6.1: Deliver social infrastructure that reflects the needs of the community now and in the future.
- Strategy 7.1: Deliver healthy, safe and inclusive places for people of all ages and abilities that support active, resilient and socially connected communities by:
 - providing walkable places at a human scale with active street life
 - prioritising opportunities for people to walk, cycle and use public transport
 - co-locating schools, health, aged care, sporting and cultural facilities
 - promoting local access to healthy fresh food and supporting local fresh food production.

¹⁰ Greater Sydney Commission (2018) *Greater Sydney Regional Plan*

4.3 East Leppington Precinct Planning

The Department of Planning, Industry and Environment has also released information on planning for East Leppington Precinct within the context of planning for the South West Priority Growth Area.¹¹ East Leppington Precinct was rezoned for urban development in two stages – the plan for East Leppington (Liverpool Part) was finalised in August 2014, while the Camden and Campbelltown Part Precinct was finalised in March 2013.

The Department states that, releasing land for housing means that ‘Sydneyiders will have access to a range of homes that suit different needs, budgets and lifestyle choices’, which ‘also helps to place downward pressure on housing prices.’¹²

The new revitalised community at East Leppington will benefit from up to 4,450 new homes and the delivery of local amenities close to transport options, including:

- A new local centre and village centre
- 26 hectares of open space and recreation areas
- new primary school and community centre
- retention of Scenic Hills area
- upgrades to major roads, including Camden Valley Way and Denham Court Road
- Leppington House archaeological site protected as a local park
- protection of Existing Native Vegetation, Cumberland Plain Woodland and a threatened species.
- improved connections to encourage walking and cycling.

It also notes that East Leppington will ‘benefit from its close proximity to Leppington Station and proposed Leppington Major Centre, which will provide access to jobs, shopping, entertainment, community and government services’.¹³

4.4 State Environmental Planning Policy (Sydney Region Growth Centres) 2006

4.4.1 Overview of Relevant Controls

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 provides the statutory planning framework for identified Growth Centres including the South West Regional Growth Centre, and establishes the broad planning controls for their development.

¹¹ <https://www.planning.nsw.gov.au/Plans-for-your-area/Priority-Growth-Areas-and-Precincts/South-West-Growth-Area/East-Leppington> accessed 6 April 2021.

¹² *ibid*

¹³ *ibid*

The aims of the SEPP include to:

- Enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity
- Provide controls for the sustainability of land in those growth centres that has conservation value
- Provide for the orderly and economic provision of infrastructure in and to those growth centres.

Appendix 8: Campbelltown Growth Centres Plan applies to land within the East Leppington Precinct.

The Aims of the Precinct Plan under clause 1.2 are:

- to make development controls for land that will ensure the creation of quality environments and good design outcomes,
- to protect and enhance environmentally sensitive natural areas and cultural heritage,
- to provide for recreational opportunities,
- to provide for multifunctional and innovative development that encourages employment and economic growth,
- to promote housing choice and affordability,
- to provide for sustainable development,
- to promote pedestrian and vehicle connectivity.

4.5 Local Strategies

4.5.1 Campbelltown City Community Facilities Strategy

The *Campbelltown City Community Facilities Strategy* (2018) guides the planning and delivery of community facilities within Campbelltown LGA.

It sets out a geographical hierarchy, with the subject site being within the Bardia – East Leppington Precinct of the North Western District. The North Western District and the Bardia – East Leppington precinct includes the East Leppington Precinct and growth areas within Liverpool LGA.

The strategy sets out benchmarks for the provision of community facilities.

A major undersupply of regional facilities is identified for communities on the western side of the M31 and the strategy notes that provision of infrastructure will need to consider location of anticipated community facilities in Camden and Liverpool LGA to avoid overlap of district facilities.

The population of the North West District is expected to grow by around 20,000 people between 2016 and 2036. Significant shortfalls are identified in district facilities including 2 Multi-Purpose

Community Centres, 1 Placed Based Library, 2 Community Arts Centres, 2 Performing Arts Centres and a Multi-Purpose Recreation Facility.

The population of the Bardia – East Leppington Precinct is expected to grow by around 10,000 people between 2016 and 2036. Significant shortfalls are identified in facilities including 2 Neighbourhood Centres/Community Halls, 1 Community Art Space and 1 Community Health Centre.

4.5.2 Campbelltown Open Space Strategic Plan

The *Campbelltown Open Space Strategic Plan* (2018) is a high level strategic document that assists in developing an integrated and balanced response to the demands of existing and future Public Open Space needs in the Campbelltown LGA, in order to best meet the needs of the community now and into the future.

The Plan's focus areas and guiding principles include:

1 Strengthening the existing Open Space network: connected, functional, accessible, sustainable

- 1.1 Campbelltown's Open Space areas are part of an integrated and connected network.
- 1.2 Campbelltown's Open Space areas are of an appropriate size, shape and slope and many areas can be adapted to support a range of activities experiences and settings.
- 1.3 Campbelltown's Open Space is accessible and safe, visually appealing and easy to interpret.
- 1.4 Campbelltown's Open Space is managed sustainably to maximise the protection of the local environmental values.

2 Managing the existing Open Space network: integrated, predictive, proactive

- 2.1 The management of Campbelltown's Open Space is well coordinated.
- 2.2 Upgrades and improvements to Campbelltown's Open Space are based on well developed policies, plans and strategies.
- 2.3 Council takes the initiative in ensuring that Open Space is actively managed and well maintained, with clear procedures and protocols.

3 Preparing for future Open Space: planning, responding, funding, anticipation

- 3.1 Council develops the appropriate plans and strategies for future Open Space.
- 3.2 Council proactively responds to external plans and submissions that will directly or indirectly affect Open Space.
- 3.3 Council is able to fund the existing and proposed Open Space to meet the community needs.
- 3.4 Council will prepare for the future and develop Open Space concepts to help drive that future.

4 Involving the community in Open Space: communication, education, participation

- 4.1 Information on Campbelltown's Open Space is readily available and conveyed to the community.

4.2 Council actively works with the community to raise awareness and understanding of issues related to Open Space.

4.3 The Campbelltown community is encouraged to be involved in the management of the existing Open Space and planning for future Open Space.

4.5.3 Campbelltown Draft Open Space and Land Review Strategy

The *Campbelltown Draft Open Space and Land Review Strategy* (2018) contains an audit of open space provision across Campbelltown LGA. Compared to a standard of 2.83 ha per 1,000 people, Campbelltown LGA has 9.2 ha of RE1 zoned open space per 1,000 people.

A summary table showing open space provision by suburb does not identify Denham Court (the suburb covering the East Leppington Precinct within Campbelltown LGA), noting however that relevant zoning maps show an area of about 26 ha in Varroville zoned RE1 and in public ownership.¹⁴

4.5.4 Campbelltown Local Infrastructure Contributions Plan

The *Campbelltown Local Infrastructure Contributions Plan* (2018) applies to all land within Campbelltown LGA excluding Section 7.11 contributions for Glenfield Urban Release Area and Menangle Park Urban Release Area.

Under the plan, the proposed subdivision will attract \$2.4 million in contributions,¹⁵ of which \$1.4 million is attributable to open space and recreation facilities, \$0.1 million is attributable to cycleways and \$0.4 million is attributable to community facilities.

The plan does not identify any works within the suburb of Denham Court.

The implications of these strategies and plans are discussed in relation to relevant social infrastructure provision at various points below.

¹⁴ Campbelltown LEP 2015 Map LZN 007 and Red Square data base.

¹⁵ 111 lots X 3.16 people per lot X \$6,942.74 = \$2,435,235.82

5 Site Visit of East Leppington Precinct & Surrounds

5.1 Overview

JSA carried out a visit of the proposal site, new release areas within the East Leppington precinct and Leppington Station on 1 April 2021, in order to have a better understanding of the proposal site and its surrounds as well as to observe the nature of the similar new development areas in the precinct, particularly housing types and open space areas around new local commercial centres.

The figure below shows the site in the context of nearby services and facilities.



Figure 5.1: East Leppington Precinct & Surrounds

Source: JSA, Google Maps 2021

5.2 Proposal site

The proposal site, 71 St Andrews Road Varroville, is currently accessed from St Andrews Road. The site contains a dwelling house with the balance of the site partly cleared and used for grazing.



Figure 5.2: The site looking north west towards existing dwelling

Source: JSA, Site Visit 202



Figure 5.3: The site looking north along power lines easement

Source: JSA, Site Visit 2021

5.3 Willowdale Shopping Centre

The Willowdale Shopping Centre is accessed from Willowdale Drive and includes a Coles supermarket, Liquorland, dental surgery, kebab shop, tobacconist, café, men's barber, pharmacy, medical centre, real estate and restaurant. The shopping centre is about 2 km drive from 71 St Andrews Road.



Figure 5.4: Willowdale Shopping Centre

Source: JSA, Site Visit 2021

5.4 Schools

East Leppington Public School is currently under construction on the corner of Willowdale Drive and Commissioners Drive. The School is about 2.3 km drive from 71 St Andrews Road using the existing road network.



Figure 5.5: East Leppington Public School (under construction)

Source: JSA, Site Visit 2021

5.5 Parkland

The nearest park to 71 St Andrews Road is Jamboree Park at the intersection of Jamboree Avenue and Palaver Street. The park is 6,800 m² and contains passive open space, a children's playground and picnic facilities. There is an adjoining reserve between Canal Parade, Grantham Crescent and Baden Powell Avenue. The reserve is about 2.6 ha and has a minor level of enhancement including landscaping and walking paths.¹⁶ There is a large reserve in Varroville, however this has not been developed and lacks connectivity to East Leppington Precinct.

¹⁶ Areas from RedSquare mapping,



Figure 5.6: Jamboree Park

Source: JSA, Site Visit 2021



Figure 5.7: Reserve near Canal Parade looking towards the site

Source: JSA, Site Visit 2021

5.6 Cycleway

There is a cycleway along Jamboree Avenue providing access between St Andrews Road and Willowdale Shopping Centre and a cycleway along St Andrews Road northwest of Jamboree Avenue which connects to the cycleway along Camden Valley Way. No cycleway access to Leppington Station was identified.



Figure 5.8: Cycleway Jamboree Avenue

Source: JSA, Site Visit 2021

5.7 Bus Services

Bus service 841, Narellan to Leppington via Gregory Hills, operates from bus stops in Jamboree Avenue. The service can be accessed from an eastbound bus stop around 800 metres walk near Konara Street (bus stop ID 217919) and a westbound bus stop around 550 metres walk near St Andrews Road (bus stop ID 217920). The service operates between 6.00 am and midnight Monday to Sunday, providing two services per hour through the day and four services per hour in weekday peak periods.

The service provides access to Willowdale Shopping Centre (5 minutes) and to Leppington Station (10 minutes).

Bus service 857, Narellan to Liverpool, operates from bus stops in Camden Valley Way. The service can be accessed from a northbound bus stop around 950 metres walk near St Andrews Road (bus stop ID 217944) and a southbound bus stop around 850 metres walk near St Andrews Road (bus stop ID 217943). The service operates between 6.00 am and midnight Monday to Sunday, providing five services per weekday to Liverpool and six return services, with reduced services on weekends.

The service provides access to Liverpool CBD (about 45 minutes).

5.8 Leppington Station

Leppington Station is a 5 km drive from the proposal site. Leppington Station is the terminus of the South West Rail Link providing access to the T2 Inner West & Leppington line and the T5 Richmond to Leppington line as well as multiple bus services. Services on the T2 line provide access to Sydney City and Liverpool, with services operating between 3.00 am and midnight. There are typically two services per hour, with greater frequency during peak periods. Services on the T5 line provide access to Parramatta and Liverpool, with services operating between 6.00 am and midnight. There are typically two services per hour.

Leppington Station is within the Leppington Major Centre precinct and whilst currently surrounded largely by open land and very low density semi-rural properties, the indicative layout plan for the precinct show that it will be surrounded by mixed use, retail core, civic precinct, retail/commercial areas, business park and commuter car parking.¹⁷

The provision of commuter car parking at Leppington Station is currently inadequate as local streets were largely parked out in all directions. A multi storey car park is currently under construction.

¹⁷ Austral and Leppington North Precincts, Indicative Layout Plan, 2013, accessed online 25/02/2020 at <https://www.planning.nsw.gov.au/-/media/Files/DPE/Maps/map-austral-and-leppington-north-indicative-layout-plan-2013-05-10.pdf?la=en>.



Figure 5.9: Leppington Station entrance

Source: JSA, Site Visit 2021



Figure 5.10: Commuter Parking, Leppington Station

Source: JSA, Site Visit 2021

6 Demographic Context

The subject site is the State Suburb of Denham Court. The suburb has grown substantially over the past decade or so – from 328 people in 2006 to 1,981 people in 2016. Further land has been released since 2016 and a final population of around 15,000 is expected for the East Leppington Precinct.¹⁸

Seventy one St Andrews Road Varroville is also adjoined by the State Suburbs of Leppington and Varroville.

An overview of selected demographic indicators for each of these areas and the combined suburbs of Denham Court, Leppington, Varroville and Edmondson Park is provided below, and in more detail at Appendix A. This is to better understand the socio-economic and housing context within which the development of East Leppington Precinct, and 71 St Andrews Road is occurring.

6.1 Selected Demographic Indicators

As would be expected from the stage of urban development, the population of Edmondson Park is younger than average, far more likely to be living in households made up of Couples with Children, in larger households, and to be home purchasers. It has one-fifth the average rate of social housing. The suburb is relatively socially advantaged with regard to ABS Indexes of social wellbeing, and has a higher than average household income compared with other the other suburbs analysed and Greater Sydney. It is likely that the profile of the subject lot, and of areas within East Leppington Precinct, would initially resemble that of Edmondson Park as they are progressively completed.

All suburbs reviewed share a range of characteristics, including being predominantly owner occupied, made up of separate houses, having high rates of car ownership, and low rates of unemployment and disability (apart from Varroville). They generally have a very low average rate of social housing, with only Denham Court approaching the rate of Greater Sydney. Like Edmondson Park, Denham Court is quite socially advantaged on aggregate (SEIFA) measures, whilst Varroville and Leppington are closer to the middle rank on these measures.

In line with their more advantaged SEIFA scores, the occupational profiles of Edmondson Park and Denham Court are quite similar to Greater Sydney compared with the other two suburbs, in particular Varroville, which has a higher rate of people employed in trades, clerical and sales work. Apart from Varroville, the industry profiles of the other three suburbs are also quite similar to Greater Sydney, although 7% of Leppington's workforce was engaged in Agriculture (less than 1% for Greater Sydney).

Varroville's profile is quite different to the other areas in a number of respects, in particular, its much older than average age structure, high rate of disability (likely related to age), high rate of outright home ownership, and quite different occupational and industry profile.

¹⁸ Elton Consulting 2013 *op cit*.

7 Projected Population of 71 St Andrews Road Varrowville

7.1 Population

Based on the Concept Services Plan,¹⁹ the proposed planning controls are expected to yield 110 residential lots, each containing one dwelling house. The existing dwelling house is understood to be replaced by a proposed R2 zoned area fronting Grantham Crescent, East Leppington, giving a net gain of 110 dwelling houses.

The table below shows typical occupation for separate houses in Camden and Campbelltown LGAs at the 2016 census.

Table 7.1: Occupation rates for separate houses for selected areas

	Total Persons (separate houses)	Number of occupied private dwellings (separate houses)	Vacancy rate (separate houses)	People per dwelling (adjusted for vacants)
Campbelltown LGA	128,391	40,787	4.4%	3.01
Camden LGA	73,265	23,122	4.2%	3.04

Source: ABS Census 2016

Based on these occupation rates, the 110 residential lots are expected to increase the population in the locality by 331-334 people.

7.2 Demography

The graphs below show selected demographic indicators for the development based on the proxies of people living in separate houses in Camden and Campbelltown LGAs.

¹⁹ Concept Services Plan, Amendment E, August 2015

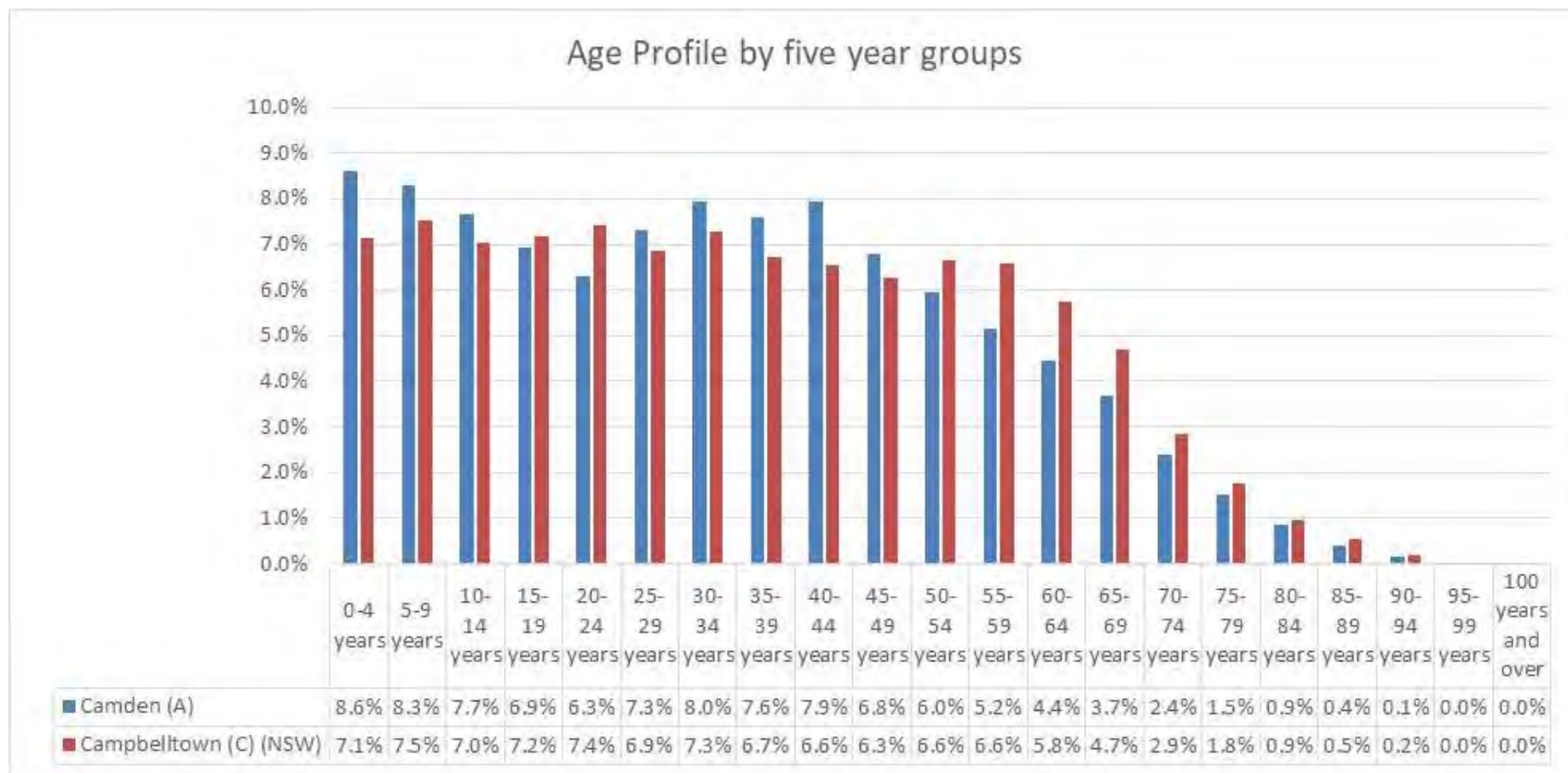


Figure 7-1: Age Profile for people in separate houses in Camden and Campbelltown LGAs

Source: JSA calculations 2021, ABS Census of Population and Housing 2016

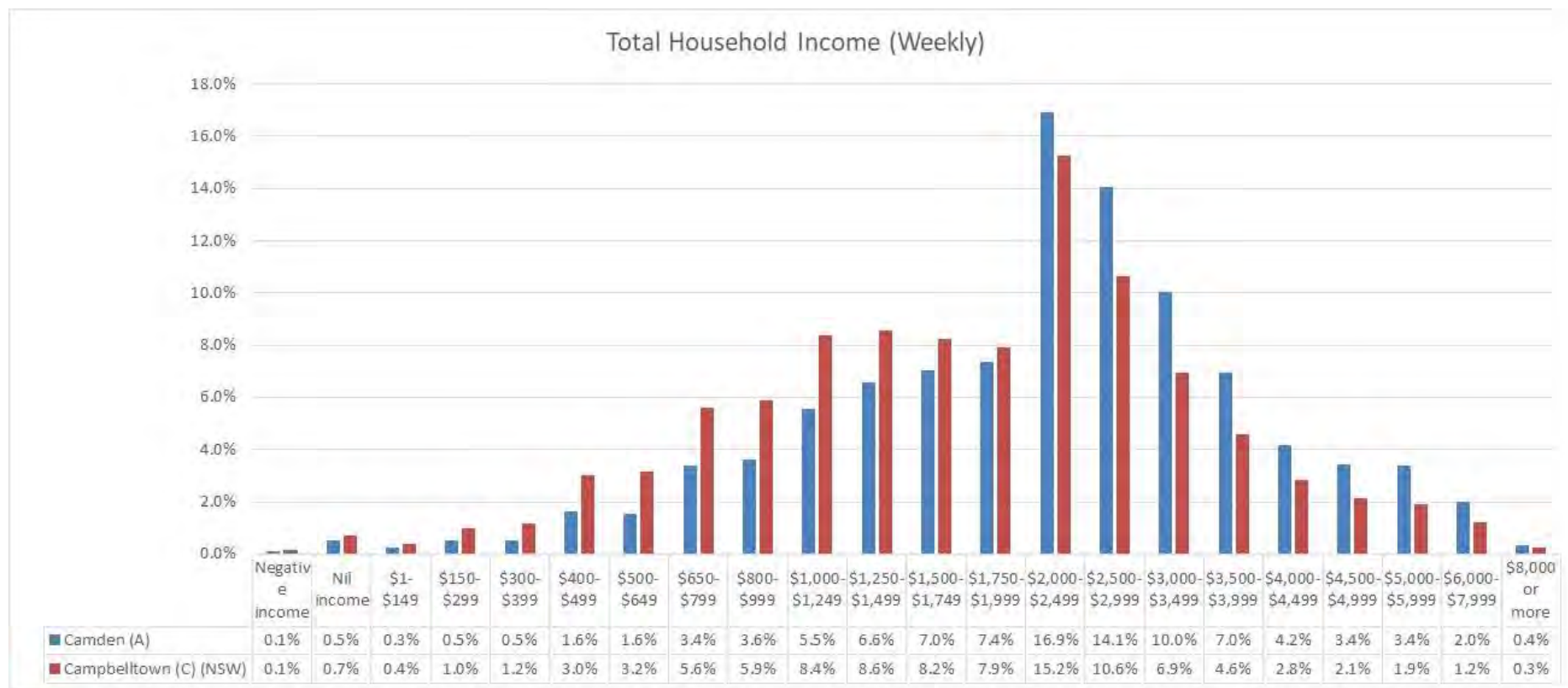


Figure 7-2: Total Household Income for people in separate houses in Camden and Campbelltown LGAs

Source: JSA calculations 2021, ABS Census of Population and Housing 2016

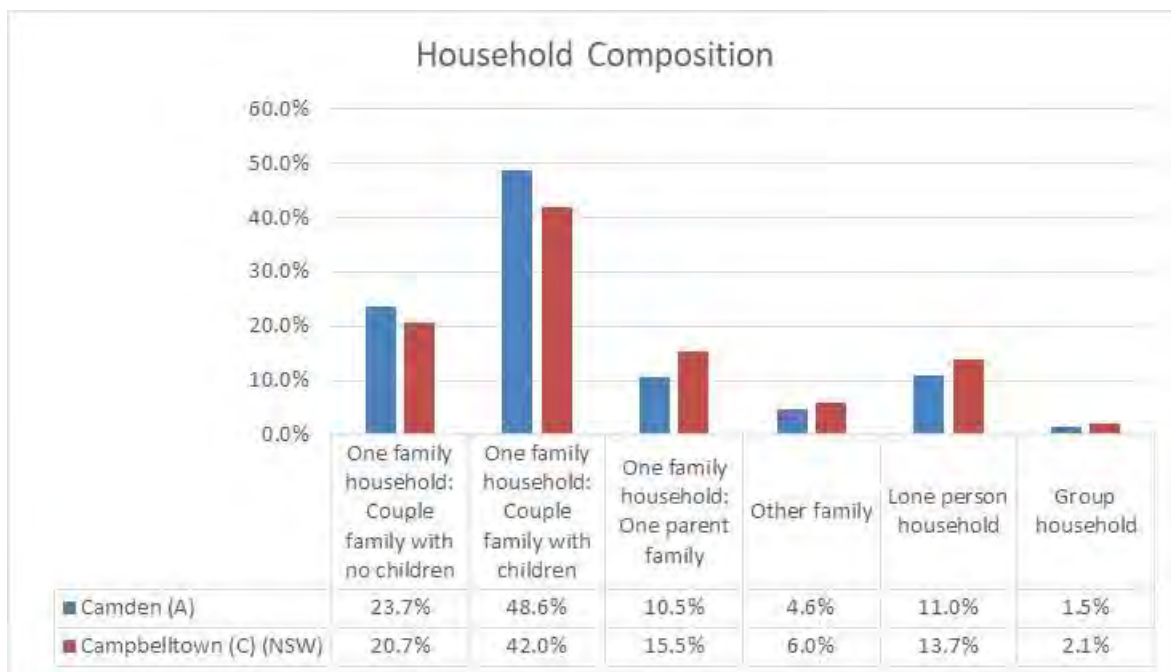


Figure 7-3: Household composition for separate houses in Camden and Campbelltown LGAs
Source: JSA calculations 2021, ABS Census of Population and Housing 2016

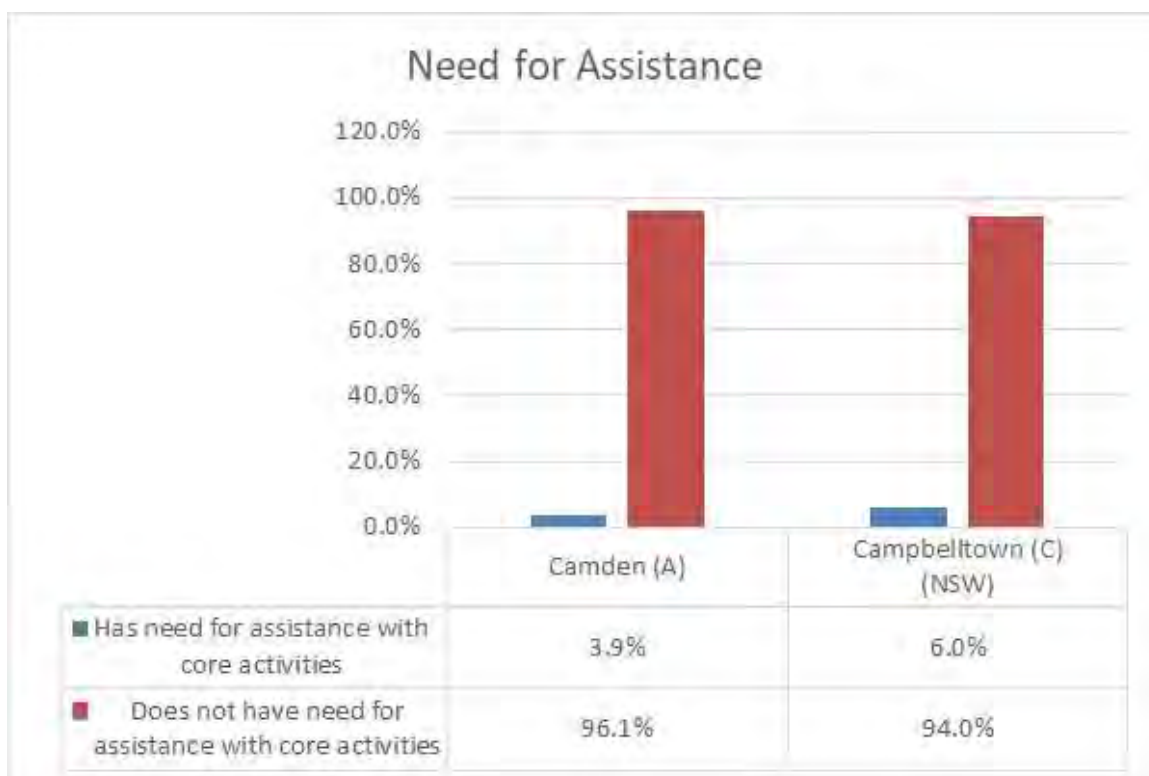


Figure 7-4: Need for assistance for people in separate houses in Camden and Campbelltown LGAs

Source: JSA calculations 2021, ABS Census of Population and Housing 2016

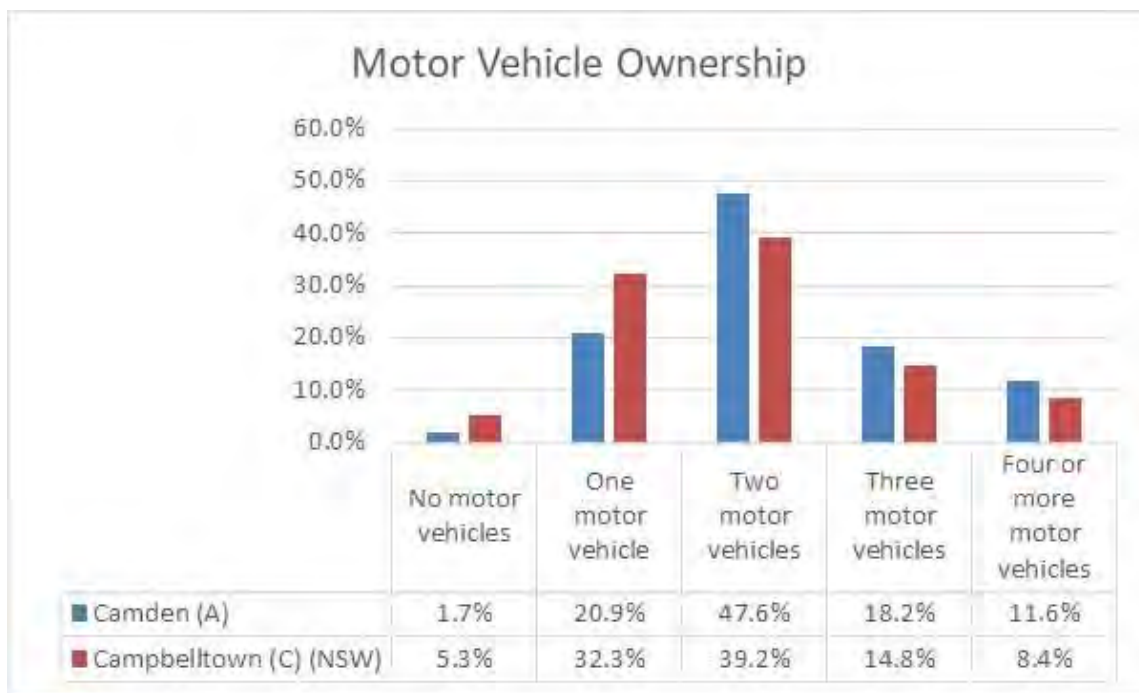


Figure 7-5: Motor vehicle ownership for separate houses in Camden and Campbelltown LGAs

8 Need for, and provision of, relevant community facilities, open space and transport against normative standards

Provision of community facilities will generally be undertaken by Campbelltown City Council, and funded from Section 7.11 and 7.12 contributions and/or under voluntary planning agreements. The provision of additional services would be expected to reflect increased demand from increases in population and to be geographically focussed on areas experiencing growth.

It is beyond the scope of this Social Impact Assessment to consider the provision of facilities at an LGA wide level, however an assessment has been made of the likely demand to be generated by the proposed development for key social infrastructure if the Planning Proposal is approved.

The Campbelltown Local Infrastructure Contributions Plan 2018 reports benchmarks for community facilities in Table 18, and these have been adopted with regard to the assessment below.

The table below shows standards for community facilities and these standards have been adopted for evaluation of social impacts and to estimate additional provision of services and facilities.

For Council facility planning purposes, the site is within the Campbelltown North West District and within the Bardia – East Leppington Precinct.

Using .id projections, the Campbelltown North West District has a 2016 population of 33,478 and a projected 2036 population of 52,939; and the Bardia – East Leppington Precinct has a 2016 population of 3,703 and a projected 2036 population of 15,795.²⁰

Based on the assessment below, the site is generally well serviced with regard to community facilities and transport, however there is likely to be a shortage of local open space, including sporting fields, at the level of East Leppington Precinct as identified in the SIOSA. The Planning Proposal will generate a demand for 9,500 m² of open space due to increased population and this could be provided as part of the proposed RE1 and SP2 Local Drainage areas identified in the amended land zoning map.

There is an opportunity for Council to increase access to Varroville Reserve through construction of the missing portion of St Andrews Road.

While it appears to be the intention of various planning documents that a neighbourhood level multi-purpose community centre of around 600 - 620sqm be constructed to service East Leppington Precinct, such a facility has not been provided or identified for future provision in any relevant contributions plan.

Pedestrian and cycling connectivity of the proposed subdivision to Willowdale Park, Willowdale Shopping Centre and East Leppington Public School could be improved if a pedestrian path and cycleway were provided to connect to Canal Parade via the proposed and existing RE1 zoned

²⁰ Campbelltown City Community Facilities Strategy March 2018 pages 25 and 27.

corridor to the north east of the site, noting that the concept subdivision plan shows a proposed road connecting to Grantham Crescent which could also provide this access.

Table 15.1: Community Service and Facility Planning Standards and Provision

Service or facility	Standard	Reference ²¹
Community and Cultural Services		
Community Centre and Community Development	<ul style="list-style-type: none"> One Neighbourhood centre per 20,000 people with a minimum size of 500 m² (0.025 m² per person). One Multipurpose Community Centre (MPCC) per 45,000 people with a minimum size of 1,250 m² (0.028 m² per person). Likely to require space for community activities, play groups, older persons activities, community health and meetings and community events, performances, community arts and the like. Large and small spaces with appropriate configuration, as well as linked outdoor and fenced spaces are likely to be required. May include youth space, though this is often better provided separately. Community development worker/s 	Campbelltown Local Infrastructure Contributions Plan 2018 Table 20.
Civic and Cultural facilities	Access required	N/A
Library	<ul style="list-style-type: none"> Branch library for 45,000 people One regional library per LGA with a population trigger of 150,000 people. Provide 42 m² per 1,000 people 	<p>Campbelltown Local Infrastructure Contributions Plan 2018 Table 18 and Campbelltown City Community Facilities Strategy March 2018 pages 13 and 14.</p> <p>NSW Library and Information Association</p>

²¹ See application of standards in Stubbs, J (1994), *West Dapto New Release Area Social Plan*, Wollongong City Council; and Stubbs, J (1987) *Narellan New Release Area Social Plan/ Section 94 Plan*, Camden Council; Bonnyrigg Redevelopment Social Impact Assessment (JSA 2008);

Service or facility	Standard	Reference ²¹
Children and Young People		
Facilities and services for young people	<ul style="list-style-type: none"> Community transport to provide access to existing youth centres from early stages of development Youth activities including a Youth Worker at population threshold of 5,000 e.g. as part of Neighbourhood Centre or outreach from Council Youth Centre Youth facility at population threshold of 15-20,000 Youth friendly outdoor spaces (e.g. skate park, half-court basketball court, meeting spaces) also need to be provided. 	DOCS Guideline/West Dapto Social Plan
Long Day Care Centre	<ul style="list-style-type: none"> One place per 8 children aged 0-4 years Detailed planning is required given the likely demography, and need and mechanism for provision of childcare (private or community provision). Hours of operation are likely to be an issue for commuters. 	ABS Child Care 4402.0 June 2014 (JSA estimate of actual rate) DOCS Guideline/West Dapto Social Plan
Pre-Schools	<ul style="list-style-type: none"> One place per 10 children aged 0-4 years Detailed planning is required given the likely demography, and need for provision of childcare. 	DOCS Guideline/West Dapto Social Plan
Out of School Care	<ul style="list-style-type: none"> 1: 5,000 people Could be provided with Public Primary School. 	DOCS Guideline/West Dapto Social Plan
Family Day Care	<ul style="list-style-type: none"> 1 Scheme per 5,000 population Should be provided as a baseline service 	Former DCHS Guideline/West Dapto Social Plan
Private schools	<ul style="list-style-type: none"> N/A 	
Education facilities	<ul style="list-style-type: none"> One public primary school per 2,000-2,500 new dwellings – land take needs to be determined in early planning stages One public high school per 6,000-7,500 new dwellings – land take needs to be determined in early planning stages 	DET (no longer published) DET (no longer published)

Service or facility	Standard	Reference ²¹
Older People		
Facilities and services for older people	<ul style="list-style-type: none"> Seniors Centre or activity space in Multi-purpose Community Resource Centre (MPCC), depending on demographic mix. 	Bonnyrigg SIA
Residential Aged Care services	<ul style="list-style-type: none"> The aged care provision ratio comprises 78 residential care places, 45 home care places and 2 restorative care places (including transition care and short-term restorative care places) per 1,000 people aged 70 years and over. 	<p>Australian Government Department of Health, 2018-19 Aged Care Approval Round: Essential Guide, Pg 10.</p> <p>Department of Health 2018-19 Aged Care Approval Round</p>
Aged Care and Assessment Team	<ul style="list-style-type: none"> Access required – negotiations with relevant providers required for future service provision 	N/A
Home and Community Care	<ul style="list-style-type: none"> Access required – negotiations with relevant providers required for future service provision 	N/A
Health and Welfare Services		
Public and Community Health Services	<p style="text-align: center;">Access required that may include:</p> <ul style="list-style-type: none"> Outreach community health services at a population threshold of 3-5,000 people including early childhood, generalist community health, allied health and psychiatric/counselling/social work services and youth health; Provision of Satellite Community Health Centre at population threshold of 10-15,000 people; Public hospital beds at a ratio of 3:1,000 people (0.25 Paediatric; 0.35 Obstetrics; 0.15 Psychiatric; 2.25 Medical/surgical) within 30 minutes' drive of development. 	NSW Department of Health /West Dapto Social Plan
General Practitioners	<ul style="list-style-type: none"> 0.96 GPs Fulltime work equivalent (FEW) per 1,000 people 3.07 GPs FWE per 1,000 people over 50 years 	Department of Health & Aging 2007, actual average rates for NSW.

Service or facility	Standard	Reference ²¹
Dental Services	<ul style="list-style-type: none"> 1:2,500 people at a population threshold of 2,500 people 	NSW Department of Health /West Dapto Social Plan
Pharmacy	<ul style="list-style-type: none"> 1:2,500 people at a population threshold of 2,500 people 	NSW Department of Health /West Dapto Social Plan
Mental Health Services	<ul style="list-style-type: none"> Access required as well as provision for community services noted above, adequate space needs to be provided for private practitioners 	N/A
Allied Health Services	<ul style="list-style-type: none"> Access required – as well as provision for community services noted above, adequate space needs to be provided for private practitioners, e.g. for Occupational Therapists, Physiotherapists, Speech Pathologists, etc. 	N/A
Community Support and Welfare Services	<ul style="list-style-type: none"> Access required 	N/A
Justice and Emergency Services	<ul style="list-style-type: none"> Access required 	
Places of worship	<ul style="list-style-type: none"> Access required 	
Recreation and Open Space		
Open space	<ul style="list-style-type: none"> 2.0 ha of open space per 1,000 residents 0.83 ha of sports fields per 1,000 residents Split is 80% local open space and 20% district open space 	No benchmark in Council Documents. The measure of 2.83 ha per 1,000 residents is widely used, see for example Liverpool Contribution Plan 2009, page 52.
Entertainment facilities	<ul style="list-style-type: none"> Access required 	
Shops and commercial services	<ul style="list-style-type: none"> Access required 	
Regional sports facilities	<ul style="list-style-type: none"> Access required including considerations of public transport 	

Service or facility	Standard	Reference ²¹
Public and community transport	<ul style="list-style-type: none"> Adequate public transport should be provided 	
Police	<ul style="list-style-type: none"> Police presence at 10,000 threshold, e.g. shopfront, may be required Police station at 20,000 population threshold 	
Ambulance	<ul style="list-style-type: none"> Ambulance station at 20,000 population threshold, though need may be serviced by existing services 	
Fire Services	<ul style="list-style-type: none"> Likely to be serviced by existing facilities, but consideration required. 	

Table 15.2: Evaluation of facilities proposed against above standards /service requirements

Service or facility	JSA assessment and Recommendation
Community and Cultural Services	
Community Centre and Community Development	<p>Currently there is no district level Community Hall and Community Centre in the North West District,²² and the 2016 population was below the threshold for such a facility. The 2036 demand is for one centre with an area of 1,482 m².²³ This is a future shortfall of one centre. The SIOSA found that the need for regional facilities within the East Leppington Precinct will be met by those proposed to be developed within the North Leppington Precinct within the adjacent Liverpool LGA.</p> <p>No funds for community centres in relevant areas are collected under Liverpool Contributions Plan 2014 - East Leppington Precinct. Camden Growth Areas Contributions Plan Amendment 1 (Leppington and Leppington North) allows for a regional community facility to be constructed to the north of Leppington Station. The regional facility is understood to meet the demand from the East Leppington Precinct.</p> <p>Currently there is no Community Hall or Community Centre in the Bardia – East Leppington Precinct.²⁴ In 2016, the population was below the threshold for such a facility and is below the threshold for 2036, noting that demand is likely understated due to the geography considered. The SIOSA identified a need for a neighbourhood level multi-purpose community centre of around 600 - 620sqm, as a base for local community activities and services, to be owned and managed by Campbelltown Council. No funds are collected for such a facility under Campbelltown Local Infrastructure Contributions Plan 2018. East Leppington Precinct Planning identifies a new primary school and community centre, however a community centre does not appear to be part of the East Leppington Public School currently under construction.²⁵</p>
Civic and Cultural facilities	Civic and Cultural facilities are available in Campbelltown CBD including the Campbelltown Arts Centre and Old Town Hall Theatre.
Library	The precinct does not meet the population threshold for a branch library and a branch library is not identified in the SIOSA. Library facilities are available at the H. J. Daley Library in Campbelltown, about 18 kms away by car or at

²² Campbelltown City Community Facilities Strategy March 2018 page 26.

²³ 52,939 X .028 m² = 1,482 m².

²⁴ Campbelltown City Community Facilities Strategy March 2018 page 27.

²⁵ <https://www.schoolinfrastructure.nsw.gov.au/content/infrastructure/www/projects/d/denham-court-public-school.html> accessed 8 April 2021.

Service or facility	JSA assessment and Recommendation
	Eagle Vale Library, 8 kms away. The Contributions plan shows an expansion of the H. J. Daley Library of 5,034 m ² by 2028.
Children and Young People	
Facilities and services for young people	There are limited youth facilities available in Campbelltown LGA with a Youth Centre in Minto. The nearest skate park is at Macquarie Fields Skate Park, Macquarie Fields, about 16 kms by road.
Long Day Care Centre	The development is expected to contain 29 people aged 0-4 at completion with a demand for 3 childcare places. Based on current trends, childcare is likely to be provided commercially in response to demand.
Pre-Schools	As noted above, one place per 10 children aged 0-4 years is an appropriate standard, which would be a demand for 3 places by completion of the development. Based on current trends, pre-schools are likely to be provided commercially in response to demand.
Out of School Care	Out of School Care is expected to be provided with the new East Leppington Public School in response to demand.
Family Day Care	Campbelltown City Council offers Family Day Care in Campbelltown, and additional services would be expected in response to increases in demand.
Private schools	There are no private schools in the locality. Other private schools in the area are accessible by public transport.
Education facilities: Public Primary School	The nearest public primary school is East Leppington Public School (currently under construction and expected to be open in 2021), about 2.3 km from the proposed development by car, foot or bicycle. Due to proximity, older students are unlikely to be eligible for a school travel pass. The SIOSA identified a need for one public primary school within the East Leppington Precinct.
Education facilities: Public Secondary School	The nearest public secondary school is Robert Townson High School at Thunderbolt Drive, Raby. The school is about 7 kms by car. A bus service is available at from stops in Jamboree Avenue.
Older People	
Facilities and services for older people	We have not identified any specific programs for older people in Campbelltown LGA.
Residential Aged Care services	The over 70 population of the development will be 21 people, equivalent to a demand for around 2 residential places to allow aging in place. Campbelltown SA3 is identified as Category 2 (where 1 is highest need) with regard to the 2020-

Service or facility	JSA assessment and Recommendation
	21 Aged Care Approvals Round. At 30 June 2020, there were 1,277 allocated and 933 operational places, equivalent to 95 allocated and 69 operational places per 1,000 people aged 70 and over, compared to a target of 78 places.
Aged Care and Assessment Team	In the context of Campbelltown LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Home and Community Care	In the context of Campbelltown LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Health and Welfare Services	
Public and Community Health Services	Public hospital facilities are available at Campbelltown Hospital, around 23 minutes by car. Liverpool Hospital is accessible by public transport, with a trip of about 1 hour from buses in Camden Valley Way.
General Practitioners	There is a medical practice nearby in Willowdale Shopping Centre.
Dental Services	Dental services are available nearby in Willowdale Shopping Centre.
Pharmacy	A pharmacy is available nearby in Willowdale Shopping Centre.
Mental Health Services	A range of services are available at Campbelltown Hospital and privately within Campbelltown CBD.
Allied Health Services	A range of services are available at Campbelltown Hospital and privately within Campbelltown CBD.
Community Support and Welfare Services	In the context of Campbelltown LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Justice and Emergency Services	In the context of Campbelltown LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Places of worship	In the context of Campbelltown LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Recreation and Open Space	

Service or facility	JSA assessment and Recommendation
Open space	<p data-bbox="562 272 1995 368">Open space has been estimated using a search of Council's Park/Sports Ground locator with areas taken from EAC RedSquare data base. Areas are approximate as identification of parcels related to Parks and Sports Grounds is not always obvious.</p> <p data-bbox="562 392 2018 520">At the level of Campbelltown LGA, the Campbelltown Local Infrastructure Contributions Plan 2018 identifies a total of 1,446 hectares of land zoned RE1 Public Recreation (page 28). Based on a 2036 population of 273,550, 774 ha of open space will be required, so that at the LGA level there is a surplus of open space for the foreseeable future. However open space is not evenly distributed.</p> <p data-bbox="562 544 1973 608">The SIOSA identifies 1.79 ha of local space per 1,000 persons within the East Leppington Precinct, compared to a benchmark of 2.26 ha per 1,000 persons. It also identifies a shortfall in sports fields.</p> <p data-bbox="562 632 2018 695">Based on population estimates above, the Planning Proposal will generate a demand for 9,500 m² of open space due to increased population.</p> <p data-bbox="562 719 1973 847">The nearest park to the site is Jamboree Park at the corner of Jamboree Avenue and Palaver Street, with an area of 6,800 m². This park has a high level of embellishment, with children's playground, seating, picnic facilities and landscaping. There is an adjoining reserve between Canal Parade, Grantham Crescent and Baden Powell Avenue. The reserve is about 2.6 ha and has a minor level of enhancement including landscaping and walking paths.</p> <p data-bbox="562 871 2018 935">Sporting fields are under construction at the intersection of Willowdale Drive and Winter Street, about 2 kms from the site. A children's playground is found at Mawson Park, about 800 metres from the site.</p>
Entertainment Facilities	Entertainment facilities are available in Campbelltown CBD, MacArthur shopping centre and Liverpool CBD including cinemas, clubs, pubs and restaurants. Campbelltown CBD and MacArthur shopping centre are accessible from the proposed development by car and Liverpool CBD is accessible by car or public transport.
Shops and commercial services	A range of shops and commercial services are available in Willowdale Shopping Centre, about 2 kms away, and an extensive range is available in Campbelltown CBD, MacArthur shopping centre and Liverpool CBD. Campbelltown CBD and MacArthur shopping centre are accessible from the proposed development by car and Liverpool CBD is accessible by car or public transport.
Regional sports facilities	The SIOSA found that the need for regional sports facilities will be met by existing facilities and open space and by those proposed to be developed within the North Leppington Precinct.
Transport	

Service or facility	JSA assessment and Recommendation
Public and community transport	<p>The development is serviced by bus stops in Jamboree Avenue, 800 metre walk from the site, and in Camden Valley Way, about 950 metres walk from the site. Services from Jamboree Avenue operate between Narellan and Leppington, providing access to Willowdale Shopping Centre and Leppington Railway Station. Services from Camden Valley Way provide access to Liverpool CBD and station. Buses in Jamboree Avenue are available twice hourly and at higher frequencies during peak periods. Buses in Camden Valley Way provides five services daily. destinations.</p> <p>Leppington Station is 5 km from the site and provides a twice hourly or better service to Liverpool, Parramatta and Sydney City.</p>
Emergency Services	
Police	Police are available at Campbelltown Police Station, 65 Queen Street Campbelltown. In the context of Campbelltown LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Ambulance	Ambulance is available at 100 Parkside Crescent Campbelltown. In the context of Campbelltown LGA, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.
Fire Services	Fire Services are available at 162 Greenway Drive, Horningsea Park. In the context of the region, the incremental impact of the proposed development is likely to be minimal with regard to assessment and demand for services.

Source: JSA 2020

Appendix A: Selected Demographic Indicators (Graphs)

Persons per Dwelling

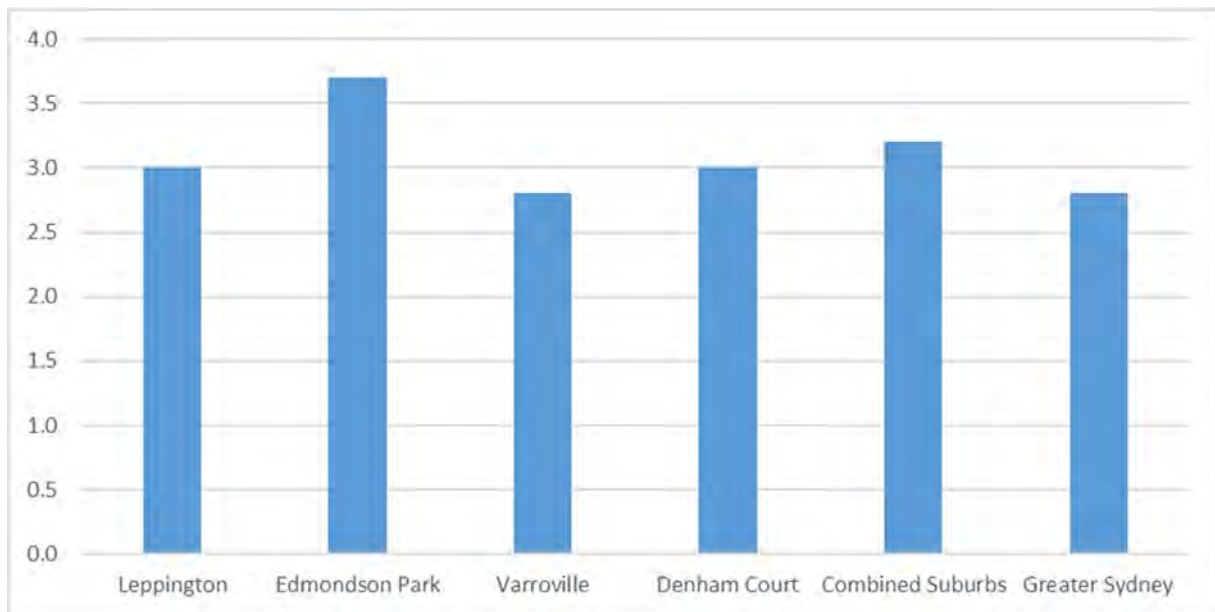


Figure 0-1: Number of persons per dwelling for Selected Suburbs and Greater Sydney
Source: JSA 2020, calculations based on data from ABS Census of Population and Housing 2016

Relative Socio-Economic Status

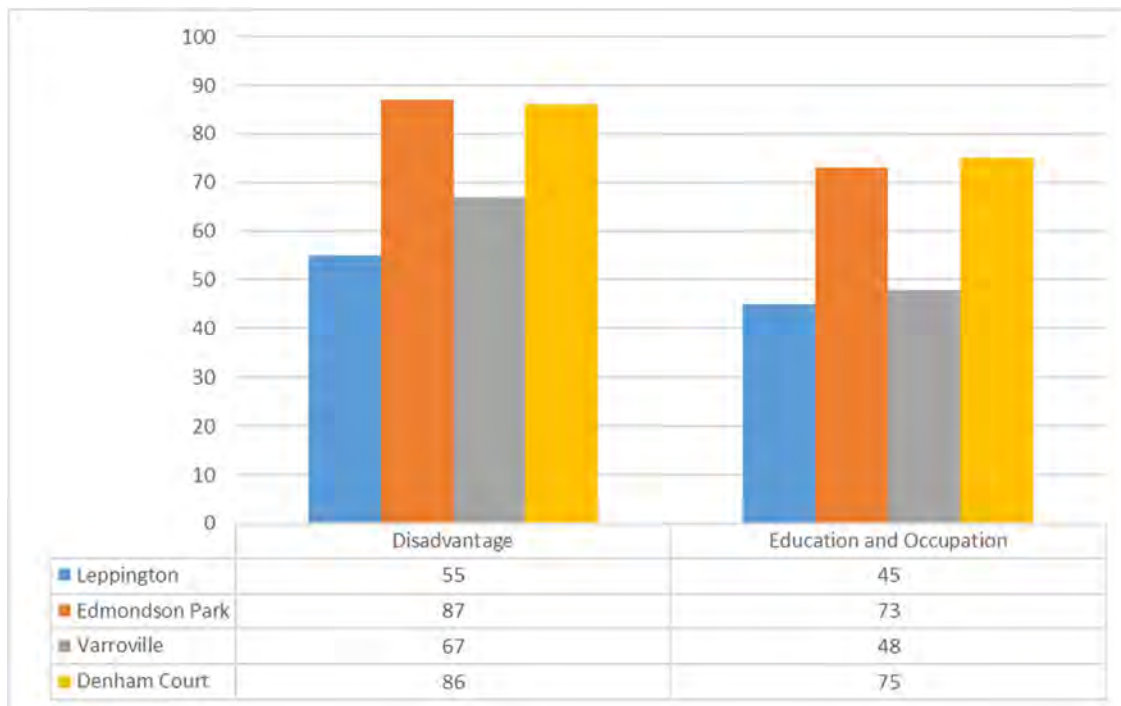


Figure 0-2: Index of Relative Socio-economic Disadvantage and Index of Education and Occupation for Selected Suburbs

Source: ABS Socio-Economic Indexes for Australia (SEIFA) 2016

Median Household Income

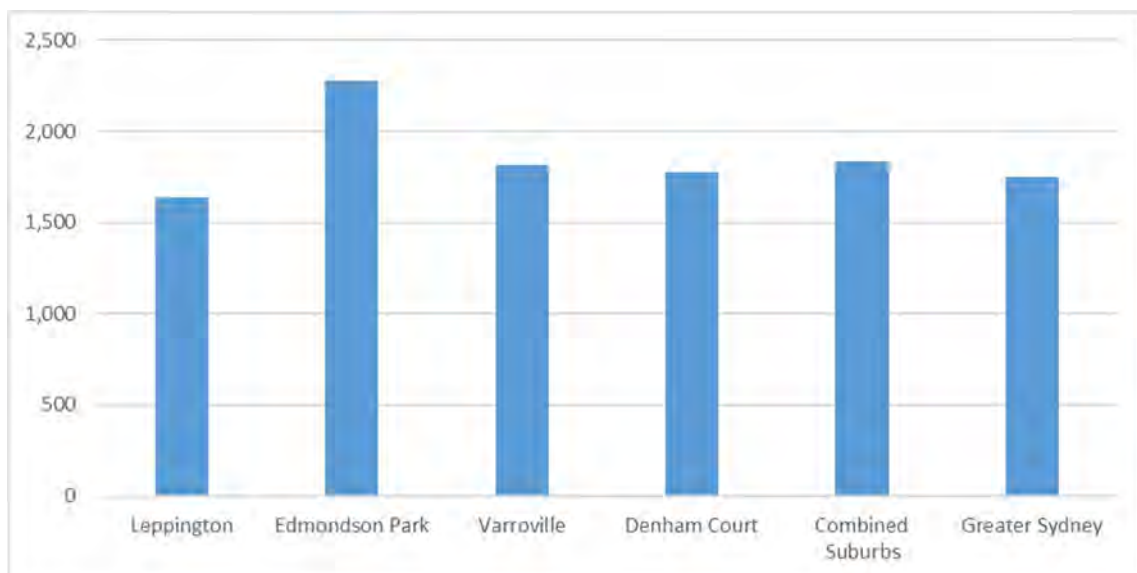


Figure 0-3: Median household income for Selected Suburbs and Greater Sydney

Source: JSA 2020, calculations based on data from ABS Census of Population and Housing 2016

Median Age and Age Structure

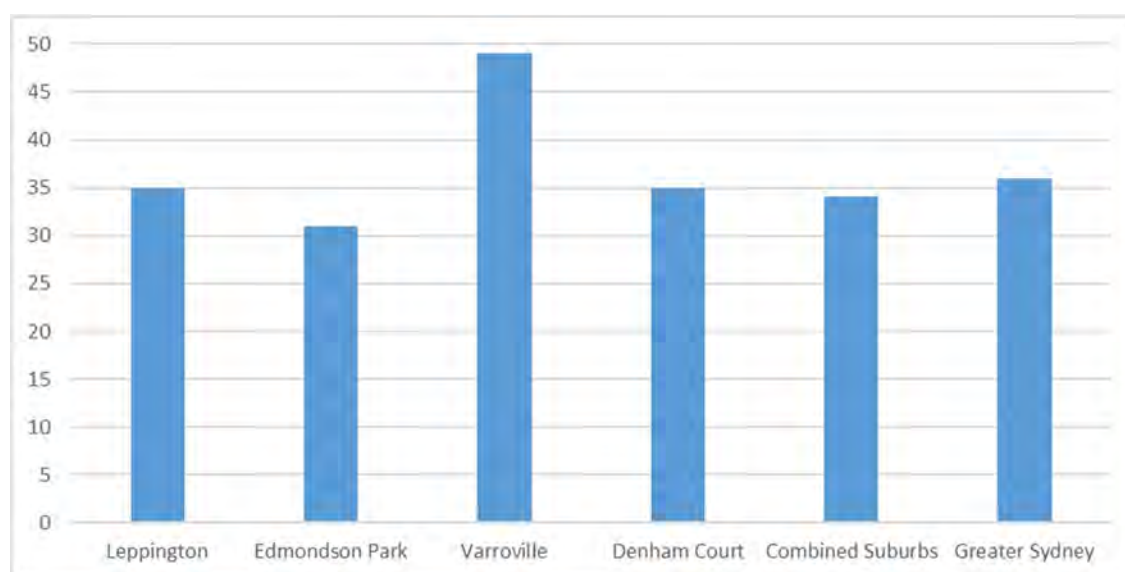


Figure 0-4: Median age of persons for Selected Suburbs and Greater Sydney

Source: JSA 2020, calculations based on data from ABS Census of Population and Housing 2016

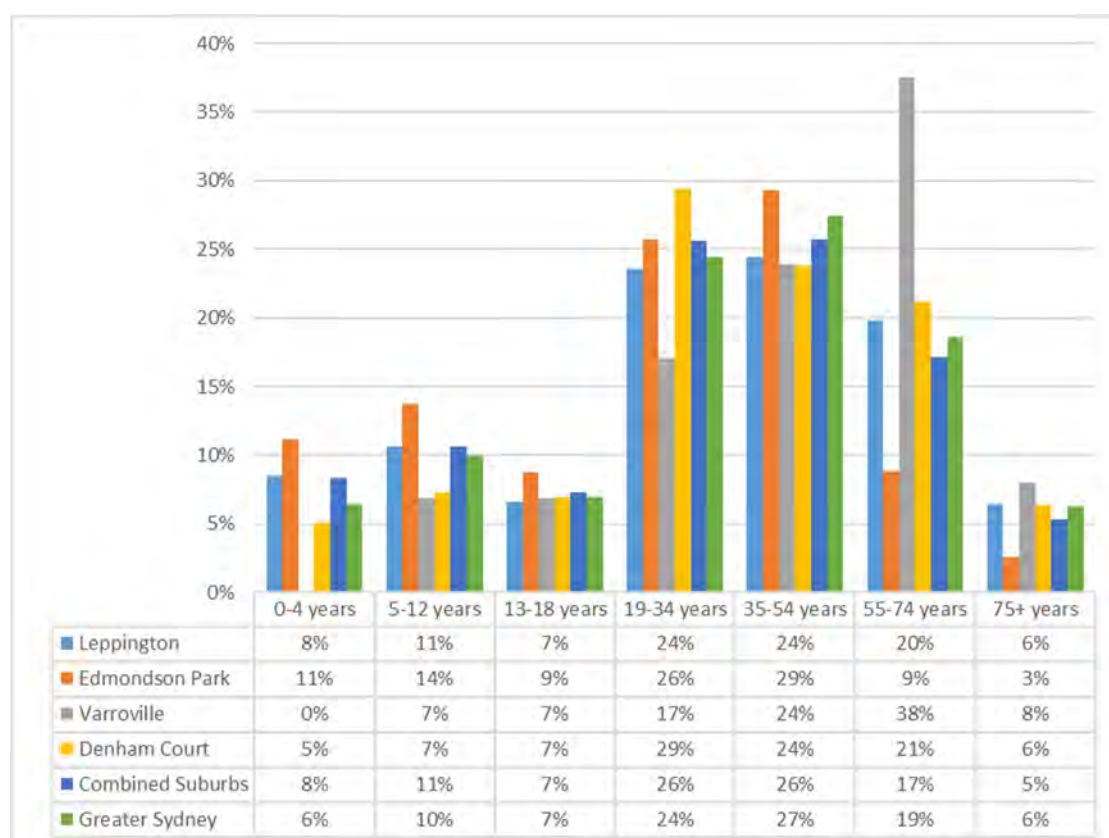


Figure 0-5: Age of persons in Selected Suburbs and Greater Sydney

Source: JSA 2020, calculations based on data from ABS Census of Population and Housing 2016

Need for Assistance with Core Activities

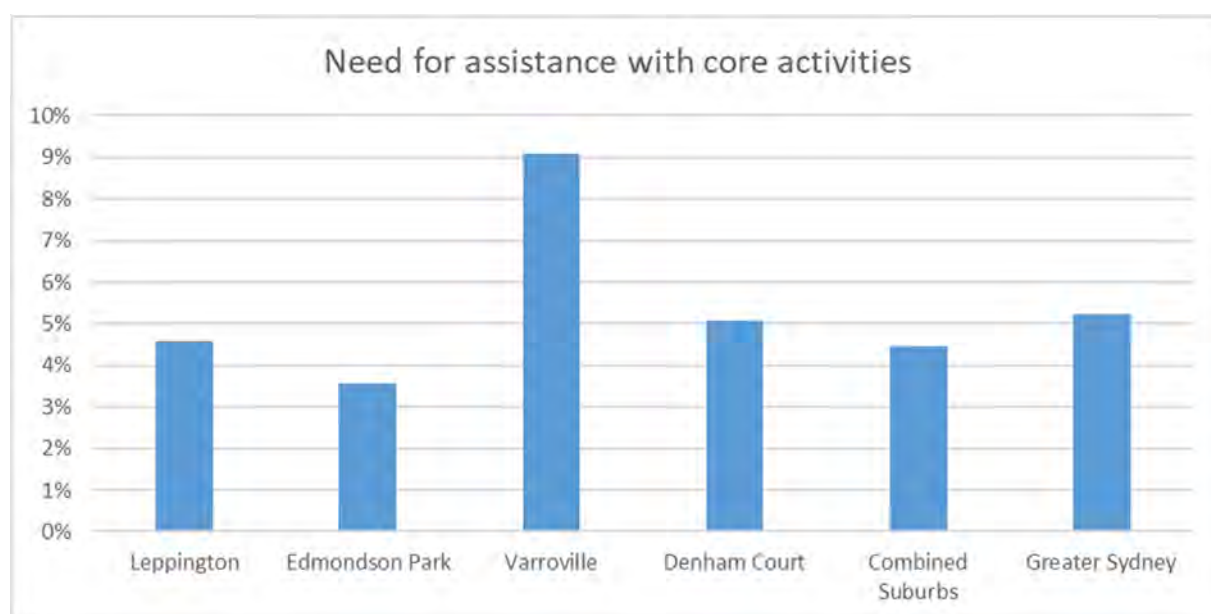


Figure 0-6: Need for Assistance with Core Activities for Selected Suburbs and Greater Sydney
Source: JSA 2020, calculations based on data from ABS Census of Population and Housing 2016

Household Type

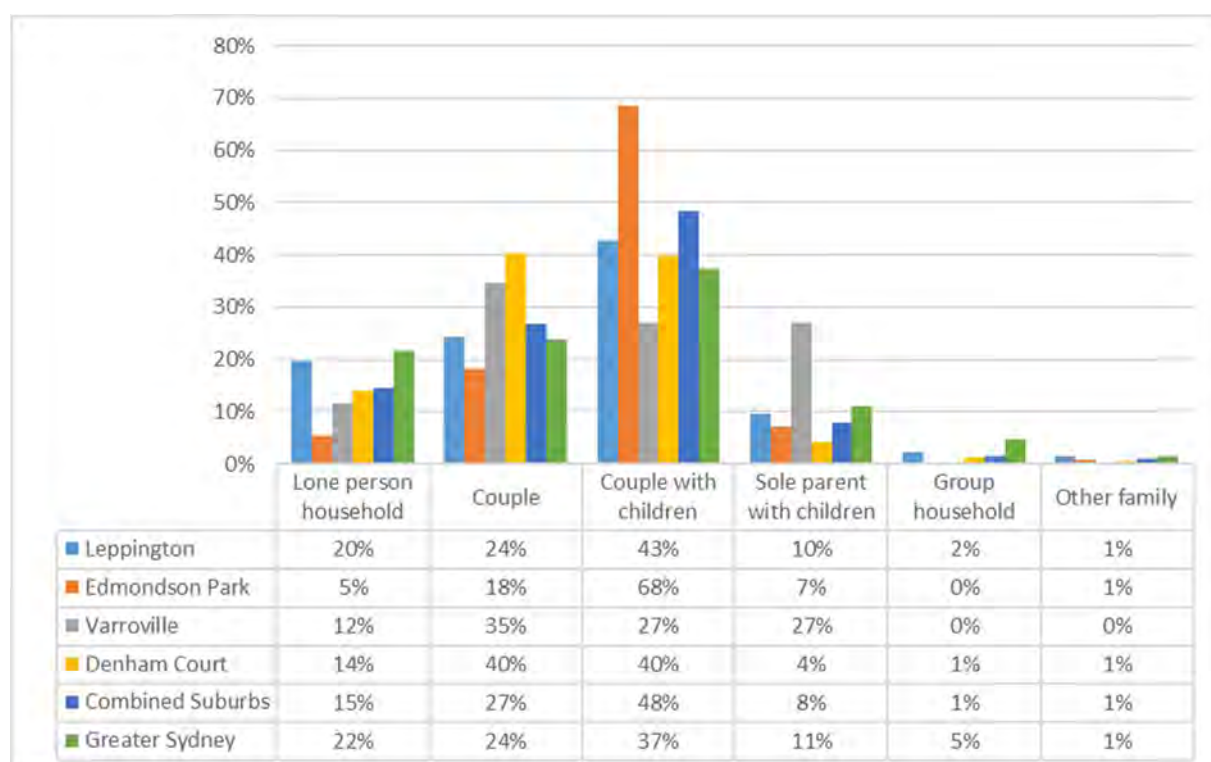


Figure 0-7: Household Type for Selected Suburbs and Greater Sydney
Source: JSA 2020, calculations based on data from ABS Census of Population and Housing 2016

Employment (Occupation and Industry) Profile

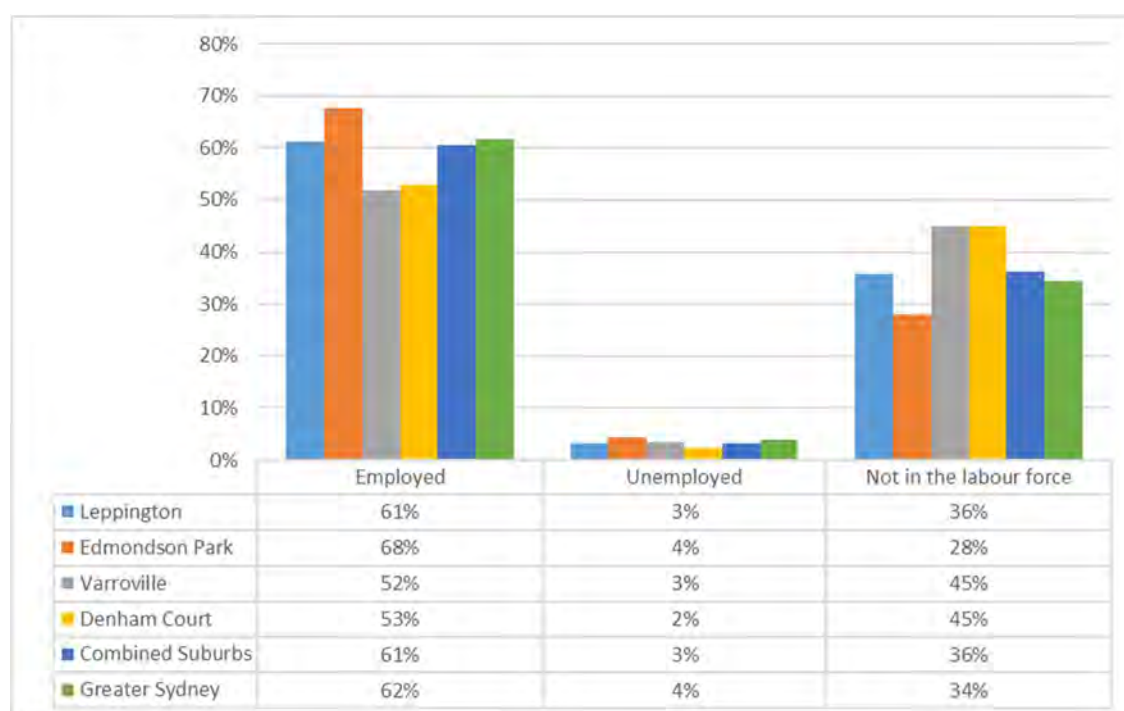


Figure 0-8: Employment Status for Selected Suburbs and Greater Sydney

Source: JSA 2020, calculations based on data from ABS Census of Population and Housing 2016



Figure 0-9: Occupational Status for Selected Suburbs and Greater Sydney

Source: JSA 2020, calculations based on data from ABS Census of Population and Housing 2016

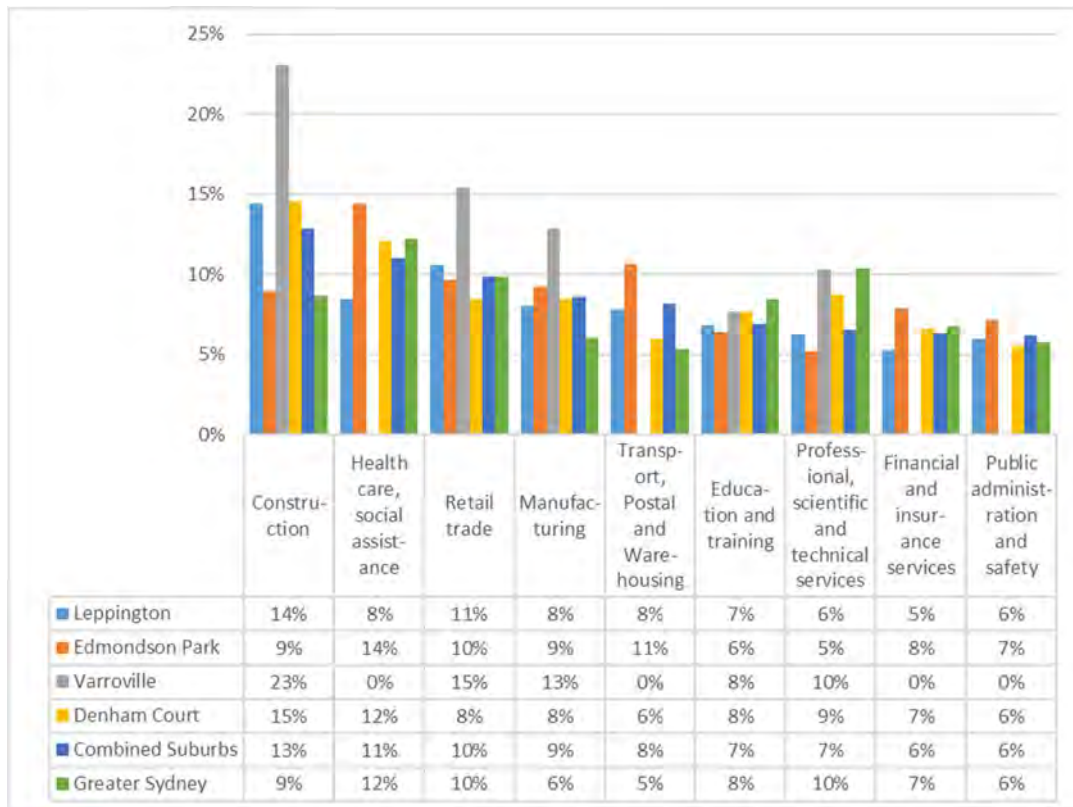


Figure 0-10: Industry of Employment for Selected Suburbs and Greater Sydney (Pt 1)
Source: JSA 2020, calculations based on data from ABS Census of Population and Housing 2016

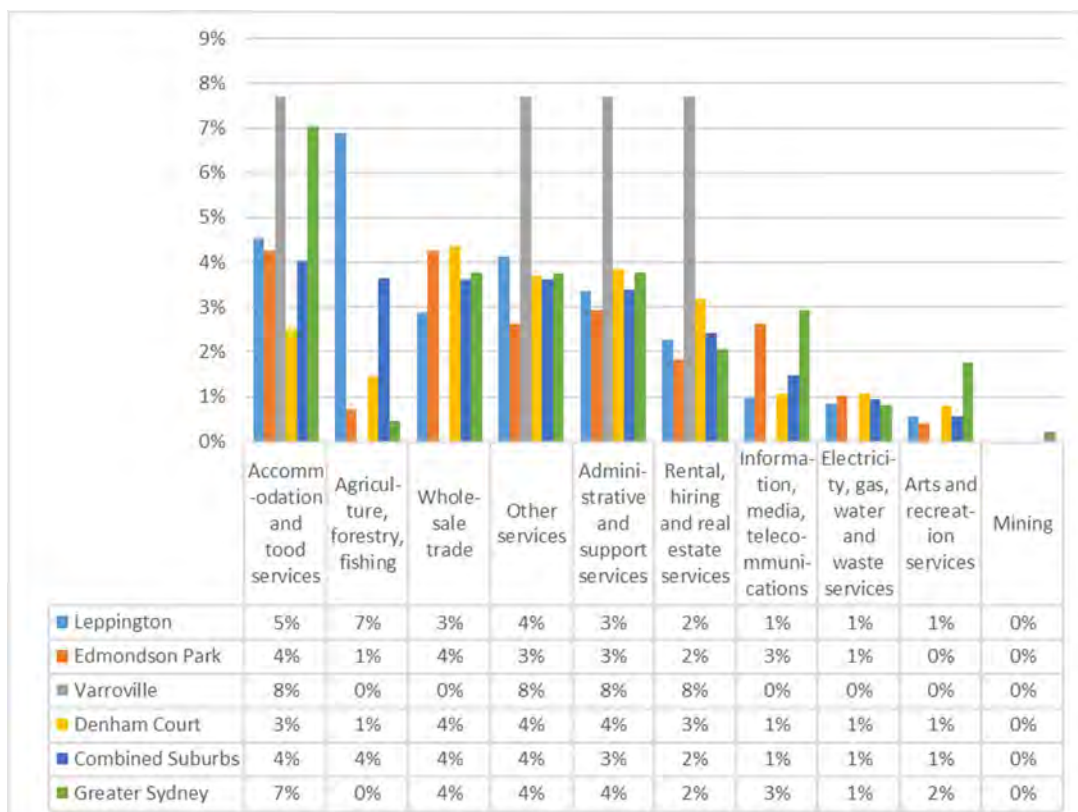


Figure 0-11: Industry of Employment for Selected Suburbs and Greater Sydney (Pt 2)
Source: JSA 2020, calculations based on data from ABS Census of Population and Housing 2016

Vehicle Ownership

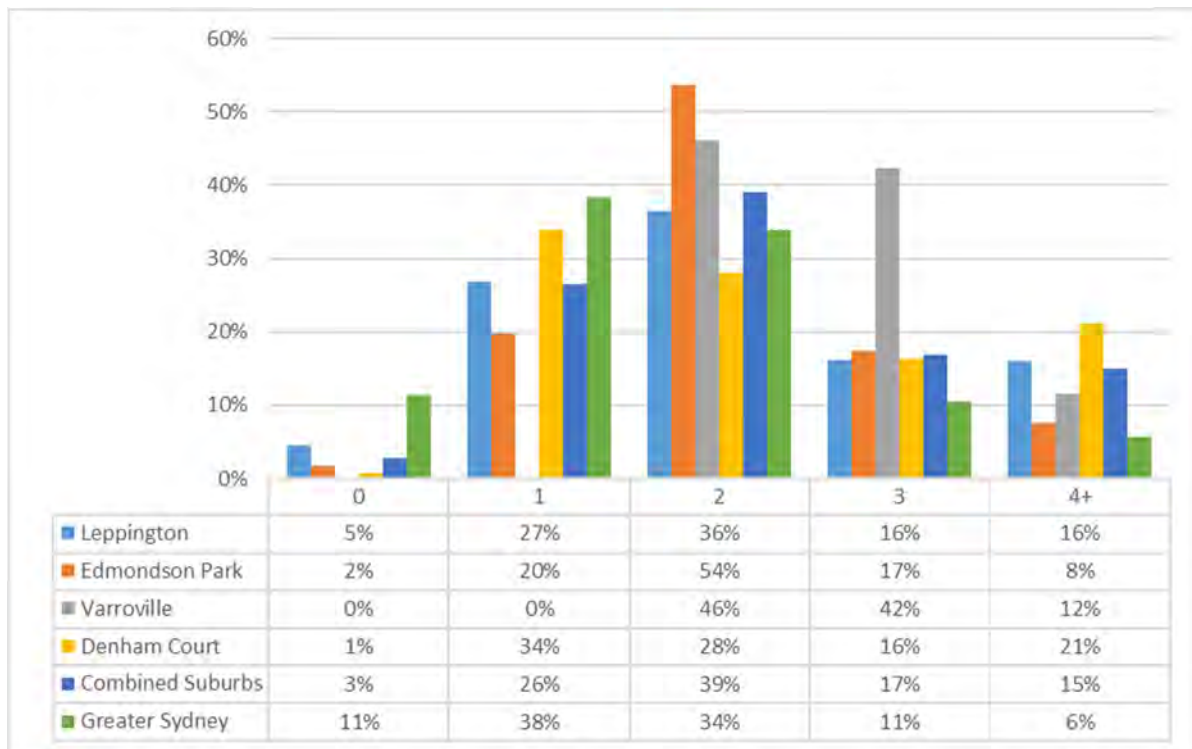


Figure 0-12: Vehicle Ownership for Selected Suburbs and Greater Sydney (Pt 1)

Source: JSA 2020, calculations based on data from ABS Census of Population and Housing 2016