



Menangle Park

Social infrastructure study and social impact assessment

Client:
APP on behalf of The Dahua Group

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Final

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1 Executive Summary

This study examines the social infrastructure and open space needs arising from the Planning Proposal to amend the Menangle Park Urban Release Area Structure Plan that was approved by the Department of Planning in November 2017.

The objective of the Planning Proposal is to update the proposed rezoning and redevelopment of the Menangle Park site in the Campbelltown Local Government Area in order to ensure it reflects contemporary urban planning.

Importantly, this study builds on previous social impact studies undertaken in 2010 and 2016 that relate to the currently approved structure plan. This study considers what new or expanded social and open space infrastructure may be required using these previous reports as the baseline for future provision. Where appropriate, it provides additional information on leading practice approaches to social infrastructure and open space provision.

Since the current Structure Plan was determined, this study provides:

- » Updated demographic information using 2016 Census data from the Australian Bureau of Statistics
- » Updated review of the policy and planning context applicable to the site
- » Assessment of the relevance and capacity of existing proposed social infrastructure and open space based on current trends and preferred approaches to delivery
- » An updated assessment of social infrastructure and open space needs based on recent consultation with relevant stakeholder agencies.

The Planning Proposal anticipates an increase in the current approved dwelling yield of 3,400 dwellings up to 5,250 dwellings. The study finds that the residential component of the Planning Proposal would yield an estimated increase from original population projections from around 10,000 people up to a future population of approximately 16,300 people.

The study finds that the future residential population is likely to:

- » Consist of more diverse age, cultural and household demographic characteristics arising from a higher mix of dwelling types
- » Increase demand for, and utilisation of, local level social and recreational infrastructure proposed on the site
- » Contribute to increased pressure on, and cumulative demand for, district and regional level social and recreation infrastructure in the areas surrounding the site.

This study investigates what further social infrastructure and open space facilities will be required onsite to support the additional future population that would arise from an increase in residential population on the site, summarised in Table 1.

Table 1 Summary of recommended social infrastructure and open space requirements

Social infrastructure need	Recommended onsite requirements
Community meeting and activity spaces	
Community meeting spaces where people can interact and form social networks	One Community centre (minimum 1,000sqm up to around 1,300sqm) co-located near neighbourhood retail and primary school on min 0.4ha site
	Additional library and cultural space (minimum 500sqm) as part of the recommended community centre OR contributions to augment existing or new off-site library and cultural facilities
	Development of a placemaking and public art strategy
Lifelong learning	
Education provision (Secondary, Primary, Early childhood) that accounts for the location of the development and proximity to existing education infrastructure	One government Primary School (minimum 2ha site) including an Out of School Hours Care centre located adjacent to recreational open space in neighbourhood retail centre
	Additional demand generated for tertiary and secondary education provision to rely on availability of existing facilities in the surrounding area
	At least five centre based long day care and early education facilities (private sector provision)
Health and wellbeing spaces	
Residents should have access to fresh food options. Primary health care and social services will be needed.	Additional opportunity for fresh food retail in neighbourhood retail centre.
	Additional demand for local GP's and nurses, private medical practices in commercial space town centre (private sector provision) Opportunity for an integrated primary health care centre space to be located in Menangle Park town centre (location in South West Growth Centre is yet to be finalised by NSW Health)
	Access to social support services through outreach services at the proposed community centre
Additional demand on Emergency Services.	Rural Fire Services station (minimum 2,000sqm site) with potential for co-location with State Emergency Services or to allow for future Fire and Rescue service if required

Social infrastructure need	Recommended onsite requirements
Open space	
Extensive open space needs to be supplemented with recreational infrastructure (sportsgrounds, indoor recreation facility, parks, informal youth recreation)	<p>Six local parks ranging in size from 0.3ha to 2ha (minimum total 5ha up to 8ha)</p> <p>Two district parks of at least 2ha each as part of riparian zones with additional embellishment</p> <p>One multipurpose sports hub (minimum 5ha up to 20ha) with:</p> <ul style="list-style-type: none"> » Four playing fields » Six multipurpose courts » A criterium bike track <p>Eight children's play spaces distributed in open space areas, with one play space including water play.</p>

The study also finds that although the population will not be large enough to warrant the provision of higher ordered district and regional level facilities and services onsite, they will contribute substantially to the cumulative demand for such facilities, particularly in the Campbelltown city centre. The way in which these requirements will be met is likely to be through provision of developer contributions to either augment existing off-site facilities, or to contribute towards new future facilities in locations yet to be determined. This is particularly relevant to the provision of a high school, integrated primary health centre, emergency services, indoor recreation and aquatic centre.

The study also provides commentary on any additional potential social impacts, both positive and negative, that might arise from the Planning Proposal. This is a high level assessment undertaken at a preliminary level suited to the Planning Proposal stage. It considers how these issues can be managed in ways that minimise any negative impacts and can maximise community benefit of the increase in population onsite. Many of the proposed mitigations required to address potential impacts will rely on good quality planning and design, and developer contributions towards social infrastructure and open space improvements in the local area.

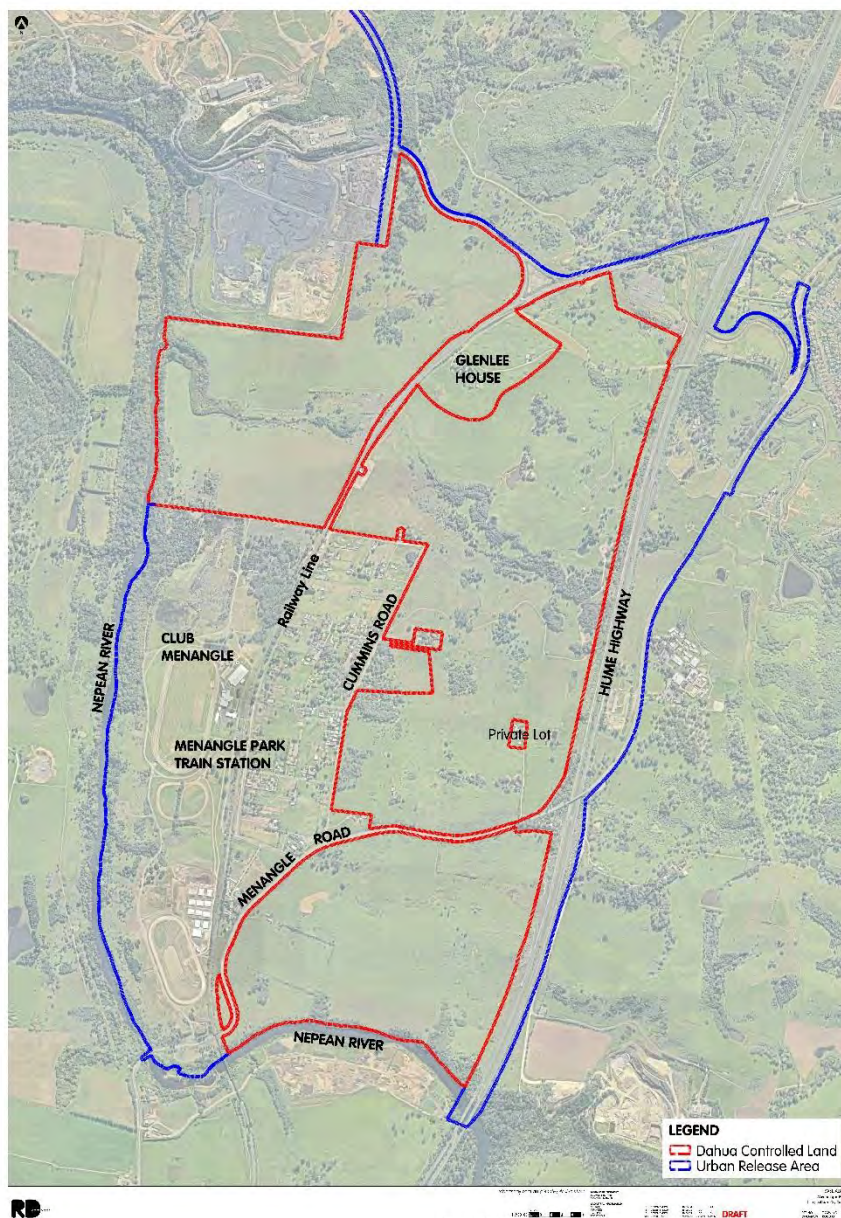
Summary of likely areas of revised social impacts and issues:

- » Additional housing supply and increased dwelling diversity that can provide homes for **more people and may better suit people's needs**
- » Improved activation and viability of proposed social infrastructure, open space and retail centres with potential for community development and place making activities
- » Increased demand pressures on social infrastructure and open space that will result in some positive impacts by providing new and expanded facility provision but may also increase some negative urban stresses.

2 Introduction

Elton Consulting has been engaged by APP Corporation Pty Ltd on behalf of the Dahua Group to prepare a Social Infrastructure study and Social Impact Assessment study (the study). The purpose of the study is to inform a Planning Proposal to amend the Campbelltown Local Environmental 2015 (Campbelltown LEP 2015) in relation to the Menangle Park Urban Release Area (URA), which comprises of 958 hectares of land at Menangle Park. The URA incorporates 498 ha of land owned or under the control of Dahua Group (Aust) Pty Ltd (Dahua) with the remaining area owned or under the control of other landowners (shown in Figure 1).

Figure 1 Dahua controlled land within Menangle Park Urban Release Area



Source: Roberts Day for APP

2.1 Background

Menangle Park is a suburb of Campbelltown LGA located around 65km south of Sydney CBD adjacent to the M5/Hume Highway. The Menangle Park URA (the site) is located approximately 5.5km south west of the Campbelltown CBD. The total site area is approximately 958ha. The site is currently a predominately rural area with an agricultural history (shown in Figure 2).

Figure 2 View of existing site area



Source: Elton Consulting 2018, view east from Cummins Rd, Menangle Park

This study builds on previous work documented in the Social Sustainability Report for Menangle Park prepared by Heather Nesbitt Planning in 2004 and updated in February 2010. This report sought to understand how to deliver a socially sustainable development at Menangle Park, including to assess the social impact of the proposed rezoning.

An addendum to the Social Sustainability Report was prepared by GHD in 2016 to update population projections and review the social infrastructure and open space requirements. These documents supported the rezoning and redevelopment of the Menangle Park URA approved by the Department of Planning and Environment on 18 November 2017. They are referred to throughout this study for information on social infrastructure and open space currently proposed to support the Menangle Park URA.

2.2 Outline of project

The site was rezoned from rural land to urban purposes on 18 November 2017 to accommodate approximately 3,400 residential lots, a retail/commercial town centre, employment lands and community and recreational facilities.

The proposed amendment (shown in Figure 3 overleaf) **builds upon the site's previous rezoning and** associated Structure Plan to create a new sustainable, healthy and high quality residential community comprising:

- » 5,250 dwellings (an increase of 1,850 dwellings)
- » a new major town centre comprising 30,000m² of retail / employment gross floor area
- » a new neighborhood centre (approximately 3,500m² of employment floor space)
- » a revised road and street network to provide better permeability throughout the site

- » sporting fields and parks
- » integrated passive recreation area within a riparian corridor network
- » land for environmental conservation
- » community facilities to support the proposed increase to the population
- » primary school.

2.3 Study purpose and scope

The purpose of this study is to assess and identify any new or expanded social infrastructure and open space facilities that would be required to support the additional residential population arising from an increase in housing supply at the site. It then provides advice on how that demand might best be addressed. The study is based on a total anticipated development yield of 5,250 dwellings with a forecast population of approximately 16,300 people when the whole site is fully developed.

The social infrastructure and open space considered in this study is defined as:

- » Community facilities, including;
 - > schools (government and non-government)
 - > community centres (multipurpose meeting and cultural space)
 - > child care centres (long day care, pre school, out of school hours care)
 - > community based health facilities.
- » Open space, including;
 - > formal (active) open space (sporting fields and outdoor courts)
 - > informal (passive) open space (parks, trails, playgrounds)
 - > other recreation facilities (indoor recreation).

The study also includes a high level commentary on potential additional social impacts arising from the population density increase to inform the Planning Proposal. This is a general commentary that considers feedback from key stakeholders but did not include new community consultation.

2.4 Study process

The study considers leading practice for contemporary provision of social infrastructure and open space that may vary from the methodology used in previous reports for the Menangle Park area.

Preparation of this study has involved:

- » Discussions and meetings with our client and consideration of the revised structure plan for the site
- » A review of recent relevant plans, policies and background studies at a local and state level including those have changed since the date of related previous social infrastructure reports (2016)
- » Updating the social context of the adjoining suburbs using data from the Australian Bureau of Statistics (ABS) Census 2016
- » Updating the forecast social context of the future population based on suburbs nearby that have recently experienced significant population growth using data from the ABS Census 2016

- » Revising the availability and capacity of existing social and recreation infrastructure in the area, including proposed social and recreation infrastructure
- » A meeting and follow up discussions with staff from Campbelltown City Council regarding social infrastructure and open space planning approaches and likely future requirements
- » Discussion with staff from the Department of Education regarding planning for schools in the area
- » Discussion with representatives from NSW Rural Fire Service and Campbelltown City Council regarding current Council owned facility at Menangle Park
- » Discussion with staff from the South Western Sydney Local Health District regarding health planning for the South West Growth Area.

Source: Roberts Day for the Dahua Group



3 Policy and planning context

Planning for the site is influenced by a large number of policy and planning documents which focus on Greater Sydney, the South West Growth Area and the Campbelltown LGA. This chapter provides a summary of the implications of these planning policy documents for the site. A detailed review of the documents is provided at Appendix A.

3.1 State level policy and planning

The Greater Sydney Region Plan: A Metropolis of Three Cities (2018)

Menangle Park is part of the emerging Western Parkland City which is focused on capitalising on the benefits of the new Western Sydney Airport. Campbelltown is identified as one of four strategic city centres that will play a major role in providing lifestyle, business and education outcomes for the Western Sydney population.

Western City District Plan (2018)

The Western City District Plan includes the Campbelltown LGA. The Menangle Park site is identified as important for progressing the provision of capacity for additional housing supply.

Greater Macarthur Priority Growth Area (2018)

Menangle Park land release and infrastructure will be guided by documents for this Growth Area.

Greater Macarthur and Wilton Priority Growth Areas – Social Infrastructure Assessment (2017)

Recommendations made by the study relevant to Menangle Park are listed in Appendix A-1-5.

Greener Places (Draft- 2017)

This draft policy highlights the importance of providing a network of green spaces to support good quality of life in the urban environment. The open space assessment provided in this study has referenced the four key principles in the document which are integration, connectivity, multifunctionality and participation.

South Western Sydney Local Health District: Strategic Priorities in Healthcare Delivery to 2021 (2013)

South Western Sydney Local Health District (SWSLHD) incorporates the local government area of Campbelltown. The SWSLHD is characterised by high levels of social-economic disadvantage and poorer health outcomes.

3.2 Local level policy and planning

Campbelltown 2027 – Community Strategic Plan (2017)

A key focus of this plan is that the planning of new infrastructure, including in new release areas such as Menangle Park, ensures the quality and character of the area is not compromised by growth. In

particular, the plan emphasises the desire to protect the natural environment and enhance natural amenity, including open spaces, parks, gardens and bushland.

Draft Campbelltown Open Space Strategic Plan (2016)

This plan provides open space values, vision and guiding principles as well as categories, hierarchies, and functions/landscape character which were considered for this study.

Sport and Recreation Report Summary (2017)

This report provides sport and recreation vision and guiding principles as well as an analysis of current and future demand with recommendations which were considered for this study. For Menangle Park, the desired minimum standards for the development of a district outdoor sport and recreation facility were considered directly relevant.

The State of Play – Playspace Strategy (2016)

The strategy suggests that Council should work closely with developers to address gaps in the provision of play spaces which should be evenly distributed across an area and accessible to all age groups and should be planned according the play space hierarchy.

Draft Campbelltown Community Facilities Strategy (2018)

This document is currently on exhibition in draft form however it has not yet been endorsed by Campbelltown City Council. The draft strategy makes clear the projected major population growth in Menangle Park will require new community facilities. The strategy directly references the need for a new aquatic centre and integrated multi-purpose recreation facility at Menangle Park.

3.3 Menangle Park Urban Release Area planning documents

Planning Proposal (2016)

The urban zoning at Menangle Park was based on a planning proposal to enable the development of approximately 3,400 residential allotments. Social infrastructure and open space was recommended to support the development.

Social Sustainability report

2010 Report by Heather Nesbitt

This report was commissioned to assess the social impact of rezoning Menangle Park based on the development of a maximum of 3,600 dwellings at the site with an estimated future population of 11,540 residents.

The report's recommended community infrastructure for Menangle Park is listed in Appendix A-3-2.

2016 Addendum Update by GHD

The initial 2010 Social Sustainability report was updated by study consultants GHD in 2016 following changes to strategic planning in the area and modifications to settlement and growth patterns.

Using updated 2011 census data the document assumes the development of 3,500 dwellings at the site with an estimated future population of 9,828 residents.

The table in Appendix A-3-2 indicates how the 2016 report recommendations vary from the 2010 community infrastructure requirements.

Menangle Park Draft Section 94 Contributions (exhibition 2017)

The draft Section 94 Contributions Plan aims to ensure that an adequate level of public infrastructure, services and facilities is provided in Menangle Park to meet the needs of new residents. This Plan works off the 2016 Addendum assumption that there will be approximately 3,500 dwellings developed over 16 years, resulting in a population of around 9,800 residents.

4 Social context

This chapter presents an overview of the social context for development at the site. The characteristics of both the population currently living on the site, and the likely characteristics of the future population, can assist in identifying the potential future needs for social and recreation infrastructure.

4.1 Existing demographic profile

To help understand the current social context of the site, key demographic characteristics of the suburb of Menangle Park and adjoining suburbs are presented below using data from the 2016 Australian Bureau of Statistics (ABS) Census of Population and Housing. The figures for adjoining suburbs and the Campbelltown and Camden LGA were considered for comparison purposes. Further details of the demographic analysis are provided in Appendix B-2.

Population change

The Campbelltown LGA is forecast to grow from 167,468 people (2016) to 275,778 people by the year 2036, a population change of nearly 65%. Effectively managing population growth is a core concern of urban planning, with its purpose being to ensure people have access to adequate housing, employment, infrastructure and services.

All areas studied reflect the rapid population growth currently being experienced in the Campbelltown and Camden LGA's. New development in the suburb of Spring Farm is particularly notable, with a population increase of 227 per cent.

Implications of population growth:

- » The high levels of population growth suggest increasing demand pressures on existing core social and recreation infrastructure. This is likely to result in growing requirements for improved access to housing, employment, education and health services and facilities
- » The future development of Menangle Park is likely to contribute significantly to population growth in the Campbelltown area. The proposed increase in residential yield is not currently planned for and may require additional social infrastructure and open space to support further anticipated population growth.

Age characteristics

The different stages of life that people are at will influence the typical types of needs they have, and also how that is likely to change into the future as they age. The age of people in the areas studied strongly reflects the different '**suburb lifecycle**' patterns based on family formation.

- » Recently developed suburbs at Spring Farm and Mount Annan have a very high proportion of 25 to 49 year olds and young children (0 to 11 years)
- » Glen Alpine has a high proportion 50 to 69 year olds and young adults (18 to 24 years)
- » The Menangle Park and surrounding rural areas show high proportions of older people (70 years plus).

Implications of age profile

- » The high proportions of younger age groups suggest a strong demand for services such as child care and after school hours care
- » Higher proportions of working age people and family formation age suggest a strong demand for services relating to tertiary education, employment services and parenting support
- » Higher proportions of older people suggest a strong demand for aged care and health services.

Cultural diversity

People's ancestry, place of birth and religion can help tell the story of the history and diversity of an area. The cultural characteristics of the areas studied show:

- » The suburb of Spring Farm has high proportions of people who identify as Aboriginal and Torres Strait Islander
- » Spring Farm has a high proportion of recent overseas arrivals, while Glen Alpine and Menangle/Razorback have lower proportions
- » Christianity is the dominant religion in all areas, with lower proportions of Islam in Glen Alpine and the Rural Residential areas compared with the Campbelltown LGA
- » The areas studied have lower proportions of people who were born overseas compared to the LGA average
- » Aside from the top four countries of birth, the area has a different cultural profile to the Greater Sydney area, with higher representation in particular from Fiji and Bangladesh.

Implications of cultural profile

- » Although the suburbs studied are comparatively less diverse than the LGA averages, there is evidence of a growing ethnic mix. This suggests a future need for services and facilities such as settlement services, English classes and places of worship.

Households and families

Family and household structure is a crucial demographic indicator that plays a key role in determining demand for services and infrastructure. It also provides insight into the types of housing people may prefer. In line with population growth, the areas studied display increases in the overall number of households.

- » The largest increases for most areas was couples with children, excepting Menangle/Razorback and Glen Alpine, who had larger growth in couples without children
- » The suburbs of Mount Annan and Glen Alpine and Mount Annan have higher proportions of couples with children
- » All areas had lower proportions of lone person households than the LGA averages
- » Menangle Park, Menangle/Razorback and the Rural Residential areas show higher proportions of couples without children
- » All areas studies had either close to average or lower proportions of single parent families
- » With the exception of Spring Farm, all areas had higher than average household size (persons per dwelling).

Implications of household profile

- » The suburbs studied have high representation of couples with and without children, suggesting a need for a diversity of housing types including smaller dwellings such as apartments and townhouses.

Housing tenure, rental and mortgage stress

The housing market, including tenure, is strongly linked to the socio-economic status of areas. Housing affordability is currently a key concern of government and is an issue that has strong links with related effects on mental health and financial stress.

The suburbs studied show:

- » High proportions of people who fully own their own home in the older established areas of Menangle Park, Menangle/Razorback and Rural Residential
- » The newer suburbs of Spring Farm and Mount Annan have high proportions of people with a mortgage
- » There are very low or lower than average proportions of people who are renting their home, except for Spring Farm which is slightly higher than the Camden LGA average
- » None of the Campbelltown suburbs studied reflect the overall LGA increase in rates of renting
- » All of the suburbs show comparatively lower levels of households in mortgage or rental stress.

The suburbs studied show a dominance of low density, stand alone housing types with very little housing stock diversity.

- » None of the areas around the site show the presence of any high density units or apartments, however there is some evidence of medium density housing such as townhouses and duplexes
- » Much of the recent growth in houses is in those with four or more bedrooms.

Implications of dwellings profile

- » The suburbs studied have high representation of low density housing stock. Low density developments are likely to increase car dependency and have some links with lower physical activity
- » If larger dwellings are provided on smaller lots, this may result in people having less private open space and can increase demand for public open space provision.

Household income

Equivalised household income data puts all households on an equal footing independent of household size and composition to enable a true comparison between areas and over time. It is an indicator of the income resource available to a household of standard size and is the best measure of the changing economic fortunes of households living in The Hills Shire.

The suburbs studied show that the area around the site is comparatively more advantaged than their LGA averages, with higher proportions overall of people in the highest and medium highest income groups.

The largest recent changes have been in lower income groupings for suburbs located in the Campbelltown LGA, and higher income groupings for suburbs in the Camden LGA.

Implications of household income profile

- » The suburbs studied show that there is some evidence of growing wealth inequality between suburbs in the Camden LGA and suburbs in the Campbelltown LGA. This suggests a higher need for facilities and services that promote social inclusion and cohesion.

4.2 Population forecast

The Planning Proposal vision for the Menangle Park site is for a more compact housing and urban design, to create a new sustainable, healthy and high quality residential community.

Previous assumptions about the future dwelling mix and population size are outlined in Appendix B-3.

To forecast the future population for the Planning Proposal, the average dwelling occupancy rates of nearby recently developed suburbs were studied (provided in Table 26 at Appendix B-3), including Spring Farm, Mount Annan, Campbelltown Suburb, Minto, Gregory Hills and Edmondson Park.

Using these averages, the following range of forecast occupancy rates have been applied:

- » High density- between 1.9 and 2.3 people per dwelling
- » Medium density- between 1.9 and 2.5 people per dwelling
- » Low density- between 3 and 3.7 people per dwelling.

To determine the likely size of the future population, Table 2 below applies this range of estimated occupancy rates to the proposed dwelling yield scenario of 5,250 dwellings made up of:

- » High Density- 400 dwellings (7.5% housing stock).
- » Medium density- 550 dwellings (10.5% housing stock)
- » Low density- 4,300 dwellings (82% housing stock).

Table 2 Estimated population projection at development completion

Dwelling type	Estimated average household size			Dwellings	Estimated total population		
	Low	Average	High		Low	Average	High
Low density	3	3.3	3.7	4,300	12,900	14,190	15,910
Medium density	1.9	2.3	2.5	550	1,045	1,265	1,375
High density	1.9	2.1	2.3	400	760	840	920
					14,705	16,295	18,205
Total				5,250	16,295		

Source: Elton Consulting, 2018

Future population summary

- » Based on a dwelling yield of 5,250 homes, the estimated future population of the Menangle Park site is likely to be around 16,300 people.

4.3 Likely future population characteristics

To further understand the potential future social context of the proposed development, an additional study of key characteristics of new release area suburbs nearby to Menangle Park were examined. These suburbs were identified by selecting suburbs within nearby **LGA's that have experienced the** highest increases in population density between the 2011 and 2016 census. Further details of this demographic analysis are provided in Appendix B-4. These findings also include consideration of findings from Spring Farm throughout section 4.1.

Population change

All the selected suburbs display very high recent comparative growth rates, well above their LGA averages. The population characteristics of the suburbs studied are considered likely to be reflective of the future population that may live at the site.

Age characteristics

Compared with the existing population profile, there are:

- » A narrower range of proportions of babies and pre-schoolers, varying from 6.5% to 12.5%
- » A similar proportion of primary school aged children, varying from 8 to 12%
- » Lower proportions of high school aged children, ranging from 6 to 9%
- » Similar lower proportions of older people, except for the suburb of Campbelltown which is higher than the LGA average.

Key likely future population implications

- » The suburbs studied show that there may be strong demand for services for younger children and lower demand for services for older people.

Cultural diversity

Compared with the existing population profile, there are:

- » Similar range of proportions of people who identify as Aboriginal or Torres Strait Islander
- » Higher proportions of people who have recently migrated
- » Higher proportions of people who do not speak English well
- » Higher proportions of people from non-Christian religious backgrounds.

Compared with the existing population profile, there are higher proportions of people who were born overseas, including:

- » Similar proportions of people born in China, the UK and New Zealand
- » Higher proportions of people born in India and the Philippines
- » Higher proportions of people born in other countries, including Fiji, Bangladesh, Sri Lanka and Pakistan.

Key likely future population implications

- » The suburbs studied show that there may be higher proportions of people who were born overseas including a more diverse cultural mix.

Households and families

Compared with the existing population profile, there are:

- » Similar proportions of couples with children
- » Lower proportions of couples without children
- » Lower proportions of one parent families
- » **Higher proportions of 'other' families and group households.**

Key likely future population implications

- » The suburbs studied show that there is likely to be a similar array of household types.

Housing tenure, rental and mortgage stress

Compared with the existing population profile, there are:

- » Lower proportions of people who fully own their home
- » Higher proportions of people who have a mortgage or are renting their home
- » Higher proportions of people who are experiencing mortgage or rental housing stress.

Compared with the existing community, there are:

- » Similar dominance of low density, separate houses with four bedrooms or more
- » Some higher proportions of medium and high density housing types.

Key likely future population implications

- » **The suburbs studied show that there is likely to be a similar low density 'urban sprawl' with some higher housing diversity mix.**

Household income

Compared with the existing population profile, there are:

- » Excepting Minto, higher proportions of people in higher income groupings
- » Lower proportions of people without an internet connection.

Key likely future population implications

- » The suburbs studied show that there is likely to be a higher relative wealth profile.

5 Assessment of social infrastructure and open space

This chapter adopts a context driven approach to planning for future social infrastructure and open space needs for the Menangle Park site. The previous Social Sustainability planning work that has been undertaken is acknowledged (Appendix C-1) and is supplemented with an understanding of best practice approaches to social infrastructure and open space delivery that focus on quality as well as quantity.

5.1 Approach to provision

Social infrastructure and open space facilities are provided by a wide variety of agencies including all levels of government, non-government organisations and the private sector. In the strategic planning phase, the focus is on land requirements to ensure that sufficient space is identified in the appropriate locations to meet the needs of the proposed increase in population density.

This chapter is therefore focused on facilities and services with land requirements provided by local and state government, such as schools and sporting grounds. It is assumed that other facilities and services (such as private schools, medical services and private child care centres) have land requirements that are usually acquired through the private market in response to market demand and can be considered at later stages of the development as permissible land uses.

This chapter also considers social infrastructure and open space planning within a hierarchy. To determine this hierarchy, the existing hierarchies used by Campbelltown (shown in Table 3) were also considered.

Table 3 Campbelltown City Council social and recreation infrastructure hierarchies

Hierarchy level	Draft Community Facility strategy	Open Space strategic plan	The state of play	Sport and Recreation strategy
Regional	Service a broad population that extends beyond the LGA boundary	Destination use, as specialised or range of facilities, large area with good access	Can attract visitation from outside Council's boundary, facilities include amenities such as toilets. Playgrounds may have unique features.	Min 20ha land, 30 min travel time. Sporting fields used by numerous communities with a focus on competition. Indoor facility with min. 4 courts, provides spectator seating.

Hierarchy level	Draft Community Facility strategy	Open Space strategic plan	The state of play	Sport and Recreation strategy
District	Service large parts of the LGA (between 30,000 to 60,000 people)	Various functions, central to one or more suburbs (5km radius), at least 2ha to more than 5ha	Attract a wide population catchment, located on large parcel of land, a variety of play choice (can be accessible playground), amenities such as shelter and water fountains.	Min 5ha, preferably 10ha, 15 minute travel time. Sporting fields that service a cluster of communities, mix of local training and competition. Indoor facilities min. 2 courts, suitable for competition
Neighbourhood	<i>Included in definition of 'Local'.</i>	Various functions, in residential areas, moderate size (min 0.5ha), 10-15 minute walking distance	Target a broad demographic, located on large parcel of land, equipment for wide age range, amenities such as bins and picnic tables.	N/A
Local	Run at a precinct and place-based level (population range around 5,000 to 30,000 people)	Various functions, located in residential areas, small (0.2 – 1ha), 5 minute walking distance	Small (0.1-0.2ha) Basic equipment and landscaping, may just target young children	Local level facilities not desired. Sporting fields that service local community such as a suburb, limited inter-club competition. Indoor facilities are usually single courts.

Source: Community Facilities study (Draft, introduction), Open Space Strategy (p21), The State of play (p10)

A hierarchy of social infrastructure and open space provision enables the organisation of types of facilities in terms of the catchment population size. The hierarchy aims to guarantee that residents, workers and visitors have access to a wide range of social infrastructure spaces at local, district and regional levels.

The hierarchy used for this report is shown in Table 4. The different levels of the hierarchy recognise that a range of facilities with different types of spaces and amenities is needed to build and coordinate a sustainable and effective social infrastructure and open space network.

Table 4 Population hierarchy for social infrastructure and open space provision

Hierarchy level	Population	Geography	Timeframe	Examples
Regional	Very large populations of more than 50,000 people and can be as large as one million people. They typically refer to a whole local government area.	A substantial distance radius of more than 10km	Substantial travel time.	Meeting community wide needs such as hospitals, universities, sports stadiums and major cultural facilities.
District	Large populations, of more than 20,000 people up to around 50,000 people	A distance radius of up to around 10km	A moderate 15 to 30 minute drive.	Meeting specialised and broader services, including libraries, competition sports complexes, emergency services, community health centres.
Local	Small neighbourhood populations of around 1,000 to 5,000 people making up sizable local populations of up to 20,000 people	A small distance radius of 1 to 5km	A short 5 to 15 minute walk or drive.	Meeting every day needs, including community centres, childcare, schools, local parks, sports fields and medical centres.

Source: Elton Consulting, 2018

The hierarchy is designed to account for the fact that while the projected population of the proposal (approximately 16,300 people) falls within a local level population need, this future population will contribute to the cumulative demand for district and regional level facilities.

The relative isolation of the site from other communities means the future population it is to rely heavily on its own local social infrastructure and open space. Also taken into account is that the built form of social and recreation infrastructure is in itself insufficient to address community needs and preferences unless it is accompanied by human services provision and place making initiatives.

Approach to the provision of social infrastructure and open space

- » Existing and proposed nearby social infrastructure are identified as per the hierarchy
- » Rates of provision are suggested based on benchmarks, including consideration of feedback from key government stakeholders
- » An assessment of gaps and future need is made, noting the sites likely reliance on local social infrastructure
- » The provision of social infrastructure requires consideration of its future activation through services, activities and programs.

5.2 Community activity and meeting spaces

The new population will need access to local spaces for meeting and gathering. Campbelltown City Council are moving away from providing small and dispersed local community facilities to preferring provision of larger district level, co-located facilities capable of being more actively managed.

Community meeting space

Existing facilities

Consistent with its small population there are currently very few community meeting spaces around the Menangle Park area. Existing community activity and meetings spaces near the site are listed in Appendix C-2.

The nearest local community facility to the site is the Glen Alpine Community hall. This was designed to meet current local need and is unlikely to have the capacity to meet demand from future urban development.

A limited range of district and regional level facilities and services located near the Campbelltown CBD are available to Menangle Park residents. The capacity of these Council facilities to meet projected demand from the site is unconfirmed, however given the scale of projected development in the whole Greater Macarthur Growth Area, new higher-ordered facilities are likely to be needed in the south of the LGA.

Planned facilities

While there are many proposed community facilities for the Menangle Park and surrounding areas, including the proposed facility under the current structure plan, none of these are considered to be at a stage of planning that would allow their capacity to be relied upon to support the additional population generated by the planning proposal.

Planning benchmarks

Community centres

The 2010 Social Sustainability report adopted a benchmark of 1 medium sized centre per 6,000-10,000 people, and 1 large centre per 10,000-20,000. The suggested building size for the new community was 700sqm. No library component or benchmark was identified as being included in this figure.

The 2016 Report adopted a standard of 1 space for less than 20,000 people, with a 60sqm minimum for an activity room and total building size minimum of 500sqm.

Best practice provision suggests a standard of between 60-80sqm community meeting space per 1,000 residents.

Library and cultural space

Library standards for NSW are outlined in *People Places: A Guide for Public Library Buildings in NSW (2012)*. These suggest the minimum size of a library is 190sqm, with an overall floor space of around 59sqm per 1,000 people for populations under 20,000. It is important to note that this is a generous amount of floor space as it assumes a model of a stand alone independent branch library. The provision rates decrease proportionately as population increases, for example a population of just over 20,000 people drops to 47sqm per 1,000 people, yielding a lower total suggested floor space because the assumption is this space will be provided as part of a larger catchment library, for example a district level library.

The contemporary provision of library space is to deliver it as part of co-located other community meeting spaces including community centres, museums and art galleries. In these cases, efficiencies can be gained through sharing common areas such as parking, foyers, amenities and office space.

Recommended facilities

Community meeting space

There are no community meeting spaces close to the site that are suitable for contemporary needs.

Increasing the current approved facility pro rata with the proposed increase in population on the site would result in a facility requirement of at least 1,000sqm.

Applying a best practice standard of 80sqm per 1,000 people would suggest a facility of 1,300sqm would be required.

The draft Campbelltown City Community Facilities Strategy (placed on exhibition March 2018) suggests the need for a new district level multipurpose community centre in Menangle Park of 3,000 to 3,500sqm (including library and cultural space- see below) which would be designed to accommodate demand in the wider area.

The local community centre need generated by the site population (minimum 1,000sqm up to 1,300sqm) should be provided onsite or can be contributed towards the cumulative demand for the provision of this larger, district level facility.

Library and cultural space

There are no local library or cultural spaces close to the site that are suitable for contemporary needs.

The State Library People Places Population Based Area Calculator suggests that for a population of 16,295 people, 961sqm of library space is required.

This demand could be met through provision of an onsite, local branch library co-located with the local community centre space. This co-location can create efficiencies through shared use of space such as foyers, staff offices and amenities which would suggest a lower library service floor space requirement, with a recommended minimum size of around 500sqm. However, current library trends and staff management considerations suggest that the required space may best be met through an offsite contribution to a larger district or regional level library facility.

The draft Campbelltown City Community Facilities Strategy (placed on exhibition March 2018) suggests the need for a new district level library in Menangle Park of 1,144sqm (also based on NSW People Places benchmark, population input unknown). This is proposed to be integrated with around 2,000sqm additional floor space for multipurpose community and cultural uses. As an alternative to offsite contributions, the local library needs generated by the site population (961sqm) could be contributed towards the cumulative demand for the provision of this larger, district level library facility.

Alternative mechanisms to meet some library-related needs on site include pop up library 'mailboxes', free public Wi-Fi in the town centre, public computer access and workshop or training rooms at the proposed community centre.

Regarding cultural needs, the site presents opportunities for arts-based place making. The development of a placemaking and public art strategy is recommended as part of future stages of the planning process for the site. This strategy could help enable the early engagement of local artists to create permanent and temporary public art projects in the public domain of the development.

Other

There are no other community activity meeting spaces currently in the Menangle Park area, however it is likely that Club Menangle plays an important role as a privately-owned community asset. Club

Menangle currently offers function space that can be hired by the community and may have the potential to offer increased access to low cost meeting spaces for the community into the future.

Comparison with proposed provision

Community meeting space

The proposed structure plan provides for a minimum 1,000sqm up to 1,300sqm onsite community centre. It also provides the opportunity for the existing proposed community centre to be relocated from the sport and recreation land south of Menangle Road to the neighbourhood retail centre north of Menangle Road. This is considered desirable to create a stronger sense of place with better linkages to shops, the primary school and public transport while retaining good proximity to the playing fields. This opportunity to relocate the community facility is likely to also improve the likelihood that shared use arrangements can be negotiated with the future primary school (discussed further in section 5.4).

Library and cultural space

The proposed structure plan proposes contributions towards an offsite district or regional library and cultural facility.

The recommended increased size of the proposed community facility is likely to be sufficient to accommodate space for community arts, studio, workshop or exhibition space. It may also include library type spaces including computer training room, study areas, book exchange or toy library.

Summary of community activity and meeting space

- » The proposal is likely to generate overall demand for:
 - > Additional community activity and meeting space
 - > Additional pressure on existing library facilities
 - > Additional pressure on existing cultural facilities.
- » To meet this need, it is recommended the proposal:
 - > Increase the size of the existing proposed community centre to at least 1,000sqm up to around 1,300sqm
 - > Incorporate an additional minimum 500sqm of local level library and cultural spaces into the recommended community centre or alternatively provide offsite contributions to district and regional level library and cultural spaces
 - > Re-locate the recommended community centre to a town or neighbourhood centre with the potential for shared use arrangements with the recommended primary school
 - > Provide onsite public art opportunities to enhance place making outcomes.
- » The structure plan:
 - > Provides opportunity for a 0.4ha site with a minimum 1,000sqm up to a 1,300sqm community facility located in the neighbourhood centre or alternatively can provide this community facility maintained in a location near sport and recreation land as under the current approved structure plan
 - > Proposes contributions towards an offsite district or regional library and cultural facility.

5.3 Health and wellbeing spaces

Health is more than simply the absence of disease. It can encompass the physical, social, emotional and sense of personal safety.

Medical services

Existing facilities

There are a limited number of services near the site that have a role in meeting health and wellbeing needs. Existing health and wellbeing spaces near the site are listed in Appendix C-3.

Current residents of Menangle Park rely on community health and hospital services provided in the Campbelltown CBD, which is reportedly already experiencing high demand from the existing community.

Planned facilities

Campbelltown Hospital is the public hospital nearest to Menangle Park. In June 2017, the NSW Government announced the delivery of a \$632 million upgrade to this hospital. This funding will go towards the following services:

- » Expanded paediatric services including more inpatient beds
- » Enhanced mental health inpatient and community support services
- » Additional emergency department capacity
- » More medical imaging equipment including an additional CT scanner
- » Additional capacity in intensive care
- » More medical, surgical and maternity beds
- » More clinic rooms and treatment spaces for ambulatory care.

Health Infrastructure is currently working with South Western Sydney Local Health District (SWLHD) to prepare a business case for these works.

This funding follows the completion Campbelltown Hospital's Stage 1 upgrade which saw the addition of 90 inpatient beds, an expanded emergency department, a refurbished maternity department, two cardiac catheterisation laboratories, and antenatal and paediatric enhancements¹.

It is likely that these improvements will help meet the future acute health needs of the future population of the site.

Planning benchmarks

Planning for future healthcare services in the Menangle Park area is undertaken by the SWSLHD. Health facilities and services are implemented in accordance with the SWSLHD Strategic Plan. If the proposed development is approved, the additional population forecast will need to be factored in to this plan.

¹ <https://www.nsw.gov.au/your-government/the-premier/media-releases-from-the-premier/nsw-budget-632-million-upgrade-for-campbelltown-hospital/>

The 2010 Social Sustainability report proposed the provision of one integrated primary health care centre of 500sqm as part of the town centre that could be provided by either State Government or the private sector.

The 2016 Report adopted a standard of one General Practitioner per 1,300 people and one primary health care nurse per 2,500 people. The suggested provision was as part of commercial space in the town centre, or some primary health care space as part of the community centre (in consultation with NSW Health).

The capacity of health services is influenced significantly by staffing levels as much as the capacity of buildings. It is therefore not straightforward to apply standards to derive future requirements. Generally, **a minimum of four to five GP's would be needed to** create a viable medical practice.

Best practice provision suggests that a district level Integrated Primary and Care Centre would be needed at a population of around 30,000 people. This would typically provide child and family health services and some specialist services. SWLHD have identified that Integrated Primary and Care Centres will need to be located in the South West Growth Centre, however locations have not yet been finalised in the Asset Strategic Plan.

Recommended provision

The proposed development will generate the need for a range of health and wellbeing spaces.

Based on one GP per 1,300 people, the site would generate the need for around 12 general practitioners. Assuming some capacity will be met in existing medical practices, this demand would be sufficient to sustain at least one, possibly two medical practices.

There will also be additional demand generated for services at the Campbelltown hospital.

While the site population does not itself generate the need for an Integrated Primary and Care Centre, it will contribute substantially (more than 50 per cent) to the demand for one.

Comparison with proposed provision

There is capacity within the proposed town and neighbourhood retail centres for the private sector provision of medical practices and pharmacy services as permissible uses on the site.

SWSLHD have identified that the proposed population increase will contribute substantially to the need for an Integrated Primary and Care Centre in the Menangle Park area. If the SWSLHD Asset Strategic Plan identifies Menangle Park as the preferred location for such a facility in the South West Growth Centre, it is likely the site for this would be in commercial space within the town centre. Alternatively, it may be incorporated into or co-located with the proposed community centre. Further consultation with the SWSLHD would be required to confirm this approach.

Social support services

Demand for social support services is driven by demographic need and is highly dependent on government policy and funding arrangements.

Services such as aged and disability care are increasingly provided by the private sector under individual service delivery packages (for example Home Care Packages and the National Disability Insurance Scheme funding package).

Welfare services tend to be focused on areas with high levels of socio-economic disadvantage. Examples of NSW Family and Community Services funding programs include:

- » Brighter Futures program (early intervention for families with young children)
- » Community Builders (community capacity and social inclusion)
- » Staying Home Leaving Violence program (a homelessness prevention initiative)

- » Specialist Homelessness Services program (support and accommodation services to people at risk of homelessness).

Many small, community based organisations rent spaces within Council owned community facilities as they are frequently unable to afford commercial rents.

Recommended facilities

Demand for aged care and disability care packages on the site are likely to be commensurate with demand in the general population.

The projected population is likely to have higher levels of household wealth suggesting there will be limited demand for most welfare services, noting that those that are needed such as domestic and family violence services may be provided to residents in need as an outreach service.

Comparison with proposed provision

There is the potential for the proposed community centre to include office space suitable for hire by community based organisations.

Fresh food retail

Most people prefer the convenience of access to a local supermarket close to where they live². A local population of more than 5,000 people is generally needed to make retail services such as a supermarket economically viable.

The Social Sustainability report (2010) proposed the provision of one large and one small supermarket with other stores such as a post office and convenience stores as part of the town centre. Additionally, it was proposed to allow space for temporary farmers markets as part of open space or an urban plaza (around 2,000sqm space). These services would be provided by the private sector.

The Addendum (2016) supported the provision of one large supermarket containing a fresh food market and one smaller convenience store.

Recommended facilities

The proposed development population increase is likely to make the provision of retail services more economically viable, including fresh food retail.

Comparison with proposed provision

The proposed provision of a neighbourhood centre in addition to a town centre is likely to increase the probability that residents, workers and visitors to the Menangle Park site will be able to access local fresh food retail services, dependant on economic feasibility.

The proposed urban design of the town centre and district parks are likely to be able to support the provision of farmers market type stalls.

Emergency services

Emergency services are typically catered for as outreach from central stations.

The Social Sustainability report (2010) proposed the provision of a 2,000sqm site for a NSW Fire Brigade Station to be provided by the NSW Government. Additionally, it proposed a 2,000sqm site for a Rural Fire Service Station to be provided by Campbelltown City Council.

² <http://www.ausfoodnews.com.au/2015/05/18/research-survey-reveals-more-australian-grocery-shopping-habits.html>

The Addendum (2016) recommended that these two proposed stations be co-located facilities but noted that this recommendation would require confirmation from the fire services.

Consultation with the Rural Fire Service (RFS) and Fire and Rescue NSW (FRNSW) undertaken for this study suggests that it is possible, but rare, for both a RFS and FRNSW to operate out of the same facility. The likely scenario is that as the development of Menangle Park begins, the RFS will need to upgrade its apparatus to service the needs of a more urban environment, and then as the urban density increases, FRNSW would take over responsibilities for first response to fire and rescue emergencies. This scenario means that a single site for a fire service, whether it is RFS or FRNSW, will need to be preserved in the proposed revised structure plan.

Consultation with Campbelltown City Council affirms that the co-location of a RFS and FRNSW is likely to be inappropriate for the site context, particularly as the existing RFS site at Menangle Park is Council owned while a future FRNSW facility would be provided under state emergency services planning.

It was also noted that there is existing high demand for additional State Emergency Services (SES) facilities in the Menangle Park and surrounding areas. The emergency rescue services offered by the SES in floods and storms may be a potential better fit for co-location with a RFS facility.

Figure 4 Existing Rural fire brigade service station at Menangle Park



Source: Google Maps Street View from 72 Racecourse Avenue, March 2013

Recommended facilities

In the short to medium term, the retention of a RFS site at Menangle Park with the potential for co-location with a SES is likely to ensure good emergency response times in the area. This is likely to require a total site area of at least 2,000sqm. As the site may generate traffic and noise during operational periods, the site should be located outside of residential areas. It should be located out of flood prone areas and allow for high standards of parking and convenient access.

Ambulance and Police Emergency services are likely to be initially catered for as outreach from central stations in Campbelltown. The site population will contribute to the overall demand for additional emergency services staff in the Campbelltown area. If response times for these services drop below

acceptable standards, there may be a need to provide an additional site for services by the NSW State Government at a wider, regional level. **A modern fire or ambulance 'superstation' is likely to require a site area from a minimum 2,500sqm up to 5,000sqm.** It is important to note that the need for state emergency services requires consideration of the entire South West Growth Area. The desired location of such a facility is likely to be preferred for a central location that enables rapid response times. It is understood that early strategic planning suggests that Wilton Junction may be the preferred future location rather than Menangle Park.

Comparison with proposed provision

The planning proposal preserves the opportunity for the relocation of the existing rural fire station in line with the approved structure plan on a 2,000sqm site.

Summary of health and wellbeing space

- » The proposal is likely to generate overall demand for:
 - > Additional hospital, **GP's and primary health care services**
 - > Additional access to local fresh food retail and social support services.
- » To meet this need, it is recommended the proposal:
 - > Rely on existing capacity in nearby primary health care services pending confirmation of SWLHD preferred locations for Integrated Primary and Care Centres within the South West Growth Centre
 - > Maintain onsite town centre capacity to provide for medical services, fresh food retail and social support services.
 - > Preserve the potential for a site area available for the provision of state emergency services
 - > Preserve the opportunity for the relocation of the existing rural fire station in line with the approved structure plan on a minimum 2,000sqm site which may also allow for possible co-location with other state emergency services.
- » The structure plan:
 - > Provides a town and neighbourhood centre suitable for private market provision of medical, fresh food retail and social services
 - > Provides a community centre of sufficient size to allow for outreach activities by health and social services
 - > Provides for a 2,000sqm site on Menangle Rd for retention of the existing RFS station.

5.4 Education and lifelong learning

The role of education in modern society goes beyond the classroom. It supports socialisation as well as economic growth through promoting problem solving, creativity and adapting to change. People need to be supported through education to acquire the skills they need to participate in social life and gain quality employment.

Tertiary (university, vocational)

Existing facilities

Globalisation is seeing an increasingly changing tertiary education sector. Key trends are on providing **students with 'real world' experiences, leading to main campus' being preferred to be located in central business districts.**

Information technology has transformed the online delivery of some courses reducing the need for teachable spaces.

With decreasing access to government funding, universities are more reliant on generating sustainable income streams including attracting international students to study in Australia.

For the vocational sector, there is an increasing number of private providers as the number of students attending TAFE declines.

In the Campbelltown LGA, 6% of people are learning at a tertiary level, which is lower than the Greater Sydney average (8%).

Table 5 identifies existing tertiary education facilities near the site.

Table 5 Existing tertiary education spaces near the site

Existing facilities	Provision notes	Approx. distance* (km)
Tertiary education (universities, TAFE and vocational providers)		
Western Sydney University, Campbelltown Campus <i>Narellan Rd & Gilchrist Dr, Campbelltown</i>	Campus services include accommodation, a library and child care	6.0
SETS - South East Training Services <i>8/186 Queen St, Campbelltown</i>	Safety and emergency training services	6.7
TAFE SWSi - Campbelltown College <i>181 Narellan Rd, Campbelltown</i>	The major training provider in the Macarthur region	7.3

Note: distance from site is measured from 1102 Glenlee Rd as the approximate future location of the proposed town centre and does not account for the Spring Farm Parkway and other internal road networks that are highly likely to reduce these travel distances.

Planning benchmarks

Tertiary education institutions are typically provided on an as needs basis for very large populations (100,000+ people). Need is heavily influenced by model of delivery, for example a satellite or online

campus as opposed to on-campus mode. Current trends are for university and vocational education **provides to locate technology rich campus' close to CBD locations.**

Recommended provision

The tertiary education needs of the additional population are likely to be met by existing university and vocational education providers in the area. Some vocational education providers may choose to locate in the future town centre based on market demand.

Comparison with proposed provision

There is no identified need for tertiary level education to be provided on the site.

Secondary (high school) and primary education

Attending primary and secondary school in NSW is compulsory, with children to be enrolled by the age of six and needing to have completed Year 10 or be 17 years old before they can leave.

The NSW Department of Education (DOE) is responsible for government primary and secondary schools, known as public schools. Students are allocated to a school based on their residential address, which is known as a catchment area. In some circumstances, students can be enrolled in a public school outside of their catchment, such as to attend an academic, arts or sports selective high school (requires an entrance exam).

In the Campbelltown LGA, 9.2% of people attend primary school and 6.9% attend a secondary school.

Existing primary and secondary schools near the site are listed in Appendix C-4.

The site falls in the north western part of the secondary school catchment of Ambarvale High School. Data suggests that enrolment at this secondary school has been recently fluctuating. The DOE report that this school currently has some capacity to accept additional enrolments. They expect that while substantial further demand pressures will be placed on the high school by the proposal, it is unlikely the site will need to provide a site for a new government high school.

The site falls at the northern end of the primary school catchment of Douglas Park Public School. Data suggests that enrolment at this primary school have been recently been increasing. The Department of Education report that this school currently has some short-term enrolment capacity to meet needs of the site population until the delivery of the proposed primary school under the approved or future structure plan. They expect that substantial further demand pressures will be placed on this proposed primary school by the proposal.

The DOE note that the provision of a 2ha site meets the current guidelines for new school sites, noting this size assumes the site will be co-located with playing fields. The DOE also encourage school sites to be co-located with retail and community uses. It is important to note that discussions about further details of the future school site are still in the process of being confirmed and will be subject to ongoing discussions between the Department of Education, Campbelltown City Council and the developer.

In addition, the proposed increase in population would place increased pressure on demand for out of school hours and vacation care services. The original structure plan envisaged that these services including before and after school care would be provided within the proposed Primary school site. The DOE report that this provision could be maintained.

Planned facilities

Government secondary (high school) and primary education

The NSW Government's 2017/18 Budget includes \$4.2 billion over four years to build more than 120 new and upgraded schools. This is the biggest investment in public education infrastructure in the history of NSW.

The most recent new school in the area near the site is the Spring Farm Public School at Spring Farm. It delivered 22 classrooms and was completed in 2016.

Upgrades are planned for Elderslie High School at Elderslie which are due for completion in late 2018.

The development of a school at Narellan for specific purposes, Yandelora School, is planned to meet the needs of students with moderate to severe intellectual and physical disabilities. It will have 16 teaching spaces for students from kindergarten to Year 12 and is forecast for completion in early 2019.

Non government secondary (high school) and primary education

Broughton Anglican College 2016 Annual Report indicates intention for the school to build its enrolment capacity into the future³.

Mt Annan Christian School 2016 Annual Report also indicates intention for the school to build its enrolment capacity into the future⁴.

Planning benchmarks

Government primary and secondary education

Planning for new schools is undertaken by the NSW Department of Education. Current guidelines for planning new schools are under review (pending the release of Education and Child Care State Environment Planning Policy). Predicting where and when a new school is required is complicated by a range of social, economic and land use variables. Demand analysis is undertaken on a case-by-case basis, including consideration of demographic characteristics, enrolment patterns and the size of the private schooling sector. For these reasons, the guidelines are not intended as a minimum standard or benchmark.

Depending on dwelling mix, generally in a greenfield area:

- » The requirement for a new primary school is triggered at around 2,500 to 3,500 dwellings
- » The requirement for a new high school is triggered at around 6,000 to 7,500 dwellings.

The Department of Education policy is to optimise the use of existing assets (through enhancement, expansion or upgrade) before establishing new schools.

The maximum enrolment capacities at NSW schools have recently been increased.

- » Primary school maximum is now 1,000 (increased from 640)
- » Secondary school maximum is now 2,000 (increased from 1,190).

The suggested surface areas for new schools in greenfield/regional areas are:

³ College Annual Report, Broughton Anglican College, 2016, p33, http://www.broughton.nsw.edu.au/images/2016_Annual_Report.pdf

⁴ Annual School Report, Mount Christian College, 2016, p10, <http://files.macc.nsw.edu.au/website/2016annualreport.pdf>

- » Primary or special purpose school 2ha (assumes there will be co-location of school with Council playing fields and use of multi-storey buildings)
- » Secondary school 4ha (assumes there will be co-location of school with Council playing fields and use of multi-storey buildings).

Other site issues to be addressed include:

- » Substantially rectangular, level site with two to three street frontages (main site access not opposite a T intersection)
- » Located relatively centrally to residential catchment area
- » Located on or near a distributor or collector road.

Non-government primary and secondary education

Demand for private schools usually reflects the socio-economic and religious profile of an area. Private providers typically undertake demographic as well as feasibility assessments before committing to new release areas. Sites are usually acquired through market processes rather than in master planning.

Recommended provision

Government secondary education

No high school site was identified under the existing structure plan.

The projected age profile for Menangle Park suggests the number of secondary school aged children aged 12 to 17 could vary from between 6% to 9% of the total population. Based on an average of 7%, the site would generate around 1,141 secondary school aged students.

As shown in Table 6, it is estimated that between 33 to 47% of this demand would be met by non-government providers.

Table 6 Percentage of population attending secondary school by type of institution

Attending an education institution (%)	Rural residential (incl. Menangle Park)	Campbelltown LGA
Secondary school	%	%
Government	53	67
Catholic	47	33

Source: Profile .id (Area profile Who are we? Education institution attending), 2016

Assuming 40% of demand will be met by non-government schools, there will be demand for approximately 685 secondary government school places. The Department of Education model for projecting school demand suggest the actual demand may be lower than this figure, at closer to 600 students. Both figures are considered to be a substantial level of demand but is unlikely to require provision of a new high school on site.

Government primary education

A primary school site was identified under the existing structure plan.

The projected age profile for Menangle Park suggests the number of primary school children aged 5 to 11 could vary from between 8% to 12% of the total population. Based on an average of 10%, the site could generate around 1,630 primary school aged students.

As shown in Table 7, it is estimated that between 25 to 35% of this demand would be met by non-government providers.

Table 7 Percentage of population attending primary school by type of institution

Attending an education institution (%)	Rural residential (incl. Menangle Park)	Campbelltown LGA
Primary school	%	%
Government	64	75
Catholic and independent	36	25

Source: Profile .id (Area profile Who are we? Education institution attending), 2016

Assuming around 30% of demand will be met by non-government schools, there will be demand for approximately 1,141 primary government school places. The Department of Education model for projecting school demand suggest the actual demand may be slightly lower than this figure. Both figures suggest that the proposed primary school site will need to provide for a maximum enrolment capacity of 1,000 students, with a small amount of additional demand which is likely to be met through primary schools in other catchment areas.

Comparison with proposed provision

Government secondary education

There is no identified need for a government high school to be provided on the site.

The proposal will place increased pressure on existing high schools in the surrounding area that is likely to be met through future upgrades or expansion to existing school, noting that there are no current budgeted plans for this to occur.

Government primary education

The structure plan provides for a 2ha site for a government primary school in a re-located position in the neighbourhood centre adjacent to a 1ha open space park area.

The proposal will place increased pressure on this proposed primary school that is likely to be met through the Department of Education catchment and school facility planning and design to allow for maximum enrolment capacity. This may include possible investigation of shared use arrangements with the adjacent proposed park (for recreation) and recommended community centre (for social activities).

Non-government primary and secondary education

There is no identified need for a non-government school site to be provided as part of the structure plan.

The proponent has been in discussions with the nearby Broughton Anglican College to advance discussions of their capacity to meet additional enrolment demand into the future.

Sharing school and community facilities

The NSW Department of Education has been supporting the need to increase sharing of school facilities **since the early 2000's, including sporting facilities, school halls, performing arts facilities, school classrooms, libraries and childcare facilities.**

Shared use refers to arrangements where existing school assets are hired out for non-school purposes, usually for a limited time.

Joint use refers to arrangements where new or upgraded school and non-school facilities are planned, funded and built to be jointly shared between a school and other parties.

A report on the sharing of school and community facilities (November 2017) found that overall, the sharing of school facilities is not as effective as it could be, and notes a more collaborative, multi-agency approach is needed to overcome barriers.

It is understood that Campbelltown City Council have formalised a Memorandum of Understanding with the Department of Education that is likely to facilitate any future shared and joint use arrangements.

Early childhood education

Existing facilities

There are currently no child care centres on the site.

Nearby child care centres are listed in Appendix C-4.

These show that in the wider area, there are mostly medium sized childcare centres, with data suggesting most of these provide high quality child care and have available capacity to absorb some growth in demand.

Planning benchmarks

The demand for childcare depends heavily on workforce participation rates as well as government policy on providing subsidies for child care places. Childcare is provided informally through home based private arrangements with parents and caregivers (referred to as childminding or babysitting) or formally through centre based childcare:

- » Long day care
- » Occasional childcare
- » Pre-school care
- » Out of school hours care
- » Family day care.

Formal centre based care is provided under national regulations and quality standards.

Demand for childcare is usually quantified based on one in three children aged 0 to 5 year olds accessing a childcare place.

Under the National Quality Framework, each child in a centre must be provided with

- » Minimum 3.25sqm unencumbered indoor space
- » Minimum 7sqm unencumbered outdoor space.

Overall, typical total site area requirements for different size centres would be:

- » 860sqm for a 30 place centre
- » 1,510sqm for a 60 place centre
- » 2,370sqm for a 100+ place centre.

Recommended facilities

The projected age profile for Menangle Park suggests the number of children aged 0 to 5 could vary from between 7% to 12% of the total population.

Based on 9%, the site could generate around 1,467 children of baby or preschool aged. Assuming a third of these will require a childcare place, there will be need for around 490 child care places.

Some of this demand will be met through vacancies at existing childcare centres outlined in Appendix C-4. It is likely the site will need additional new childcare centres to meet the balance of the need.

Comparison with proposed provision

The structure plan maintains zoning provisions that would allow for the development of early childhood centres commensurate with market demand.

Summary of lifelong education facility space

- » The proposal is likely to generate overall demand for:
 - > Additional tertiary education places
 - > Around 1,600 primary school education places
 - > Around 1,100 secondary school education places
 - > Around 490 childcare places.
- » To meet this need, it is recommended the proposal:
 - > Rely on existing capacity in nearby tertiary institutions
 - > Maintain onsite provision of government primary school site with revised location in accordance with NSW Department of Education guidelines
 - > Rely on some capacity in existing government and non-government high schools
 - > Allow for private provision of a minimum five long day care centres of varying sizes.
- » The structure plan:
 - > Provides for a 2ha primary school site located in the neighbourhood centre adjacent to a park
 - > Provides zoning in which childcare centres would be permissible uses with consent.

5.5 Open space and recreation

Open space **contributes significantly to people's physical and psychological wellbeing as well as** encouraging social connectedness. Public open space can include parks, gardens, sporting fields, walking trails, public plazas and natural areas.

For this section, open space is divided into natural, formal and informal recreation facilities.

- » Natural recreation are places that encourage people to explore and appreciate areas of environmental protection, biodiversity or heritage conservation. Exposure to natural areas has been found to decrease stress levels. It typically does not involve any built facilities with some exceptions for example bush walking trails or launch areas for light watercraft access to a river.
- » Informal recreation facilities are places that encourage people to exercise, meet with others, relax or play. It includes unstructured activities such as walking, running, cycling, ballgames, dog walking and climbing. Informal recreation places are generally considered the best way to promote good health through incidental exercise.
- » Formal recreation facilities are places that also encourage people to exercise, but typically in a more organised and structured way. It includes sports facilities such as pools, courts, fields and other designed activity areas. Participation in organised sport is around 28% of people aged 15 years and over (ABS 4177.0 2013-14).

For the Menangle Park site, a key consideration of the proposal is the increased variety of residential lot sizes. For future residents who will live in dwellings on smaller lots where private open space such as backyards may be limited, there is likely to be a heightened need for people to access public open space close to where they live.

Total open space

Existing facilities

There are currently no existing public open space or recreation facilities located on the site.

Appendix C-5 outlines the existing public open space facilities that are located nearby the site, such as Nepean River Reserve (natural recreation), and the Australian Botanic Garden (informal recreation).

Campbelltown City Council documents confirm that managing the existing open space network is a challenge, with limited funds for operational maintenance and capital improvements. There is acknowledgment that the existing network can be strengthened, for example through maintenance programming, improved connectivity, embellishment, shared use arrangements and better promotion.

Planned facilities

The planned open space under the existing approved structure plan for the site is outlined in the Draft Section 94 Contributions Plan (reviewed in Appendix A-3-3). It includes a total of 31.37ha open space including four local parks, playing fields and a network of district parkland.

Campbelltown City Council's **Sport and Recreation Strategy** documents identify that new developments such as Menangle Park present an opportunity to acquire new open space that can address identified open space shortfalls including multi-field sportsgrounds and multicourt sports facilities. Key considerations include that an adequate amount, quality and variety are provided.

A number of planned open space infrastructure projects that have the potential to directly benefit future residents of the site are:

- » Sports and Health Centre of Excellence, Western Sydney University Campbelltown Campus. This precinct will include indoor sports halls, specialist training units, a community and athlete fitness

centre, community health centre and hydrotherapy. Construction expected to be complete in 2019⁵.

- » Upgrade of Rosemeadow tennis courts on Cleopatra Drive. Existing tennis courts will be converted into a multipurpose facility, incorporating two futsal and two basketball courts⁶.
- » Campbelltown Sports Stadium development. A proposed integrated sports and entertainment precinct at Leumeah. Campbelltown City Council is currently advocating for funding to be committed to this project.

Planning benchmarks

The Social Sustainability report (2010) adopted various NSW Department of Planning and NSW Department of Sport and Recreation standards for open space, including an overall total open space standard of 2.83ha per 1,000 people.

The Addendum (2016) maintained this default standard, noting that identified need in the area related primarily to amount of recreational infrastructure rather than the overall quantum of space.

The 2.83ha default standard is traditionally applied to new greenfield developments and is therefore widely referred to by councils in planning documents, as is the alternative default standard of 9% of non-industrial site area for local and district level open space provision, or 15% of site area including regional open space provision. Both these standards are based on Draft Recreation and Open Space Planning Guidelines for Local Government from 2010 that are currently under review. Although they provide a quantifiable standard, both the 2.83ha and 9% to 15% figures are being increasingly viewed as problematic as a baseline because they do not account for the relative accessibility of open space within an urban environment. Leading practice is therefore to establish a clear nexus between open space needs with population utilisation demands.

Recommended provision

This assessment takes a big picture view of the open space context of the site, noting an overall supply figure must account for the significant opportunities for natural recreation presented by the presence of large amounts of riparian or flood affected land.

Based on the default standard of 2.83ha per 1,000 people, a total of 46ha open space would be required on the site. Based on the default standard of 9% to 15% of non-industrial area, between 32ha and 54ha would be required on the site⁷.

It is recommended that the most appropriate standard for this site is a percentage range of land area, resulting in a recommended 32ha to 54ha of land to be broadly equally divided between formal and informal recreation uses. For informal recreation, this land should be unencumbered.

Comparison against proposed provision

The proposed total open space on site is outlined in Table 8.

⁵ *Construction of Campbelltown's Sports and Health Centre of Excellence will start soon*, by Daniel Zautsen, Daily Telegraph, August 14 2017, <https://www.dailytelegraph.com.au/newslocal/macarthur/construction-of-campbelltowns-sports-and-health-centre-of-excellence-will-start-soon/news-story/071e6b868f31955492b3db9603a374f3>

⁶ *Upgrade of Rosemeadow tennis courts to multipurpose facility*, Campbelltown City Council, 2018, <https://www.campbelltown.nsw.gov.au/CityImprovements/UpgradeOfRosemeadowTennisCourtsToMultipurposeFacility>

⁷ Based on an estimated developable area of 360ha

Table 8 Total open space provided in the structure plan

Open space type	Description	Net size (ha)	% of site area (total 958ha)
Natural open space			
Riparian land	Runs alongside creeks	85.11	8.90
Local parks with drainage function	Bio retention basins with potential opportunity for public access for passive recreation	2.96	0.30
Ecology	Cumberland Plain Woodland biodiversity conservation	2.46	0.26
Sub total		90.53	9.50
Informal /passive open space			
Local parks	Ten park areas with opportunities for multi-use and playgrounds. » Four parks 0.2 to 0.5ha » Four parks 0.5 to 1ha* » Two parks 1ha or larger	6.46	0.70
District parks	Several major parcels adjacent to riparian corridor in the north and south of the site: » Excluding basins, northern parcels include a 5ha and 4.2ha area. » Excluding basins, southern parcels include a 4ha area.	17.31	1.80
Sub total		23.80	2.50
Formal/active open space			
Sports hub	One multipurpose sports hub with » Four playing fields » Six outdoor courts » Criterium bike track » Amenities and parking	17.26	1.80
Sub total		17.26	1.80
Grand total		131.59	13.80

Source: Roberts Day for APP. *This local park calculation includes two local parks located on non-Dahua land that are counted as 0.5ha each (as proposed future minimum) but could potentially be larger

Table 8 shows that the proposed structure plan will include a total open space provision of 13.8% of the overall site, made up of:

- » 91ha natural environment, totalling 9.5% of the overall site
- » 23.8 ha of informal open space, totalling 2.5% of the overall site
- » 17.3ha of formal open space, totalling 1.8% of the overall site.

Excluding the natural open space, there is a total of 41ha informal and formal open space, made up of:

- » 23.8ha informal open space (1.5ha per 1,000 people)
- » 17.26ha formal open space (1ha per 1,000 people).

This total open space provision of 2.5ha per 1,000 people is broadly divided between informal (58%) and formal (42%) open space. With the additional recreational value of the natural open space on the site, this overall provision is considered sufficient to support the recreation needs of the projected population as described by each category of open space below.

Natural recreation

Planning benchmarks

There are no benchmarks for natural recreation, noting that the preservation of riparian corridors when present on new developments are primarily to maintain existing ecological functions and preserve natural environments. However, they also can be used for controlled recreational activities. Examples include picnicking, bushwalking, birdwatching or kayaking (on rivers). It is noted that the growing trend for ecotourism is seeing an increased acceptance that visitation to natural areas can be compatible with conservation objectives.

The Social Sustainability Report (2010) identified the location of two proposed district level parks **adjacent to riparian zones to include BBQ and picnic facilities with district level children's playground equipment.**

The Addendum (2016) did not change this recommendation.

Recommended facilities

The presence of the nearby natural river system presents the site with unique opportunities to maximise bushland and water-based recreation, noting that the existing railway line is a significant man-made barrier to access along the west of the site.

85ha open space at the site is identified as riparian corridor, representing 9% of the total site area.

Riparian land is generally excluded from open space calculations on the basis it can be encumbered and limit use for recreation. However, at this site much of the riparian land is regarded as quite accessible. The proposed relocation of the town centre to the northern end of the site is designed to capitalise on potential interface between the natural and built environment.

Where possible, facilities should be built to encourage public access to any high quality riparian areas onsite. This will enable a significant proportion of natural open space to be activated in a way that can supplement other local park spaces on the site by providing alternate greenspace options for activities such as walking, relaxing and enjoying natural views.

Comparison with proposed provision

The proposed development will encourage connection with the riparian corridor and river, including connections with surrounding sites for example the Mt Annan Botanical Gardens and Nepean River Reserve.

There will be opportunities to encourage access to natural riparian areas through embellishment, particularly from the town centre. Examples include:

- » Walking trails and pedestrian bridges
- » Picnic shelters
- » Viewing platforms

» **Natural children's playgrounds**⁸ such as rock formations and tree stump placement for climbing

Informal recreation

Planning benchmarks

Parks and Play spaces

Parks and Leisure Australia suggest a benchmark of one play space per 2,000 people at a variety of local, district and regional levels.

The Social Sustainability Report (2010) based its recommendations on one local park per 2,000 to 4,000 people and assumed these would be available within walking distance (500m) of all dwellings. One district level park was suggested per 10,000 people. This was proposed to include recreation facilities for older children such as a skateboard facility, BMX track and half courts.

The Addendum (2016) adopted an alternative rate of one local park per 3,000 to 5,000 people with similar spatial requirements, and one district park per 20,000 people. The requirement for youth recreation (skate park) was suggested for a higher population trigger of 20,000 to 50,000 people.

Active transport: Walk/Cycle

Walking is regularly identified as the most popular physical activity. Living in a walkable and/or cyclable neighbourhood is now well accepted as key to encouraging physical activity. Design elements such as footpaths that connect, good lighting, street crossings and intersections, seating and bicycle parking are all examples of ways to encourage extension of the distances that people are willing to walk or cycle between destinations.

Campbelltown City Council does not currently have a walk/cycle path strategy.

Council has identified the potential for a regional level Criterium track (for road cycling and road running activities) as part of a multi-sports hub at Menangle Park.

Recommended provision

The future population is likely to need access to a good range of informal, passive recreation spaces. Particularly for residents in medium and high density with limited access to private open space, there will be increased demand for access to public open spaces.

Parks and Play spaces

Based on one play space per 2,000 people, around eight play spaces for a variety of age groups would be required on the site.

A range of local park spaces and sizes should be provided based on a walkable distance to most residences. There should be a strong focus on the inclusion of quality embellishments to support high utilisation and provide opportunities for passive surveillance to enhance safety.

All parks should be consistent with the principles outlined in Greener Places (reviewed at Appendix A-1-7) which include that parks should be part of an interconnected network of open space.

Active transport: Walk/Cycle

The site should provide opportunities to enable connections to existing bike networks both within and outside the site. A network of paths should connect to all the open space in the area.

⁸ Article on Nature Playgrounds in Canberra (August 2017) <http://www.abc.net.au/news/2017-08-18/transforming-playgrounds-to-go-back-to-nature/8816114>

Comparison with proposed provision

The proposed development includes both local and district level informal open space.

Parks and Play spaces

There are a total of ten local parks proposed on the site:

- » Two small parks north of the proposed town centre sized 0.37 (trapezoid) and 0.34 (square)
- » One large park south of Menangle road sized 1.3ha (round)
- » Five parks throughout the central portion of the site ranging 0.25ha (triangle), 0.32ha (trapezoid), 0.51ha (square), 0.84ha (trapezoid), 1.53ha (rectangular)
- » Two parks with indicative locations close to the railway line (minimum 0.5ha each)

The spatial distribution of these proposed parks allows for all residents to be within 400m walking distance of a park area.

There are sufficient park areas to allow for the inclusion of eight **children's** playgrounds distributed throughout the site. Playgrounds are also suitable to be included within the district parks and the multipurpose sports hub.

There are around eight park areas adjacent to riparian zones, of which three are considered district level (more than 2ha), noting that these are also proposed to include bioretention basins. Excluding these basin areas, the three district level parks are:

- » Two northern parcels include a 5ha and 4.2ha area.
- » One southern parcels include a 4ha linear area.

These three district parks should have high connectivity through the riparian corridor and be embellished to a sophisticated level, with inclusions such as:

- » **Variety of children's play that targets specific age groups, may include water play features,** inclusive play equipment for children with disability (such as a sensory playground) and recreation for youth such as BMX tracks, skate park, parkour elements and half courts.
- » Picnic shelters, shade features, drinking water
- » Public toilet facilities
- » Outdoor gym equipment or fitness stations
- » Public art
- » Off leash dog exercise park area.

Active transport: Walk/Cycle

The site provides a walking and cycling network that connects with surrounding communities, including the nearby Australian Botanic Gardens.

The linear 'green spine' link allow for significant opportunities to walk or cycle between open space types.

The site also allows for a criterium cycle facility within the formal, multipurpose sporting hub (discussed below).

Formal recreation

Planning benchmarks

Forecasting demand for formal, active recreation facilities is not an exact science. Other sources of information to develop demand estimates include the expressed needs of people, comparative

assessments of provision with other LGA's, participation and trend data, and demand and capacity analysis. This approach has been taken in the Campbelltown Sport and Recreation Strategy (2016-2036) which is reviewed at Appendix A-2-3.

Council's current adopted standard for the provision of sport and recreation land is 1.37ha per 1,000 residents.

Outdoor sports playing fields

The size of sporting fields can vary considerably based on whether they need to meet the requirements of a sporting peak or are being used for training or junior sports. Some are multi-purpose while others are designed for a single sporting code.

Campbelltown City Council has identified a projected LGA wide shortfall of 243ha for 121 playing fields by the year 2036. It is identified that some of this demand can be met by improving the capacity of existing sport and recreation facilities. A new sport and recreation facility is suggested for Menangle Park as a regional scale facility.

There are a wide variety of benchmarks for different types of sports fields such as cricket, hockey, soccer, rugby, softball or athletics. Most benchmarks vary from anywhere between one field per 4,500 people to one per 7,000 people.

For synthetic multipurpose (athletic) fields the benchmarks are much higher, anywhere from one per 35,000 people to one per 250,000 people (regional level).

The Social Sustainability Report (2010) was based on one sportsground provided per 3,000 people, with a sportsground module being made up of two playing fields with room for a cricket pitch.

The Addendum (2016) adopted a rate of one sportsground per 5,000 people, made up of two playing fields. For a district level population, the suggested rate was two double sports grounds (i.e. four playing fields in total) per 20,000 to 50,000 people.

Courts

There are numerous, varying standards of provision for courts based on sporting code such as basketball, netball or tennis.

The Social Sustainability Report (2010) was based on one court per 1,000 people.

The Addendum (2016) adopted a rate of one multipurpose court per 10,000 people and two tennis courts per 10,000 people.

Best practice is that rather than a number of types of single courts being provided, a particular type of sports court would be provided of sufficient size to support competition, for example anywhere between eight and 16 courts is considered desirable for district level competition.

Indoor sports

Indoor recreation facilities include facilities operated by local or state government, school facilities, commercial fitness clubs and centres run by organisations such as the YMCA and PCYC. The key advantage of indoor facilities is they support high utilisation as they can be accessed in all weather, and after business hours.

Parks and Leisure Australia suggest an industry benchmark of one indoor court per 20,000 people, and one indoor sports facility per 50,000-100,000 people. It also recommends a centre contain a minimum of three courts as well as space for other facilities such as changing rooms, gymnasium and office. Best practice suggests that an indoor sports court complex would contain four to six courts to support a large district level population (50,000+).

The Addendum (2016) adopted a rate of one indoor sports facility per 20,000-50,000, resulting in removal of the Social Sustainability report (2010) suggested requirement for an indoor sports facility provision on the site.

Campbelltown City Council has identified a projected LGA wide need for an additional 22 indoor courts comprising 3ha of land to be needed by 2036, noting some of this forecast demand is likely to be met by private indoor sport centre operators.

Aquatic facilities

Aquatic centres are frequently provided by councils however can also be provided by the private sector, particularly as learn to swim or commercial rehabilitation. Due to the high running and maintenance costs of aquatic facilities, they are increasingly only being provided to service district and regional level populations. Best practice standards are therefore around one swimming pool per 50,000+ residents.

There is an emerging preference for aquatic facilities to be provided within larger multipurpose **'Leisure Centres' that may incorporate both indoor and outdoor** swimming pool facilities, indoor courts, gymnasiums and other services such as cafes, crèche and meeting rooms.

It is important to note that while most aquatic facilities include traditional swimming pools for fitness, recreation and competition, it also extends to the growing popularity of water play facilities that serve **a more 'cooling off' purpose, such as pop jets in urban plazas.**

Campbelltown City Council have identified a likely shortfall in adequacy of provision of contemporary aquatic centres, noting existing centres have low comparative visitation. The need for further details in a regional aquatic facility analysis is recommended.

Recommended facilities

The forecast population is of sufficient size to warrant the provision of its own sporting facilities. Based on **Council's standard of** 1.37ha per 1,000 people, a total of 22.3ha of formal active recreation space would be required.

Outdoor sports playing fields

The site population is considered sufficient to warrant the provision of a district level sportsground as part of a multipurpose sports hub with a minimum of four fields.

It is recommended that fields should be grouped together with other types of active recreation facilities such as connections to cycle and walking tracks, courts and play equipment or outdoor gym equipment.

Courts

The forecast population is considered sufficient to generate the need for at least two and up to six local sports courts.

The population would contribute significantly (between 30% to 80%) to demand for a district level court facility, for example tennis (six to eight courts) or a basketball/netball complex.

Indoor sports

The draft Campbelltown City Community Facilities Strategy (placed on exhibition March 2018) suggests the need for a new multipurpose recreation facility at Menangle Park. This is proposed to be integrated with an aquatic centre and multipurpose community centre.

The forecast site population is not considered sufficient to trigger the need for an indoor recreation centre however it will contribute significantly (around 30%) to the cumulative demand for a large, district level indoor recreation facility.

It is recommended that the local indoor recreation facility needs generated by the site population are met through the provision of developer contributions to either augment existing off-site indoor recreation facilities, or to contribute towards a new future district level indoor recreation facility within a 15 minute travel distance to the site.

Aquatic facilities

The draft Campbelltown City Community Facilities Strategy (placed on exhibition March 2018) suggests the need for a new aquatic centre in Menangle Park. This is proposed to be integrated with a multipurpose community centre.

The forecast site population is not considered sufficient to trigger the need for aquatic centre however it will contribute significantly (around 30%) to the cumulative demand for a large, district level aquatic facility.

It is recommended that the local aquatic facility needs generated by the site population are met through the provision of developer contributions to either augment existing off-site aquatic facilities, or to contribute towards a new future district level aquatic facility within a 15 minute travel distance to the site.

The future population is considered sufficient to support a local water-play facility. A local water-play facility could be provided as part of a play space in one of the local or district parks onsite, or within an urban plaza in the town or neighbourhood centre.

Comparison with proposed provision

The site provides a 17.3ha site for a multi-sports hub (shown in Figure 4) **which meets Council's** definition of a district level sport and recreation facility, indicating it will have capacity to meet needs from population demand above that generated from the local population.

The single formal recreation land parcel size equates to 1.1ha per 1,000 people, resulting in an overall shortfall of 5ha according to Council standard of 1.37ha per 1,000 people (22.3ha). It is important to note that while standards can contribute to an assessment of open space requirements in providing an initial and transparent estimate of the scale of likely requirements, they are not designed to be relied upon as the sole consideration for provision. When benchmarks are used in a formulaic way they are at risk of delivering recreation facilities that do not allow for more innovative models of delivery.

For the Menangle Park site, any technical shortfall in formal recreation open space may be able to met through maximising efficiency of the multi-sports hub by providing for more than one sporting code onsite as follows:

Outdoor sports playing fields

The multipurpose sports hub provides for 4 sports fields. This is consistent with the general definition of a district level sports ground as it would allow for training as well as competition sports use. It is also assumed to include associated amenities such as lighting, drainage, irrigation and amenities that would enable higher capacity through enabling use after hours and for timely resumed play after rain events.

Courts

The site provides for six local multipurpose sports courts. This is considered a high provision for localised use however may not be sufficient to allow for district level competition sports needs.

Criterium bike track

The multipurpose sports hub includes provision of a criterium cycling track, a purpose built self-contained road circuit used for bicycle racing. These tracks can vary in length but are typically longer than 400m and up to 2km long. They are very wide (around 7m) and are made of a high quality

surface material. In addition to cycling, these tracks are also suitable for running and walking activities.

Indoor sports

The indoor sports needs of the population are proposed to be met through offsite contributions to a district level indoor court facility in a location to be determined by Council.

Aquatic facilities

The aquatic facility needs of the population are proposed to be met through offsite contributions to a district level aquatic facility in a location to be determined by Council.

Figure 5 Indicative layout of multisport hub



Source: Roberts Day for APP

Summary of open space

- » The proposal is likely to generate additional demand for informal and formal open space including:
 - > Additional local park facilities
 - > Additional play spaces
 - > Additional sport and recreation spaces.
- » To meet this need, it is recommended the proposal:
 - > Provide between 32ha to 54ha total informal and formal recreational open space
 - > Ensure walkable access to local, high quality parks for all residents
 - > Provide eight onsite play spaces through embellishment of local and district parks
 - > Include additional fields, courts, cycle and walking facilities within the identified multipurpose sports hub.
- » The Structure Plan:
 - > Provides 41ha total informal and formal recreation space
 - > Provides ten local parks and three district parks of a range of shapes and sizes distributed throughout the site
 - > Provides a multipurpose sports hub containing four playing fields, six courts, a criterium cycling track and associated amenities
 - > Contains abundant access to natural open space with a range of opportunities to encourage public access for informal recreation use.

5.6 Summary of social infrastructure and open space requirements

The Planning Proposal will result in a population increase that will create the need for moderate increases in social infrastructure and open space planned for the site. It is proposed that through augmenting the facilities that have previously been planned that the social infrastructure and open space will be able to accommodate the anticipated increase in population growth. Many of the recommended facilities outlined in Table 9 will be established in response to market demand and are permissible uses within the already approved site rezoning.

In all categories, the Planning Proposal will also contribute to higher cumulative demand for social infrastructure and open space facilities that are located offsite, especially at a district or regional level such as hospitals, emergency services, indoor and aquatic centres. The development would need to contribute to the provision of these facilities in accordance with relevant contributions or legislative requirements.

Table 9 Summary of social infrastructure and open space recommendations

Infrastructure need	Current structure plan requirements	Recommended requirements for Planning Proposal amendment
Community meeting and activity spaces		
Community meeting spaces where people can interact and form social networks	One community centre (minimum 500sqm) 1.37ha site located adjacent to sport and recreation land	One Community centre (min 1,000sqm up to around 1,300sqm) Opportunity to co-locate near neighbourhood retail and primary school on minimum 0.4ha site
	No library facilities identified	Additional library and cultural space (min 500sqm) as part of the recommended community centre OR contributions to augment existing or new off-site Libraries and cultural facilities Development of a placemaking and public art strategy as part of future stages of the planning process for the site
Lifelong learning		
Education provision (Secondary, Primary, Early childhood) that accounts for the location of the development and proximity to existing education infrastructure	One government Primary School including an Out of School Hours Care centre 3ha site located along collector road away from town centre	One government Primary School including an Out of School Hours Care centre is likely to absorb the additional student enrolment demand 2ha site located in neighbourhood centre adjacent to open space
	Tertiary and secondary education provision to rely on availability in the surrounding area	Additional demand generated for tertiary and secondary education provision will rely on availability of existing facilities in the surrounding area

Infrastructure need	Current structure plan requirements	Recommended requirements for Planning Proposal amendment
	Four centre based long day care and early education facilities (private sector provision)	At least five centre based long day care and early education facilities (private sector provision)
Health and wellbeing spaces		
Residents should have access to fresh food options. Primary health care and social services will be needed. Additional demand on Emergency Services.	Access to fresh food options, one large supermarket plus one additional small convenience store.	Additional opportunity for fresh food retail in neighbourhood retail centre.
	Demand may support up to seven general practitioners and three primary health care nurses. Rely on capacity in existing district and regional public health facilities	Additional demand for local GP's and nurses , private medical practices in commercial space town centre (private sector provision) Opportunity for an integrated primary health care centre space to be located in Menangle Park town centre (location in South West Growth Centre is yet to be finalised by NSW Health)
	Access to social support services through outreach services at the proposed community centre	Access to social support services through outreach services at the proposed community centre
	Provide a 2,000sqm site for a combined onsite Rural Fires Service and Fire and Rescue station Use existing district and regional emergency services facilities	Provide for a minimum 2,000sqm site for onsite Rural Fire Services station with potential for co-location with State Emergency Services or to allow for future Fire and Rescue service if required
Open space		
Extensive open space needs to be supplemented with recreational infrastructure (sportsgrounds, indoor recreation facility, parks, informal youth recreation)	No play spaces specified Four local parks of at least 0.5ha Two district parks as part of riparian zones One sports ground (min 5ha) with: <ul style="list-style-type: none"> » 1 oval » 1 practice field » 2 multipurpose courts 	Eight children's play spaces Six local parks ranging in size from 0.3ha to 2ha (min total 5ha up to 8ha) Two district parks of at least 2ha as part of riparian zones with additional embellishment One multipurpose sports hub (min 5ha up to 20ha) with: <ul style="list-style-type: none"> » Four playing fields » Six multipurpose courts » A criterium bike track

6 Social impact issues assessment

The following chapter outlines a high-level assessment of any likely additional social impacts of the Planning Proposal on the different communities that surround the Menangle Park site, including the future community. The process of undertaking a Social Impact Assessment (SIA) aims to achieve better outcomes and avoid adverse impacts.

Importantly, the change of use of the site for urban development was approved by the Department of Planning and the Environment in November 2017. This SIA therefore focuses on impacts relating to further densification.

6.1 What is social impact assessment?

Social Impact Assessment (SIA) is the process through which efforts are made to estimate in advance the likely social consequences of a decision or action by a public or private entity.

Most of the objects of the new Environmental Planning and Assessment Act (2018) are directly relevant to SIA, including:

- (a) To promote the social and economic welfare of the community and a better environment **by the proper management, development and conservation of the State's natural and other resources,**
- (b) To facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,
- (d) To promote the delivery and maintenance of affordable housing
- (f) To promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)
- (g) To promote good design and amenity of the built environment
- (j) To provide increased opportunity for community participation in environmental planning and assessment.

Section 4.15 1(b) of the Act requires the likely impacts of development, including social impacts in the locality, must be considered and addressed as part of the planning process.



Social impact assessment (SIA) refers to the assessment of the social consequences of a proposed decision or action, namely the impacts on affected groups of people and on their way of life, life chances, health, culture and capacity to sustain these (*Planning Institute of Australia*)

Social impact concerns can be tangible or intangible, direct or indirect, quantifiable or qualitative, and sometimes the same social impact can be experienced differently. For example, the approved change of the Menangle Park site from rural to residential may be experienced negatively by existing residents who prefer living away from an urban environment, while future residents may experience positive benefits from access to new housing.

The NSW Department of Planning and Environment (DPE) *A guide to preparing planning proposals* (August 2016) suggests that Planning Proposals contain, at a minimum, enough information to identify relevant site-specific social considerations. It notes that while initial scoping of key issues and

recommendations for further investigations may be needed, comprehensive information may not be necessary until after a Gateway determination (p10).

As this Planning Proposal is an amendment of an existing, approved rezoning process, the completion of the SIA at a high-level scoping of issues to be addressed is considered most appropriate. The focus is on identifying social impacts that may be exacerbated or addressed through the proposals increase in population density. Obtaining primary data through community engagement has not occurred as part of this SIA. It is recommended that a community and stakeholder engagement plan be developed at future stages of the planning process to ensure that people who may be affected by the proposal have a say in the decision making process.

6.2 Social impact assessment guidelines

The NSW Department of Planning and Environment have recently developed a *Social Impact Assessment (SIA) Guideline* (September 2017). Despite being **designed for 'state significant mining, petroleum production and extractive industry development'**, these draft guidelines provide a useful framework and overarching methodology for identifying and responding to social impacts.

- » Way of life, including:
 - > How people live, how they get around, how they access adequate housing
 - > How people work, access adequate employment, their working conditions and/or practices
 - > How people play, access to recreation activities
 - > How people interact with one another on a daily basis
- » Community, including its composition, cohesion, character, how it functions and sense of place
- » Access to and use of infrastructure, services and facilities, whether provided by local, state, or Federal governments, or by for-profit or not-for-profit organisations or volunteer groups
- » Culture, including shared beliefs, customs, values and stories, and connections to land, places, and buildings (including Aboriginal culture and connection to country)
- » Health and wellbeing, including physical and mental health
- » Surroundings, including access to and use of ecosystem services, public safety and security, access to and use of the natural and built environment, and its aesthetic value and/or amenity
- » Personal and property rights, including whether their economic livelihoods are affected, and whether they experience personal disadvantage or have their civil liberties affected
- » Decision-making systems, particularly the extent to which they can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms
- » Fears and aspirations related to one or a combination of the above, or about the future of their community.

The relevant social impacts have been considered within this framework.

The reason for change

As outlined in chapter 2, the Planning Proposal is to amend the Structure Plan for the Menangle Park Urban Release Area (the site). The basis of the change is that since the original planning for the site a decade ago, there have been significant policy and planning changes as well as market demand changes.

The proposed change

The Planning Proposal responds to these in the following ways:

- » Leveraging off transport and movement opportunities
- » Re-orienting the town centre towards the creek corridor
- » Integrating the primary school into a neighbourhood centre
- » Realigning the north-south collector road
- » Celebrating the sites natural features and adjoining amenities
- » Providing housing diversity through an increased diversity of lot sizes.

The enduring impact of the proposal is that if approved, the redevelopment would allow for an increase in population on the site, and corresponding increase in the population density. Table 10 provides a summary of the existing structure plan with the Planning Proposal structure plan.

Table 10 Comparison of existing and proposed structure plan scenarios

Characteristic	Existing structure plan	Proposed structure plan
Number of dwellings	3,400	5,250
Lot sizes	Ranging 420sqm to 950sqm	Ranging 125sqm to 950sqm
Housing diversity	160 Town centre units 435 Small lots 2,905 Standard, traditional and large lots	400 town centre units 550 terraces 4,300 detached houses
Housing mix	High density 4.7% Low and medium density 95.3% (undetermined proportions)	High density 7.6% Medium density 10.4% Low density 82%
Number of affordable rental housing dwellings	Undetermined	In line with relevant legislative requirements, likely to be minimum 5% of above base residential floor space
Projected population	9,828 people	16,250 people
Amount of community, health and education space	Minimum 500sqm community building Primary school located central to residential area	Minimum 1,000sqm community building Primary school located in neighbourhood centre, adjacent to park
Amount of public open space	31.37ha (excluding riparian) <ul style="list-style-type: none"> » Minimum 4 local parks » 2 district parks » 1 sports ground (1 oval, 1 field, 2 courts) 	41ha (excluding riparian) <ul style="list-style-type: none"> » 10 local parks » 2 district parks » 1 multi sports hub (1 oval, 2 fields, 6 courts) » Provision for a criterium track

Characteristic	Existing structure plan	Proposed structure plan
Employment	25,000sqm GFA town centre retail 30,000sqm industrial and mixed enterprise	30,000sqm GFA town centre retail with additional 3,500sqm neighbourhood centre retail (total 33,500sqm).

Source: APP on behalf of Dahua

6.3 Likely social impacts if the proposal is approved

Urban densification can be used to both justify and oppose development. Development of any scale will inevitably create change, which will be interpreted or experienced by some people as negative; and by others as positive. For the Planning Proposal, urban densification can enable new infrastructure to be built as well as increasing the likelihood that existing infrastructure is used more efficiently. Conversely, more development can be experienced by some as urban stress, such as through prolonged construction, increased traffic congestion or perceptions of overcrowding.

The following identified likely social impacts may be experienced by different stakeholders. While some social impacts will potentially affect existing resident communities, the future site population is also considered. Where appropriate, key individuals, groups and communities likely to be affected are listed in the analysis.

Previously identified social impacts

Consultation undertaken for the Social Sustainability Report (2010) which informed the site rezoning and its existing approved structure plan identified the following relevant social issues for the site:

- » Potential physical and social isolation of the development including its lack of connection to established suburbs and traffic congestion along Menangle Road
- » Limited capacity of some existing services in surrounding suburbs
- » Likelihood that future Menangle Park residents will be more culturally diverse than evident in the Campbelltown LGA
- » Concern that the 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 the need for this to be provided at Menangle Park.

In addition to the provision of social infrastructure, the following mitigation measures were previously recommended to be funded to address these impacts:

- » New residents program
- » Green Travel program
- » Consultation and communication program
- » Local employment and skills training program
- » Public art and cultural development strategy.

Way of life

Menangle Park has a very long history of land use planning investigation dating back to the 1980's. While the rural way of life for existing residents on the site will be permanently changed as a result of urban growth under both the existing and proposed structure plan, it is highly likely that residents in

the area are well aware of the approved rezoning of the site to urban uses (shown in Figure 6). As a result of urban change, there will be long term changes to the existing residential population characteristics and structure (described in section 4.1).

Figure 6 Way of life changes nearby the site



Source: Elton Consulting, 2018. Photo of entry sign to Douglas Park expressing concern about changes to way of life in the wider area.

The additional dwelling development arising from the Planning Proposal will add substantially to local housing supply. In particular, the addition of smaller dwelling types is likely to better meet the needs of smaller housing types in comparison to larger, 4+ bedroom homes. It is also likely that smaller lots will be more affordable when compared to the value of the existing approved larger lots.

The Planning Proposal has the potential to provide a proportionate increase in affordable rental housing on the site in line with relevant applicable legislative requirements. It will also allow for the development of additional new retail and commercial uses on the site that may create additional new employment opportunities. The increased site population may make these retail and commercial uses more economically viable compared to the lower population density of the existing structure plan.

The Planning Proposal's **inclusion of smaller lot sizes will reduce people's access to private** open space, making it more likely that they will utilise public open spaces including access to proposed local parks and sport and recreation facilities.

The proposed pedestrian and cycle network connections and links may help encourage residents undertaking walking and cycling activities.

The Planning Proposal maintains the provision of a retail centre as a town centre as well as providing retail in a neighbourhood centre. This will create two potential social hubs for people to interact with each other on a daily basis. In particular:

- » The proposed relocation of the primary school and the community centre to the retail neighbourhood centre is likely to increase the potential for its activation, increasing the potential for shared use of facilities, and improving opportunities for social cohesion.
- » The relocation of the town centre to interface with the riparian corridor is likely to increase the opportunity for people to have contact with the natural environment and may have associated health benefits.

Recommended mitigation or enhancement measure

- » That a proportion of dwellings be provided as affordable housing to be managed by a community housing provider in line with relevant District Plan targets.

Community

The likely composition of the future residential community is described in section 4.3.

The Planning Proposal **structure plan is intended to maintain and improve people's access to public spaces** for informal social interaction, primarily via the proposed road, cycle and path ways connecting to surrounding areas and enable people to integrate between residential communities.

The Planning Proposal would result in additional future population who will inevitably contribute to the building of social community connections, networks and relationships both within the site and with the residential communities that adjoin the site. This integration can happen informally, such as neighbours introducing themselves or chance meetings such as at local shops or parks. It can also be facilitated through the provision of community development programs and events that deliberately create opportunities in a safe environment for people to get to know one another.

The degree to which this 'placemaking' occurs on the site will depend largely on the ability of public spaces to promote people's health, happiness and well-being. Broadly, the Planning Proposal allows for the development of a neighbourhood **retail 'heart'** to the community in addition to a larger town centre retail environment.

Recommended mitigation or enhancement measure

- » How the future development functions and its sense of place making can be achieved both through quality urban design as well as the engagement of a qualified Cultural or Community Development officer during the initial occupation phases of the development. The delivery of welcome programs, community events, action and social groups is likely to facilitate a strong sense of community cohesion at the site. This position could be hosted by Council or a local non-profit organisation. The employment period should extend over the medium to long term (e.g. three to five years).

Access to and use of infrastructure, services and facilities

The additional future population arising from the Planning Proposal will moderately increase the demand for onsite social infrastructure and open space provision. Assessment of this demand is considered in detail throughout Chapter 5 and is summarised in Table 9.

Key findings were that the additional population will trigger a requirement for a range of additional local level facilities and services to support it. These are proposed to be provided onsite to meet residents meeting space, education and health and wellbeing needs. While these facilities would primarily benefit the onsite community, they are also likely to benefit surrounding existing and future residential communities.

The additional population will also place pressure on surrounding higher ordered services and facilities such as libraries, cultural facilities and indoor aquatic and sports centres. The Planning Proposal is likely to contribute to the enhancement of a range of district and regional facilities and services both on and offsite through developer contributions.

The demand pressures on the recommended social infrastructure and open space may be experienced as a negative impact with people competing for use, for example people wanting to enrol their children in the proposed local primary school. It can also be positively experienced through public spaces being more active and well utilised, with the population growth supporting local retail, business and entertainment.

The demand pressure from the proposed additional population will also impact existing and proposed pedestrian, cycle, road and rail networks through increased use. The increased residential population

has the potential to increase patronage of public transport, notably the train services from Menangle Park.

Recommended mitigation or enhancement measure

- » New and enhanced social and recreation infrastructure as per the recommendations of this study through provision of developer contributions
- » Provision of high quality and well-connected pedestrian and cycle networks that encourage access to public transport.

Culture

The site has a long history of rural use, particularly for horse agistment. It is important for place making that places of significance at the site are acknowledged and preserved where possible. For existing residents in particular there will be a strong connection with local reference points on the site **that form a part of people's** life stories. A recent example of recognition of culture was the unveiling of a monument at Menangle Racecourse to commemorate the Battle of Beersheba, reflecting the sites previous use as a training depot for the Light Horse units during World War 1⁹.

In what is now known as the Macarthur region (in which the site falls), the Daharawal people continue to be acknowledged as the Traditional Custodians of the land. The local Aboriginal connection to the site is unknown, however it is noted that the riparian open space is likely to form a fundamental opportunity as places for indigenous peoples to access a land base of natural open space.

Recommended mitigation or enhancement measure

- » That the development seeks to understand and be sensitive to the European and Aboriginal history of the site and incorporate appropriate opportunities to recognise this history. This may include consideration of the inclusion of public art, architecture or places names that recognise the historical indigenous uses of the site.
- » That a community engagement strategy be developed and implemented to ensure appropriate consultation with existing residents to help them transition during the process of urban change.

Health and wellbeing

The Planning Proposal may exacerbate existing concerns about the pace of new development and urbanisation in the wider south west region. Examples of concerns typically raised in this context are about the stress caused by negative urban issues such as noise, crime, congestion and car dependency, antisocial behaviour and poor amenity. Whether these are perceived or actual issues, they have the potential to cause higher stress levels for some individuals which has links with poorer health outcomes.

The Planning Proposal also has the potential to contribute to positive aspects of urban liveability by increasing opportunities to walk and cycle, providing good linkages to natural open space areas and providing well designed public spaces that encourage place making. Private dwellings can be designed to meet the changing needs of occupants across their lifetime as they age and have the potential to increase inclusion for groups within the community with special needs such as people with disability, older people and families with young children.

To promote positive health and wellbeing, the development can promote opportunities for residents to access fresh food, such as providing community garden or local markets. This should occur in

⁹ <https://www.campbelltown.nsw.gov.au/News/BeershebaMonumentUnveiling2017>

conjunction with discouraging fast food and takeaway outlets, particularly if located close to schools and child care centres.

Recommended mitigation or enhancement measure

- » That a proportion of dwellings be built to high Liveable Housing Design (silver) standards
- » That a proportion of play spaces provide all abilities play equipment
- » That the town centre (e.g. public plazas) or district parks include utilities and infrastructure that can facilitate future opportunities for community gardens or weekend community markets, such as access to power and running water.

Surroundings

This site has been previously subject to several negative social impact concerns relating to underlying coal resources on the site. These issues are addressed in other environmental assessment technical reports.

The Planning Proposal structure plan is designed to encourage resident and visitor access to and use of the natural riparian zones present on the site. This is likely to provide positive opportunities for the community to access the health benefits of exposure to local natural ecosystems.

The Planning Proposal will result in a new road system, including a major road (Spring Farm Parkway). This road system to support the new urban development will generate resident exposure to road noise and pollution, and will increase the likelihood of traffic accidents. The ability for pedestrians to have safe road crossings to access social infrastructure and open space throughout the site will be essential. In particular, safe access to surrounding riparian areas from the proposed town centre is **critical to facilitating people's** access to natural open space.

The increased urban development arising from the Planning Proposal is likely to result in some moderate increases in the degree and length of time that the community is exposed to negative construction impacts and hazards.

Recommended mitigation or enhancement measure

- » Provision of safe pedestrian crossings to access social infrastructure and open space throughout the site, especially to the proposed school site, district parks and any public transport stops
- » That during construction of the urban development a Construction Management plan is implemented, including community access to complaint mechanisms.
- » Implementation and monitoring of any recommendations made in Environmental Impact Studies.

Personal and property rights

As the rezoning of the site from rural to residential has already been approved, there are limited additional impacts that will be experienced by current landowners by the proposal. It is understood that there is an existing community engagement strategy being implemented to manage consultation processes under the existing approved structure plan. In addition, landowners will have the opportunity to comment on the Planning Proposal as part of the exhibition requirements of the approvals process.

The Planning Proposal increase in residential population on the site may benefit some local retail uses arising from an increase in their local customer base.

Recommended mitigation or enhancement measure

- » That there be direct and ongoing community consultation with any affected site property owners and residents during construction with the implementation of a Construction Management plan, including community access to complaint mechanisms.

Decision-making systems

Given the long history of planning for this site dating back **to the 1980's**, it is unknown to what degree the local community have had a say in the development of the current approved structure plan. The Social Sustainability Report (2010) involved a large amount of consultation with key stakeholders with workshops held with Campbelltown City Council staff, open space and recreation stakeholders, and human service providers. The Addendum (2016) did not involve updated stakeholder consultations.

For this study, there was some engagement undertaken with relevant government social service provider stakeholders, but did not involve consultation with the wider community.

It is noted that as part of the finalisation of the Land Use and Infrastructure Implementation Plan for the Greater Macarthur Growth Area, feedback will be collected in 2018 that is also applicable to the site.

The Planning Proposal process includes a Gateway determination that will confirm requirements for further community consultation.

Recommended mitigation or enhancement measure

- » That a community and engagement strategy be developed and implemented to ensure affected communities around the site are informed of opportunities to raise issues of importance to them.
- » That there be direct and ongoing consultation with affected site property owners and residents during construction with the implementation of a Construction Management plan, including community access to complaint mechanisms.

Fears and aspirations

The Planning Proposal has the potential to improve public safety through increased activation of public spaces resulting from increased residential passive surveillance opportunities.

The increase in residential population onsite may also lead to localised increases in the incidences of some crimes, such as domestic violence.

Recommended mitigation or enhancement measure

- » That high standards of Crime Prevention through Environmental Design (CPTED) be implemented in the design of public spaces throughout the site
- » That, if approved, there be a pro-active community engagement strategy implemented to ensure accurate project information is available to the public in a timely manner.

6.4 Likely impact if the proposal does not proceed

The planning and policy context of the existing approved structure plan for the site (outlined in chapter 3) show that current planning for the South West Growth Area will continue to see rapid urban change in the area around the site regardless of if the proposal is approved.

If this Planning Proposal were not to proceed, it is likely that the site would continue to be developed under the current approved Structure Plan, with a lower forecast dwelling and residential population.

There is the possibility that in the future, the south west rail link may be extended. There is also potential for a proposed electrified link to Menangle Park. If these changes occur, there is likely to be

a substantial increase in public transport usage from the site population which would ease car congestion in the wider area. In this case, there is likely to be substantial future pressure for this site to respond to the transport network by providing increased density around public transport nodes.

7 Conclusion

The Planning Proposal amendments to the approved Menangle Park Urban Release Area structure plan will result in a permanent increase in the residential community to be established within the Greater Macarthur Growth Area.

This social infrastructure and social impacts study provides advice as to the additional social infrastructure and open space that would need to be provided to support the revised site population. It also identifies potential additional social impacts that would need to be addressed in order for the development to become a successful place that provides high quality of life for its future residents and their surrounding communities.

By examining the existing and potential future demographic characteristics of the population, it was found that the Planning Proposal could yield a total population of around 16,300 people who are likely to substantially change the existing local population mix and provide more cultural and household diversity.

The increase in population size is considered sufficient to warrant the provision of an expanded range of local community, education and health facilities as well as active and passive open space. They will also contribute to demand for higher order district and regional level facilities in the surrounding Campbelltown LGA.

The urban densification nature of the proposal will introduce to the site area some particular associated social impact issues. These are particularly dependent on whether the development can achieve the necessary walkability and cyclability to create a satisfactory level of access to social infrastructure and open space that supports liveability.

The study considers these social impact issues at a high level and suggests several strategies for management and mitigation that will ease potential negative impacts and maximise community benefit. It is expected these measures would be further expanded upon as part of subsequent social studies at later stages of the planning processes for the site.

Appendices

- A Policy and planning context
- B Demographic context
- C Assessment of social infrastructure provision

A Policy and planning context

A-1 State level policy and planning

A-1-1 Greater Sydney Region Plan: A Metropolis of Three Cities (2018)

The Greater Sydney Region Plan, A Metropolis of Three Cities has a 40-year vision of Greater Sydney where most residents live within 30 minutes of their jobs, education, health facilities, services and places. The vision for a more productive, liveable and sustainable city will be achieved by collaborations between all tiers of government as well as with non-government stakeholders such as the community, businesses and industry groups.

The site is situated in the emerging Western Parkland City. This city will provide a greater range of opportunities for the hundreds of thousands of residents living in the centres of Greater Penrith, Liverpool and Campbelltown-Macarthur. The focus of the new Western Sydney City will be the Western Sydney Airport and will positively transform the region, offering affordable housing, transport, social infrastructure and jobs.

The Campbelltown-Macarthur area, one of Western Parkland City's established centres, is expected to experience significant growth as part of this plan. Menangle Park is likely to experience social and economic stimulation due to its proximity to Campbelltown.

A-1-2 Western City District Plan (2018)

The Western City District Plan is a 20-year plan that covers the Blue Mountains, Camden, Campbelltown, Fairfield, Hawkesbury, Liverpool, Penrith and Wollondilly LGAs. This Plan is a merging of the previous South West District and West District Plan (2016).

The Greater Macarthur Priority Growth Area is one of the State-led initiatives in this District. Development projects underway in the Greater Macarthur Priority Growth Area include:

- » Glenfield to Macarthur Corridor – including precincts at Macquarie Fields, Ingleburn, Mint, Leumeah, Campbelltown and Macarthur
- » Glenfield Priority Precinct
- » Menangle Park, Gilead and Appin.

Special infrastructure contributions and other types of arrangements will be made across the District to help deliver adequate community infrastructure related to health services, schools, open spaces and roads.

Specifically, the District's infrastructure and land use projects will be guided by the *Western Sydney Infrastructure Plan* and the *Western Sydney Growth Roads Program*. Intersection upgrades at Menangle Park are being planned for under the *Western Sydney Growth Roads Program*.

The District Plan promotes the co-location of schools, youth and health services, aged care, libraries, community and cultural facilities, parks and recreation.

The District Plan emphasises **the value placed on the region's natural heritage and landscapes**. As such, an Open Space Corridor is being planned from Camden Park and Menangle to Georges River is being delivered as part of the Greater Sydney Green Grid.

The District Plan stresses the importance of protecting, enhancing and expanding the use of existing open space, including sports facilities. Key considerations for planning open space are quality, quantity and distribution, with the emphasis being on the latter two considerations.

The District Plan will inform local strategic planning, including the assessment of planning proposals and community strategic plans. As Menangle Park falls within Campbelltown LGA, the District Plan will directly apply to the site.

A-1-3 Greater Macarthur Priority Growth Area (2018)

The Greater Macarthur Priority Growth Area is a new priority growth around the Campbelltown-Macarthur Regional City Centre. Land release areas and infrastructure for Menangle Park and Mount Gilead will be guided by this priority growth area. Documents detailed below are included in the Greater Macarthur Priority Growth Area dossier.

Greater Macarthur and Wilton Community Update Brochure (2016)

Under the Greater Macarthur Priority Growth Area plan (currently under consideration), schools, hospitals, open space and cultural facilities will be delivered early and will grow as does the population.

Social infrastructure being planned as part of the Greater Macarthur Priority Growth Area includes:

- » New private and public primary and high schools
- » Technical and further education
- » More facilities at universities
- » An integrated health facility
- » More beds at local hospitals
- » Space for GPs and specialists to work
- » Local parks close to homes
- » Regional parks, playing fields and courts linked by bike and foot paths
- » An aquatic centre
- » Bushland corridors with trails and recreation where conservation permits.

Development of parts of Menangle Park and Mt Gilead adjoining Campbelltown will be ready to commence by early 2018. As development progresses, so will the development of local services.

Open space and rural land will separate Appin Village, Menangle and Douglas Park from bigger urban areas to maintain the villages' **character and setting**.

As part of a special infrastructure contributions framework, the private sector will provide key infrastructure to new developments such as Menangle Park up front and will reserve land for education and health facilities. NSW Government will build required infrastructure on this land as communities grow.

Draft Glenfield to Macarthur Urban Renewal Corridor Strategy Consultation Update (2016)

This document summarises community feedback received during the public exhibition period of the draft Glenfield to Macarthur Urban Renewal Corridor Strategy. The Glenfield to Macarthur Urban Renewal Corridor (the corridor) is situated within the Greater Macarthur Priority Growth Area to the north-east of Menangle Park.

Priorities listed by survey respondents in relation to the seven precincts within the corridor included:

- » Schools (listed as a priority for six of the seven precincts and listed as the top priority for four precincts)
- » Community gardens/urban agriculture opportunities
- » Greener streets
- » Parks
- » Protection of natural areas
- » Community spaces.

Comments regarding open space and public domain were raised across all precincts. The need to retain and improve existing open space, and the need for a range of open space and recreational areas were key themes.

While the corridor is situated to the north-east of Menangle Park, both are located in the same LGA. With this in mind, community expectations raised during this consultation period may extend to the site.

Greater Macarthur Land Release Investigation – Consultation Update (2016)

The Department of Planning and Environment (DPE) undertook public consultation on the Greater Macarthur Land Release Preliminary Strategy and Action Plan, and on the proposal to identify Wilton, Menangle Park and Mount Gilead as priority growth areas in the State Environmental Planning Policy (SEPP). Following community feedback, it was proposed to bring Menangle Park and Mount Gilead into the Growth Centres SEPP.

Out of 164 submissions received, 101 were generally supportive of the new growth areas at Menangle Park, Mount Gilead and Wilton. Concerns relating to the impacts of development intensification were raised in 72 submissions. The top five issues raised specifically in relation to Menangle Park and Mount Gilead related to:

- » Biodiversity and waterways/water quality
- » Transport and traffic
- » Heritage
- » Development opportunities/potential of sites
- » Impact on rural character.

Community feedback should be taken into account where possible in the development of Menangle Park.

A-1-4 South West Rail Link Extension – Public transport corridor protection (2014)

The South West Rail Link will improve public transportation options for residents within the South West Growth Centre. While the South West Growth Centre does not include Menangle Park, the new

rail link is expected to minimise pressure on the South Line. The South Line connects to the Southern Highlands Line – on which Menangle Park station is situated – at Campbelltown and Macarthur stations. It can therefore be expected that the South West Rail Link extension will improve commuting for residents of the site who will use Menangle Park station.

A-1-5 Greater Macarthur and Wilton Priority Growth Areas – Social Infrastructure Assessment (2017)

This study provides a social infrastructure assessment for Menangle Park, Mount Gilead, Appin, and Wilton. Recommendations made in this report are based on the population projections of the Land Use and Infrastructure Implementation Plans.

According to this study, the social infrastructure hierarchy is divided as follows:

- » Regional: services 50,001-150,000 people
- » District: services 20,001-50,000 people
- » Local: services <20,000 people.

Recommendations made by the study relevant to Menangle Park are listed in Table 11.

Table 11 Greater Macarthur and Wilton Priority Growth Areas recommendations 2017

Infrastructure type		Land requirements	
Menangle Park			
Multi-purpose community centre		1x multi-purpose community centre of 700sqm	
Library		1x library (exact floor space TBC) <i>Two libraries are recommended for Mount Gilead and Menangle Park. The combined floor space of both libraries should be of 2,286sqm. Colocation of libraries and multi-purpose facility is desirable.</i>	
Mount Gilead			
Cultural facility		Minimum 500sqm <i>Three in total (Wilton Junction, Gilead and Appin)</i>	
Multi-purpose community centre		1x multi-purpose community centre of ~500sqm	
Unspecified location in broader Menangle Park			
Cultural space		To be incorporated in multi-purpose community centre <i>Cultural space should include theatrical, gallery, artistic and musical facilities</i>	
Local parks		10x local parks of minimum 3,000sqm	
Sportsgrounds		12x new or newly developed local sportsgrounds 2x double sports grounds totalling ~ 10 Ha	
Outdoor sports courts		5x multi-purpose courts 10x tennis courts	4x netball courts 8x tennis courts

Infrastructure type	Land requirements	
	2x basketball courts	
Indoor sport and recreation centre	2x indoor sports facility	
Swimming centre	1x indoor aquatic/swimming facilities with 25 m pools	
Youth-focussed outdoor recreation facility	1x youth recreation facility	

Source: Greater Macarthur and Wilton Priority Growth Areas social infrastructure recommendations, GHD, 2017

A-1-6 Greater Macarthur Land Release Investigation – Land Use and Infrastructure Analysis (2015)

This report identifies the constraints and opportunities for development in new growth areas within the Greater Macarthur area.

Broad infrastructure services planned for the Menangle Park and Mount Gilead precinct in the long term include:

- » Schools:
 - 6 primary schools
 - 2 high schools
 - Expansion of Mary Brooksbank School
 - Investigation into the potential for a special purpose school
- » A primary health care clinic
- » District parks.

A-1-7 Greener Places (Draft- 2017)

Greener Places is a draft policy **by the Government Architect's Office** to guide the design, planning, design and delivery of Green Infrastructure in urban areas across NSW. Green Infrastructure is the network of green spaces, natural systems and semi-natural systems including parks, rivers, bushland and private gardens that are strategically planned, designed and managed to support good quality of life in the urban environment. The aim of the policy is to create a healthier, more liveable, more resilient and sustainable urban environment by improving community access to recreation and exercise, walking and cycling connections.

Greener Places sets a framework for defining and achieving greener places for the people of NSW by:

- » Advocating for greener places, spaces and outcomes
- » Supporting industry and government to deliver Green Infrastructure
- » Enabling effective outcomes in the planning, design and delivery of Green Infrastructure
- » Raising awareness of what the NSW Government means by Green Infrastructure and its importance
- » Providing clear, consistent principles to achieve Green Infrastructure throughout the development process

- » Providing a framework for examining places and reviewing proposals from a Green Infrastructure perspective
- » Establishing key concepts and shared terminology associated with Green Infrastructure.

The document sets out four key principles:

- » Integration: combine Green Infrastructure with urban development and grey infrastructure
- » Connectivity: create an interconnected network of open space
- » Multifunctionality: deliver multiple ecosystem services simultaneously
- » Participation: involve stakeholders in development and implementation.

Feedback on the draft of the policy is currently being considered and a final version will be developed in 2018.

A-1-8 South Western Sydney Local Health District: Strategic Priorities in Healthcare Delivery to 2021 (2013)

This South Western Sydney Local Health District's (SWSLHD) document is a ten-year healthcare plan for South Western Sydney and Southern Highlands communities.

SWSLHD incorporates the local government areas (LGAs) of Bankstown, Liverpool, Fairfield, Campbelltown, Camden, Wollondilly and Wingecarribee. By 2021, SWSLHD, in which Menangle Park is situated, will be the most populous local health district in NSW.

Population growth along with increasing life expectancy is expected to put considerable strain on **SWSLHD, which already struggles to meet current demand. Nearing the 100% mark, SWSLHD's** occupancy rates are the highest of any LHD and far exceed the 85% objective. SWSLHD is also characterised by high levels of social-economic disadvantage and poorer health:

- » **Three of the seven SWSLHD LGAs figure amongst Sydney's ten most disadvantaged areas**
- » Three separate LGAs register lower household incomes than the NSW average
- » There are concentrations of social housing
- » Over 40% of all recent humanitarian refugees have settled in this LHD
- » There is a higher level of disability than the NSW average
- » Mortality rates are higher than the NSW average, particularly in Campbelltown.

Poorer health than the NSW average is reported across SWSLHD for many health priority areas, including stroke, diabetes, asthma, fall related and high BMI attributable hospitalisations; cardiovascular, lung cancer and diabetes related deaths; and pregnancy outcomes in perinatal mortality and low weight births. Poorer health status entails a higher burden and higher responsibility in healthcare provision across the spectrum from prevention to treatment to palliation.

Eight priority strategic directions have been identified as part of this plan:

- » Build capacity to effectively service growing demands for health care
- » Redesign of services bringing them closer to people and their communities
- » Integrated action with the South Western Sydney Medicare Local
- » Partnering with external providers to deliver public health care
- » Enhancing service networks and growing centres of excellence
- » Shared access to unified information for all the health care team

- » An integrated focus on primary prevention for patients and communities
- » Embedding education and research within service delivery.

SWSLHD Community Health: Operational Plan 2014-2018 (2014)

This plan complements the *Strategic Priorities in Healthcare Delivery to 2021* document. It summarises challenges and opportunities associated with delivering effective care, and emerging demands for community-based care.

Based on current projections of population growth it is expected that non-admitted patient occasions of service in community health will increase by nearly 29% between 2011 and 2021.

Challenges SWSLHD community health will face in addition to population growth include:

- » The most significant population growth increase will occur in people over 60 years of age, which will affect the length of stay in hospital and the demand for health care in the community.
- » Lone person households are also expected to increase. This is likely to result in increased demand for Hospital in the Home type services.
- » Ongoing negative lifestyles behaviours, such low levels of exercise, low consumption of healthy foods, high rates of smoking, low rate of antenatal medical visits.
- » Improving accessibility of healthcare services and healthy lifestyles
- » Ensuring culturally and linguistically diverse communities receive the health services they require.

SWSLHD Community Health priority service development directions will focus on:

- » Post-acute and chronic care nursing
- » Early years and school-aged children
- » Violence and neglect
- » Community development and partnerships
- » Service integration and care coordination.

The provision of health infrastructure and services in Menangle Park is expected to be aligned with SWSLHD Community Health priority service development directions.

A-2 Local level policy and planning

A-2-1 Campbelltown 2027 – Community Strategic Plan (2017)

This community strategic plan (CSP) is Campbelltown's highest level strategic planning document. The CSP acknowledges that Campbelltown is a priority urban growth area as well as one of four strategic city centres identified for Greater Western Sydney. While posing opportunities, this also brings along challenges related to the planning of new infrastructure and ensuring the quality and character of the area is not compromised by growth.

The CSP emphasises community desire to protect the natural environment and enhance natural amenity, including open spaces, parks, gardens and bushland. As such, achieving 'a respected and protected natural environment' is one of four outcomes around which the CSP is structured. The other outcomes are:

- » A vibrant, liveable city
- » A thriving, attractive city

- » A successful city.

A-2-2 Draft Campbelltown Open Space Strategic Plan (2016)

This plan is being developed in response to recent and future population growth in Campbelltown LGA. As part of this plan, Council is undertaking a review of its existing open space. The Playspace Strategy, the Sport and Recreation Strategy, and the Biodiversity Conservation Strategy will inform the planning framework for the final Open Space Strategic Plan.

This draft Plan's guiding principles are grouped under four focus areas:

- » Strengthening the existing open space network: connected, functional, accessible, sustainable
- » Managing the existing open space network: integrated, predictive, proactive
- » Preparing for future open space: planning, responding, funding, anticipation
- » Involving the community in open space: communication, education, participation.

The hierarchy of open space used in this strategy is outlined in Table 3 of the body of this document (see section 5.1).

A-2-3 Sport and Recreation Report Summary (2017)

Campbelltown City Council's Sport and Recreation report looks into existing facilities and the development of new facilities. It does not analyse parks, open space and stadiums.

Council's vision for sport and recreation is that it will 'facilitate accessible, sustainable and contemporary sport and recreation facilities, programs and services in order to support its community being physically active and healthy.' This vision is supported by a series of guiding principles.

The summary is based on the Campbelltown population being expected to increase by nearly 120% by 2036, with Mt Gilead and Menangle Park experiencing the largest population growth. The growth in population will mainly occur in areas where there currently are no sports facilities. These areas are:

- » East Leppington
- » Macarthur
- » Mt Gilead
- » Menangle Park.

As the Campbelltown population is younger than the NSW average it is expected that participating in sport and recreation will be higher than average. A younger population may also increase the demand for new, emerging adventure sports facilities that would accommodate BMX, mountain biking and climbing, for example.

Sport and recreation activities should be particularly price-sensitive as **Campbelltown's SEIFA index of disadvantage is higher than the state average.** This may affect the community's involvement in such activities.

Open space and sport and recreation facilities priorities for new development Indicative Layout Plans include the following:

- » East Leppington Precinct and Edmondson Park:
 - > Active space (sporting fields, sports courts)
 - > Parks and other passive open space
 - > Shared pedestrian and cycle pathways

- » Leppington North Precinct:
 - > Regional sports facilities (stadium, indoor aquatic and recreation centre)
- » Leppington Town Centre and Liverpool City:
 - > Sporting fields
- » Glenfield to Macarthur Urban Renewal Corridor:
 - > Local and district sport and recreation facilities
 - > While the Glenfield to Macarthur Urban Renewal Corridor Land Use and Infrastructure Strategy suggests that the corridor significantly exceeds traditional benchmarks, this Sport and Recreation Report Summary advises that additional land or the upgrading of existing facilities will be required to meet population growth.

Sport and recreation facilities currently provided across the LGA are as follows:

- » 223.43 hectares of useable sport and recreation land, with 10.8 hectares of unallocated sport and recreation land
- » 91 full-sized outdoor playing fields and 46 outdoor netball courts
- » Median hours playing field usage is 15 hours per week
- » The current hierarchy of sports facilities are:
 - > 8 local
 - > 31 district
 - > 6 regional.
- » Increasing the intensity of use of several fields may be possible, namely by upgrading lighting of certain district and regional playing fields
- » 3 district level aquatic centres:
 - > Gordon Fetterplace Aquatic Centre in Bradbury
 - > Eagle Vale Central
 - > Macquarie Fields Leisure Centre.
- » Minto Indoor Sports Centre
 - > 1 synthetic sports field in Lynwood Park
 - > 1 synthetic athletics track in Campbelltown Sports Stadium
 - > Several legal and illegal mountain bike trails.

To minimise severe surface damage, industry standards suggest that the optimum use of natural turf sportsgrounds should not exceed 22.5 hours per week in winter, the period when sportsgrounds are most used. Due to lack of available facilities, some councils have pushed the desired maximum use to 30 hours per week. It was recorded that the median weekly usage of Council's 72 winter outdoor playing fields was of 15 hours per week per field. The median weekly usage of Council's 32 summer outdoor playing fields was of 7.5 hours per week per field. The weekly median usage rate of both summer and winter fields are well therefore considered to be below the recommended maximum usage.

By 2036, it is suggested that the number of additional facilities required will be the following:

- » 121 playing fields (243ha)
- » 22 indoor courts (3ha)

- » 81 outdoor courts (14ha)
- » 2 greens (0.5ha)
- » 89 indoor sports and recreation activity spaces (5ha)
- » 3 aquatic centres (6ha).

Some of these future requirements may be met by improving the capacity and usage of existing facilities.

Land reserved for future sport and recreation purposes should meet the following provision standards:

- » Be accessible by road, bikeway and public transport
- » Road frontage to a major collector or higher order road
- » **Direct street frontage to a minimum 50% of the sport park's boundary to promote casual visual surveillance and public access**
- » An overall supply rate of about 1.37ha of land that meets provision rates per 1,000 residents
- » Minimum 20ha for regional scale facilities within 30 minutes of travel time
 - a regional-scale facility should be used by residents from across the LGA
 - sports fields facilities should have a high focus on staging competition for multiple teams
 - indoor facilities should have a minimum of four courts, should cater for a higher level of competitions, should provide spectator seating, and should be usable for other civic events
- » Minimum 5ha, preferable 10ha, for district level facilities within 15 minutes of travel time
 - district-level facilities should service a cluster of communities
 - sports fields facilities should have a mix of local training or social use and inter-club competition
 - indoor district facilities should have a minimum of two courts and should incorporate other elements to maximise viability (e.g. health and fitness, wellness, food and beverages). These should also be suitable for training and competitions.
- » Square or circular shape, as opposed to a narrow linear shape, to maximise useability. As a rule of thumb, no boundary should be less than 150m
- » Playing fields and surfaces should not be subject to regular inundation and generally would be expected to achieve immunity of 20% AEP (annual exceedance probability) or greater
- » Land should be free of contamination or hazards such as High Voltage Transmission Lines, land fill, or contaminated waste
- » Land is not situated adjacent to noxious industries or other uses that would be incompatible with high levels of public use
- » Land is situated and/or developed so as to minimise residential conflict from noise or light issues.

It is recommended that new facilities should be developed as multi-sport hubs and located within major planned future development areas, namely East Leppington, Macarthur, Mt Gilead and Menangle Park. New aquatic facilities should ideally be part of the sports hub. Reasonable distance to travel to a sport hub is considered to be 10km or a 15-minute drive.

A series of recommendations pertaining to the upgrade and development of facilities and facilities' minimum standards are included in the report, with the following recommendations specific to Menangle Park:

- » The development of a new regional-scale, multi-sports facilities in the southern areas of the LGA

- » A new criterium track to service road cycling and running should be considered as part of a new multi-sports hub in Menangle Park.

To address the Sport and Recreation Report, new active open space and sport facilities developed at the site should not only respect the provision standards but should also be developed as a multi-sports hub.

Open Space, Recreation, Leisure and Play Space Review of Urban Developments (2015)

This document was reviewed as part of a literature review undertaken for the Sport and Recreation Report Summary.

Urban developments covered by the Review were Airds, Claymore, Menangle Park, Edmondson Park, East Leppington, Mount Gilead, Macarthur Gardens North, Western Sydney University and Glenfield.

Recommendations enclosed in this document included:

- » **An open space review of all Voluntary Planning Agreements (VPA's) and Development (DA's) be mandatory for all future developments**
- » **Council's new Sport and Recreation Strategy** and Play Space Strategy be used as the evidence documents for assessment of future development applications
- » That Council force developers to consider regional catchment and to provide open space in accordance with Council directions
- » That Council officers provide active transport advice on future developments
- » That 2.83ha per 1,000 people not be considered as the baseline for open space provision
- » That the 2.83ha standard not include riparian, drainage and other encumbered land.

A-2-4 The State of Play – Playspace Strategy (2016)

This strategy directs current and future provision of play spaces across the Campbelltown LGA. Play spaces should include cognitive, social and physical elements. The five aspects of a play area are:

- » Play equipment
 - Imaginative and creative area e.g. leaving area in natural state or recreating a natural environment
- » Unstructured area
 - Space that allows spontaneous activities e.g. informal ball games
- » Adult/family area
 - Areas for parents and carers to comfortably socialise and watch e.g. seating, water, BBQs
- » Special feature e.g. artwork, water features, theatre space.
 - Not required.

Spaces that include several or all of the above aspects will rank higher in the local to regional hierarchy.

Play spaces should be evenly distributed across an area and accessible to all age groups and should be planned according to the play space hierarchy.

District and regional level play spaces in the Menangle Park vicinity (south of Campbelltown and Hume Highway) are listed in Table 12.

The national average is between one play space for 200 children, and one play space for 2000 people. While the play space to population ratio for Campbelltown is better than the national average (1:1848), it is higher (worse) than surrounding councils' average ratio (1:1448).

The strategy suggests that Council should work closely with developers to address play space gaps, however the exact location of play spaces in new developments cannot be determined until open spaces are.

District and regional level play spaces in the Menangle Park vicinity (south of Campbelltown and Hume Highway) are:

Table 12 District and regional level play space near Menangle Park

Suburb	Site	Target age (years)	Classification	Condition
Blair Athol	John Kidd Reserve	<5	District	Excellent
Bradbury	Manooka Park	<5	District	Excellent
Campbelltown	Marsden Park	5-10	District	Excellent
	Mawson Park	5-10	District	Good
	Koshigaya Park	<5	Regional	Excellent
Glen Alpine	Abington Reserve	<5	District	Excellent
Rosemeadow	Rizal Park	5-10	District	Excellent
	Gaba Gujaaja Reserve	<5	District	Excellent

Source: The State of Play, Oneighty Sport & Leisure Solutions, 2016

Suburbs near Menangle Park where new district and regional level play spaces have been recommended over the next 10 years are:

- » Airds: 1 district level space at Riverside Drive Sports Field – high priority
- » Campbelltown: 1 district level space to be planned with developer – high priority
- » Ambarvale: 1 district level space to be achieved by upgrading the Startop Reserve – medium priority
- » Rosemeadow: 1 district level space at Haydon Park Copperfield Drive Sports Reserve – medium priority.

New play spaces and open spaces to be provided as part of new developments at or near Menangle Park are:

Table 13 Play spaces planned in new developments near Menangle Park

Suburb	Location	Comments
Airds	University of Western Sydney campus	Mixed age playground, shade structure and seating
	Merino Park	Passive recreation area, half basketball, seating & BBQ
	Riley Park	Play area with shade structure with rubber softfall

Suburb	Location	Comments
	Baden Powell Reserve	Passive recreation area and playground
Menangle Park	Five new open space	All with play equipment and softfall
Mt Gilead	New open space	Play area, fitness stations and BBQ and passive areas
	New open space	Local play space and fitness stations
University of Western Sydney campus	Harrison's Dam	Junior play space and BBQ area
	Sports Precinct	Toddler play area

Source: The State of Play, Oneighty Sport & Leisure Solutions, 2016

A-2-5 Draft Campbelltown Community Facilities Strategy (2018)

The Draft Campbelltown Community Facilities Strategy (the strategy) assesses the supply and demand for Council-owned facilities in Campbelltown LGA against the needs of current and future community members. While the detail of the strategy is not yet approved, it is likely that the following best practice principles contained in the document in relation to community facilities will be applicable to Menangle Park:

- » Multi-purpose and flexible places
- » Co-located services in on facility or as part of a community hub
- » Connected to public space, pedestrian and cycleways and public transport
- » Placemaking and community identity
- » Economic, social and environmental sustainability
- » Designed for density
- » Housing integration.

As part of the consultation process, community members and Council stakeholders were asked to put forward a series of ideas for improvements. Some of these ideas included the delivery of new libraries and community hubs in new suburbs, including Menangle Park, and co-locating community hubs with open space to support events and community activation.

The strategy makes clear that most district and regional-level facilities are currently situated in **Campbelltown's centre. More specifically, only one facility is located in the site's vicinity (Glen Alpine – Gilead area)**. The projected major population growth in Campbelltown South, Mount Gilead and Menangle Park will require a shift of where community facilities are located.

Key findings and recommendations related to the site include the proposed development of a new district-level aquatic centre and multi-purpose recreational facility at Menangle Park. The new aquatic centre would compose part of the recommended Gordon Fetterplace Aquatic Centre relocation.

The document suggests that the new aquatic centre and multi-purpose recreational facility be integrated with a district multi-purpose community centre of 3,000 to 3,500 sqm. This community centre should include arts and performance spaces, a community health centre, and a place-based district library of 1,144 sqm. Adjacent to the site, a district-level multi-purpose facility of 2,000-2,500 sqm is recommended at Mount Gilead.

The strategy also recommends six long day care facilities – integrated with pre-school care facilities where applicable – be developed and attached to multi-purpose community centres. While the site is

not mentioned by name here, it can be assumed that this recommendation applies to the proposed multi-purpose community centre at Menangle Park.

A-2-6 Campbelltown City Library Service Strategic Review (2014)

This review provides a snapshot of the policy, strategic and legislative context within which Campbelltown City Library service operates. It also analyses service delivery in the context of the **area's** current and future demographic trends.

Residents of Campbelltown currently have access to four library branches, a home library service and an online library. It is suggested that a future model could adopt tiered service delivery. This contemporary model could, for example, include a city library and one or more large town centre libraries, smaller neighbourhood or village facilities, and potentially pop-up or semi-permanent libraries. This would allow for a more tailored approach to better address local demands and needs.

The strategic review recommends a new library branch in the growth area to the south of Campbelltown where the site is located. This new branch could either participate in stock rotation with the other four branches, or it could be developed as a new central hub library.

The new facility in Gilead/South Campbelltown should take into account emerging trends and adopt the creative, collaborative and community library service model. Key features of this service delivery model include:

- » Active learning centre (e.g. a place to access formal and informal training/learning)
- » Exploration space (e.g. a place to access and explore new technology and software)
- » Collaborative work space (e.g. a makerspace)
- » Performance and exhibition space (e.g. a venue to showcase local culture, including music, writing, etc.)
- » Spaces for local teleworkers (e.g. a local business/smart hub)
- » Physical book and audio-visual collections
- » eResources
- » A place that facilitates literacy support (digital and functional)
- » Gathering/meeting space
- » Local studies centre (e.g. a repository, documenter/publisher and disseminator of local and family history, culture and knowledge)
- » Quiet spaces
- » Information services
- » Outreach services.

An exact location has not been proposed for this new facility. This document simply recommends that a new facility be built in the general area of Menangle Park. As a location has not yet been proposed, it is possible that the new facility could be located in the new Menangle Park development.

A-3 Menangle Park planning documents

A-3-1 Planning Proposal (2016)

The urban zoning at Menangle Park was based on a planning proposal to enable the development of approximately 3,400 residential allotments.

This planning proposal included the provision for the development of significant social infrastructure, including:

- » Employment precinct to provide for jobs closer to home
- » A small retail centre to provide for the local community
- » A sporting oval
- » Playing fields
- » Parks
 - A district park
 - 2 local parks
 - 2 reserves
 - A bushland park.
- » Community centre
- » Cycleways and pedestrian footpaths
- » Provision for a rural fire service station.

The draft Menangle Park Section 94 Contributions Plan to plan for the provision of this infrastructure was recently prepared and exhibited by Council.

Consultation with relevant government agencies and service providers was undertaken prior to the submission of the planning proposal. As part of this process, a primary school was included in the planning proposal following consultation with the Department of Education.

A-3-2 Social Sustainability report

2010 Report by Heather Nesbitt

This report was commissioned to assess the social impact of rezoning Menangle Park and developing a maximum of 3,600 dwellings at the site. This would have resulted in a total of 11,540 residents.

Menangle Park's objectives to achieve a social sustainable community, identified in conjunction with stakeholder and consistent with government plans and policies, were the following:

- » Demographic and lifecycle diversity with a range of housing options
 - As part of this objective, it was recommended that Menangle Park offer sufficient youth facilities and services such as skate parks, teenager play equipment, youth services and youth entertainment.
 - Likewise, there should be appropriate facilities for older residents and non-English speaking residents, including adult education, adult day care, adequate seating options in public areas, and multicultural services.
- » 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
- » 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.

The level of recommended provision was determined by the following factors:

- » Best practice social sustainability objectives established for Menangle Park
- » Existing infrastructure provision and future population issues
- » Outcome of consultations with key stakeholders and providers
- » Service thresholds and standards established by government agencies.

The report's recommended community infrastructure for Menangle Park is listed in Table 13.

As the existing population of Menangle Park is small, residents typically use services in **Campbelltown's southern suburbs, Campbelltown LGA, Macarthur Square, Wollondilly and Camden**. In addition to having to travel to access community services, surrounding community services do not **have the capacity to expand and are already stretched for resources**. Specifically, Campbelltown's southern suburbs lack certain amenities:

- » **Children's services are mainly located in north** and southern precincts with few in the south
- » At the time of the report there were no preschools kindergartens in the south and no childcare services in Glen Alpine
- » Limited youth facilities and services in the south and west
- » Lack of services and appropriate accommodation for older residents
- » Poor existing public transport services with no pedestrian/cycle networks.
- » Poor access to Council library services
- » There is a single facility for people with a disability is located in the south, there are few services for people from a non-English background and none for Aboriginal people.

However, at the time of the report the NSW Department of Education indicated that most public schools in surrounding areas had significant capacity to take in additional students.

A series of four workshops was conducted in 2003/04 and in 2007 with key stakeholder groups to identify, amongst other things, community infrastructure required for Menangle Park. Stakeholders highlighted the following social 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.

2016 Addendum Update by GHD

The initial 2010 Social Sustainability report was updated by study consultants GHD in 2016 following changes to strategic planning in the area and modifications to settlement and growth patterns.

Using 2011 census data as opposed to 2001 and 2006 census data used in the 2010 report, the updated document assumes the development of 3,500 dwellings will remain, however this is expected to result in 9,828 additional residents as opposed to 11,540 residents as projected in 2010. Whereas **the 2010 report had based Menangle Park's projected population on data for nearby Glen Alpine**, the 2016 report based population projections on new developments in South West Sydney as these were **more recent and would potentially reflect the site's population trends more accurately**.

The table in Table 15 (overleaf) indicates how the 2016 report varies to the 2010 community infrastructure requirements.

A-3-3 Menangle Park Draft Section 94 Contributions (exhibition 2017)

Amongst other objectives, this draft Section 94 Contributions Plan aims to ensure that an adequate level of public infrastructure, services and facilities is provided in Menangle Park to meet the needs of new residents. This Plan works off the assumption that there will be approximately 3,500 dwellings developed over 16 years, resulting in a population of around 9,800 residents. As contributions are expected to exceed the cap of \$30,000 per residential dwelling/lot in greenfield areas, this

Contributions plan forms part of the submission to IPART for review prior to consideration by the Minister for Planning.

Contributions to Council made under this Plan may be in the form of monetary contributions, works of kind, land dedications, or a combination of these options.

A total of 31.37 Ha of open space is to be funded through section 94 contributions, resulting in an open space provision rate of 3.19 Ha per 1,000 people. This is slightly higher than the standard 2.83 **Ha per 1,000 people commonly applied by Council's.**

Based on the 2010 Social Sustainability report and the accompanying 2016 Addendum, the provision of the following community and recreation facilities was recommended to be funded under section 94 contributions:

- » Community centre (minimum 500 m²)
- » Outside school hours centre, in association with a primary public school to be funded by the NSW Government/Special Infrastructure Contribution
- » Local parks
 - 4 local parks of a minimum of 0.5 Ha site area within 400 m walking circle of all residents
- » Playing fields
 - 1 oval, practice field, multi-purpose courts and playground
- » District park
 - A network of district parkland for passive recreation purposes.

Council has made the provision to acquire sufficient land to deliver a minimum 500 sqm community facility. Land to be acquired for the community facility will be funded through section 94 contributions. A total site area of 13,700 sqm is proposed for the site, which will include the community facility (to be provided in year 10 of the development), at grade parking and an area for outdoor community activities. the site size will also allow for facility expansion once funds become available. The site for the community facility is adjacent to the proposed playing fields.

The proposed informal youth recreation facilities are not included in the plan as only land for open space and base-level embellishment may be funded through section 94 contributions where the contributions cap is exceeded.

Other facilities, including tennis courts and indoor sports courts, are proposed to be funded by the private sector and/or non-profit sector in addition to these open space and recreation facilities.

Table 14 Social infrastructure recommendations (2010)

Community infrastructure by funding source	Specific requirements	Provision strategy
Development contributions		
Community centre	1x 700sqm	Centre to include library link
Outside school hours care centre	1x 60 place centre to be provided in 300sqm building located on primary school site	Joint use of school playgrounds. If not on school grounds, site requires 12m2 play area per licensed place
Local parks	Minimum 0.5 hectare useable site for park within 400m walking circle of all residents	4 parks not located in riparian zones
Major sportsgrounds	1 oval and 3 additional sportsgrounds	Needs to have floodlighting, parking, amenities block/canteen, irrigation by recycled water etc.
Informal youth recreation facilities	Skateboard facility; BMX track; half courts etc.	In parks throughout development with easy access to youth and good surveillance/safety
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
NSW Government		
Public primary school	1 public primary school, 3 hectare site, Slope less than 1 in 10, Rectangular shape	A second school or high school can be provided in residential zones if required
Preschool	1 x 60 place community-based centre to provided on school site –550sqm building and 2000sqm site	
Fire station	2,000sqm	Located on Menangle Road in rural area
Integrated primary health care centre	500sqm building as part of town centre	
Council		
Rural fire service station	2,000sqm	Located on Menangle Road in rural area

Community infrastructure by funding source	Specific requirements	Provision strategy
Private/non-profit sector		
Long day childcare centre	4 x 60 place private long day care centre – 532sqm building and 2150sqm site	
Supermarket with other stores including new post office and farmers marks and 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 2,000sqm
Outdoor court facilities	1 tennis court complex and/or multipurpose courts complex (basketball, futsal etc)	Potential location along Menangle Road near small shopping centre
Indoor sports centre/gym/swim centre	1 indoor sports centre	Potential for indoor basketball, netball, futsal, volleyball etc. Private gym and/or swim centre may also be provided

Source: Social Sustainability Report, Heather Nesbitt, 2010

Table 15 Social infrastructure variations 2016

Community infrastructure	Specific requirements	Provision strategy
Development contributions		
Community centre	1x 500sqm minimum	Centre to include multipurpose space for activities for different groups in the community
Outside school hours care centre	252 places required	These places should be located within the proposed primary school in shared/purpose-built facilities or in the recommended community centre
Local parks	4 local parks ranging from 5,000sqm to 8,200sqm	Parks should be embellished with district-level facilities
Major sportsgrounds	1x sports ground (minimum 5Ha) 18Ha of land for playing fields	The 18Ha of land for playing fields will allow for provision of the required sportsgrounds
Informal youth recreation facilities	Current provision rates do not trigger the need for this facility	While these facilities are not required, the inclusion of a skate park could be explored for proposed parks given the relative isolation of the development
District park	3x district parks and significant open space to be provided adjacent to the Nepean River	Parks should include district-level facilities such as outdoor sports courts, skate parks, etc.
NSW Government		
Public primary school	Previous advice from the Department of Education regarding the capacity of existing schools in the area and the requirement for a new public primary school will need to be confirmed	
Preschool	128 preschool places required	Preschool programs are to be provided from long day care centres, however a community-based facility should also be considered. This community-based facility could be collocated with the proposed primary school
Fire station	2000sqm	Consultation with NSW Fire and Rescue is required to confirm the proposed location on Menangle Road

Community infrastructure	Specific requirements	Provision strategy
Council		
Rural fire service station	2000sqm	Consultation with NSW Fire and Rescue is required to confirm the colocation of this facility with the fire station (facility above)
Private/non-profit sector		
Long day childcare centre	2-3 x 90 place childcare facilities	These facilities would also incorporate some preschool education
Outdoor court facilities	1x multipurpose court 2x tennis courts	Courts could be collocated with the proposed sports fields. Half courts could also be provided in passive parks
Indoor sports centre/gym/swim centre	Current provision rates do not trigger the need for indoor sports courts	Options for the provision of indoor courts at the proposed community centre could be considered
Additional facilities not included in 2010 recommendation table		
Police station		2010 report recommends that the existing station in Campbelltown would service Menangle Park. This needs to be confirmed with NSW Police
Ambulance station		2010 report recommends that the existing station in Campbelltown would service Menangle Park. This needs to be confirmed with NSW Ambulance

Source: Source: Social Sustainability Report Addendum, GHD, 2016


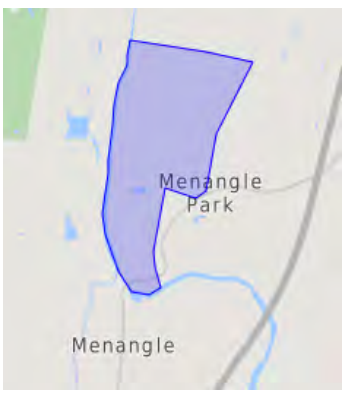
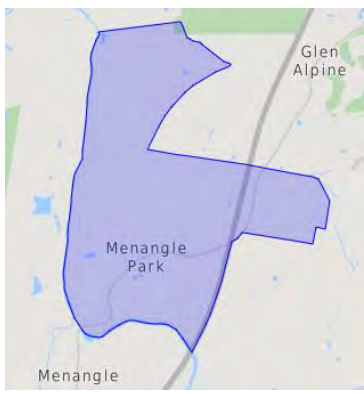
B Demographic context

The community profile in the 2010 Social Sustainability report found that the Menangle Park community was undergoing significant change, a finding affirmed by the 2016 Addendum. As a rural residential area, the existing community is small and so assumptions about degrees of change should be treated with caution.

B-1 Methodology relating to catchment boundaries

There have been significant changes in census boundaries (shown in Table 16) over the last decade which may skew some findings described in chapter 4.

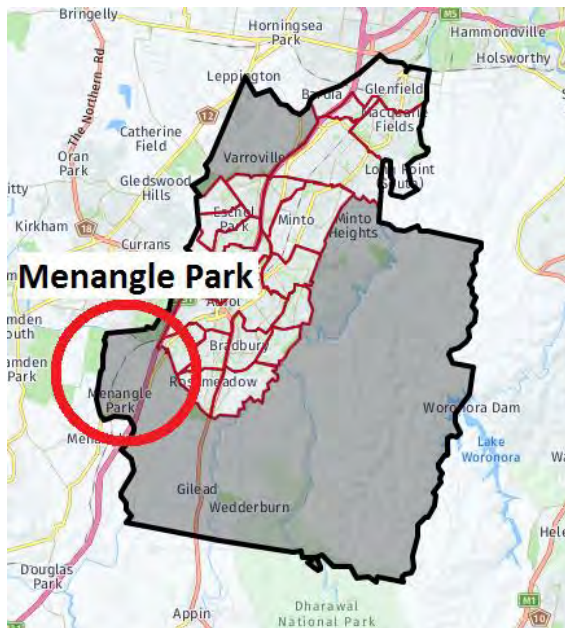
Table 16 ABS census Menangle Park catchment changes 2006-2016

2006	2011	2016
		
Code: SSC 18025 (SSC)	Code: SSC 11513 (SSC)	Code: SSC 12569 (SSC)

Source: QuickStats 2016 ABS Census data

To make comparisons, the demographic tables provided below and referred to in chapter 4 use data from ABS Quickstats for the suburb of Menangle Park (highlighted grey throughout), and data from .id Profile Community Profile for the remaining areas. The suburb of Menangle Park is included in the profile for Rural Residential (Campbelltown LGA), shown in Figure 6:

Figure 7 Rural residential area used in demographic profile for Menangle Park



Rural Residential includes two sections: a small section in the north-west of the City, and a large section encompassing much of the south-eastern and eastern parts of the City. The small section of Rural Residential is bounded by Liverpool City, Denham Court Road and Campbelltown Road in the north, Zouch Road and the Hume Highway in the east, the suburbs of Raby and Kearns in the south, and the Camden Council area in the west. The large section of Rural Residential is bounded by the Hume Highway, the suburbs of Glen Alpine, Rosemeadow and St Helens Park, the Georges River, the suburbs of Airds, Ruse, Leumeah, Minto and Ingleburn and Liverpool City in the north, Williams Creek, Sutherland Shire, the Woronora River and Wollongong City in the east, Wollondilly Shire in the south, and the Nepean River, the Camden Council area and Narellan Road in the west.

B-2 Existing population

B-2-1 Population change

Changes in the local population size is driven by three main demographic factors: births and deaths (natural increase) and migration (from within Australia, or international). In the Australian context, relatively rapid population growth rate in recent years has been driven primarily as a result of international migration programs. Much of this population growth is being absorbed and concentrated in Australia's capital cities, including South West Sydney.

Table 17 shows how the population has changed in the Menangle Park area in the five years between the 2011 and 2016 census.

Table 17 Population change

	Menangle Park (Campbelltown)	Menangle/ Razorbak (Wollondilly)	Rural Residential (Campbelltown)	Glen Alpine (Campbelltown)	Spring Farm (Camden)	Mount Annan (Camden)	Campbelltown LGA	Camden LGA
2011	241	1 949	2583	4 623	1,292	10 405	151 173	58 439

	Menangle Park (Campbelltown)	Menangle/ Razorback (Wollondilly)	Rural Residential (Campbelltown)	Glen Alpine (Campbelltown)	Spring Farm (Camden)	Mount Annan (Camden)	Campbelltown LGA	Camden LGA
2016	257	2 272	3246	4 787	4,235	11,570	161,409	80,476
Change (number)	-	+324	+663	+163	+2,942	+1,165	+10,236	+22,037
Change (%)	-	16.6	25.6	3.52	227.0	11.19	6.77	37.7

Source: Menangle Park- ABS 2016 Census Community Profile, all other areas .id Profile community profile for Wollondilly, Campbelltown and Camden LGAs.

B-2-2 Age characteristics

Table 18 provides a breakdown of age groups for each area.

Table 18 Service age groups, 2016

	Menangle Park (Campbelltown)	Menangle/ Razorback (Wollondilly)	Rural Residential (Campbelltown)	Glen Alpine (Campbelltown)	Spring Farm (Camden)	Mount Annan (Camden)	Campbelltown LGA	Camden LGA
Age group (years)	%	%	%	%	%	%	%	%
0 – 4	10	4.3	6.2	5.2	13.1	8.3	7.4	8.4
5 – 11	24	9.4	8.5	8.7	10.7	12.3	10.1	11.1
12-17	21	8.9	7.9	8.3	6.4	10.0	8.1	8.6
18-24	25	8.3	7.8	11.1	7.0	9.5	10.1	8.9
25-34	37	8	12.7	11.1	26.4	12.8	14.8	15.2
35-49	38	19.2	15.9	17.9	20.9	24.6	19.5	22.0
50-59	40	14.1	11.6	18.2	7.4	11.9	12.7	10.9
60-69	31	11.9	12.2	13.2	5.6	7.1	10.2	8.2
70-84	23	12.4	14	5.5	2.4	3.3	6.1	5.5
85 +	6	3.5	3.3	0.9	0.2	0.2	1.1	1.3

Source: Menangle Park- ABS 2016 Census Community Profile, all other areas .id Profile community profile for Wollondilly, Campbelltown and Camden LGAs

B-2-3 Cultural diversity

Table 19 and Table 20 explore some indicators of cultural identity and ethnicity.

Table 19 Key cultural characteristics

	Menangle Park (Campbelltown)	Menangle/ Razorback (Wollondilly)	Rural Residential (Campbelltown)	Glen Alpine (Campbelltown)	Spring Farm (Camden)	Mount Annan (Camden)	Campbelltown LGA	Camden LGA
	%	%	%	%	%	%	%	%
Indigenous	3.5	1.5	1.9	1.6	4.0	2.8	3.8	2.5
Overseas arrivals 2011- 2016	8.0	4.6	10.1	8.4	17.6	10.6	13.9	10.3
Speaks another language, and English not well or not at all	1.3	0.1	2.9	2.2	1.0	1.6	3.8	1.6
Top 3 religions (by size)	Anglican (31) Catholic (26.8) No Religion (23)	Catholic (28.7) Anglican (27.2) Uniting Church (4.3)	Catholic (28.7) Anglican (19.3) Islam (6.4)	Catholic (34.9) Anglican (17.4) Islam (5.5)	Catholic (32.2) Anglican (19.8) Uniting Church (2.4)	Catholic (32.3) Anglican (21.3) Christian (2.7)	Catholic (26.3) Anglican (15.2) Islam (7.9)	Catholic (30.2) Anglican (26.4) Uniting Church (3.4)

Source: Menangle Park- ABS 2016 Census Community Profile, all other areas .id Profile community profile for Wollondilly, Campbelltown and Camden LGAs

Table 20 Country of birth, 2016

Greater Sydney top 10 countries of birth	Menangle Park	Menangle/ Razorback (Wollondilly)	Rural Residential (Campbelltown)	Glen Alpine (Campbelltown)	Spring Farm (Camden)	Mount Annan (Camden)	Campbelltown LGA	Camden LGA
	%	%	%	%	%	%	%	%
China	-	-	1.2	0.9	0.3	0.6	1.0	0.6
United Kingdom	4	5.6	4.2	5.5	3.7	3.9	3.2	4.0
India	-	-	2.2	1.9	0.6	0.9	2.9	0.9
New Zealand	1.3	0.8	1.0	1.4	1.7	1.3	2.7	1.4
Vietnam	-	-	-	-	-	0.4	-	-
Philippines	-	-	1.0	1.7	0.5	0.9	2.6	0.7
Lebanon	-	-	1.0	-	-	-	0.7	-
South Korea	-	-	-	-	-	-	-	-
Hong Kong	-	-	-	-	-	-	-	-
Italy	-	0.9	0.6	0.6	0.4	-	-	0.7
Other countries	2.7	Germany (0.4)	Fiji (1.1) Bangladesh (0.9) Germany (0.6)	South Africa (1.1) Afghanistan (0.6) Iraq (0.6) Laos (0.6)	Fiji (0.7) South Africa (0.5) Malta (0.4) Iraq (0.4)	Fiji (0.8) South Africa (0.5) Chile (0.4) Malta (0.3)	Bangladesh (2.1) Fiji (1.7) Samoa (1.1) Pakistan (0.7)	Fiji (0.7) South Africa (0.5) Malta (0.4) Iraq (0.4)
Total overseas born	8.0	10.9	20.8	24.0	13.4	16.1	31.4	17.6

Source: Menangle Park- ABS 2016 Census Community Profile, all other areas .id Profile community profile for Wollondilly, Campbelltown and Camden LGAs

B-2-4 Households

Table 21 shows a summary of household and family structure.

Table 21 Household types

	Menangle Park (Campbelltown)	Menangle/ Razorback (Wollondilly)	Rural Residential (Campbelltown)	Glen Alpine (Campbelltown)	Spring Farm (Camden)	Mount Annan (Camden)	Campbelltown LGA	Camden LGA
Household	%	%	%	%	%	%	%	%
Couples with children	56.0	44.2	41.5	53.6	44.3	55.1	38.0	46.3
Couples without children	25.4	32.9	32.4	27.3	24.9	21.0	20.1	23.5
One parent families	17.7	4.8	6.8	9.3	12.1	11.6	16.2	11.0
Other families	2.9	0.4	0.6	0.5	0.9	0.2	1.3	0.8
Group Household	0	1.2	0.5	0.6	1.7	1.1	2.2	1.4
Lone person	4.3	13.2	12.6	6.8	12.2	9.0	17.5	13.2
Average household size	3.0	3.02	3.1	3.37	2.87	3.28	2.94	3.07
Largest change between 2011-2016	-	Couples without children (+53)	Couples with children (+121)	Couples without children (+48)	Couples with children (+480)	Couples with children (+130)	Couples with children (+1 301)	Couples with children (+3 163)

Source: Menangle Park- ABS 2016 Census Community Profile, all other areas .id Profile community profile for Wollondilly, Campbelltown and Camden LGAs

B-2-5 Housing tenure and dwelling types

Table 22 provides a breakdown of key statistics relating to housing tenure, and Table 23 of key statistics relating to dwelling types.

Table 22 Housing tenure

	Menangle Park	Menangle/ Razorback (Wollondilly)	Rural Residential (Campbelltown)	Glen Alpine (Campbelltown)	Spring Farm (Camden)	Mount Annan (Camden)	Campbelltown LGA	Camden LGA
Tenure	%	%	%	%	%	%	%	%
Fully own	36.0	38.7	33.6	37.8	10.2	20.1	23.2	23.4
Mortgage	15.7	42.2	35.0	51.7	63.2	59.3	37.4	50.2
Renting	43.4	7.8	7.9	7.0	21.9	17.2	31.6	20.2
Largest change 2011-2016	-	Fully owned +52	Mortgage +89	Fully owned +58	Mortgage +590	Fully owned +164	Renting +2,465	Mortgage +3,122
Households in mortgage stress	-	5.7	10.7	5.6	8.3	6.0	13.9	8.0
Households in rental stress	-	14.6	16.1	7.9	21.9	18.9	31.1	24.6

Source: Menangle Park- ABS 2016 Census Community Profile, all other areas .id Profile community profile for Wollondilly, Campbelltown and Camden LGAs

Table 23 Dwelling type

	Menangle Park	Menangle/ Razorback (Wollondilly)	Rural Residential (Campbelltown)	Glen Alpine (Campbelltown)	Spring Farm (Camden)	Mount Annan (Camden)	Campbelltown LGA	Camden LGA
Dwelling type	%	%	%	%	%	%	%	%
Separate house	99.0	84.3	83.2	98.6	89.8	96.4	77.2	92.1
Medium density	0	15.0	15.1	1.2	10.2	3.6	19.8	7.0
High density	0	0	0	0	0	0	2.6	0.1
Larges change between 2011-2016	-	Medium density +29	Separate house +137	Separate house +77	Separate house +900	Separate house +551	Separate house +1 858	Separate house +6 542
Unoccupied private dwellings	4.5	5.2	6.3	2.6	5.3	3.5	5.1	4.4
Number of bedrooms per dwelling								
0 or 1 bedrooms	0	1.0	2.4	0	0.3	0.6	2.0	1.6
2 bedrooms	3.6	15.3	8.1	0.9	2.3	1.3	11.0	4.6
3 or more bedrooms	85.5	78.2	81.6	95.9	92.5	88.8	80.4	88.8
Change in number of bedrooms per dwelling 2011-2016	-	2 rooms +34	4 rooms +70	5 rooms or more +41	4 rooms +626	4 rooms +168	4 rooms +70	4 rooms +168

Source: Menangle Park- ABS 2016 Census Community Profile, all other areas .id Profile community profile for Wollondilly, Campbelltown and Camden LGAs

B-2-6 Household income

Table 24 shows equivalised household income figures that enable comparison of income resources available to standard households.

Table 24 Equivalised household income

	Menangle Park	Menangle/ Razorback (Wollondilly)	Rural Residential (Campbelltown)	Glen Alpine (Campbelltown)	Spring Farm (Camden)	Mount Annan (Camden)	Campbelltown LGA	Camden LGA
Equivalised household income	%	%	%	%	%	%	%	%
Lowest group	-	19.4	21.2	11.6	8.8	10.8	26.1	15.1
Medium lowest	-	25.2	25.3	22.6	21.2	23.3	28.7	23.3
Medium highest	-	27.4	30	28.1	36.5	35.9	28.9	32.5
Highest group	-	28	23.6	37.7	33.5	30.0	16.3	29.1
Larges change between 2011-2016	-	Lowest group +17	Medium lowest +66	Medium lowest +73	Medium highest +318	Medium highest +131	Medium lowest +1 465	Highest group +2 014
No internet connection	16.9	15.2	20.5	8.5	10.5	9.5	21.2	14.2
No motor vehicles	4.8	2.2	1.9	1.0	1.0	0.6	7.3	2.3

Source: Menangle Park- ABS 2016 Census Community Profile, all other areas .id Profile community profile for Wollondilly, Campbelltown and Camden LGAs

B-3 Future population forecasts

This section considers the assumptions about how the future population may vary from current projections as a result of planning changes.

The Social Sustainability Report (2010) for Menangle Park identified that at the time, housing in new urban release areas had an occupancy rate range of 3.2 to 3.5 people per dwelling, with the rate for small lots around 2.4 to 2.5 people per dwelling. The report was based on a total dwelling yield of 3,360 and used a range of occupancy rates from 2.56 to 3.7 persons per dwelling, shown in Table 25 below.

Table 25 Original estimated population projection at development completion

Dwelling type	Estimated average household size by number of dwellings			Total Dwellings	Estimated population		
2010 scenario	Low	Mid	High		Low	Mid	High
Large lot	3.2 x427	3.5 x14	3.7 x2,274	2,715	1,367	49	8,414
Small lot	-	2.7 x485		485	-	1,310	-
Apartment/unit	-	2.56 x160	-	160	-	410	-
Total				3,360	11,538		

Source: Social Sustainability Report, Heather Nesbitt, 2010

Based on these figures, the total future population was projected to be around 11,500 people.

The Addendum to the Social Sustainability Report (2016) re-calculated the estimated population based on more recent census data, and using comparable suburbs of Camden Park and Campbelltown suburb (to identify higher density rates). The report was based on a total dwelling yield of 3,500 and used a range of occupancy rates from 1.7 for high density, 2.4 for small lots, and 3.4 for large lots, shown in Table 26.

Table 26 Revised estimated population projection at development completion

Dwelling type	Estimated average household size by number of dwellings			Dwellings	Estimated population		
2016 scenario	Low	Mid	High		Low	Mid	High
Large lots	2.4 x1,505	-	3.5 x1,400	2905	3,612	-	4,900
Small lots	-	2.4 x435	-	435		1,044	
Apartment/unit	-	1.7 x160	-	160		272	
Total				3,500	9,828		

Source: Social Sustainability Report Addendum, GHD, 2016

Based on these figures, the total future population was projected to be around 9,828 people.

Future population numbers

Table 27 shows the occupancy rates for these selected suburbs by dwelling types.

Table 27 Occupancy rates

LGA Comparison area	High density (Flat or apartment)	Medium density (Terrace or town house)	Low density (Separate dwelling)	Total dwellings average
Campbelltown LGA				
Campbelltown (suburb)	1.9	2.5	3.2	2.8
Mount Annan	2.3	2.3	3.3	3.2
Minto	2.1	2.4	3.4	3
Camden LGA				
Oran Park	1.9	1.9	3.3	3.0
Gregory Hills	N/A	N/A	3.2	3.0
Spring Farm	N/A	2.4	3.0	2.7
Liverpool LGA				
Edmondson Park	N/A	N/A	3.7	3.4

Source: QuickStats 2016 ABS Census data

B-4 Likely future population characteristics

B-4-1 Population change

Table 28 shows how the population has changed in the selected areas in the five years between the **2011 and 2016 census**.

Table 28 Key population characteristics

Population	Campbelltown suburb (Campbelltown)	Minto (Campbelltown)	Gledswood Hills/ Gregory Hills (Camden)	Douglas Park/ Wilton	Edmondson Park (Liverpool)
2011	10 920	10 211	73	2 892	446
2016	13 170	12 465	4 822	4 323	2 243
Change (number)	+2,250	+2,254	+4,750	+1,432	+1,797
Change (%)	20.6	22.07	6505.0	49.5	402

Source: All areas Profile .id community profile for Wollondilly, Campbelltown and Camden LGAs, 2016

B-4-2 Age characteristics

Table 29 shows the age structure of the selected communities.

Table 29 Service age groups, 2016

Service age group (years)	Campbelltown suburb	Minto	Gledswood Hills/ Gregory Hills	Douglas Park/ Wilton	Edmondson Park
	%	%	%	%	%
0 – 4	6.6	8.3	12.7	9.4	11.1
5 – 11	8.2	10.6	10.2	11.3	11.9
12-17	5.7	8.1	6.0	6.9	8.9
18-24	11.0	10	7.8	7.8	8.4
25-34	17.8	15.3	26.7	15.0	18.7
35-49	17.9	20.3	21.0	21.9	24.8
50-59	10.4	12.1	8.0	12.8	8.7
60-69	9.7	9.5	5.4	9.7	4.3
70-84	10.3	4.8	1.8	4.9	2.9
85 +	2.4	1.0	0.3	0.3	0.4

Source: All areas Profile .id community profile for Wollondilly, Campbelltown and Camden LGAs, 2016

B-4-3 Cultural diversity

Table 30 shows some indicators of cultural diversity.

Table 30 Key cultural characteristics

	Campbelltown suburb	Minto	Gledswood Hills/ Gregory Hills	Douglas Park/ Wilton	Edmondson Park
	%	%	%	%	%
Indigenous	4.4	3.3	1.7	2.9	0.4
Overseas arrivals 2011- 2016 (%)	22.5	15.9	14.3	7.0	23.2
Speaks another language, and English not well or not at all (%)	3.3	5.6	2.9	0.4	14.7
Top 3 religions (by size)	Catholic (25.1) Anglican (15.8) Islam (5.4)	Catholic (21.4) Islam (16.8) Anglican (10.8)	Catholic (37.4) Anglican (13.8) Hinduism (5.1)	Catholic (31.3) Anglican (28.3) Christian (2.8)	Catholic (23.6) Hinduism (15.1) Islam (14.6)

Source: 2016 Census ABS

Table 31 provides information on country of birth.

Table 31 Country of birth, 2016

Greater Sydney top 10 countries of birth	Campbelltown suburb	Minto	Gledswood Hills/ Gregory Hills	Douglas Park/ Wilton	Edmondson Park
	%	%	%	%	%
1. China	1.2	0.9	0.6	0.3	1.2
2. United Kingdom	4.5	2.2	1.9	4.3	-
3. India	2.2	4.7	2.3	-	6.7
4. New Zealand	3.3	4.0	1.8	0.9	2.4
5. Vietnam	-	-	-	-	2.1
6. Philippines	2.4	3.7	2.0	-	2.6
7. Lebanon	-	-	-	-	-
8. South Korea					
9. Hong Kong					
10. Italy	-	-	0.7	0.5	-
Other countries	Sri Lanka (1.3%) Fiji (1.0) South Africa (0.9) Pakistan (0.8%) Samoa (0.8%)	Bangladesh (7.2%) Fiji (3.6%) Nepal (2.6%) Samoa (2.1%) Pakistan (1.8%)	Fiji (2.9%) Iraq (1.4%) Zimbabwe (0.6%)	Italy (0.5%) Germany (0.4%) USA (0.3%) Netherlands (0.3%) South Africa (0.6%)	Fiji 7.3% Vietnam (2.1%) Nepal (2.1%) Pakistan (1.9%) Bangladesh (1.8%) Sri Lanka (1.2%)
Total overseas born	31.4	42.3	23.8	9.6	46.5

Source: 2016 ABS Census

B-4-4 Households and families

Table 32 provides information on households and families.

Table 32 Household types

	Campbelltown suburb	Minto	Gledswood Hills/ Gregory Hills	Douglas Park/ Wilton	Edmondson Park
	%	%	%	%	%
Couples with children	24.3	44.9	48.5	51.8	64.9
Couples without children	22.1	16.2	30.1	28.3	16.1
One parent families	13.2	14.7	6.3	6.6	7.6
Other families	1.3	1.1	1.0	0.2	0.7
Group Household	3.7	2.0	1.7	1.3	0.0
Lone person	29.5	16.5	7.4	10.0	4.9
Average household size	2.94	3.10	3.13	3.11	3.63
Largest change between 2011-2016	Lone person +239	Couples with Children +422	Data not available	Couples with children +241	Couples with children +329

Source: All areas Profile .id community profile for Wollondilly, Campbelltown and Camden LGAs, 2016

B-4-5 Housing tenure, rental and mortgage stress

Table 33 provides information on housing tenure and Table 33 on dwelling types.

Table 33 Housing tenure

	Campbelltown suburb	Minto	Gledswood Hills/ Gregory Hills	Douglas Park/ Wilton	Edmondson Park
Tenure	%	%	%	%	%
Fully own	21.9	17	9.1	26.4	14.3
Mortgage	23.0	41	64.1	60.1	56.4
Renting	42.7	34.5	20.3	9.6	21.9
Largest change between 2011-2016	Renting +551	Renting +274	Data not available	Mortgage +312	Mortgage +335
Households in mortgage stress (%)	9.4	20.6	6.8	3.7	13.1
Households in rental stress	29.4	29.9	13.4	13.1	20.7

Source: 2016 ABS Census Data

Table 34 Dwelling type

Dwelling type	Campbelltown suburb	Minto	Gledswood Hills/ Gregory Hills	Douglas Park/ Wilton	Edmondson Park
	%	%	%	%	%
Separate house	52.2	76.9	99.3	98.7	96.5
Medium density	27.7	22.6	0.4	0.7	0.9
High density	18.6	0.2	0.0	0.0	0.0
Largest change between 2011-2016	High density +372	Separate house +563	Separate house + 1 551	Separate house +411	Separate house +479
0 or 1 bedrooms	5.9	1.4	0.2	1.2	0.0
2 bedrooms	31.1	13.3	2.1	4.3	2.6
3+ bedrooms	54.7	78.7	92.1	90.4	89.5
Change in number of bedrooms per dwelling 2011-2016	2 rooms +495	4 rooms +369	4 rooms +1 066	4 rooms +271	4 rooms +331

Source: All areas Profile .id community profile for Wollondilly, Campbelltown and Camden LGAs, 2016

B-4-6 Household income

Table 35 provides information on household income.

Table 35 Equivalised household income

Equivalised household income	Campbelltown suburb	Minto	Gledswood Hills/ Gregory Hills	Douglas Park/ Wilton	Edmondson Park
	%	%	%	%	%
Lowest group	29.6	30.5	7.9	11.0	14.0
Medium lowest	28.6	29.8	18.2	19.7	21.5
Medium highest	26.9	28.3	34.8	31.7	35.4
Highest group	14.9	11.5	39.1	37.6	29.1
Largest change between 2011-2016	Medium highest +235	Lowest group +215	Highest group +531	Highest group +207	Medium highest group +159
No internet connection (%)	20.3	14.5	5.3	6.1	5.9
No motor vehicles	12.6	8.4	1.0	1.4	1.9

Source: All areas Profile .id community profile for Wollondilly, Campbelltown and Camden LGAs, 2016

C Assessment of social infrastructure provision

C-1 Previous identified need for social infrastructure

The Social Sustainability report (2010, p24) that accompanied the currently approved structure plan identified the following social infrastructure issues for Menangle Park:

- » Lack of child care, preschool and parenting services
- » Lack of formal and informal youth recreation, social and cultural infrastructure
- » Lack of services for special needs groups (e.g. people with disability, residents from non-English speaking backgrounds)
- » Lack of services and appropriate accommodation for older residents
- » Poor access to Council library services
- » Poor existing public transport services
- » No pedestrian/cycle network.

Both the Social Sustainability report and the Addendum (2016) identified a range of social infrastructure requirements needed to support the proposed new community, described in detail in Table 13.

C-2 Community activity and meeting spaces

Table 36 lists existing community activity and meeting spaces that were identified nearby the site.

Table 36 Existing community activity and meeting spaces near the site

Existing facilities	Provision notes	Approximate travel distance from site* (km)
Community centres (halls, hubs)		
Glen Alpine community hall <i>139 Heritage Way, Glen Alpine</i>	Maximum capacity 120 people.	3.9
Campbelltown Civic Hall <i>91 Queen St, Campbelltown</i>	Maximum capacity 180 people	7

Existing facilities	Provision notes	Approximate travel distance from site* (km)
Libraries and cultural facilities		
Campbelltown Steam & Machinery Museum <i>86 Menangle Rd, Menangle Park</i>	Volunteer organisation preserving historic machinery	1.8
Western Sydney University Library <i>Building 1, Goldsmith Ave, Campbelltown</i>	Open late Monday-Thursday and over the weekend during sessions. Members of the public can access the library; however, a membership is required for borrowing resources.	5.2
HJ Daley Library <i>1 Hurley St, Campbelltown</i>	Study spaces, computers, database access, microfilm equipment and microfilms	5.4
Campbelltown Arts Centre <i>1 Art Gallery Rd, Campbelltown</i>	Sections of the Arts Centre such as the performance studio and the Japanese gardens are available for hire	5.7
Old Town Hall Theatre <i>297 Queen St, Campbelltown</i>	Regular theatre products and available to the community for hire.	5.8
Other (e.g. Scout and Guide halls, community gardens)		
<i>None identified</i>		

Note: distance from site is measured from 1102 Glenlee rd as the approximate future location of the proposed town centre and does not account for the Spring Farm Parkway and other internal road networks that are highly likely to reduce these travel distances

C-3 Health and wellbeing spaces

Table 37 lists existing health and wellbeing spaces that were identified nearby the site.

Table 37 Existing health and wellbeing spaces near the site

Existing facilities	Provision notes	Approx. distance* (km)
Medical services (hospitals, GP's and pharmacy)		
Priceline Pharmacy <i>Macarthur Square, 200 Gilchrist Dr, Campbelltown</i>	Chemist franchise	4.7
Pharmacy 4 Less <i>Macarthur Square, 200 Gilchrist Dr, Campbelltown</i>	Chemist franchise	4.9

Existing facilities	Provision notes	Approx. distance* (km)
Chemist Warehouse Campbelltown <i>Marketfair Shopping Centre, 4 Tindall St, Campbelltown</i>	Chemist franchise	5.0
Campbelltown Private Hospital <i>42 Parkside Cres, Campbelltown</i>	Private hospital with 92 beds	5.3
Campbelltown Hospital <i>Therry Road, Campbelltown</i>	Public hospital with between 200-500 beds and an emergency department	5.4
Macarthur General Practice <i>4 Hyde Parade, Campbelltown</i>	Open Monday-Saturday	5.8
Campbelltown Medical & Dental Centre <i>296 Queen St, Campbelltown</i>	The medical clinic is open 7 days a week	5.9
Social support services (aged and disability care, non-profit and religious organisations)		
Macarthur Gardens Retirement Village <i>100 Gilchrist Dr, Campbelltown</i>	206 dwellings for independent living	4.3
Youth Solutions <i>Macarthur Square, 200 Gilchrist Dr, Campbelltown</i>	Drug and alcohol prevention and health charity for young people	4.7
WILMA Women's Health Centre <i>6 Bugden Pl, Campbelltown</i>	Social, psychological and health support for women	5.0
Neami Campbelltown <i>4 Hyde Parade, Campbelltown</i>	Community mental health service	5.4
IRT Macarthur Lifestyle Community <i>1 Hyde Parade, Campbelltown</i>	262 independent living dwellings and 60 dwellings offering additional care	5.5
Durham Green <i>153 Menangle Rd, Menangle</i>	162 dwellings with various living options	7.8
Fresh food retail		
Coles <i>Macarthur Square, 200 Gilchrist Dr, Campbelltown</i>	Grocery store	4.3
Woolworths <i>Macarthur Square, 200 Gilchrist Dr, Campbelltown</i>	Grocery store	4.8

Existing facilities	Provision notes	Approx. distance* (km)
Woolworths <i>Marketfair Shopping Centre, 4 Tindall St, Campbelltown</i>	Grocery store	4.9
Campbelltown Country Fresh <i>Marketfair Shopping Centre, 4 Tindall St, Campbelltown</i>	Fruit and vegetable market	4.9
Emergency services (police, fire and rescue)		
Menangle Park Fire Station <i>Racecourse Ave, Menangle Park</i>	Fire station on site	5.6
Menangle Rural Fire Brigade <i>90 Menangle Rd, Menangle</i>	Nearest rural fire brigade station, situated in Wollondilly LGA	6.8
Campbelltown Police Station <i>65 Queen St, Campbelltown</i>	Nearest police station	6.8
Fire & Rescue NSW Rosemeadow Fire Station <i>1 Thomas Rose Dr, Rosemeadow</i>	Nearest fire station outside Menangle Park	6.9

Note: distance from site is measured from 1102 Glenlee rd as the approximate future location of the proposed town centre and does not account for the Spring Farm Parkway and other internal road networks that are highly likely to reduce these travel distances

C-4 Lifelong education spaces

Table 38 identifies existing primary and secondary schools near the site.

Table 38 Existing primary and secondary school education

Name	Location	Sector	Year Range	LBOE	ICSA Value	Enrolment Data				Trend	Distance from site*
			Type	%	(average 1,000)	2014	2015	2016	2017		km
Combined											
Broughton Anglican College	Menangle Park	Non-Govt (Independent-Anglican)	K-12 Co-ed	11	1,095	909	947	988	N/A	Increasing	2.7
Mount Annan Christian College	347 Narellan Rd Mount Annan	Non Govt (Independent-Christian)	K-12 Co-ed	11	1,046	548	477	433	N/A	Decreasing	9.9
Secondary											
Thomas Reddall High School	Jaggers Place Ambarvale	Government	U, 7-12 Co-ed	40	933	600	595	569	534	Decreasing	5.3
John Therry Catholic	Demetrius Road, Rosemeadow	Non Government-Catholic	7-12, Co-ed	19	985	927	906	967	N/A	Fluctuating	6.8
Ambarvale High School	Thomas Rose Drive Rosemeadow	Government	U, 7-12 Co-ed	33	926	792	773	796	743	Fluctuating	7.1
Mount Annan High School	248 Welling Drive Mount Annan	Government	U, 7- 12 Co-ed	29	979	671	675	683	757	Increasing	10.9

Name	Location	Sector	Year Range	LBOE	ICSA Value	Enrolment Data				Trend	Distance from site*
Magdalene Catholic High School	Smeaton Grange Rd, Narellan	Non Government-Catholic	7-12 Co-ed	15	1,038	1,009	992	984	N/A	Decreasing	11.5
Elizabeth Mcarthur High School	38 Waterworth Drive, Narellan	Government-selective	7-12 Co-ed	24	992	975	1,010	1073	1,141	Increasing	12.8
Elderslie High School	Hilder St, Narellan	Government	7-12 Co-ed	12	1,011	980	966	973	988	Stable	16.6
Camden High School	300 Cawdor Rd, Camden	Government	U, 7-12 Co-ed	9	983	1,096	1,096	1,074	1,125	Fluctuating	18.3
Primary											
Thomas Acres Public School	Crispsparkle Dr, Ambarvale	Government	U, K-6	27	938	390	438	464	465	Increasing	5.3
Bradbury Public School	Jacaranda Ave, Bradbury	Government	U, K-6 Co-ed	28	973	601	592	609	622	Stable	7.3
Mount Annan Public school	Stenhouse Drive Mount Annan	Government	U, K-6 Co-ed	28	1,016	615	638	672	708	Increasing	11.4
Narellan Vale Public School	46 Waterworth Dr, Narellan Vale	Government	K-6	17	1,001	817	838	850	842	Increasing	12.2
Douglas Park Public School	111 Camden Road, Douglas Park	Government	K-6 Co-ed	7	960	139	142	146	164	Increasing	14.0
Cawdor Public School	685 Cawdor Rd, Cawdor	Government	U, 7-12	9	983	58	65	78	83	Increasing	14.7

Name	Location	Sector	Year Range	LBOE	ICSA Value	Enrolment Data				Trend	Distance from site*
Mawarra Public School	68 MacArthur Rd, Elderslie	Government	K-6	5	1,028	424	427	454	447	Increasing	16.9
Spring Farm Public School	Barley Road, Spring Farm	Government	K-6 Co-ed	16	996	na	na	68	209	Increasing (New school)	17.1
Camden South Public School	23 Belgenny Ave, Camden	Government	U, K-6 Co-ed	11	1,038	740	784	819	821	Increasing	17.9
Other											
Mary Brooksbank School	Cnr Anthony Dr & Cleopatra Dr, Rosemeadow	Government-special purpose	U-Severe K-12	37	n/a	82	83	86	n/a	Stable	6.3
Camden Park Environ-mental Education Centre	Cnr Finns Rd and Remembrance Drive Menangle	Special Purpose	School visits only- all ages	Camden Park EEC (known as the Elizabeth Macarthur Agricultural Institute) is part of the NSW Department of Education and Communities network of 25 environmental education centres spread across the state. The Centre is situated on a 1600ha grazing property used as the Department of Industry and Investments main research institute. Visiting student groups also have access to many agri-ecosystems, farming infrastructure and the 5000 sheep, cattle and other resident livestock.							10.3

Note: distance from site is measured from 1102 Glenlee rd as the approximate future location of the proposed town centre and does not account for the Spring Farm Parkway and other internal road networks that are highly likely to reduce these travel distances

Table 39 identifies existing child care centres near the site.

Table 39 Existing childcare centres near the site

Facility Name	Location	Service Type	Rating	Vacancies (0-24 months, 25-35 months, 36+ months)			Approved places	Distance from site*
Childcare centres (long day care, family day care)								
Englorie Park Child Care (CFK Childcare)	2 Parkholme Circuit, Englorie Park,	Centre-based M-F 7AM-6PM	Exceeding NQS	Permanent places available all days. Casual places unavailable	Permanent places available all days. Casual places unavailable	Permanent places available all days. Casual places unavailable	69	4.6
Amber Cottage Early Learning Centre	55 Crispsparkle Drive, Ambarvale	Centre based M-F 7AM- 6PM	Exceeding NQS	Data unavailable	Data unavailable	Data unavailable	40	5.3
Namut Early Learning Centre	5 Hurley St, Campbelltown	Centre based M-F 7AM- 6PM	Exceeding NQS	Data unavailable	Data unavailable	Data unavailable	44	5.4
Bellbirds Early Learning Centre	52 Taber St Menangle Park	Centre based M-F 7AM- 6PM	Meeting NQS	Yes All days	Yes All days	Yes All days	52	5.6
Happy Clown Kindergarten	63 Woodhouse Drive, Ambarvale	Centre based M-F 6AM- 6PM	Working towards NQS	Data unavailable	Data unavailable	Data unavailable	38	6.0
Little Learning School Ambarvale	122 Dickens Rd, Ambarvale	Centre-based M-F 6:30-6:30 Sat 6am-2pm	Exceeding NQS	Casual places unavailable	Permanent places unavailable Monday-Wednesday. Casual places unavailable	Yes All days. Casual places unavailable	86	6.3

Facility Name	Location	Service Type	Rating	Vacancies (0-24 months, 25-35 months, 36+ months)			Approved places	Distance from site*
Campbelltown Family Day Care	44 Broughton St, Campbelltown	Home-Based	Exceeding NQS	Yes All days	Yes All days	Yes All days	Data unavailable	7.0
Kidz Ink Long Day Care Centre	129/131 Dumaresq St, Campbelltown	Centre-based M-F 7AM-6PM	Exceeding NQS	Permanent places available all days. Casual places not available	Permanent places available all days. Casual places not available	Permanent places available all days. Casual places not available	59	7.2
Campbelltown Presbyterian Community Child Care	40 Lithgow St Campbelltown NSW	Centre-based M-F 7AM-6PM	Exceeding NQS	Permanent places unavailable Monday-Friday. Casual places unavailable	Permanent places unavailable Wednesday. Casual places unavailable	Permanent places unavailable Tuesday-Thursday. Casual places unavailable	110	7.5
Community Kids Campbelltown Early Education Centre	140 Lindesay St, Campbelltown	Centre-based M-F 6:30AM-6PM	Meeting NQS	Permanent places available all days. Casual places unavailable	Permanent places available all days. Casual places unavailable	Permanent places available all days. Casual places unavailable	51	7.8
123 Billy Bear Day Care Centre	274 Copperfield Drive, Rosemeadow	Home-based M-F 7AM-6PM	Exceeding NQS	Yes All days	Yes All days	Yes All days	Data unavailable	8.0
St Helens Park World of Learning	109 Kellerman Dr, St Helens	Home-based M-F 6:30AM-6PM	Meeting NQS	Permanent places available all days. Casual places unavailable	Permanent places available all days. Casual places unavailable	Permanent places available all days. Casual places unavailable	Data unavailable	8.6

Facility Name	Location	Service Type	Rating	Vacancies (0-24 months, 25-35 months, 36+ months)			Approved places	Distance from site*
Amarina Early Learning Centre	26 Southdown Pl, Airds	Home-based M-F 7AM-6PM	Exceeding NQS	Care not provided	Care not provided	Permanent and casual places unavailable Thursday	Data unavailable	9.0
Community Kids St Helens Park Education Centre	23 Boongary St, St Helens Park	Centre-based M-F 7AM-6PM	Exceeding NQS	Yes All days	Yes All days	Yes All days	69	9.1
St Helens Park Long Day Care Centre	8 MacKinnon St, St Helens Park	Centre-based M-F 7:30AM-6PM	Meeting NQS	Yes All days	Yes All days	Yes All days	29	9.7
3 Steps Early Learning	24 Watkins Crescent, Currans Hill	Home-based M-F 7AM-6PM	Working towards NQS	Permanent places unavailable Wednesday Casual places unavailable	Permanent places unavailable Wednesday Casual places unavailable	Casual places unavailable	Data unavailable	10.2
Goodstart Narellan Vale – Childcare Centre	1 Irwin Ct, Narellan Vale	Centre-based M-F 7AM-6PM	Working towards NQS	Yes All days	Yes All days	Yes All days	84	12.2
Fidgety Frogs Early Learning Centre	148 Camden Rd, Douglas Park	Centre-based M-F 7AM-6PM	Exceeding NQS	Yes All days	Permanent and casual places unavailable Tuesday-Wednesday	Yes All days	57	14.1

Facility Name	Location	Service Type	Rating	Vacancies (0-24 months, 25-35 months, 36+months)	Approved places	Distance from site*
OOSH						
Broughton Anglican College OSCH	81-83 Menangle Road, Menangle Park	Before & after school care, vacation care M-F 7am-5:30pm	Meeting NQS	Yes, most weekdays (vacation care)	90	2.5
YMCA Ambarvale	55 Crispsparkle Dr, Ambarvale	Before and after school care, vacation care M-F 7:00AM-6PM	Meeting NQS	Information not available	45	5.3
Campbelltown City Outside School Hours Care	40 Broughton St, Campbelltown	Before & after school care, vacation care M-F 7:00AM-6PM	Exceeding NQS	Yes, all weekdays (vacation care)	60	6.9
Adventure Based Learning Experience – St Clare's Catholic Primary School	59 Holdsworth Drive, Narellan Vale	After school care, vacation care M-F 2:30pm-6pm	Meeting NQS	Yes, most weekdays (vacation care)	114	12.0
Fidgety Frogs Early Learning Centre – Douglas Park Public School	111 Camden Rd, Douglas Park	After school care, vacation care M-F 3PM-6PM	Exceeding NQS	Information not available	30	13.7

Note: distance from site is measured from 1102 Glenlee rd as the approximate future location of the proposed town centre and does not account for the Spring Farm Parkway and other internal road networks that are highly likely to reduce these travel distances

C-5 Open space

Table 40 lists the nearby recreation and open space facilities near the site.

Table 40 Existing open space facilities near the site

Existing facilities	Provision notes	Approximate travel distance from site* (km)
Natural recreation (reserves)		
Nepean River Reserve <i>15 Menangle Rd, Menangle</i>	Bushland reserve	5.9
Informal passive recreation (playgrounds, parks)		
Braeside Reserve <i>Braeside Cres, Glen Alpine</i>	Walk and cycle paths, picnic amenity, gardens	4.5
Glen Alpine Reserve <i>33 Englorie Park Dr, Glen Alpine</i>	Green local park	4.7
Heritage Park <i>16 Riversdale Pl, Glen Alpine</i>	Green local park	4.8
Abington Reserve <i>39 Clydebank Cres, Glen Alpine</i>	Play equipment, walk and cycle paths	5.4
Koshigaya Park <i>Hurley St & Camden Rd, Campbelltown</i>	Large regional-level park with play equipment, walk and cycle paths, picnic amenities, and BBQs	5.9
Formal active recreation (aquatic, indoor, sports fields and court complexes)		
Glen Alpine Tennis Centre <i>Corner Heritage Way and Englorie Park Drive, Glen Alpine</i>	4 tennis courts	4.4
Gilchrist Oval <i>Gilchrist Dr, Campbelltown</i>	Baseball facility. BBQs available on site.	5.4
Ambarvale Sports Complex <i>Jiniwin Pl, Ambarvale</i>	Cricket pitch, multiple soccer fields, walk and cycle path	5.6
Ambarvale Recreation Centre <i>65-67 Woodhouse Dr Ambarvale</i>	Best known for squash. Also includes racquetball courts, swimming pool, dance studio and floor gymnastics <i>Note: unconfirmed provision</i>	5.2
Bradbury Oval <i>The Pkwy, Bradbury</i>	1 turf pitch, 2 synthetic pitches, 2 basketball courts, 2 rugby fields	5.8

Existing facilities	Provision notes	Approximate travel distance from site* (km)
Rosemeadow Sports Complex <i>77 Dickens Rd, Rosemeadow</i>	2 cricket pitches, 2 soccer fields, 1 rugby field, 1 mini soccer field	6.2
Gordon Fetterplace Aquatic Centre <i>21 The Pkwy, Bradbury</i>	Facilities are available to hire for school carnivals, swimming programs, group fitness activities, etc.	6.5
Campbelltown Sports Stadium <i>Pembroke Rd & Rose Payten Dr, Leumeah</i>	Sporting events, athletics centre, fitness and wellbeing activities	8.9

Note: distance from site is measured from 1102 Glenlee rd as the approximate future location of the proposed town centre and does not account for the Spring Farm Parkway and other internal road networks that are highly likely to reduce these travel distances.



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