

SOCIAL INFRASTRUCTURE NEEDS ASSESSMENT

Rosalind Park Planning Proposal

**Prepared for Leda Holdings
August 2022**

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1.0

INTRODUCTION

INTRODUCTION

Purpose of the study

This study has been prepared by Urbis Pty Ltd on behalf of LEDA Holdings to accompany a Planning Proposal for a site at 33 Medhurst Road, 101 and 111 Menangle Road Menangle Park (referred to as Rosalind Park), to be submitted to Campbelltown City Council.

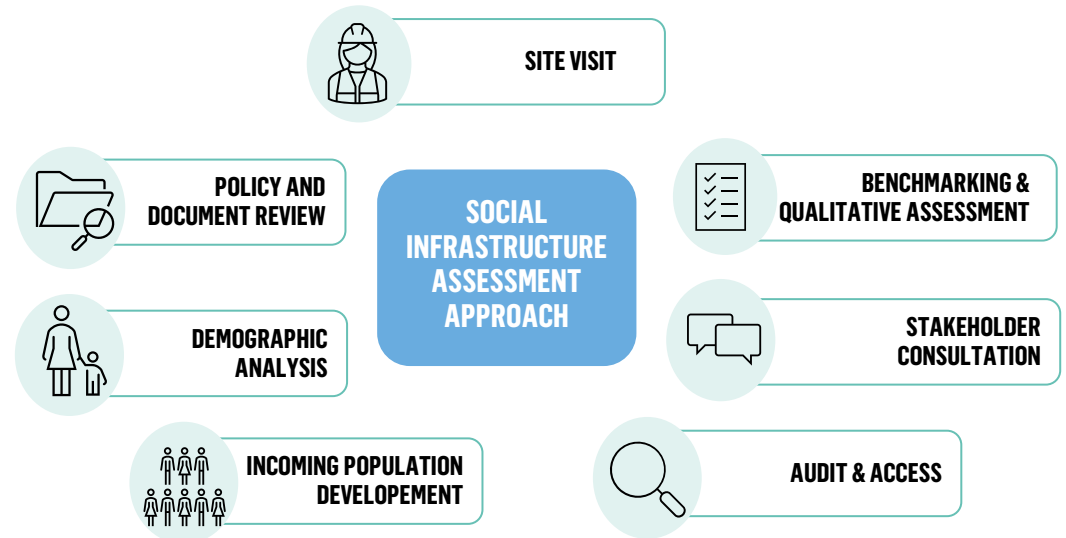
The purpose of this study is to provide recommendations for social infrastructure and open space to support the needs of the incoming population. The findings of this study will inform the masterplan and decisions around developer contributions.

Approach to assessment

There are a number of key inputs that are needed to determine the social infrastructure and open space needs of a community. As shown in Figure 1, this involves:

- Site visit/desktop review
- Review of structure plan documentation
- Strategic policy and document review
- Demographic analysis of the current and future population
- Development of the anticipated incoming population profile of the site
- Audit of existing social infrastructure and open space near the site
- Benchmarking and qualitative assessment to identify the future demand for social infrastructure and open space
- Recommendations for preferred social infrastructure and open space provision on site or off site.

Figure 1: Approach to assessment



ROSALIND PARK STRUCTURE PLAN

Proposed masterplan

A preliminary structure plan has been prepared for the site with a target dwelling yield of 1,450 and low and high yield scenarios. The low yield scenario is for approximately 1,300 low density residential lots and the high yield scenario is for approximately 1,600 low density residential lots. Most of the residential lots will be 300sqm to 540sqm, with some additional lots to be 700sqm to 900sqm.

Figure 2: Proposed masterplan



The structure plan proposes a village centre in the north-western section of the site, a neighbourhood centre and active open space (sports fields), primary school in the south-western section of the site, and local parks throughout the site. The structure plan also responds to the existing topography by including different types of open space and preserving protected riparian and proposed koala corridors. The street and lot layout also respond to the natural topography with internal roads following existing easements and natural ridge lines.

New roads will be provided, including two new major roads. This includes a new sub arterial road at the western border of the site and a new entry collector road which will provide a road connection from the south-west of the site through to the north-east of the site







LEGEND

- Subject Site
- Easement For Transmission Lines
- Easement For Pipeline

- Large Lot Residential
- Low Density Residential
- Small Lot Residential
- Medium Density Residential
- School
- Village Centre
- Neighbourhood Centre
- RFS Site
- Open Space
- Riparian Corridor
- Koala Corridor
- Environmental Conservation
- Drainage
- Sub-Arterial Road
- Collector Road
- Local Road
- Possible Road Connection

DEFINING SOCIAL INFRASTRUCTURE

Social infrastructure is a combination of 'hard' and 'soft' infrastructure. Hard infrastructure is the buildings, spaces and facilities which serve a social need, while soft infrastructure is the programs, classes, services and networks that run from a building, space or facility.

						
	Community	Arts and culture	Open space	Recreation	Education	Health
HARD	<ul style="list-style-type: none"> Community centre Library Men's shed Seniors centre Youth facility 	<ul style="list-style-type: none"> Cultural centre Gallery Exhibition space Performance centre Theatre Museum Creative spaces Artist studios 	<ul style="list-style-type: none"> Parks Informal sports play Natural space Green and blue links Passive recreation opportunities (i.e cycling, walking, running pathways) 	<ul style="list-style-type: none"> Sports fields Outdoor courts Aquatic facilities Recreation centres Outdoor gyms Community gardens 	<ul style="list-style-type: none"> Early education Primary school High school Technical college University 	<ul style="list-style-type: none"> Community health centre General practitioner Hospitals
SOFT	<ul style="list-style-type: none"> Community classes Community events Outreach services Playgroups 	<ul style="list-style-type: none"> Performances Art exhibitions Community programs, classes and workshops (music, art, performance) 	<ul style="list-style-type: none"> Exercise classes Playgroups Public art 	<ul style="list-style-type: none"> Community classes and programs (i.e aqua aerobics, seniors gym classes) 	<ul style="list-style-type: none"> Intergenerational programs/services 	<ul style="list-style-type: none"> Primary health services (health promotion, counselling, allied health, medical and nursing services) Other health support services (alcohol support, aged care, maternal and child health, disability services, mental health and disability support)

SOCIAL INFRASTRUCTURE DELIVERY TRENDS

Over time the planning and delivery of social infrastructure needs to adapt to changes in the social, economic and environmental context. To meet the challenges that come with new greenfield release areas including significant population growth and increased urban density, governments around the world are reviewing the way they plan and design social infrastructure. Current trends in the planning and design of social infrastructure are outlined below.

“Community infrastructure is “the interdependent mix of facilities, places, spaces, programs, projects, services and networks that maintain and improve the standard of living and quality of life in a community.”

Department of Planning Western Australia, 2012

Planning trends

Co-design of facilities with the end users to encourage community ownership and a fit for purpose design

Partnerships which provide alternative approaches to funding and delivery of infrastructure, including share-use arrangement and public-private partnerships

Integrated delivery of community services in a single facility to improve service delivery for and create efficiencies through common areas and amenities

Accessibility of facilities by public, private and active transport is maximised to support a reduction in car use and convenience for different users

Co-location of social infrastructure to provide user convenience and encourage cross utilisation of clustered facilities

Extension of the home as backyards' are shrinking and people need open space and social infrastructure as places to connect and gather with others

Design trends

Flexible spaces and fittings that can respond to changing preferences over time and avoid redundancy of facilities and equipment

Multi-purpose facilities and open space that are designed to support a range of user groups, including different ages, abilities and activities in one location to support increased utilisation by creating spaces that serve multiple functions

Compact designs that enable the delivery of critical social infrastructure in areas that are constrained by spaces or land values

Technology enabled facilities, including free wi-fi for users, online booking systems and high-tech maker spaces that may provide 3D printing, computer programming and music and movie production

Smart buildings and spaces to help social infrastructure providers minimise the long term maintenance and environmental costs of infrastructure

2.0

CURRENT LANDSCAPE

SITE CONTEXT

Site location and broader context

The site is located at 33 Medhurst Road, 101 and 111 Menangle Road, Menangle Park. It is located between Hume Highway and Menangle Creek and currently contains rural residential lots, the Camden CSG Plant part of the Camden Gas Project, and a quarry site. The Camden CSG Plant is expected to cease production by 2023.

The site is located in the Greater Macarthur Growth Area, a major urban renewal area that will significantly contribute additional housing and employment for a rapidly growing population. The planning direction for the Greater Macarthur Growth Area is for Menangle Park to be a local centre. It will be supported by larger town centres to the north and north east including Campbelltown, Macarthur and Narellan.

Located in a significant growth area, the site is nearby other sites proposed for development of residential and mixed uses. These developments, shown in Figure 4 on the following page, include:

- Figtree Hill (previously known as Gilead Stage 1) delivered by Lendlease
- Mount Gilead Stage 2 delivered by Lendlease
- Menangle Park delivered by Dahua Group .

More detail on what these masterplans are delivering are included on page 20.

Local surrounding context

As the site is a greenfield area, it has a very small residential population and limited social infrastructure. Menangle and Menangle Park Stations are located near the site, however separated by Hume Highway. This limits current access to the station. The closest established residential communities are 3km north east of the site in Glen Alpine and Rosemeadow.

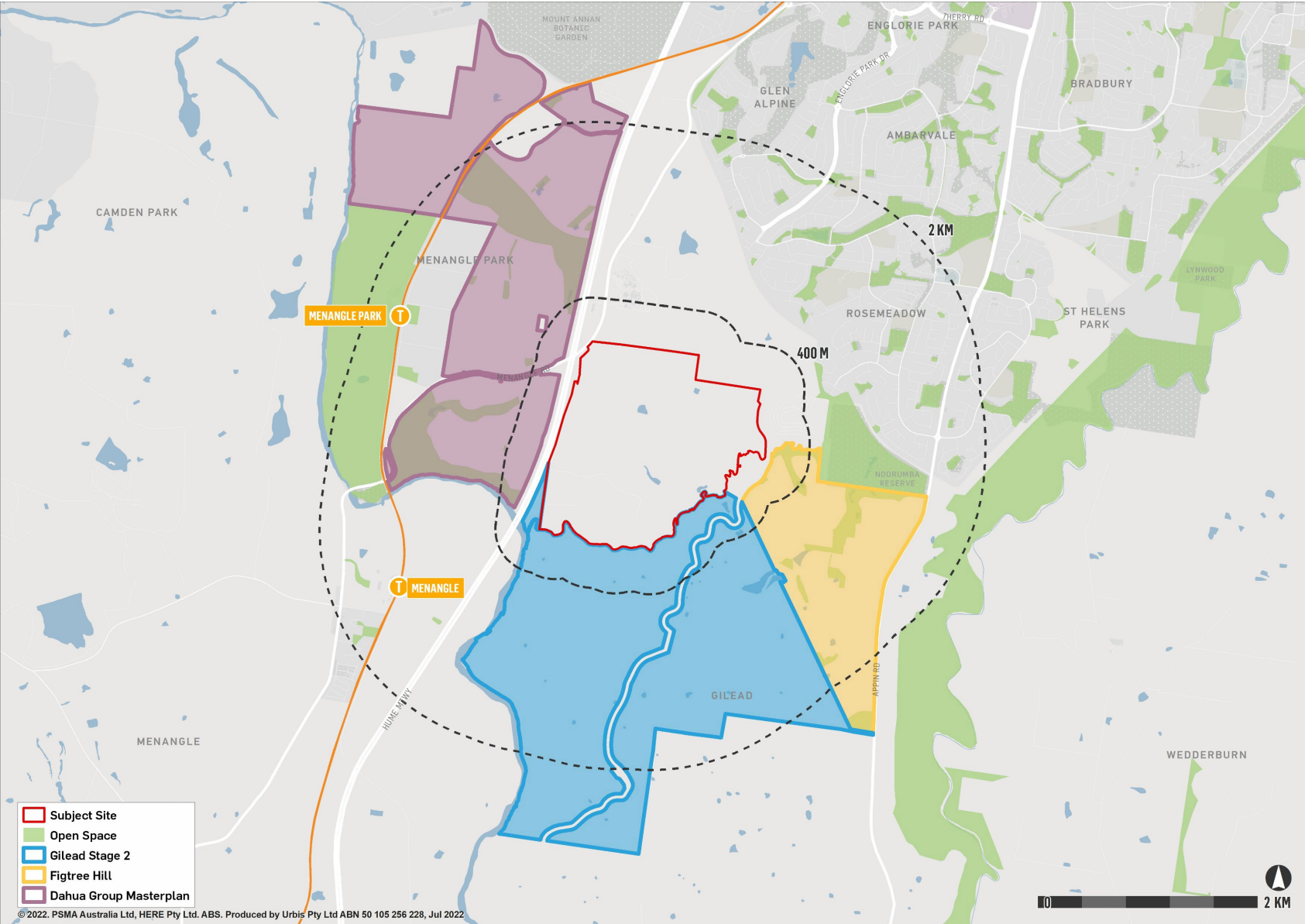
Broughton Anglican College is located directly north of the site along Hume Highway. Other services are located near Menangle Park Station and include a newsagency, childcare centre and Menangle Country Club.

Figures 3: Photos of the site



SITE CONTEXT

Figure 4: Site context



STRATEGIC CONTEXT

This section provides a summary of the strategic context for the planning and provision of social infrastructure and open space, based on a review of relevant state and local government strategies and plans. The plans listed below were reviewed:

- Greater Macarthur 2040 Interim Plan, DPIE (2018)
- Greater Macarthur and Wilton Priority Growth Areas Social Infrastructure Assessment, Department of Planning, Industry and Environment (DPIE) (2017)
- Strategic & Healthcare Services Plan: Strategic Priorities in Healthcare Delivery to 2021, South Western Sydney Local Health District (SWSLHD) (2013)
- Campbelltown 2027: Community Strategic Plan, Campbelltown City Council (2019)

- Campbelltown Local Strategic Planning Statement, Campbelltown City Council (2020)
- Reimagining Campbelltown City Centre Masterplan 2020, Campbelltown City Council (2020)
- Campbelltown Open Space Strategic Plan, Campbelltown City Council (2018)
- Campbelltown Community Facilities Strategy, Campbelltown City Council (2018)
- Campbelltown Sport & Recreation Strategy 2016 – 2036, Campbelltown City Council (2017)
- Menangle Park Contributions Plan, Campbelltown City Council (2020)
- Campbelltown Local Infrastructure Contributions Plan, Campbelltown City Council (2018)

Key implications for this assessment

- The delivery of many types and levels (local, district and regional) of social infrastructure is needed support the significant population growth expected for Menangle Park. This includes community centres, libraries, local sports, outdoor and indoor sports facilities, childcare and schools.
- All greenfield development should provide adequate, well-planned open space networks.
- All new developments should also include a full range of open space types including active and informal recreation, playgrounds and environmental and biodiversity conservation. View corridors and vantage points at a site should also be enhanced and incorporated in the streetscape design.
- The SWSLHD has some of the lowest socio-economic communities in the State and likely to have poorer health. General practitioners take a critical role in providing health care in local communities and alleviate pressures on emergency departments at hospitals.

Greater Macarthur 2040 Interim Plan

Greater Macarthur 2040 established the land use and infrastructure implementation plan for the Greater Macarthur Growth Area. The plan includes a structure plan for new land release areas which identifies the local centres across the area, including one in Menangle Park (east of the train station) and one in Mount Gilead.

The Plan provides a vision for a connected and accessible region where residents will be close to green corridors that contain parks, green cover and open space, where being active will be a way of life and services and education will be close to home. The following social infrastructure and open space planning principles and directions of relevance to the proposal are:

- Create inclusive places where a diverse local community can come together
- Create high quality open space and parklands and consider how areas of existing vegetation can provide open space and amenity
- Regional infrastructure should be sequenced and aligned with forecast growth.

STRATEGIC CONTEXT

Greater Macarthur and Wilton Priority Growth Areas Social Infrastructure Assessment

The Greater Macarthur and Wilton Priority Growth Areas Social Infrastructure Assessment investigates the provision of social infrastructure in the Menangle Park/Mount Gilead, Appin and Wilton area to support the development of the Greater Macarthur Growth Area.

The assessment determines that additional regional infrastructure will be required including emergency services, health facilities, and cultural facilities. The assessment proposes these facilities would primarily be located in key town centres including in Wilton Junction, Gilead and West Appin. The assessment also identifies the need for additional schools, and district and regional open space across the Growth Area.

The report outlines the social infrastructure requirements found through the assessment for Menangle Park. This includes the need for:

- Two district multipurpose community centres incorporating cultural spaces (one in Mount Gilead and one in Menangle Park)
- One local community centre (in Glenlee or Gilead)
- Two libraries (one in Mount Gilead and one in Menangle Park)
- Ten local parks, 12 local sports grounds, two double sports grounds, and outdoor sports courts.
- Two indoor sports facilities, one indoor aquatic facility and one youth focused outdoor recreation facility
- Child care and Outside of school hours (OOSH) as determined by proposed benchmarks.

Strategic & Healthcare Services Plan: Strategic Priorities in Healthcare Delivery to 2021

The Strategic Priorities in Healthcare Delivery to 2021 document establishes a plan for the delivery of health services for the district. This includes the service enhancements, capacity uplift, and infrastructure required to meet the increasing demand created by population growth and ageing.

Liverpool is confirmed as the current and ongoing regional centre for health services in the SWSLHD.

The document summarises the current profile of healthcare facilities (as of 2013) and projected healthcare demand to 2021. At the time of writing the plan, it was determined SWSLHD will require an additional 611 acute and subacute beds, 7 neonatal intensive care unit and 29 special care nursery, 113 mental health beds, around 60 additional ED spaces, 28 chemotherapy chairs and 2 radiotherapy machines, 43 renal dialysis chairs and 750,000 non-admitted patient occasions of service.

The plan acknowledges that the SWSLHD has some of the lowest socio-economic communities in the State. As the plan states, evidence suggests that people from lower socio-economic communities are more likely to have worse health and were more likely to consult their general practitioner. This highlights the critical role general practitioners have, and the need for them to be available and accessible in the local community. Good access to general practitioners also takes pressure of hospital emergency departments.

Liverpool Hospital is identified as the Principal Referral Hospital in the LHD and Campbelltown Hospital as a Major Metropolitan Hospital.

The strategy identifies the need to expand the capacity of health facilities to address emerging health needs and population growth. The strategy identifies the redevelopment of Liverpool and Campbelltown Hospitals and the Campbelltown Hospital Mental Health facility as priority projects. Stage 1 of the Campbelltown Hospital Redevelopment was completed in 2016 and Stage 2 has commenced.

STRATEGIC CONTEXT

Campbelltown 2027: Community Strategic Plan

Campbelltown 2027 outlines how Council and other stakeholders will delivery a new vision for a growth and changing city, identified by the community: Campbelltown City - designed for ambition, innovation and opportunity.

The plan includes the following outcomes and strategies of relevance to the planning of social infrastructure and services:

A vibrant, liveable city

- Create safe, well maintained, activated and accessible public spaces
- Create places where people feel good, are likely to stay, to return to and tell others about their experiences

A respected and protected natural environment

- Activate the city's natural bushland and open spaces, fostering enhanced community stewardship of these areas

A thriving, attractive city

- Ensure that service provision supports the community to achieve and meets their needs
- Support for new education opportunities that match workforce skill sets with emerging economic needs underwritten by creative entrepreneurship and innovation capacity within the local community

A successful city

- Maintain and create usable open and recreational spaces that set our city apart from others
- Work in partnership with the State Government to achieve positive planning outcomes

Campbelltown Local Strategic Planning Statement (LSPS)

The LSPS provides 20 year plan for landuse decision making for the Campbelltown LGA. It seeks to implement regional, district plans and local plans, and directs how future growth and change will be managed through changes to the Campbelltown Local Environmental Plan, Council's Development Control Plans and other strategic plans.

The plans draws on the four key themes from the Community Strategic Plan to form four planning related themes, and identifies a planning priorities and actions for each. Those of particular relevance to the planning of social infrastructure in new growth areas include the following.

Sustainability - Respecting and protecting our natural assets

This priority includes actions relating to the protection of natural areas, enhancing biodiversity and provision of new open spaces for the growing population. Relevant actions include:

- Ensure natural bushland, open spaces and places are accessible, attractive and safe places for users
- Work towards residents being a maximum of 400 metres from quality open space

Productivity - Creating strong and vibrant centres

This priority relates to developing and enhancing the Campbelltown's City Centre, the Campbelltown Health and Education Precinct, and centres along the Glenfield to Macarthur corridor, as well as creating new centres in new growth areas, including in Menangle Park and Gillead. It focuses on locating employment opportunities, social infrastructure and services within these key centres.

STRATEGIC CONTEXT

Campbelltown LSPS (continued)

Liveability - Creating a great place to live, work, play and visit

This priority includes a number of actions that focus on the planning and timely provision of adequate social infrastructure for the growing population in infill and greenfield areas. These actions including developing and implementing Council's social infrastructure strategies, and collaboratively working with State Government agencies. Relevant actions include:

- Work with relevant NSW Government agencies to provide social infrastructure in a timely manner to meet the diverse and changing needs of the Campbelltown communities
- Collaborate with the NSW Department of Education (through our existing MoU) to identify opportunities for local school infrastructure to be shared or jointly used for community uses
- Investigate the provision for an under 12 year old skate/urban park facility
- Support the creation of walkable neighbourhoods to enhance community health and wellbeing and create liveable, sustainable urban areas
- Implement Council's adopted social infrastructure strategies, ensuring the planning for greenfield and infill development areas considers the locational imperatives for these facilities and explores opportunities for colocation and joint use
- Ensure open space is well connected via pedestrian and cycle links
- Continue to seek social infrastructure solutions that enhance liveability for Campbelltown and its residents
- Plan and partner with peak organisations for the delivery of additional indoor sport facilities and outdoor sporting fields to meet community needs
- Support the provision of appropriate levels of child care facilities available in the LGA to meet population growth

Infrastructure and collaboration - Ensuring infrastructure aligns with growth

This priority area relates to the timely provision of all forms of infrastructure (including social infrastructure) to meet the needs of the growing population. The plan refers to the key role a number of relevant Council's strategies will play in the delivery of social infrastructure (Sports and Recreation Strategy, the Community Facilities Strategy and the Library Strategic Plan). Relevant actions include:

- Work collaboratively with Government to ensure the provision of new (and the expansion of existing) primary schools and secondary schools, police facilities, fire station facilities and integrated health hubs to service growth areas and areas experiencing significant density increases as a result of intensive renewal
- Deliver infrastructure partnerships with the Office of Sport and the Department of Education and Training for community and sport recreational needs

STRATEGIC CONTEXT

Reimagining Campbelltown City Centre Masterplan 2020

The Campbelltown City Centre masterplan is a framework for decision-making in the City Centre into the future. It is underpinned by a Place Framework comprising six strategic growth pillars and 25 commitments that describe the key outcomes and support decisions made in the city centre.

To guide growth over the next 10-20 years, the plan includes a Delivery Framework with 10 City-making moves and 35 actions. The first City-making move is Growing the Engine Room which is the key focus on Campbelltown CBD as the civic and economic heart of the region.

The five year priority plan includes the delivery of five priority projects including the creation of a new city library, amplify the sport and entertainment precinct in Leumeah, transform Bow Bowing Creek and deliver the Campbelltown Billabong Parklands. The new City Library project is envisioned to be a co-located, flexible and future proofed facility that will include co-working spaces, cafes, meeting spaces, library and learning spaces and child-care. This project aligns with the identified need in Council's Contributions Plan to upgrade HJ Daley library to a regional facility. The Reimagining Campbelltown Masterplan also includes plans to expand and enhance the Campbelltown Arts Centre. This also aligns with Council's Contributions Plan which identified the need to expand this facility.

Campbelltown Open Space Strategic Plan

The Open Space Strategic Plan provides a framework for the provision of open space across the LGA. This defines the following hierarchy, with details including size and location:

- **Local open space** (0.2-1ha): passive recreation and low key informal play within 400 metres of residential areas.

- **Neighbourhood open space** (0.5-2ha): parks, bushland or sportsgrounds that are a community focal point within 800 metres of residential areas.
- **District open space** (2-5ha): parks, bushland or sportsgrounds that are used for visitors across the LGA and provide active and passive recreation and space for significant community events. District open space should be centrally located for residents to access from several suburbs.
- **Regional open space** (>2ha): destinations for regional sporting events and large community events.

The plan provides focus areas and actions to guide open space provision and management across the city. Those of particular relevance to the planning of open space within the proposed development site relate to:

- Requiring all greenfield development to provide adequate, well-planned open space networks.
- Ensuring new development areas include a full range of open space types including for active recreation, informal recreation including playgrounds, for environmental protection and biodiversity conservation, and for heritage conservation where required.
- Providing a network of open space that is well distributed and most residents live within 400 m of a local park and within 1 km of a neighbourhood park.
- Highlighting the importance of view corridors and vantage points as place makers that are accessible to the community or are incorporated into the streetscape design.
- Ensuring open spaces are able to function well now and into the future, based on the physical attributes of each parcel, including size, shape and slope.

Actions in the plan also recognise the need for Council to implement a benchmark provision model for open space in new developments and for planning controls to specify a minimum area for bushland reserves and minimum width for wildlife corridors.

STRATEGIC CONTEXT

Campbelltown Community Facilities Strategy

The Community Facilities Strategy provides a framework for how Council will develop, manage and fund community facilities over the next 20 years.

The strategy proposes a hierarchy of facilities aligned with population catchments (Regional, City Wide, District, Local and Specialist facilities). It provides benchmarks for the provision of facilities, and outlines recommendations for facilities to meet the needs of the community into the future. Relevant benchmarks from this plan have been used to assess community needs for the incoming population of the proposal (see Section 3).

The site is located in the Southern District in the facility planning area identified as 'Glen Alpine – Gilead'. The following gaps have been identified for this area:

- Two multi-purpose community centres
- Two district libraries
- One district performing arts centres
- One multi-purpose recreation facility including an aquatic centre and indoor recreation space.

In light of the above gaps, Council proposed the following size requirements and preferable locations for new facilities.

- A 1,500sqm district integrated multi-purpose and recreation facility at Menangle Park co-located with a new 1,100sqm district library and potentially aquatic facilities.
- A 2,000 -2,500sqm district level multi-purpose facility at Mount Gilead.
- A 800 – 1,200sqm multi-purpose facility incorporating a community hall, meeting space and art spaces within a smaller neighbourhood centre in proximity to early release development.

The identified gaps and committed to plans for community facilities suggest there is still a gap for a smaller neighbourhood community centre, a second library, district performing arts centre and aquatic facilities.

Campbelltown Sport & Recreation Strategy

Campbelltown Sport & Recreation Strategy identifies the needs of the future community and provides a plan for the future development of sport and recreation facilities to meet these needs. The strategy provides a vision for the provision of sport and recreation facilities that are sustainable, accessible, adaptable and that increase active participation in sport and recreation.

The Strategy notes the current gap in sport and recreation facilities in key growth areas, including Menangle Park and Mount Gilead.

The adopted benchmark in the plan for sport and recreation space is around 1.37ha/1,000 residents.

The Strategy finds that the current provision of playing fields in the LGA is adequate to meet the current population. However, to meet the needs of the projected population to 2036, the Strategy finds that 121 additional playing fields and around 250ha of sports land will be required.

As aligned with Council's Community Facilities Strategy, there will also be a need for additional indoor and outdoor courts, and three aquatic facilities across the LGA.

CURRENT AND FUTURE POPULATION OF MENANGLE PARK

This section provides an overview of the current and future demographic profile of Menangle Park using data from:

- Australian Bureau of Statistics (2016) Census of Population and Housing
- Profile id
- DPIE (2019) NSW population projections.

The demographic characteristics of Campbelltown City LGA and Greater Sydney have been used, where relevant, to provide comparison.

While the 2016 Census data dates from five years ago, it remains the most recent population data source until the release of the 2021 Census data in June 2022.

What is the current community profile of Menangle Park

In 2016, Menangle Park was **home to 257 permanent residents**, representing 2% of Campbelltown City LGA.








Table 1 adjacent provides an overview of the key demographic characteristics of Menangle Park.

What is the likely future population of Menangle Park

Population projections from id. forecast significant growth for Menangle Park. Between 2021 and 2041 Menangle Park is projected to grow by 5055% to a total population of 15,104. The greatest population change is forecast to happen during the period from 2027 to 2031, which is anticipated to have a net increase of 7,012 people.

Parents and homebuilders aged between 35 and 49 are forecast to experience the highest proportion of growth (25%) between 2021 and 2024. This is followed by the slightly younger cohort aged between 25 and 34 (16.5%) and primary schoolers aged between 5 and 11 (13.3%).

Table 1: Key demographic characteristics of Menangle Park

	Menangle Park has an older population , with an average age of 38 compared with 34 for Campbelltown City LGA and 36 for Greater Sydney.
	All Menangle Park residents live in separate houses with 95% living in houses with 3 or more bedrooms.
	Menangle Park is also home to larger households as the average household size is 3 people, compared to 2.4 for Campbelltown City LGA and 2.8 for Greater Sydney.
	Over one third (38%) of residents own their house outright which is higher than Campbelltown City LGA (23%) and Greater Sydney (29%).
	Most households (89%) in Menangle Park are family households which is higher than Campbelltown City LGA (64%) and Greater Sydney (73%).
	Households in Menangle Park have a higher median weekly household income (\$1,462) than households in Campbelltown City LGA, however lower than households in Greater Sydney.
	Most (88.5%) Menangle Park residents were born in Australia and speak only English at home (94.4%).

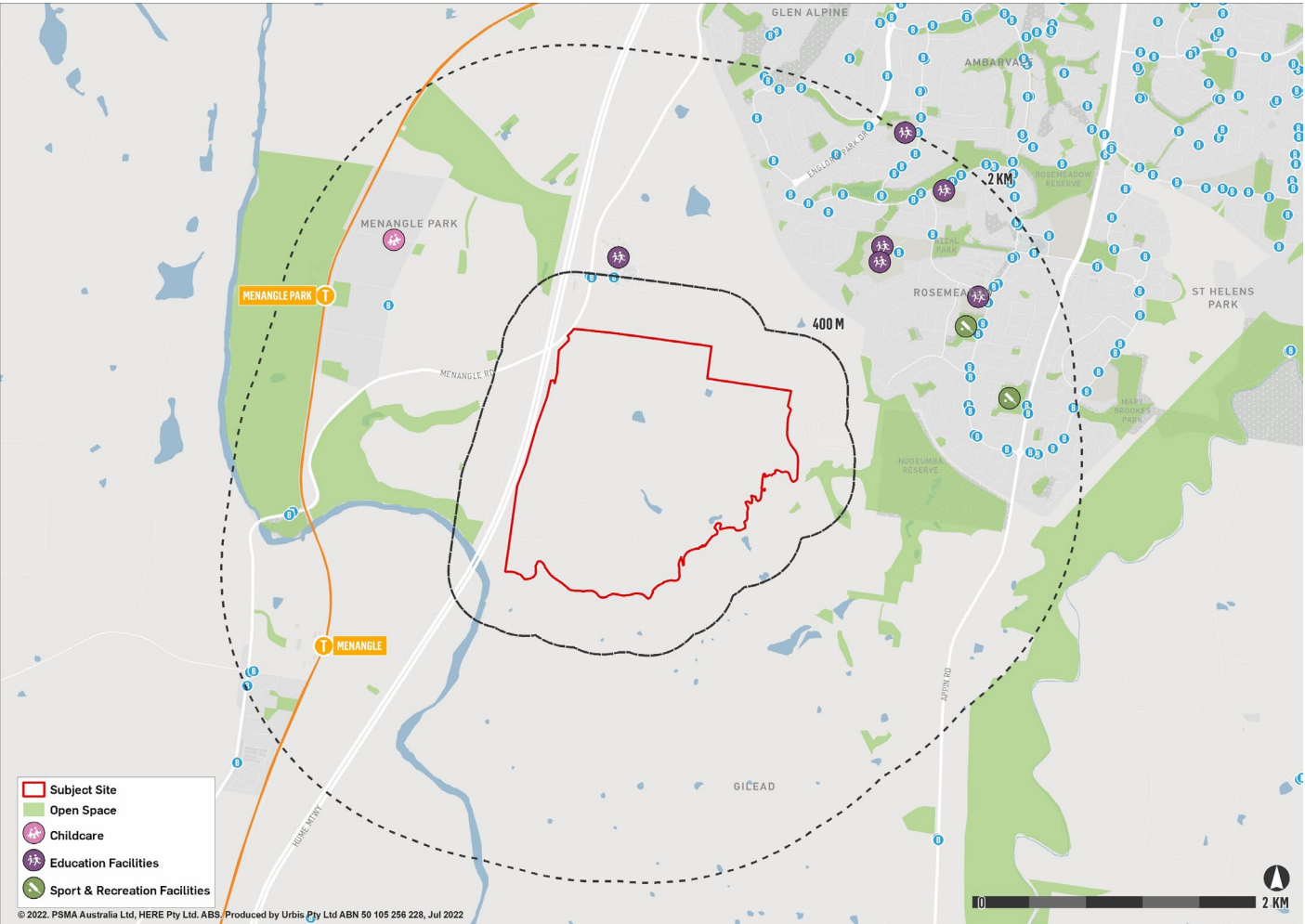


AUDIT OF EXISTING FACILITIES

Overview of social infrastructure and open space

As part of the assessment, all social infrastructure within a 2km radius of the site was mapped to understand the existing level of provision (see Figure 5 below). Given the existing low density, rural nature of the area, there is limited social infrastructure in the area. Table 2 on the following page summarises the provision of social infrastructure within a 2km radius.

Figure 5: Map of existing social infrastructure and open space



“Social infrastructure connects people and communities to services and opportunities that enhance their quality of life, enable them to live together and help each other, keep them safe, and healthy”

Infrastructure Australia, 2019

AUDIT OF EXISTING SOCIAL INFRASTRUCTURE AND OPEN SPACE

Table 2: Facility audit provision summary

Facility type	2km radius	Provision summary
Education	6	<p>There are six education facilities within a 2km radius from the site:</p> <ul style="list-style-type: none"> • Broughton Anglican College: a private combined co-educational primary and secondary school • Thomas Acres Public School: a government co-educational primary school • Rosemeadow Public School: a government co-educational primary school • Mary Brooksbank School: a government co-educational primary school for students with moderate and sever intellectual disabilities • Our Lady Help of Christians Catholic Primary School: a catholic co-educational primary school • John Therry Catholic College: a Catholic co-educational secondary school.
Open space and sport and recreation	2	<p>Within 400m of the site there is very limited local open space. A portion of Noorumba Reserve falls within the 400m boundary. Noorumba Reserve provides a place for passive activation and has an extensive range of tracks and trails. Within a 2km radius of the site there is around 300ha of open space. A large portion of this is Noorumba Reserve and Mount Pleasant. Some of the open space areas also fall within other masterplan site areas (see Figure 2 on page 10).</p> <p>There are two sport and recreation facilities within a 2km radius from the site:</p> <ul style="list-style-type: none"> • Haydon Park: sporting field for rugby or soccer • Oswald Reserve: grass athletic field and two rugby league fields.
Childcare	1	<p>There is one childcare centre within a 2km radius of the site: Bellbirds Early Learning Centre. The childcare centre provides care for children aged 6 weeks to 5 years. A desktop review of vacancy data from Care for Kids shows vacancies are available across all age groups and for all days.</p>
Health	0	<p>There are no health facilities located within a 2km radius of the site. The closest general practitioners (GPs) are in Rosemeadow and St Helens Park.</p>
Community and libraries	0	<p>There are no community facilities or libraries within a 2km radius of the site. The closest community facilities are small centres in the neighbouring suburbs of Ambarvale, Glen Alpine, Rosemeadow and Spring Farm.</p>

PROPOSED SOCIAL INFRASTRUCTURE - NEIGHBOURING MASTERPLANS

Dahua Masterplan

The following facilities are proposed as part of the Dahua Masterplan:

- **Education:** a public primary school site with an adjoining 1ha of active open space, available for a wider community use
- **Community centre:** a community centre between 1,000sqm and 1,300sqm in size, on a site yet to be determined
- **Library and cultural space:** a new library and cultural space to be a minimum size of 500sqm as part of the community centre, or contributions towards an off-site library and cultural facility/s
- **Childcare centres:** the proposed zoning within the village centre, neighbourhood centre and residential zones could allow for five centre based child care through private sector provision
- **Health:** the provision of medical facilities and social services is indented to be explored during the detailed design phase.
- **Open space:** around 135ha of open space is proposed and detailed in Table 3 below.

Table 3: Open space provided in the Dahua Masterplan by type

Open space type		No.	Size (ha)
Informal/passive	Local parks	9	6.4
	District parks	3	16.9
Formal/active	Multipurpose sports hub	1	17.3
	Active recreation space	1	2.5
Natural	Riparian, drainage, ecology and green spine	9	91.7
Total		24	134.8

Figtree Hill

As part of the Voluntary Planning Agreement entered into by Campbelltown City Council and Lend Lease, Figtree Hill will dedicate land for open space, and provide social infrastructure. The VPA includes:

- **Community centre:** Dedication of 2,000 sqm for community facility space and a multi-purpose building 500sqm in size with service provision to fit out a kiosk. The facility will be delivered within 12 months of registration of the 1,200th residential lot.
- **Open space and recreation:** around 26ha of passive and active open space including one turf playing field and one synthetic cricket pitch. An amenities building around 200sqm in size will also be provided.

3.0

PROPOSED SOCIAL INFRASTRUCTURE

PROPOSED SOCIAL INFRASTRUCTURE - THE PROPOSAL

The proposal includes a village centre in the north-west and neighbourhood centre in the south-west of the site. The specific uses are yet to be determined but will likely include retail and leisure services.

7.14ha of active open space is provided in a consolidated area. This area can accommodate two playing fields (or one multipurpose sports field), other sporting or recreation facilities, as well as additional space for supporting amenities.

7.38ha of passive open space is also provided in the form of local parks that are distributed across the site.

In addition to the active and passive open space, another 2.31ha of easement open space is provided as well as bushland, conservation land (including riparian corridors that are Cumberland Plain Conservation Plan classified), and Koala Corridor classified land.

Figure 6: Open space plan



4.0

GAPS AND NEEDS OF THE INCOMING POPULATION

INCOMING POPULATION OF THE PROPOSAL SITE

To assess community needs, it is important to understand the number of people a proposal will introduce into an area and the likely demographic characteristics of the incoming population. This is undertaken with consideration of the projected future community in the broader Menangle Park area, which is likely to have similar characteristics.

Dwelling mix and density of the proposal

Projected average household sizes for Menangle Park in the future are provided by forecast.id and summarised in Table 4 below. The increasing average household size reflects the types of dwellings that are likely to be provided in Menangle Park through greenfield development, being primarily low and medium density.

As the proposal is for low density residential lots, the average household sizes projected for Menangle Park are considered to best reflect the proposal's likely household sizes. With consideration for the likely development timeframe, the 2031 average household size is used to estimate the likely incoming population.

Applying this rate of 3.38 to the target residential lot yield (1,450) suggests an **estimated future residential population of 4,900 people** for the proposal site.










Table 4: Projected average household size for Menangle Park (adopted for the proposal site)

	Forecast year					
	2016	2021	2026	2031	2036	2041
Average household size	2.51	2.93	3.36	3.38	3.37	3.32

Indicative age profile

For the purposes of benchmarking future need for social infrastructure, a likely age profile for the future proposal population has been developed and is shown in Table 5. This has been determined by applying forecast.id age group breakdown projections for the Menangle Park population in 2031.

Table 5: Indicative age profile for the proposal

Age bracket	Menangle Park 2031 projected profile (%)	Indicative age profile for the proposal (no.)
 Babies and pre-schoolers 0-4	11.6	568
 Primary schoolers 5-11	13.3	652
 Secondary schoolers 12-17	7.5	368
 Young adults 18-24	10.9	534
 Young workforce 25-34	22.9	1,122
 Parents and homebuilders 35-49	22.9	1,122
 Older workers and pre-retires 50-59	5.6	274
 Empty nesters and retirees 60-69	2.7	132
 Older adults 70+	2.8	137

These characteristics suggest that the demographic profile of the incoming population will likely include higher proportions of family households with young children and young professionals.

STAKEHOLDER IDENTIFIED GAPS, NEEDS AND DIRECTIONS

Campbelltown City Council consultation

An online meeting was held with Campbelltown City Council representatives and the proposal team on 24 March 2022. The purpose of this meeting was to discuss the proposal and seek feedback and input from representatives of various Council teams. The meeting agenda included an item relating to 'social and community infrastructure'. A discussion with the relevant Council representatives was undertaken to understand the existing provision of open space and social infrastructure, any gaps in provision, Council directions and requirements, as well as the likely needs of the incoming population and broader community.

Following the meeting, Council's open space team also provided a summary document outlining Council's principles in relation to open space planning and design.

The following summarises the information, insights and directions provided by Council representatives at the meeting and in the follow-up correspondence.

Potential future community

- Anecdotally, people moving into similar new development areas are culturally diverse, predominantly consist of families with children, and people who work in professional industries.
- Newer communities also consist of older residents, in particular grandparents, who live nearby their relatives or in multigenerational households, and assist with the care of young children.
- The future community will need easy access to a range of spaces and activities for young children. They will also need spaces to meet and that facilitate social connections. This is particularly important in the establishment of new communities to combat social isolation. There is also a growing focus on minimising social isolation in addressing domestic and family violence in communities.

Open space and recreation

- Council proposes a benchmark of 2.83ha per 1,000 people as a starting point to determine the quantity of open space required. Quantity of open space however is only one consideration. The quality of open space should be a key focus. The provision of high quality public open space in new development areas is particularly important, as private open space (backyards) are typically small and limited in their function.

- Open space should be integrated, accessible, connected, diverse, safe, attractive, flexible and innovative.
- Easements can provide areas of open space however, restrictions that limit what can be accommodated on these lands impacts the quality of the open space provided. Easements therefore should not be heavily relied upon for adequate quantity and quality of open space. Careful consideration should be given to the design of easements to ensure they are functional. There are good examples of this, including where dog parks and linear connections have been provided on easements.
- Council is moving towards the planning of sport and recreation 'hubs'; larger sites that consolidate facilities (e.g. fields and courts) and can cater to a range of sports and sporting codes.
- Council representatives noted studies were yet to undertaken into sport and recreation facility gaps and needs in the broader area, so could not provide direction on the best use of the active open space area proposed on the site. However, Council representatives noted that the designation of large, flexible open space area, that can accommodate a range of functions, is a positive inclusion as this would allow for future planning, design and programming in response to further investigation on gaps and needs by Council.
- Consider climatic conditions. Seek to minimise the impact of high temperatures on the future community through the provision of adequate planting and shade across the site.
- Food security is a growing issue. Investigate opportunities to provide suitable space for community gardens, where people can grow food together. Community gardens provide additional benefits by providing a place and purpose for residents to come together and form social connections. Community gardens are best incorporated early in the planning process, rather than retrofitted into existing space.
- Linear park links should connect parcels of open space.
- The urban design should work with the natural and cultural features of the site.
- Council representatives also provided a detailed outline of principles, benchmarks and standards for different types of open space and recreation facilities. These have been incorporated in the 'Benchmarking' sections of this report.

STAKEHOLDER IDENTIFIED GAPS, NEEDS AND DIRECTIONS

Campbelltown City Council consultation [continued]

Community facilities

- Council's preferred approach to community facility provision, is providing larger higher-order facilities within town centres. The proposal site may not be a suitable location for a community facility as it is less accessible and somewhat isolated. The nearby Mount Gilead development would be a more suitable location for a future facility.

Childcare

- Childcare centres can be accommodated on residential zoned land and therefore need not be designated at this stage.
- In future planning, consideration should be given to locating childcare centres near other social infrastructure, such as the retail/leisure centre or the proposed active open space area, to consolidate facilities and strengthen community focal points within the development.
- Childcare centres should also be located where they can be easily accessed from one of the main thoroughfares, rather than in the backstreets of the development.

Placemaking

- The broader area has an important Aboriginal cultural history. The local Aboriginal community should be consulted and opportunities to reflect Aboriginal cultural heritage through placemaking initiatives should be explored.

School Infrastructure NSW (SINSW) consultation

An online meeting was held with SINSW representatives to discuss school provision in the surrounding area, future plans and options to address the primary and secondary school needs of the future population of the proposal site.

The following summarises the key points raised by SINSW at this meeting:

Potential future population

- For developments with larger lots, such as the proposed site, there is the potential for high occupancy rates. Additional 'granny-flat' style dwellings are permitted on larger lots, and trends are emerging in new metropolitan growth areas of these dwellings accommodating a second family on a single lot. These areas are therefore experiencing higher numbers of children than originally projected.

- The proposal site and future projected population will generate need for a new primary school.

Primary schools

- The site is currently in the catchment area for Douglas Park Public School. The school is a considerable distance from the site; an approximately 12km commute.
- Significant population growth and development (approximately 11,000 additional lots) is projected around the Douglas Park area, therefore Douglas Park public school will not be able to accommodate additional needs of the future population of the proposal site.
- The new primary school planned as part of the Dahua development in Menangle Park will be at maximum size and at capacity and therefore will not be able to accommodate additional needs of the future population of the proposal site.
- There are several new primary schools planned in the surrounding area, however these too will be at capacity and will not be able to accommodate the future proposal site population.
- Consideration should be given to the provision of land that can accommodate a primary school site within the proposal site. A school site would need to be 2ha, with 1ha for school buildings and 1ha for open space. Shared school and community use of sports fields is an acceptable model.
- The Education Facilities and Standards Guidelines (NSW Department of Education), provides guidance to the planning of new school sites.

High schools

- The needs of the future population of the proposal site for high schools will likely be met through SINSW planning for existing and future high schools in surrounding areas.

APPROACH TO BENCHMARKING

General approach

Planning for future infrastructure, whether in new or established communities, is a complex task. Benchmarks is only one tool that can be used. This study takes a good practice approach to identifying social infrastructure and open space requirements of the site by:

- Identifying the **demographic characteristics** of the current community and the likely demographic characteristics of the future population to understand future needs and demands for social infrastructure and open space
- Understanding the **existing provision of social infrastructure** and identifying key gaps in provision.
- Understanding the **site and strategic context** of the area that are guiding future planning decisions with consideration of outcomes from the stakeholder consultation undertaken.
- Considering **leading practice principles and benchmarks**, and applying these appropriately to the site.

Approach to assessing open space and recreation needs

Access to open space is critical to the health and wellbeing of a community. It is also particularly important for residents living in high density areas as access to backyards is limited. Planning for open space falls into two broad categories:

- **Passive recreation:** spaces that allow for unstructured activities such as walking, running, cycling playing, meeting friends, walking the dog or relaxing.
- **Active recreation and organised sport:** spaces that enable more structured or organised sporting activities such as courts, fields and aquatic facilities.

This assessment considers demand generated by the proposed structure plan for both categories of open space.

Leading practice favours an approach to determining open space based on performance outcomes and taking into consideration things such as accessibility, quality and configuration of spaces.

To determine an appropriate amount and configuration of open space that will provide good community outcomes for the future population, this study uses quantitative measures and design criteria proposed by Campbelltown City Council in their Open Space Strategic Plan and Sport and Recreation Study and provided through consultation, and the Government Architect's Draft Greener Places Design Guide.

“It may be perceived to be a simple solution to apply off-the-shelf benchmarks... but they should be used only as a tool as part of a wider analysis”

Infrastructure Victoria, 2020

APPROACH TO BENCHMARKING

Draft Greener Places Design Guide

The Draft Greener Places Design Guide (Government Architect NSW, 2020) aims to support the delivery of better quality, easily accessible and more functional open space for recreation. The Guide also addresses the provision of public open space that supports outdoor recreation, sport and exercise. The Guide contains six core criteria which help guide the planning of open space for recreation. These are shown in Table 6. The Guide also provides key standards for open space geographical catchments and size requirements. These are:

- Local open space for low to medium areas – Residents to be a 5 minute walk or 400m from public open space. Minimum size of local park is 5,000-7,000 sqm.
- District and regional open space – Residents to be a maximum of a 5 minute walk or 2km from a district park of 2-5ha and 30 minutes travel time from a regional open space of 5ha+.

Table 6: Draft Greener Places six core criteria

Criterion	Description
Quantity	In low and high density areas, good provision of open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.
Accessibility and connectivity	Ease of access is critical for the community to be able to enjoy and use public open space and recreation facilities.
Size and shape	Size and shape of open space has direct bearing on the capacity of that open space to meet and accommodate recreation activities and needs.
Quality	The quality of design and ongoing maintenance and management is critical to attracting use and activating the open space network.
Distribution	The ability of residents to gain access to public open space within an easy walk from home, workplaces, and schools is an important factor for quality of life. The geographic distribution of open space is a key access and equity issue for the community.
Diversity	The range of open space setting types within an urban area will determine the diversity of recreation opportunity for communities.

Campbelltown City Council benchmarks and principles

The following are key quantitative and qualitative standards and principles recommended by Campbelltown City Council that will be used to inform this assessment:

- 2.83ha per 1,000 people of open space to be provided, with 1.37ha per 1,000 people allocated for active open space
- All residents to be within 400m of quality open space
- Parks to be a minimum of 0.3ha
- District open spaces to be minimum 5ha (preferably 10ha), located within 15 minutes travel time
- Regional open space to be minimum 20ha, located within 30 minutes travel time
- Sports fields should be provided in a minimum double playing field configuration with enough space for car parking, amenities, light spill and supporting facilities
- Tennis court benchmark of 1 per 4,500 people. Minimum of 4 court configuration
- Netball court benchmark of 1 per 3,500 people, provided as part of a centralised competition or satellite training facility. Potentially provided as multipurpose netball/basketball courts
- All residents to be within 400m of a play space. A diverse mix of play opportunities should be provided
- Outdoor fitness stations to have a catchment radius of 1-1.5km and be within 20 minute walking distance
- Off leash dog areas to have a catchment radius of 5km and be a minimum of 1ha.
- The following land uses should not make up 10% or more of open space included within the 2.83ha per 1,000 people:
 - Drainage swales, detention basins and large water bodies
 - High-voltage powerline easements and land with limited recreational value due to easements
 - Inaccessible or fenced-off land
 - Biodiversity protection areas and protected riparian corridor buffer zones
 - Road verges
 - Space with little or no recreational benefit.

SOCIAL INFRASTRUCTURE REQUIREMENTS

Table 7 below sets out a benchmarking assessment to identify likely requirements for social infrastructure provision. Benchmarks set out in relevant documents from Campbelltown City Council have been used. Where Council does not provide benchmarks for social infrastructure, best practice benchmarks have been used.

For open space, Council's benchmarks, standards and principles and the Draft Greener Places Design Guide have been considered.

Table 7: Social infrastructure benchmarking assessment

Social infrastructure	Benchmark	Source	Likely site requirements
Community facilities	1 neighbourhood community centre per 10,000-20,000 people (500sqm minimum) 1 community arts space per 20,000 people	Campbelltown City Council's Community Facilities Strategy	The incoming population will not alone generate need for a neighbourhood community centre or community arts space. It will however contributed to need for these facilities in the broader area.
Libraries	1 district level library per 45,000 people	Campbelltown City Council's Community Facilities Strategy	The incoming population will not alone generate need for a district level library, but will contributed to broader need.
Childcare	1 long day care place for every 3 children	Industry standard	As shown in Table 5, the incoming population of the proposal is likely to have around 568 children aged 0-4 years. This will generate demand for around 188 places of long day care to support the incoming population.
Education	Maximum school enrolment numbers of 1,000 primary students and 2,000 secondary students	School Infrastructure NSW's Mixed Use Developments: School Design Requirements – A Guide for the Development Sector	As shown in Table 5, the incoming population of the proposal is likely to have around 652 primary school aged children (5-11 years) and 386 secondary school aged children (12-17 years). SINSW advised that a new primary school will be required on the site to accommodate the future population's needs. SINSW advised that the future population's needs for high schools will be meet though existing and planned schools in surrounding areas.
Health	1 community health centre per 20,000 – 30,000 people 1 general practitioner (GP) per 1,000 people	Campbelltown City Council's Community Facilities Strategy National benchmark	The incoming population will not generate need for a community health centre. The incoming population will likely need around 4-5 GP's or one GP practice.

SOCIAL INFRASTRUCTURE REQUIREMENTS

Table 7: Social infrastructure benchmarking assessment

Social infrastructure	Benchmark	Source	Likely site requirements
Emergency services	As determined by relevant agencies	Relevant agencies' strategic plans	The incoming population, will generate demand for emergency services including Police, ambulance and fire services. Additional services will be required in response to increase demand associated with population growth in the South Western Sydney area.
Open space and recreation	2.83ha/1,000 people (1.37ha/1,000 people for active open space and 1.46ha for passive open space)	Campbelltown City Council's Sport and Recreation Strategy	The incoming population will generate need for around 13.8ha of open space (6.7ha of active open space and 7.1ha of passive open space).
	1 tennis court/4,500 people 1 netball-basketball court/3,500 people	Campbelltown City Council provided benchmarks	The incoming population will generate need for around 1 tennis court and 1-2 netball/basketball courts. Council however preferences the provision of courts as consolidated, multicourt facilities.
	District multipurpose indoor recreation facility – 1 per 40,000-50,000 people	Campbelltown City Council's Community Facilities Strategy	The incoming population will not generate need for a district multipurpose recreation facility but will contribute to need in the broader area.

5.0 DEMAND ASSESSMENT AND RECOMMENDATIONS

DEMAND ASSESSMENT

Benchmarks are just one way of assessing community need for social infrastructure. The assessment set out below reviews the benchmarking outcomes outlined in Section 4.0 against existing and proposed social infrastructure in Menangle Park, to consider demand based on quantitative and qualitative measures.

Community facilities and libraries

As a greenfield site there is currently limited access to community, library and cultural facilities from the site. The closest regional level facilities are in Campbelltown, with some other small community spaces in neighbouring suburbs such as Ambarvale, Glen Alpine, Rosemeadow and Spring Farm.

As outlined on page 21, the Dahua Group masterplan proposes the delivery of a community centre of 1,000sqm-1,300sqm. This may provide a library or cultural space, or contributions will be made by Dahua Group for a new off site library or cultural facility. As also outlined on page 21, the Figtree Hill development located east of the site also proposes a community centre of 500sqm.

At a regional level, as part of the Campbelltown City Council's Reimagining Campbelltown masterplan, a new regional level multi-purpose with a library and community centre will be delivered in Campbelltown town centre. It is also proposed to expand and enhance the Campbelltown Arts Centre.

As outlined on page 30, the incoming population will not alone generate need for a neighbourhood community centre, district level library or community arts space based on Campbelltown City Council's benchmarks. Consultation with Council also indicated the preference for providing larger facilities in town centres that are co-located with other community facilities.

It is therefore likely the need for community, library and cultural space will be met through contributions to facilities provided in neighbouring masterplans (Dahua and Figtree Hill) or future development areas, the new regional level library and community facility in Campbelltown town centre, and upgrades to the Campbelltown Performing Arts Centre.

In addition, there is the potential that local community needs for activity spaces could in part be met through facilities provided at the future school. For example, the school hall could be made available for hire out of school hours by organisations and groups offering recreation and other activities and programs. This option should be explored through future consultation and coordination with SINSW.

Childcare

It is generally not necessary that precise requirements for childcare be identified within a planning proposal. This assessment considers whether there are ways in which the need for childcare can be met within and around the site. As outlined on page 30, it is likely that the incoming population of children aged 0-4 years will require around 188 childcare places, which could support two childcare facilities.

As noted on page 20, there is one childcare centre located within 2km of the site. A desktop review indicates this facility has current vacancies. The Dahua masterplan indicates that up to five childcare facilities could be provided by the private sector within the permissible zones of the masterplan including the town centre, neighbourhood centre and residential zones.

Some of the demand for childcare centres is likely to be met through existing private sector provision or planned private sector provision in Menangle Park. A childcare facility could be provided on the site and ideally located near the neighbourhood centre and school, and locations that are easily accessed from key access routes through the site.

Education

SINSW representatives advised that existing schools and planned schools in surrounding areas will not have capacity to meet the needs of the future population of the proposal. SINSW representatives therefore advised that a primary school would be required on the proposal site. In response, as outlined in Section 3, a site for a school has been identified and incorporated into the masterplan. The proposed site for the school appears well positioned. It is co-located with the active open space area and proposed neighbourhood centre. This concentration of amenities provides the opportunity to establish a focal point or community 'hub'; an important meeting and gathering space for the future community.

Ongoing consultation with SINSW will be required throughout the planning process to ensure the school planning and design is aligned with SINSW requirements.

In accordance with advice from SINSW representatives, the future population's need for high school places can be met by existing and planned schools in surrounding areas.

DEMAND ASSESSMENT

Health

There is currently limited access to health centres from Menangle Park. The closest GPs are in Rosemeadow and St Helens Park, around 1-2km north-east of the site. As identified on page 30, the incoming population may support up to four GPs or one new medical centre. This could potentially be provided in the neighbourhood centre.

It is likely that the Dahua masterplan town centre will also include at least one medical centre. This is likely to support some of the general health needs of the incoming population of the proposal.

Higher order health needs are likely to be met by facilities within the Campbelltown city centre, including Campbelltown Private Hospital and Campbelltown Hospital, which are located approximately 5km from the site.

Emergency services

The nearest Police station, courthouse and ambulance station to the site are in the Campbelltown City Centre City Centre. The Menangle Rural Fire Brigade is the closest fire service to the site. As identified on page 31, new or expanded services will likely be required to meet the needs of the incoming population for emergency services, as part of the increasing demand generated by significant population growth in the broader area.

As Police stations, courthouses and ambulance stations are typically located in key urban and town centres, the site does not present an appropriate location for such facilities and services. The incoming population would therefore be serviced in the future by expanded existing services or new services in larger nearby urban centres.

The masterplan identifies a location for a potential Rural Fire Service on site, if required. Consultation with NSW Rural Fire Service is required to discuss the agency's strategic plans for facilities and services in the area, whether a new facility is required on the proposal site and, if so, requirements for the facility.

Open space and recreation

The masterplan proposes to provide 14.52ha of open space (7.14ha of active open space and 7.38ha of passive open space).

In terms of **quantity** and as noted on page 30, using Campbelltown City Council's open space benchmarks, the incoming population will generate need for 13.8ha of open space, 6.7ha of that being active, and 7.1ha being passive open space. The quantity of open space proposed is slightly above the required.

In terms of park **sizes**, all eight parks proposed are between 5,000sqm and 14,200sqm. The sizes of each park meet Council's recommended sizes for parks to be minimum of 3,000sqm, and 5,000 to 10,000sqm for district parks. They also meet the Draft Greener Places Design Guide recommendation size for a local park which is 5,000sqm to 7,000sqm for low to medium density areas.

Open space areas are well **distributed** and **accessible** as all residents are within walking distance of open space. There is at least one local park in all residential areas. The active open space is well located; adjacent to the proposed school site. This co-location of infrastructure provides opportunities for shared school-community use arrangements.

The proposed active open space will provide the incoming residents and the broader Menangle Park and surrounding suburb population access to a sporting facility that is sufficient size to accommodate formal sporting activities (including training), as well as informal recreational use by local residents. There is potential for these designated facilities to be revisited during the detailed design phase to accommodate a different mix of fields and courts.

The active open space area will have direct street frontage on the majority of its boundaries to enable casual surveillance and ease of public access.

In addition to the active and passive open space areas, the masterplan also provides an additional 2.31ha of easement open space and 77.76ha of C2 Environmental Conservation lands (inclusive of Koala Corridor, riparian corridors, Cumberland Plain Conservation Plan areas, and bushland). These areas have not been calculated as part of the quantity open space assessment, however they are significant, valuable natural open spaces that future residents have visual access to, and physical access where permissible.

CONCLUSION AND RECOMMENDATIONS

Summary of gaps and needs

The following provides a summary of the gaps and needs found in the demand assessment:

- Community, library and cultural facilities are likely to be met by planned provision in neighbouring developments.
- The likely incoming population of children aged 0-4 years will generate the need for around 188 childcare spaces or two medium sized centres. This may be met by existing and planned provision, or could be provided on site.
- SINSW representatives advised that a primary school would be required on the proposal site to meet the needs of the future proposal population. High school needs can be met by existing and planned schools in surrounding areas.
- The incoming population will generate the need for around 4-5 GPs. This may be met by existing and planned provision, or could be provided on site.
- The proposal will provide good access to a variety of different types and sizes of open space including local and district parks, active open space, easement open space and bushland. It will also provide visual access to conservation areas.

“Early coordination of social infrastructure planning is likely to result in more connected, well used and efficient infrastructure”

State of Queensland, Department of State Development, Manufacturing, Infrastructure and Planning, 2019

Recommendations

Based on the summary of gaps and needs, the following is recommended to be considered as part of the detailed planning stages of the project:

- Consult with local Aboriginal Elders throughout the planning process to guide decisions around naming of the site, streets and open space areas.
- Consider provision of a childcare centre and/or medical centre in the neighbourhood centre on site to meet the needs of the incoming population.
- Continue consultation with Council and State Government to ensure community, library and cultural facility needs will be met by future provision at the Dahua masterplan site, Figtree Hill site or other locations in and near Menangle Park.
- Continue discussions with Schools Infrastructure NSW to progress planning of the proposed school.
- Provide playgrounds and play opportunities in local parks, and a larger play area in the open space adjacent to the neighbourhood centre and school.
- Ensure all areas of open space provide seating areas and shade from trees and/or shading structures.
- Provide exercise equipment along walkways and cycle pathways or at key open space areas.
- Explore options for provision of suitable amenities on or adjacent to easement lands (e.g. cycle and pedestrian links and dog off-leash areas).
- Provide cycling connections from the site that integrates with the broader cycle network.
- Continue engagement with Council on the design and future management arrangements of the proposed playing fields/ovals.
- Engage with Transport for NSW at the delivery phases of the project to ensure bus routes are provided in close proximity to the site and provide access to key social infrastructure, particularly nearby primary and secondary schools.
- Consult NSW Rural Fire Service to discuss whether a RFS is required on site.

