

Ingleburn CBD

Social infrastructure assessment

Prepared for
Campbelltown City
Council

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HiIPDA
CONSULTING

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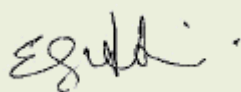
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Executive summary

The study

This report has been commissioned by Campbelltown City Council to consider the social infrastructure implications of a planning proposal for the Ingleburn CBD. The planning proposal is to vary the planning controls for the CBD area in order to accommodate additional commercial and residential space.

The implications of the planning proposal for social infrastructure is to be considered within a local, district and regional catchment, which have been delineated as follows in Table 1. The types of social infrastructure to be considered were specified in the project brief.

Table 1: Definition of catchments and infrastructure considered as part of this report

Catchment	Area definition	Infrastructure needs considered
Local	The site	<ul style="list-style-type: none"> Recreation (passive) open space Community centre
District	The suburbs of Ingleburn, Minto and Macquarie Fields	<ul style="list-style-type: none"> Recreation (passive) open space Sports (active) open space Community centre Library
Region	Campbelltown LGA	<ul style="list-style-type: none"> Recreation (passive) open space Sports (active) open space

A detailed audit of existing social infrastructure has been carried out within each catchment. The audit has drawn upon relevant Council and NSW Government data for current service location and capacity, as well as infrastructure strategies and development contributions plans to predict future wider service demand and planned service capacity development.

The proposal

For the purposes of this report, a maximum of 3,500 dwellings was adopted as the assumed dwelling yield of the planning proposal, as specified in the project brief. To predict the additional social infrastructure needs arising from the planning proposal, a nominal dwelling occupancy of 2.1 persons per dwelling was derived from the *Campbelltown Local Infrastructure Contributions Plan*. Using this as a basis, the future population arising from the maximum residential yield in the planning proposal area has been projected at 7,350 residents. The projection has been added to a 10-year population projection for the district to give a projected 2031 district population of 54,336 with the planning proposal, compared to 46,979 residents without the planning proposal.

Social infrastructure benchmarking has been undertaken for each of Council's nominated infrastructure types at the relevant catchments. Community centre and library needs will be met if community infrastructure is developed as currently planned, although Council could consider accelerating the planned expansion of the Greg Percival Centre, depending on the timing of approval of the planning proposal and subsequent development applications. Furthermore, Council may wish to seek a dedication of some space within the planning proposal area for the purposes of co-working or study space, which would address a shortfall in meeting spaces and address the continuing changes in work and study behaviour, particularly since the commencement of the COVID-19 pandemic.

Open space for playing fields will be sufficient to meet the needs of the projected 2031 population of the region and district, assuming that the proposed infrastructure in the relevant sport and recreation strategies, is constructed as planned.

Passive open space, including current and proposed open space is considered on metrics of accessibility and size. GIS analysis identified that the proposed open space in the planning proposal will provide sufficient access to open space within the planning proposal area at both 200 and 400 metre accessibility catchments. The quantum of proposed open space in the planning proposal would likely satisfy requirements within both a 400 metre catchment (per the requirements under the *Campbelltown LSPS*) and 200 metres catchment (per the requirements for higher density development under the NSWGA's *Greener Places Design Guide*).

For both passive and active open space, this finding assumes the presence of adequate links to nearby district and regional facilities, it is suggested that a plan for improving active transport and pedestrian accessibility, to connect the study area to surrounding passive and active recreation facilities could form an important part of the future planning for the Ingleburn precinct.

Facilities provided within the proposed open space in the planning proposal should be reflective of the likely makeup of the existing and future population. Based on comparisons to similar areas and population projections, this report identifies a likely need for local play for very young (0-5 years) facilities.

Overall, the existing and planned recreation open space (local, district and regional), sports open space (district and regional), community centres (local and district) and libraries (district) would be sufficient to meet the likely needs arising from the planning proposal. This finding assumes the completion of open space proposed within the planning proposal area, as well as enhancements under Council's *Library Strategy*, *Community Infrastructure Strategy* and *Local Infrastructure Contributions Plan*.



INTRODUCTION

1.0 INTRODUCTION

This report has been prepared for Campbelltown City Council to assess the likely social infrastructure implications of a planning proposal for part of Ingleburn CBD.

Council aspires for Ingleburn to grow as a vibrant, attractive and productive suburb with a flourishing centre. In support of this aspiration, Council is progressing a planning proposal to increase built form controls to permit increased residential densities in the CBD of Ingleburn. This will include the creation of two additional areas of public open space.

This social infrastructure assessment is required to ensure that future planning and development provides adequate social infrastructure to meet the needs of the future community of this precinct.

1.1 Ingleburn CBD

Ingleburn CBD is an important local centre, which provides a range of essential services and amenities for residents within the suburb of Ingleburn and the surrounds. The CBD is anchored at its core by Oxford Road and its north western terminus at Ingleburn Railway Station. The CBD includes a variety of retail, food and beverage outlets, as well as government, medical and professional services, also making it a centre for local employment.

Ingleburn CBD is located within the Glenfield to Macarthur rail corridor which has been the focus of planning action by the NSW Government for many years. The Department of Planning Industry and Environment released the Ingleburn Precinct Plan in November 2017 which established a vision for Ingleburn as

“A vibrant town centre that strengthens Ingleburn’s unique urban village character and desirability as a place to live.”¹

The Precinct Plan foreshadows that:

- Total dwellings would increase from 400 homes to 1,000 homes by 2036
- Employment would increase from 1,750 jobs in 2021 to 3,700 jobs in 2036.



Source: Department of planning Industry and Environment

¹ NSW Department of Planning and Environment Ingleburn Precinct November 2017 cited at <https://www.planning.nsw.gov.au/-/media/Files/DPE/Plans-and-policies/Ingleburn-Precinct-Plan-2017-November-pdf.pdf?la=en>

The precinct plan sets out a strategy to deliver new active transport improvements, streetscape works, as well as pedestrian and road improvements. In terms of social infrastructure, the precinct plan foreshadowed:

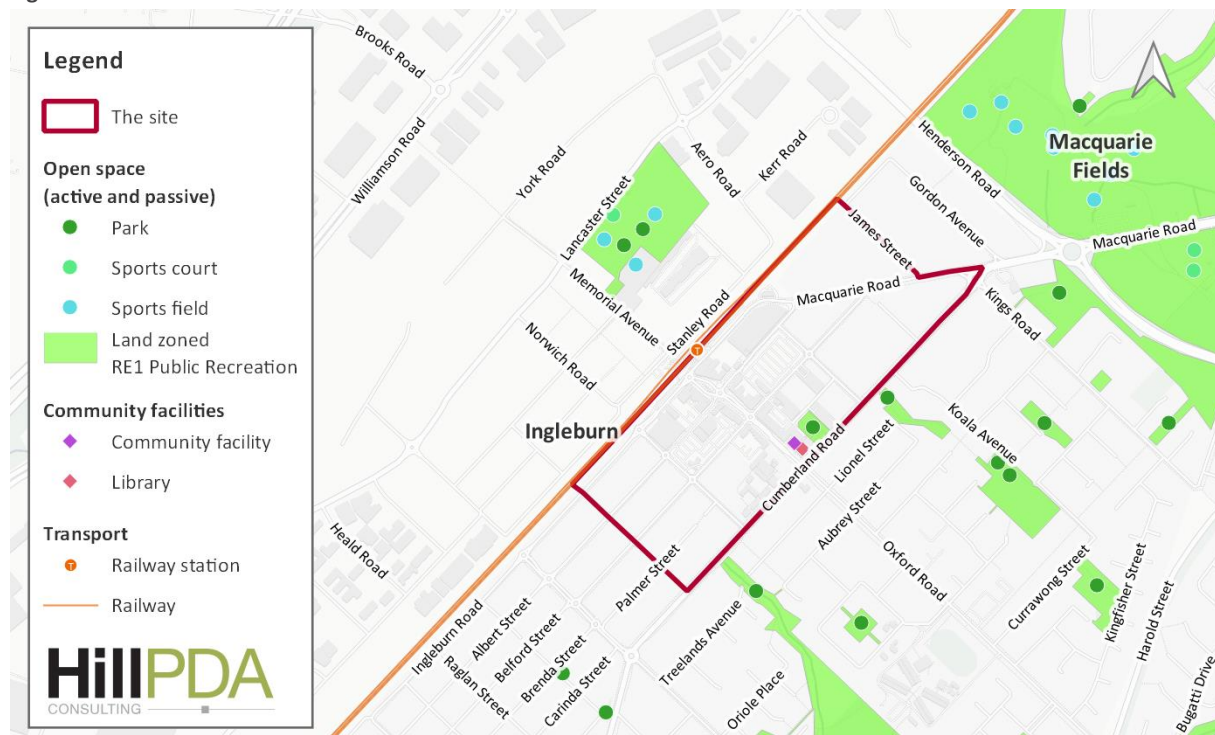
- Additional teaching spaces and infrastructures at existing primary and high schools
- Medium to longer term integration and expansion of Greg Percival Library and Community Centre to create a contemporary multi-purpose facility
- Embellishment works at Memorial Oval.

Ingleburn Precinct is a Council led State Significant Precinct. As such, Campbelltown Council is responsible for progressing the planning of Ingleburn, including to amend planning controls to implement the Ingleburn Precinct Plan through a Planning Proposal.

1.2 The Planning Proposal

The planning proposal seeks to vary the planning controls within the area of the Ingleburn CBD bordered by Cumberland Road to the southeast, Ingleburn Road to the northwest, Suffolk Street to the southwest, James Street to the northeast ("the site"). The site is indicated in Figure 1.

Figure 1: Social infrastructure in the site and surrounds



Source: Social infrastructure sourced from DPIE Point of interest GIS layer (2021).

The Planning Proposal seeks to make the following amendments to the Campbelltown Local Environment Plan (CLEP) 2015, in reference to the areas identified in Figure 2 below:

- For Area A and B2: increase the building height from 15 metres (five storeys) to 26 metres (eight storeys)
- For Areas C and B1: increase the building height from nine metres (three storeys) to 26 metres (eight storeys)
- For areas fronting Oxford Road, setback the building from Oxford Road by five metres for the first level, and by 10 metres for any level that is more than two storeys in height as illustrated in the Figure 3 below. It is proposed that the setbacks for the first and second levels be achieved through height limit controls

under the CLEP 2015 and not a setback control under the Development Control Plan (DCP). This is because development standards under the CLEP 2015 have more statutory weight compared to DCPs.

Figure 2: The site and constituent precincts



Source: Campbelltown City Council (2019)

Under the Planning Proposal, the current land use zoning for areas A, B1 and B2 would generally be maintained, with the exception of some areas proposed to be rezoned to public open space. Area C is proposed to be rezoned to R4 High Density Residential.

The Planning Proposal assumes that the ground and first floors of the mixed use areas would be non-residential in use, with the upper six levels available for residential use.

The Planning Proposal includes and FSR of 2.7:1 for residential apartment buildings within areas that are currently zoned or proposed to be rezoned to R4. In the B4 areas, an FSR of 1.7:1 is proposed for the commercial and retail components (ground and first floors), with an FSR of 2:1 for the residential component.

The original Planning Proposal report to the Council meeting of 9 April 2019 notes that *“Ingleburn has a reasonable supply of passive and recreational open space. Wood Park and Memorial Oval are large enough for sports and other active recreation. However, there is only limited open space provision within the Ingleburn CBD area. This is not considered sufficient for the proposed higher residential densities. As such, there is a need to provide additional parks within a short walking distance from the areas proposed for R4 High Density Residential zoning.”* This matter is considered further in this report to support the objectives of the planning proposal.

The Planning Proposal includes two additional parks on Council-owned land within the CBD (shown in Figure 3). The land identified for the additional open space currently provides 520 on grade car parking places. The car park to the north of Oxford Road is approximately 1.2 hectares in area, of which 7,500 square metres is proposed to be converted to a park. The remaining area of the site is proposed to be developed into a multi deck car park of a capacity of 600 car parking spaces (approximately four storeys), which would provide 80 more car parking spaces.

Figure 3: Proposed open space as part of the planning proposal



Source: Campbelltown City Council (2019)

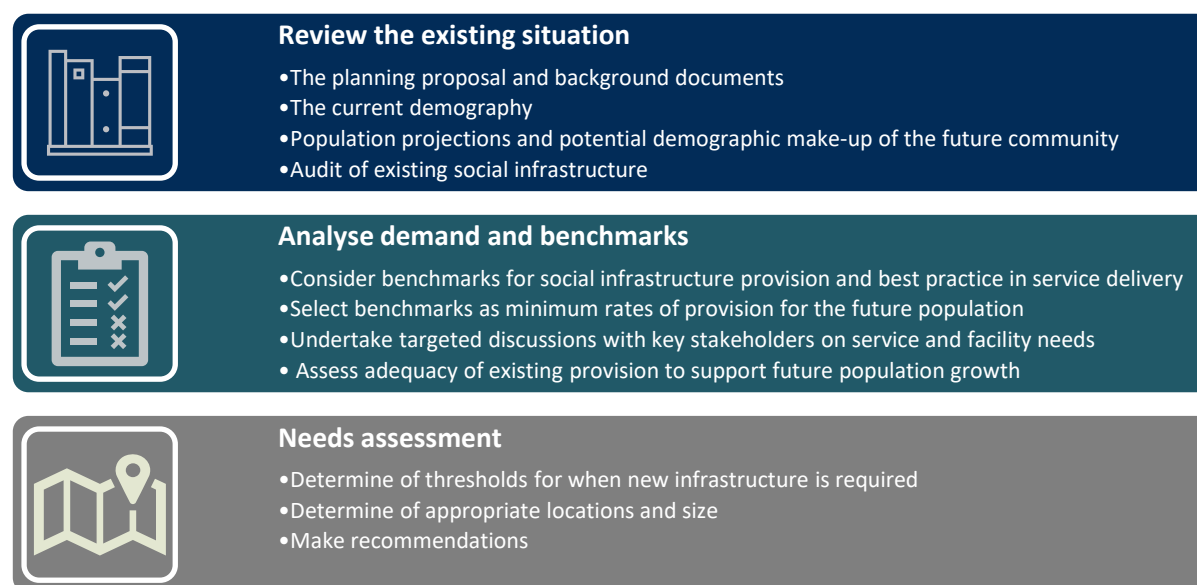
1.3 Study approach

Social infrastructure should meet the needs of a current community and be responsive enough to efficiently address the needs of the future community. To ensure that social infrastructure continues to be responsive, it is important to understand its changing demography and future makeup of a community. The establishment of a strong evidence base that explores the future occupancy rates and likely makeup of the future 3,500 dwellings and the potential occupants is needed. There is also a need to determine the thresholds for provision; at what stage of growth is certain infrastructure required, how much and where.

The delivery of an effective and efficient infrastructure network is one of the key areas Council can influence, to encourage an active and healthy community. The provision of new, safe, and quality community infrastructure and spaces, as part of urban renewal, can support the integration of new households into established communities by creating places for social gathering and interaction. These new spaces allow both the new and existing community to benefit from the change in a positive and inclusive manner. The provision of new infrastructure can also benefit local businesses and the vibrancy of the centre through the generation of new customers and visitors.

The approach taken in this report is broadly described below in Figure 4.

Figure 4: Social infrastructure benchmarking approach



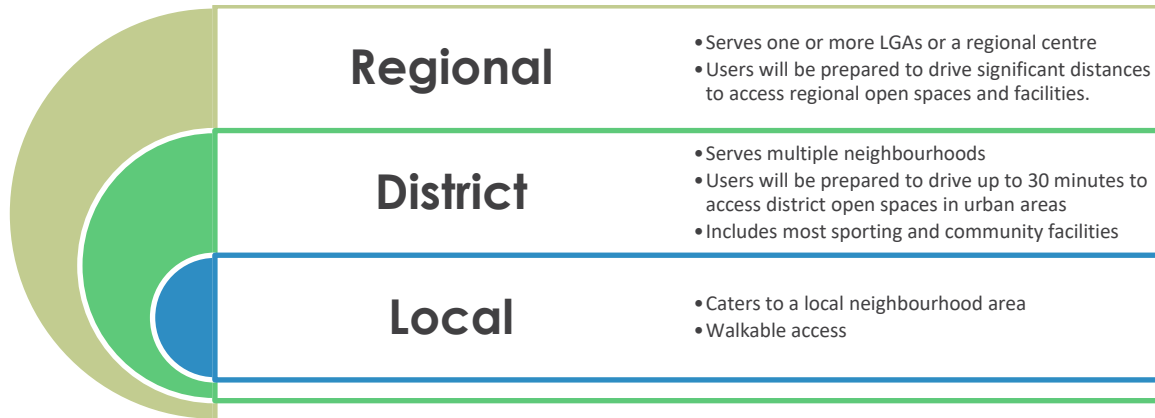
1.4 Social infrastructure

The study brief requires a consideration of the need for the following types of social infrastructure, as a result of the planning proposal:

- Recreation Open Space
- Sports Open Space
- Community Centre
- Library.

Social infrastructure, like any form of public infrastructure, is designed with a finite capacity and intended to service a particular catchment. To that end, social infrastructure can be classified using a hierarchy of service provision as described below in Figure 5.

Figure 5: Heirarchy of infrastructure provision



Source: Adapted from Government Architect NSW (2020), *Greener Places Design Guide*

This project aims to align with existing plans, including the District Plan, Local Strategic Planning Statement, relevant State and Local Government Strategies. By building on best practice examples and evidence, the social infrastructure assessment can present solutions that reflect current trends and research.



BACKGROUND REVIEW

2.0 LITERATURE REVIEW

This Chapter includes a summary of relevant current state government social infrastructure strategies and benchmarks and of Campbelltown City Council's existing strategies for open space and community infrastructure provision.

2.1 State Government

2.1.1 Greener Places

This framework has been prepared by the NSW Government Architect as a design framework for urban green infrastructure. It includes rationale for the size, location and functionality when planning different open spaces, both active and passive, as well as guidance for bushland, waterways and urban tree canopy cover.

The aim of the document is to create a healthier, more liveable and sustainable urban environment by improving community access to recreation and exercise, supporting walking and cycling connections, supporting and maintaining Aboriginal culture and heritage, and improving the resilience of urban areas.

Greener Places notes that well-designed green infrastructure responds to the key principles of:

- **Integration:** combine green infrastructure with urban development and grey infrastructure
- **Connectivity:** create an interconnected network of open space
- **Multifunctionality:** deliver multiple ecosystem services simultaneously, as well as providing added value, and improved health and wellbeing
- **Participation:** the involvement of stakeholders in the development and implementation of neighbourhood, local, district and regional green infrastructure policies and actions.

With respect to active and passive space, the framework provides guidance for provision at local (low and high density), district and regional levels.

Table 2: Open space provisioning parameters under the Greener Places framework

Type	Size	Distribution	Catchment	Capacity
Local access (high density >60 dwellings per hectare)	0.15 - 0.5 ha	<ul style="list-style-type: none"> 2–3 minutes' walk/ 200m walking distance to a local park (barrier free) 	<ul style="list-style-type: none"> Local neighbourhood 	<ul style="list-style-type: none"> 1,500 residents per 0.5 ha
Local access (low density <60 dwellings per hectare)	0.3 – 2 ha	<ul style="list-style-type: none"> 5 minutes' walk/ 400m walking distance to a local park (barrier free) 	<ul style="list-style-type: none"> Local neighbourhood 	<ul style="list-style-type: none"> 1,500 residents per 0.5 ha
District access	2 – 5 ha 10+ ha (sports)	<ul style="list-style-type: none"> 25 minutes' walk/ 2km proximity to a district park District parks also provide local access 	<ul style="list-style-type: none"> Less than one LGA or several neighbourhoods 	<ul style="list-style-type: none"> District sporting fields: 1,000 residents per ha District parks: 5,000 residents per ha within 5 km
Regional access	5+ ha	<ul style="list-style-type: none"> Up to 30 minutes travel time on public transport or by vehicle to regional open space Regional parks also provide local access and district access 	<ul style="list-style-type: none"> Cities Metropolitan districts One or more LGAs 	<ul style="list-style-type: none"> N/A

Source: NSW Government (2020), *Greener Places Design Guide*

This framework is primarily applicable to metropolitan areas, although it does provide guidance for regional LGAs. With respect to active recreation, the guideline outlines range of planning considerations to fit the demography of a given area, including:

Table 3: Planning considerations and play space type

Designation	Age group	Size	Description	Suitable areas
Local play for very young	0-5 years	Any	Locally accessible walk-to space for parents and very young children	<ul style="list-style-type: none"> Any park area Foreshores Linear open space or waterway corridors with useable space above top of bank that is a minimum 20 m wide
Local children's play	5-12 years	Any	Locally accessible walk-to, ride-to play opportunities for younger children	<ul style="list-style-type: none"> Any park area Foreshores Sport parks Large, linear, open space corridors with at least 20 m from top of bank
Older children's play	10-15 years	Any	Locally accessible ride-to or walk-to play and active recreation space for older children	<ul style="list-style-type: none"> Any park area Foreshores Sport parks Bushland reserves and natural areas Large, linear, open space corridors with at least 20 m from top of bank Multiple-use areas such as detention basins
Youth recreation space	13-20 years	1 ha +	Neighbourhood-level, larger area suitable for youth active recreation, gathering and interaction	<ul style="list-style-type: none"> Any park area larger than 1 ha Larger foreshore areas Sport parks Large, linear, open space corridors with greater than 20 m from top of bank Multiple-use areas such as detention basins (if providing informal sport field) Should be visible and preferably located near shop
Local recreation space	All ages	Any	Locally accessible walk-to outdoor recreation facilities providing for passive enjoyment of outdoors and nature	<ul style="list-style-type: none"> Any park area Foreshores Sport parks Bushland reserves and natural areas Large, linear, open space corridors with at least 20 m from top of bank Multiple-use areas such as detention basins
Active recreation space	All ages	1 ha +	Neighbourhood-level accessible open space area with elements or facilities to encourage individual and group-based active recreation such as a social sporting activity	<ul style="list-style-type: none"> Larger park areas exceeding 1 ha Sport parks Multiple-use spaces such as detention basins designed for recreation use Riverside and foreshore open space areas wider than 40 m Large district parklands Community access to outdoor courts or fields provided at other public facilities
Large community outdoor recreation space	All ages	2 ha +	District-level area that provides a range of activities for individuals, and small and large groups. Should support community gatherings and extended stays for picnics, play, and other activities	<ul style="list-style-type: none"> Large district parklands and park areas exceeding 2 ha Mixed-use recreation and sport parks Extended riverside and foreshore open space areas wider than 40 m Bushland and heritage parks with developed visitor facilities

Designation	Age group	Size	Description	Suitable areas
Fitness and exercise space	All ages	Any	Local exercise and fitness opportunities for individuals that are free of charge and located in public open space	<ul style="list-style-type: none"> All open space areas including multi- user path networks
Trail and path-based recreation	All ages	Linear	Linear spaces near scenery	<ul style="list-style-type: none"> Near to areas of natural or heritage value
Organised sport and recreation	All ages	Large; flat	District-level access to organised sporting and recreation activities	<ul style="list-style-type: none"> 20% flood-free
Off-leash dog exercise area	All ages	Any	Neighbourhood-level access off-leash area for dogs	<ul style="list-style-type: none"> Any that can be fenced or with natural barriers

The above benchmarks, space and access requirements will be considered as part of this strategy.

2.1.2 People Places and Library Building Calculator

This Design Guide, prepared by the State Library of NSW provides a framework for the location and design of public libraries.² The guide provides a detailed explanation of the approach required in planning public libraries and is described as a living document, updated most recently in 2020.

The guide outlines current trends in the design of library systems, as well as considerations for how the library spaces should be laid out in order to reflect the needs and expectations of the community that it serves. It includes guidance for functional layout multi functional buildings, acoustic management and specific design requirements to meet the different service groups (e.g. children).

As well as an overview of contemporary approaches to public library design and function, the guide includes a detailed calculator for the quantum of floorspace required for different classes of library to meet the demand of a population.³ The calculator can be used as a starting point to estimate the minimum recommended library building size for a specific population or catchment for a library branch. The minimum recommended size for a public library building is 190 square metres.³ It is important to note that a library of this size is only capable of servicing communities of fewer than 2,750 people. The calculator can be used in conjunction with the service-based library calculator to tailor library planning for a given community. It will estimate the required library floorspace based on catchment population, collection size and the type of services and core functions that the proposed library building will include.³

2.2 Local government

2.2.1 Campbelltown Sport and Recreation Strategy (2016-2036)

The Sport and Recreation Strategy has been commissioned by Campbelltown City Council to guide the provision of future open space and recreation infrastructure within the LGA. The strategy investigates existing facilities and development of new facilities. Analysis of parks, open space and stadiums are excluded from this study, the former being included in the *Open Space Strategic Plan*.

The strategy undertakes a comprehensive audit of sporting facilities within the LGA, including detailed analysis of existing facility capacity by sub area/catchment and classifies them using a hierarchy included below in Table

² https://www.sl.nsw.gov.au/sites/default/files/people_places_may_2021.pdf

³ <https://www.sl.nsw.gov.au/public-library-services/people-places/library-building-calculator>

4. It should be noted that the hierarchy is not defined using specific benchmarks (e.g. size or population), rather opting for more descriptive definition.

Table 4: Campbelltown Sport and Recreation Strategy sporting facility hierarchy

Classification	Description
Local	Facility which predominantly serves demand within a local community or suburb. High use for social sport or training. Very limited inter-club competition.
District	Facility which serves a cluster of communities/ suburbs with a mix of local training or social use and inter-club completion
Regional	Facility which is used by residents from numerous communities and has a high focus on staging competition for multiple teams. Also includes facilities which are the only facility for a particular sport within the LGA or are a key location for the staging of competitive events.

Source: Otium Planning Group (2017), *Campbelltown Sport and Recreation Strategy (2016-2036)*

The strategy makes a range of recommendations around priorities for infrastructure development for sporting facilities throughout the LGA.

2.2.2 Campbelltown City Community Facilities Strategy 2018

The Community Facilities Strategy establishes a comprehensive audit of existing community facilities within the LGA. The strategy uses the following benchmarks for planning community service provision.

	Facility	Facility	Benchmark
Regional facility	Regional art gallery and museum	1 facility for larger LGAs and 1 facility across 2-3 smaller LGAs (minimum floorspace 1,300sqm)	1:200,000
	Regional library	1 facility per LGA. Size dependent on the size of the LGA. As per standards and guidelines in the NSW State Library's Living Learning Libraries	1:150,000
	Performing Arts/ Exhibition/ Convention Centre	1 facility for larger LGAs and 1 facility across 2-3 smaller LGAs (approximately 2,500-3,000sqm floorspace with 1,000-1,500 seats)	1:200,000
	Regional sports facility	1 facility for larger LGAs and 1 facility across 2-3 smaller LGAs (minimum 20ha as per Sport & Recreation Strategy)	1:200,000
District facility	Multi-purpose community centre	1 facility per 40,000-50,000 people (minimum 1,000sqm floorspace and additional floorspace per additional use)	1:45,000
	Place based library	1 facility per 40,000-50,000. Size as per standards and guidelines in the NSW State Library's Living Learning Libraries	1:45,000
	Community arts centre	1,250sqm (can be integrated with a multi-purpose community centre)	1:45,000
	Performing arts centre	1,000sqm (can be integrated with a multi-purpose community centre) 2-3 flexible performance spaces with capacity for 150 stackable seating each	1:45,000
	Multi-purpose recreation facility	1 facility per 40,000 – 50,000 residents (minimum 5ha as per Sport & Recreation Strategy)	1:40,000
Local facility	Neighbourhood Centre/Community Hall	1 facility per 10,000 to 20,000 people (minimum floorspace 500sqm)	1:20,000
	Community art space	1 space per 20,000 people. (minimum floorspace 500sqm, can be integrated into a neighbourhood centre or community hall)	1:20,000

The strategy utilises benchmarking which draws upon relevant state community facility plans, including *People Places*, and identifies a number of regional facility gaps within the Campbelltown LGA. Within the district catchment, it integrates Macquarie Fields with Glenfield, in which it recommends significant community infrastructure development, commensurate with projected growth in that precinct under the Greater Macarthur Strategy. Within Macquarie fields itself, it recommends the maintenance and, where possible, integration of existing facilities into a multi-purpose facility (500 square metres).

The strategy makes the following recommendations regarding options for future provision of additional regional facilities to meet projected population growth:

- An increase in gallery space and the provision of a regional performing arts centre at Campbelltown Arts Centre
- Expand the HJ Daley library to a multi-purpose regional library and community centre, with 5,084 sqm of floorspace (based on the NSW People Places benchmarks)
- The Leumeah Sports Precinct (existing regional sports precinct) should have a regional aquatic facility included on site.

2.2.3 Campbelltown Library Strategic Plan 2018

The Campbelltown Library Strategic Plan is a plan which is intended to assess the current status of the libraries operated by Campbelltown City Council, consider contemporary trends in service delivery and evaluate current and future demand for library services.

Acknowledging the part that libraries play within the Campbelltown LGA is growing, the strategy proposes a path for the continued evolution of libraries and the service that they provide within the wider community. At its core the strategy emphasises the value of libraries as places for people to connect, create and learn. It also touches on the importance of libraries in their role as place makers and location anchors. The strategy includes a comprehensive audit of existing library services across the LGA. The strategy identifies existing facilities servicing the catchment, in addition to the Campbelltown Home Library Service and Online Digital Library. It notes characteristics and strategic priorities for services within the district catchment, summarised below in Table 5.

Table 5: Existing library facilities, characteristics, issues and future developments proposed under the strategy

Name	Catchment	Size (sqm)	Future need (sqm)	Issues	Actions
Glenquarie Library (Macquarie Fields)	Macquarie Fields, Glenfield	604*	3,500	<ul style="list-style-type: none"> • Out-dated and small facilities with limited space to deliver programs • Open plan design with limited spaces for quiet study or programming • Only one small meeting room • Limited potential for expansion in the current location. 	<ul style="list-style-type: none"> • Increase in size to 3,500 sqm • Redeveloped/relocated to increase the size to accommodate the growth to the area (this could occur onsite into air space or at an alternative location) • Tailored to the village style community • Co-located with retail outlets and possible café • Possible residential or commercial office space above the library • Meeting rooms • Space for seniors
Greg Percival Library (Ingleburn)	Ingleburn, Bow Bowing, Minto	1,400	2,650	<ul style="list-style-type: none"> • Requires some change due to how the community currently want to use the building • Limitations on the ability to hold large events in the library due to open plan design (with a mezzanine) and acoustic issues • No large meeting space • Self-service and check out issue. 	<ul style="list-style-type: none"> • Increase in size to 2,650 sqm • Remain in its current location. Consider ways to modernise the facility and provide more meeting spaces.
Total		2,004	6,150		

Source: Campbelltown City Council (2018), *Campbelltown Library Strategic Plan*

*2019 Strategy Update indicates that the floorspace has been effectively doubled through expansion into adjacent community centre

2.2.4 Campbelltown Local Infrastructure Contributions Plan 2018

The *Campbelltown Local Infrastructure Contributions Plan* draws on the findings of the *Playspace Strategy*, *Sport and Recreation Strategy* and the *Community Facilities Strategy* studies to identify a definitive list of infrastructure to be funded as part of the LGA's overall section 7.11 contributions plan. The plan draws extensively upon the aforementioned studies to provide clear rationale for supply and upgrade of future infrastructure for future populations, including adopting adapted benchmarks for service provision. The justification under the contributions plan is either a total population requirement for 2033 (192,288 residents across the LGA), infill growth to 2033 (for open sports and recreation). The plan assumes that district open space demand to be a threshold of 32,270 residents. Thresholds for community facilities and libraries are adopted from the Community Facilities Strategy (see section 2.2.2 above).

The contributions plan assumes occupancy rates in line with the 2016 Census for the Campbelltown LGA. The occupancy rates are shown below in Table 6.

Table 6: Average occupancy rates adopted by the Campbelltown Local Infrastructure Contributions Plan 2018

Residential development type	Occupancy rate
Studios and 1 bedroom dwellings	1.62
2 bedroom dwellings	1.91
3+ bedroom dwellings	3.16

Source: Campbelltown City Council (2018), *Campbelltown Local Infrastructure Contributions Plan*

The infrastructure to be funded under the contributions plan within the district catchment is identified in Table 7 below.

Table 7: Infrastructure schedule for district catchment (multiple improvements are identified for the district)

Ref	Name	Description	Timing
Community and culture			
C1	Glenquarie Community Hall	New, additional 500 sqm	5-10 years
C4	Greg Percival Community Centre and Library, Ingleburn	Additions to allow for performance and community art space	10+ years
Open space and recreation			
OSR4	Regional Playground (adventure)	Simmo's Beach	0-5 years
OSR5	District Playgrounds	11x District Playgrounds (\$350k Each)	Life of plan
OSR6	Neighbourhood Playgrounds	5x Neighbourhood Playgrounds (\$150k each)	Life of plan
OSR7	Local Playgrounds	4x Local playgrounds (\$100k each)	Life of plan
OSR15	Regional Picnic Area	Simmo's Beach	0-5 years
OSR16	Regional Picnic Area	Ingleburn Reserve (upgrade of existing area)	0-5 years
OSR23	Fitness Trail /Outdoor Gym upgrade	Koala Walk Reserve, Ingleburn (upgrade)	10+ years
OSR26	Fitness Trail /Outdoor Gym upgrade	Kids Park, Minto (upgrade)	10+ years
OSR29	Leash Free Dog Parks upgrades	1 to potentially be located at Ingleburn	Life of plan
OSR41	Macquarie Fields Open Space Precinct	Relocate and increase no. of playing fields	5-10 years
OSR42	Victoria Park, Kayess Park, Bow Bowling Creek, Minto	New lighting and land west of rail line to be converted to playing fields	0-10 years
OSR51	Macquarie Fields Leisure Centre Upgrade		5-10 years

Source: Campbelltown City Council (2018), *Campbelltown Local Infrastructure Contributions Plan*

New infrastructure identified in the above schedule is:

- The expansion and renewal of Glenquarie Community Hall
- New regional playground and picnic area at Simmo's Beach
- 11 district and 4 local playgrounds spread across Minto, Macquarie Fields and Ingleburn
- A longer term plan to expand the Greg Percival Library and Community Centre in Ingleburn.

2.2.5 Campbelltown Local Strategic Planning Statement 2020

The Campbelltown Local Strategic Planning Statement (LSPS) sets out the strategic planning vision and objectives for Council and the Campbelltown LGA over the 20 years to 2040. The LSPS includes planning priority 6.25 which nominates an open space access goal of ensuring that all residents are a maximum of 400 metres from quality open space.

2.3 Best practice considerations

Planning for social infrastructure is essential in any area of growth, ensuring the existing and new community have sufficient open space and community facilities to allow for genuine health and wellbeing in the LGA. The following are key themes emerging from community facilities planning across Australia and New South Wales in recent times.

Table 8: Key themes in best practice in social infrastructure delivery

Theme	Best practice
Social infrastructure should be integrated and strategically aligned	<ul style="list-style-type: none"> There has been a growing emphasis on aligning state intention with local and neighbourhood outcomes Aligning strategic planning work of state and local councils allows planning for population growth to be better co-ordinated and creates opportunities for efficiencies in allocation of resources
Social infrastructure should be appropriate to the required scale and function	<p>Planning for a range of infrastructure and services types should be done within a hierarchy of catchment areas. The SEQ guidelines outline the following general definitions:</p> <ul style="list-style-type: none"> Regional/Sub-regional: 300,000-1,000,000 people Local Government Area: as defined by LGA boundary District: 20,000-30,000 (urban- within 5-10 km), up to 50,000 people Local: 5,000-10,000 (urban- within 5-10 km), 20,000 (rural) people Neighbourhood: 2,500-3,000 people.⁴
Social infrastructure should be planned as part of an accessible integrated network	<ul style="list-style-type: none"> Infrastructure investment and population growth should be a key driver in creating citywide networks and a hierarchy with social infrastructure planned to optimise accessibility for the whole community. The diversity and quality of spaces at all levels, including the smaller open spaces within easy access of residents, need to provide opportunities that encourage social and recreational use.
Social infrastructure should respect the needs of delivery stakeholders	<ul style="list-style-type: none"> When considering social infrastructure, it is important to understand how it is used and the range of services and benefits delivered to the community. Players include government, non-government or community organisations and the private sector. For some facilities, such as child care, facilities may be privately operated while others may operate with funding “pooled” or shared by different sectors. Understanding the delivery agency can help identify the potential funding mechanism that can be utilised.
Social infrastructure should reflect trends in usage and participation	<p>The way the community participates in sports, recreation and community activities will impact on demand for social infrastructure. Some current trends to consider are:</p> <ul style="list-style-type: none"> Linear and individual activities: Increase in unstructured aerobic activities (running, walking, gym memberships) while participation in organised sports has remained constant or declined⁵.

⁴ Queensland Government (2007), South East Queensland Infrastructure Planning Implementation Guideline No. 5

⁵ Hajkowicz, S.A., Cook, H., Wilhelmseder, L., Boughen, N., 2013 (pg 6). The Future of Australian Sport: Megatrends shaping the sports sector over coming decades. A Consultancy Report for the Australian Sports Commission. CSIRO, Australia.

Theme	Best practice
	<ul style="list-style-type: none"> • Health focus: The increasing awareness of the physical and mental health benefits of physical activity is resulting in the growth of the fitness industry and non-traditional recreation activities in Australia⁶. • Self-expression: Adventure, extreme and alternative sports are increasingly popular and commonly involve complex and advanced skills that have an inherent level of risk and thrill seeking. Although traditionally most popular with younger generations, they are beginning to retain popularity into middle age. • Everybody plays - The diversity of Australia's population is also expected to continue to increase along with increased demand for meeting preferences in recreation for different cultural backgrounds. The implication of this trend is the need to focus on spaces for a range of social activities and universal play spaces. • Flexible timing: The modern lifestyle has resulted in more time poor people and heavily scheduled days, meaning the available time for leisure is fragmented. Participants are expecting more from their recreational physical activity, allocating time to higher intensity training that is more efficient (e.g. high intensity interval training classes). The implication for this trend is the importance of available recreation close to home and work with flexibility in hours and duration.
Social infrastructure can be responsive to climate change	<ul style="list-style-type: none"> • Open space and recreation strategies provide an opportunity to respond to community needs in relation to the impacts of climate change and the possible solutions and adaptations. • There is a demand to adapt to and encourage technological advances to achieve greater energy efficiencies, reduced operating costs for the long-term benefit from these facilities, and greater flexibility through high quality, sustainable facilities capable of adapting to future needs.
Social infrastructure can leverage smart technology to promote a better experience by users	<ul style="list-style-type: none"> • Smart cities and advances in technology are having a significant impact on how parks and facilities are managed and used. • Wi-Fi connections, mobile phone charging points, centrally-controlled software user tracking systems, rehabilitation and revegetation sciences, treatment technologies, lighting and environmentally sustainable advances can be integrated with social infrastructure. • Integrating these technologies can assist in creating efficient management of facilities and attracting visitors to events and activities
Multi-purpose social infrastructure offers opportunities for economic efficiencies	<ul style="list-style-type: none"> • The provision of social infrastructure has forever been coupled with economic challenges, how to build and maintain quality facilities on traditionally small budgets. With the social trends in recreation and sports moving toward a more flexible model, so do the facilities. • New facilities strive to be multi-purpose providing several co-located functions in the one facility, such as a swimming pool with gym facilities or a library with community centre services and a day care facility. These multipurpose spaces cater to a broad range of needs that could be shared through partnership opportunities and provide valuable economic benefits for the future of the facility. • Multipurpose spaces that are designed to be universally accessible and provide greater benefit for those who are physically impaired. • Sport is an important economic driver employing hundreds of thousands of people across Australia and injecting money into the economy every year. It is important that the level of investment in sport and recreation facilities not only achieves value, but accurately reflects the value that society places upon sport.

⁶ Hajkowicz, S.A., Cook, H., Wilhelmseder, L., Boughen, N., 2013 (pg 9). The Future of Australian Sport: Megatrends shaping the sports sector over coming decades. A Consultancy Report for the Australian Sports Commission. CSIRO, Australia.



EXISTING AND FUTURE ENVIRONMENT

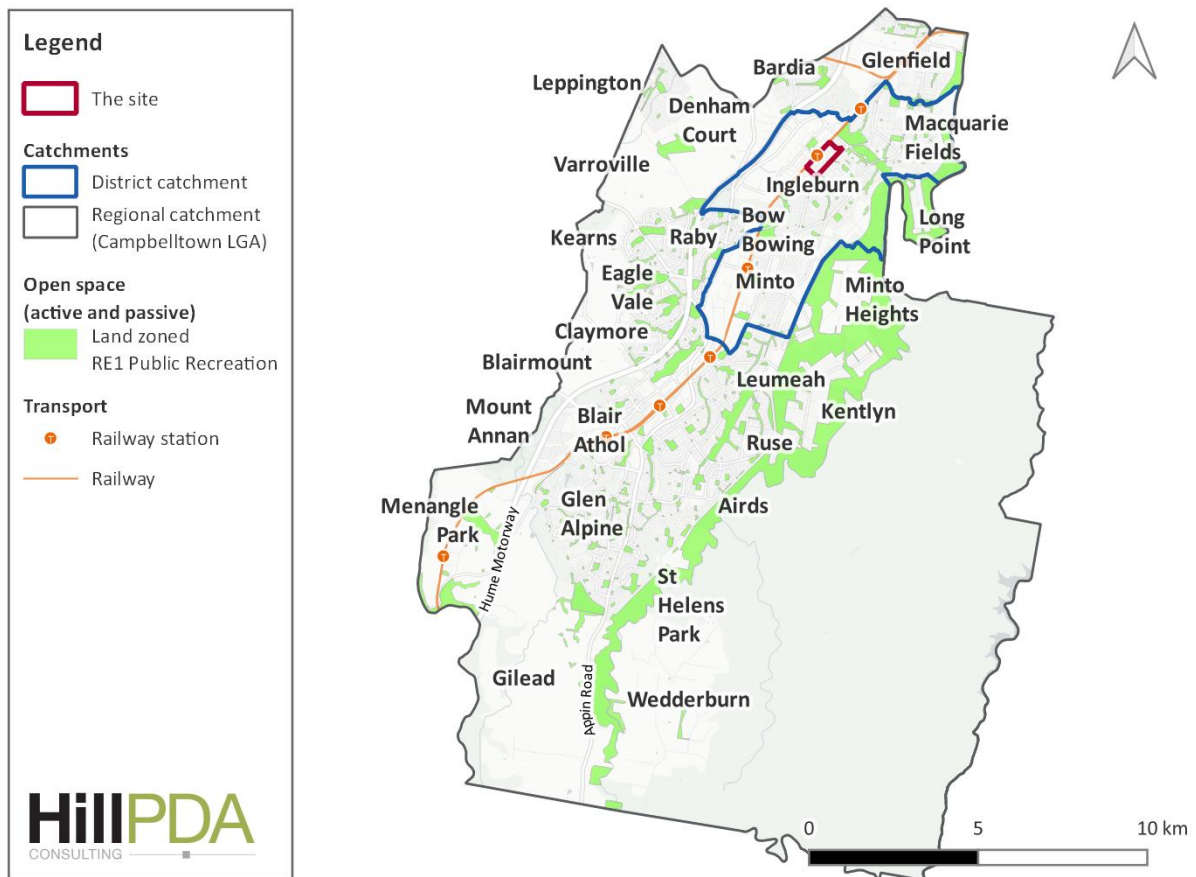
3.0 EXISTING AND FUTURE POPULATION

The following section provides an overview of relevant demographic characteristics of the study catchments:

- **District:** The suburbs of **Ingleburn, Minto** and **Macquarie Fields**, as defined by ABS non-ASGS structures
- **Region:** The **Campbelltown City LGA**.

The catchments are shown below in Figure 6.




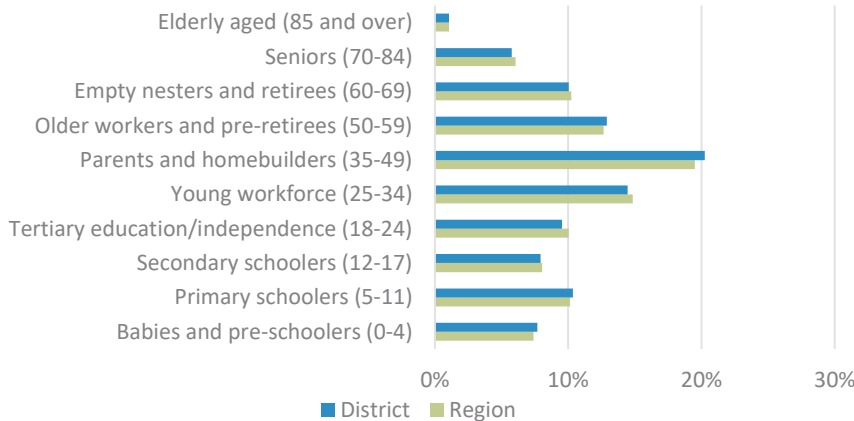



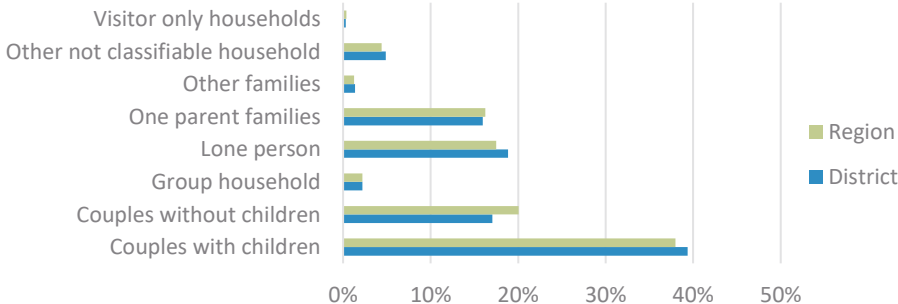
Figure 6: Catchments



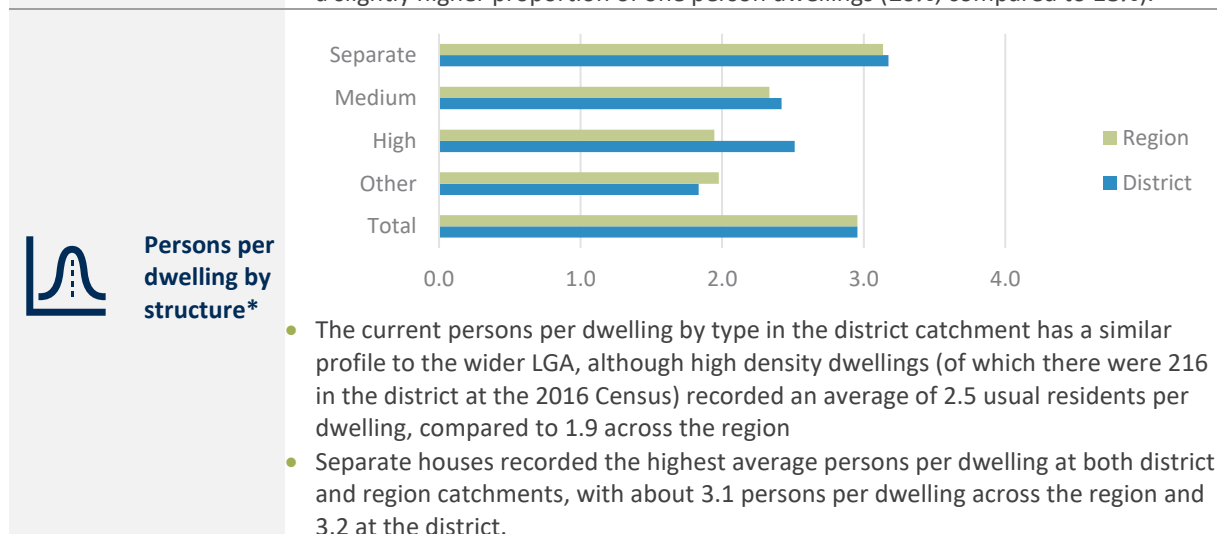
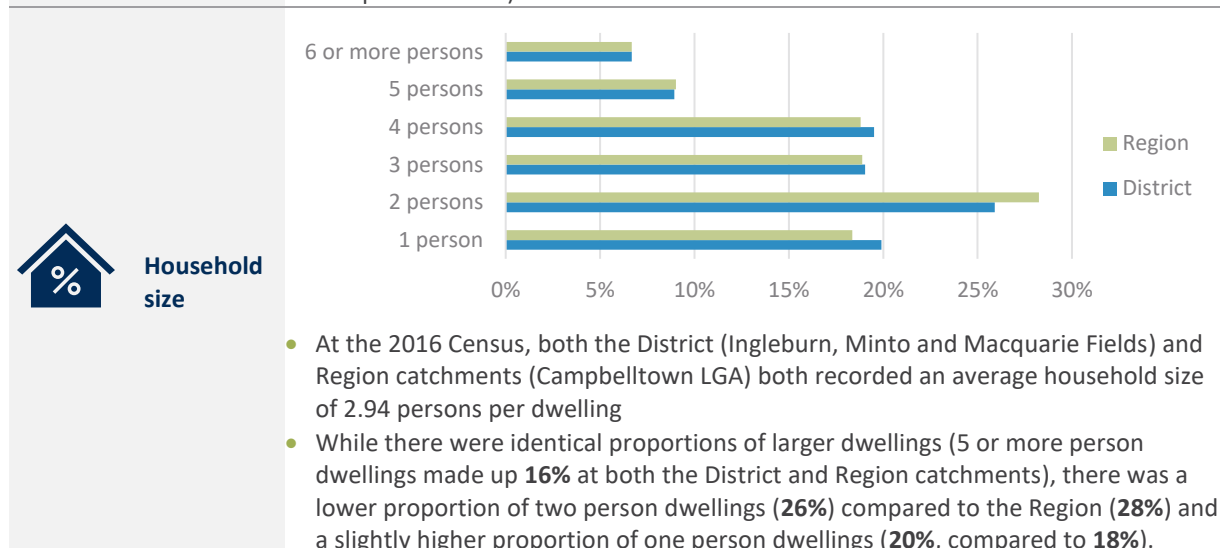
Source: HillPDA, areas sourced from ABS.

3.1 Existing population profile

The indicators have been selected to build a comprehensive picture of the wider catchment and need for community infrastructure, as described in the brief, as well as identifying groups which may have specific needs as to the type and nature of social infrastructure.

	Population	<ul style="list-style-type: none">In 2020, Ingleburn, Minto and Macquarie Fields were estimated to be resident to approximately 45,374 people, while Campbelltown LGA was resident to approximately 174,078.																																	
	Median age	<ul style="list-style-type: none">At the 2016 Census, the median age of Ingleburn, Minto and Macquarie Fields was 33, while across the wider Campbelltown LGA, it was 34.																																	
	Age profile	<div><table><caption>Age Profile Comparison (2016 Census)</caption><thead><tr><th>Age Group</th><th>District (%)</th><th>Region (%)</th></tr></thead><tbody><tr><td>Elderly aged (85 and over)</td><td>~1</td><td>~1</td></tr><tr><td>Seniors (70-84)</td><td>~6</td><td>~6</td></tr><tr><td>Empty nesters and retirees (60-69)</td><td>~10</td><td>~10</td></tr><tr><td>Older workers and pre-retirees (50-59)</td><td>~13</td><td>~13</td></tr><tr><td>Parents and homebuilders (35-49)</td><td>~20</td><td>~20</td></tr><tr><td>Young workforce (25-34)</td><td>~14</td><td>~15</td></tr><tr><td>Tertiary education/independence (18-24)</td><td>~10</td><td>~10</td></tr><tr><td>Secondary schoolers (12-17)</td><td>~8</td><td>~8</td></tr><tr><td>Primary schoolers (5-11)</td><td>~10</td><td>~10</td></tr><tr><td>Babies and pre-schoolers (0-4)</td><td>~8</td><td>~7</td></tr></tbody></table></div> <ul style="list-style-type: none">At the 2016 Census, the age profiles of the District (Ingleburn, Macquarie Fields, Minto) and Region (Campbelltown LGA) catchments were almost identical, with only slight differences:<ul style="list-style-type: none">Babies and pre-schoolers (0-4 years): 8% of residents (District), versus 7% (Region)Young workforce (25-34 years): 14% of residents (District), versus 15% (Region)In both areas approximately 17% of the population was aged 60 and above.	Age Group	District (%)	Region (%)	Elderly aged (85 and over)	~1	~1	Seniors (70-84)	~6	~6	Empty nesters and retirees (60-69)	~10	~10	Older workers and pre-retirees (50-59)	~13	~13	Parents and homebuilders (35-49)	~20	~20	Young workforce (25-34)	~14	~15	Tertiary education/independence (18-24)	~10	~10	Secondary schoolers (12-17)	~8	~8	Primary schoolers (5-11)	~10	~10	Babies and pre-schoolers (0-4)	~8	~7
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Primary schoolers (5-11)	~10	~10																																	
Babies and pre-schoolers (0-4)	~8	~7																																	
	Language spoken at home	<ul style="list-style-type: none">At the 2016 Census, 41.6% of residents in Ingleburn, Minto and Macquarie Fields spoke a language other than English at home, while 30.3% of residents across Campbelltown didA higher rate of languages spoken other than English, could indicate that there may be differing needs in terms of the nature of social infrastructure to be provided.																																	
	Need for assistance	<ul style="list-style-type: none">At the 2016 Census, approximately 2,464 (5.4%) residents in Ingleburn, Minto and Macquarie Fields required assistance with core activities, compared to 9,198 (5.3%) in Campbelltown LGA.																																	
	Household type	<div><table><caption>Household Type Comparison (2016 Census)</caption><thead><tr><th>Household Type</th><th>District (%)</th><th>Region (%)</th></tr></thead><tbody><tr><td>Visitor only households</td><td>~1</td><td>~1</td></tr><tr><td>Other not classifiable household</td><td>~5</td><td>~5</td></tr><tr><td>Other families</td><td>~2</td><td>~2</td></tr><tr><td>One parent families</td><td>~16</td><td>~16</td></tr><tr><td>Lone person</td><td>~17</td><td>~17</td></tr><tr><td>Group household</td><td>~2</td><td>~2</td></tr><tr><td>Couples without children</td><td>~16</td><td>~16</td></tr><tr><td>Couples with children</td><td>~38</td><td>~38</td></tr></tbody></table></div> <ul style="list-style-type: none">At the 2016 Census, only 2% of households in Ingleburn, Minto and Macquarie Fields were lone person households, compared to 17% across Campbelltown LGA.Conversely, there was a significantly higher representation of group households, with 16% in Ingleburn, Minto and Macquarie Fields compared to 2% across Campbelltown LGA	Household Type	District (%)	Region (%)	Visitor only households	~1	~1	Other not classifiable household	~5	~5	Other families	~2	~2	One parent families	~16	~16	Lone person	~17	~17	Group household	~2	~2	Couples without children	~16	~16	Couples with children	~38	~38						
Household Type	District (%)	Region (%)																																	
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Group household	~2	~2																																	
Couples without children	~16	~16																																	
Couples with children	~38	~38																																	

	<ul style="list-style-type: none"> Couple households were similar in composition, with a slightly lower proportion of households without children in Ingleburn, Minto and Macquarie Fields (17%) compared to Campbelltown LGA (20%); and a slightly higher proportion of couple households with children (39% in Ingleburn, Minto and Macquarie Fields, compared to 38% across Campbelltown LGA) There were significantly fewer one parent families in the district catchment (2% compared to 16%).
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Source: ABS (2021), *Australian Census of Population and Housing*. Compiled by Profile.id.

*Household size by type data (Census 2016) compiled by HillPDA using ABS TableBuilder Pro, consequently there may be minor statistical differences with Profile.id data.

The above profile has revealed the following key demographic traits:

- The district is slightly younger than the wider regional catchment
- The district has a higher cultural diversity than the wider regional catchment
- The average dwelling size is identical, with both district and region averaging 2.94 persons per dwelling
- The district has slightly higher proportion of lone person households
- The district has a slightly fewer couple families with children and slightly more without.

3.2 Future population profile

3.2.1 District and regional catchments

Council has instructed that this report should use population projections prepared by DPIE for the wider district and regional catchments to be consistent with the *Campbelltown Local Housing Strategy*. The DPIE projections are provided below.

Table 9: 2016-2036 anticipated dwelling demand – Campbelltown LGA

	2016	2021	2026	2031	2036	Total increase
Population	161,566	180,050	194,039	212,364	227,948	66,382
Household size	2.93	2.87	2.82	2.78	2.75	-
Households	55,142	62,735	68,808	76,390	82,890	27,748
Implied dwellings	58,119	66,122	72,522	80,513	87,365	-

Source: Campbelltown LHS (2020)

As the household size for the LGA is identical to the district, the assumed change in household size will be assumed for the wider district (areas of Ingleburn not within the site, as well as Minto and Macquarie Fields).

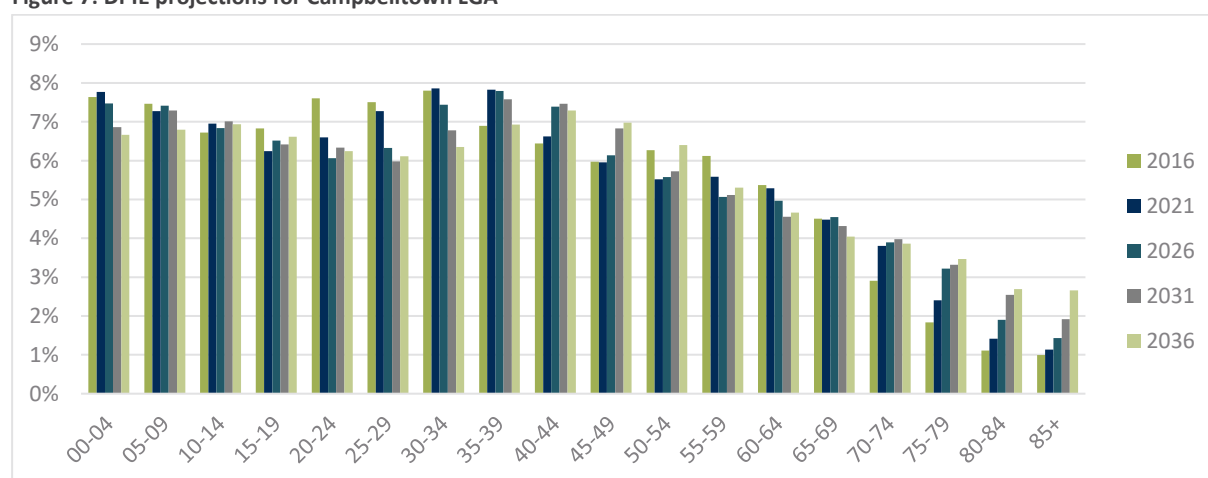
Table 10: 2016-2036 anticipated dwelling demand – Ingleburn, Macquarie Fields and Minto LGA

	2016	2021	2026	2031	2036	Total increase
Population	44,070	44,016	45,392	46,979	48,185	4,115
Household size	2.93	2.87	2.82	2.78	2.75	-
Households	15,041	15,337	16,096	16,899	17,522	2,481
Implied dwellings	15,853	16,165	16,965	17,811	18,468	-

Source: HillPDA (2021) – population projections sourced from Forecast.id local profiles

The implied future age profile under 2019 DPIE projections for Campbelltown LGA is shown below. According to DPIE projections, the median age in the LGA will increase in the years to 2036, from the lower end to the upper end of 35-39 age bracket. This change will be primarily driven by an increase in residents aged 65 and older, which are projected to grow by 133 per cent above 2016 levels. Conversely, the overall proportion of younger residents is also projected to decline, particularly residents aged under 35 years, as shown in Figure 7.

Figure 7: DPIE projections for Campbelltown LGA



Source: DPIE (2019), NSW 2019 Population Projections

Given the similarity of the age makeup of the District catchment (Ingleburn, Minto and Macquarie Fields) and the Region (LGA) catchment, this study assumes that the projected change age breakdown will hold for both.

3.2.2 Additional population to arise from the proposal

Council has advised that the Planning Proposal is projected to add a maximum of 3,500 dwellings within the Ingleburn CBD. It assumed that, with the additional height, that these dwellings would be predominantly high density. As identified above, the average dwelling size for high density residences in the district catchment is 2.5, while across the region (LGA) it is 1.9. It is assumed that the character of the high density residences under the planning proposal will likely be different to high density residences currently found within the district catchment.

To assist with providing a basis for deriving of occupancy rates and probable dwelling mix of future development in the study area, two comparator areas have been selected to ground-truth assumptions above around dwelling size and projected population. Two areas, being North Campbelltown and Liverpool CBD North, were selected due to their location in south western Sydney and relatively high proportions of high density dwellings and highly urbanised characteristics. It is noted that the average household size for high density dwellings in the North Campbelltown CBD area is around the average for high density dwellings across the LGA (1.9 persons). It is expected that the average size would be slightly higher than the Liverpool CBD North comparator, being located within the Inner South West. Consequently, it has been assumed that Ingleburn CBD is likely to have a higher average dwelling size than Edmondson Park but a similar dwelling size to north Campbelltown and the LGA average.

Table 11: Area comparison

		Liverpool CBD North ^a	Campbelltown CBD North ^a	The proposal (projected) ^a
Population		1,393	1,298	7,350 ^c
Area		4.6 ha	52.7 ha	43.3 ha
Median age		31	30	-
Dwellings		314	341	3,500 (max)
Resident density		302.5 r/ha	24.6 r/ha	169.7 r/ha
Dwelling density		68.19 d/ha	6.47 d/ha	80.9 d/ha
Median household income ^b		\$1,387	\$1,493	-
Dwelling type/household structure	Separate	N/A	37	-
	Medium	N/A	113	-
	High	607	526	-
Average persons by household structure	Separate	N/A	2.97	2.10 ^d
	Medium	N/A	1.71	2.10 ^d
	High	1.22	1.99	2.10 ^d
Land use zoning		R4	R4 B4 RE1	R4 B4
Height		35m-45m (10-13 storeys)	19m-38.5m (5-11 storeys)	26m (8 storeys) Note: B4 areas require 2 ground floors of retail
FSR		2:1	N/A	R4 2.7:1 B4 2:7 (res component only)

^a SA1s 116015 (Liverpool) and 1143736 (Campbelltown) ^b Equivalent household income ^c based on max projected 3,500 dwellings

^d indicative, based on projections in Table 12 (derived from ABS figures included in *Local Infrastructure Contributions Plan*)

Projections at 3,500 dwellings and an assumed dwelling size of 1.9 persons per dwelling would produce an estimated population 6,965 residents.

An alternative projection could be made using the occupancy rates under the *Campbelltown Local Infrastructure Contributions Plan 2018*. This plan has used occupancy rates for the whole of Campbelltown LGA derived from the 2016 Australian Census. Table 12, below, has projected the population for 3,500 dwellings at a nominal distribution of dwelling sizes of 20 per cent 1-bedroom, 60 per cent 2-bedrooms and 20 per cent 3 or more bedrooms. Under this approach, the projected population at the maximum 3,500 dwellings is 7,357 residents.

Table 12: Projected population with occupancy from Campbelltown Local Infrastructure Contributions Plan

Bedrooms	Proportion of dwellings	Dwellings (of 3,500)	Occupancy rate	Population
1	20%	700	1.62	1,134
2	60%	2,100	1.91	4,011
3+	20%	700	3.16	2,212
TOTAL	100%	3,500	2.10	7,357

Source: Occupancy rates from Campbelltown City Council (2018), *Campbelltown Local Infrastructure Contributions Plan*

In the interests of conservatism, this report has opted to adopt the higher projection (7,357 residents), to ensure that the social infrastructure would be sufficient for a higher demand scenario. Based on the characteristics for residents in the North Campbelltown CBD area, the future population of the study area may exhibit:

- A high proportion of households that are one or two persons with couples being the dominant household type
- A high proportion of young children (0-4 years) and young adults (20-34 years)
- Relatively low proportions of older people
- A significant proportion of people studying at a tertiary institution
- A diversity of cultures but with a dominant Australian born population and a significant population born in India
- A high proportion working more than 40 hours per week
- A significant workforce employed in professional roles as well as clerical and administrative workers
- Around average household incomes compared to the NSW average
- High rates of household that are renting
- Most households having one or two vehicles.

As identified in section 3.2, the likely baseline future population (without the proposal) of the wider precinct is 46,979 by 2031. This projection is taken as a baseline, in line with an assumed reduction in dwelling size, per DPIE projections. With an indicative population of 7,357 residents, this would produce a population throughout the district catchment of 54,336 by 2031.

A person is running on a path, seen from behind. The image is overlaid with a semi-transparent blue filter. A white rectangular frame is centered on the image, enclosing the text. The person is wearing a light-colored tank top, dark leggings, and running shoes. They are holding a water bottle in their right hand.

FACILITIES ASSESSMENT

4.0 EXISTING FACILITIES

The following section provides an overview of existing social infrastructure as identified in the brief, those types being:

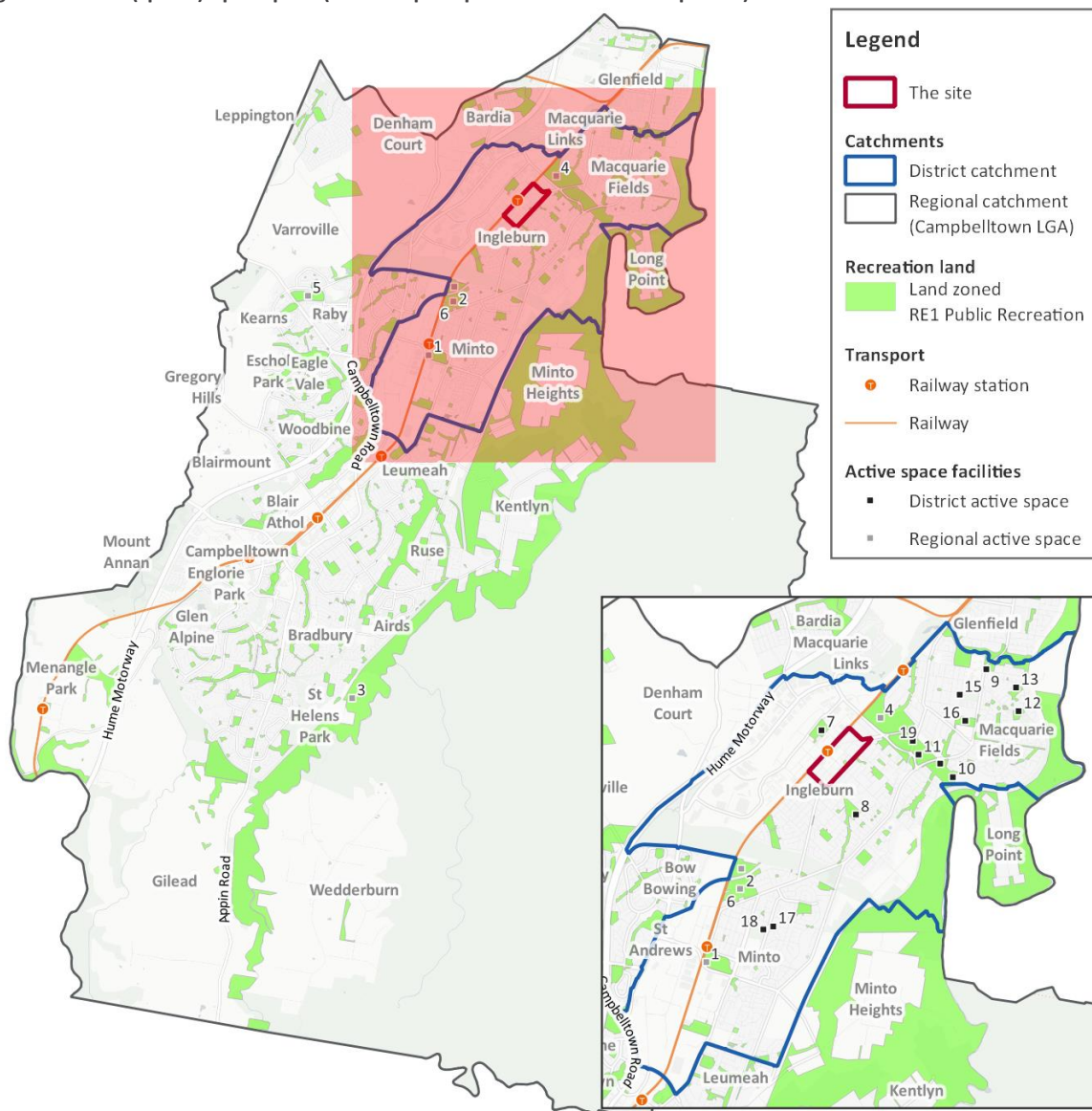
- Recreation Open Space (local, district and regional)
- Sports Open Space (district and regional)
- Community Centre (local and district)
- Library (district).

Due to a COVID 19 lockdown at the time of writing, this audit has been carried out by desktop research.

4.1 Recreation and sports open space

Active recreation (sporting) open space has been mapped to the district and regional catchment.

Figure 8: Active (sports) open space (district open space shown within map inset)



Source: Infrastructure list sourced from Campbelltown Sport and Recreation Strategy

Table 13: Mapped regional and district active sports facilities

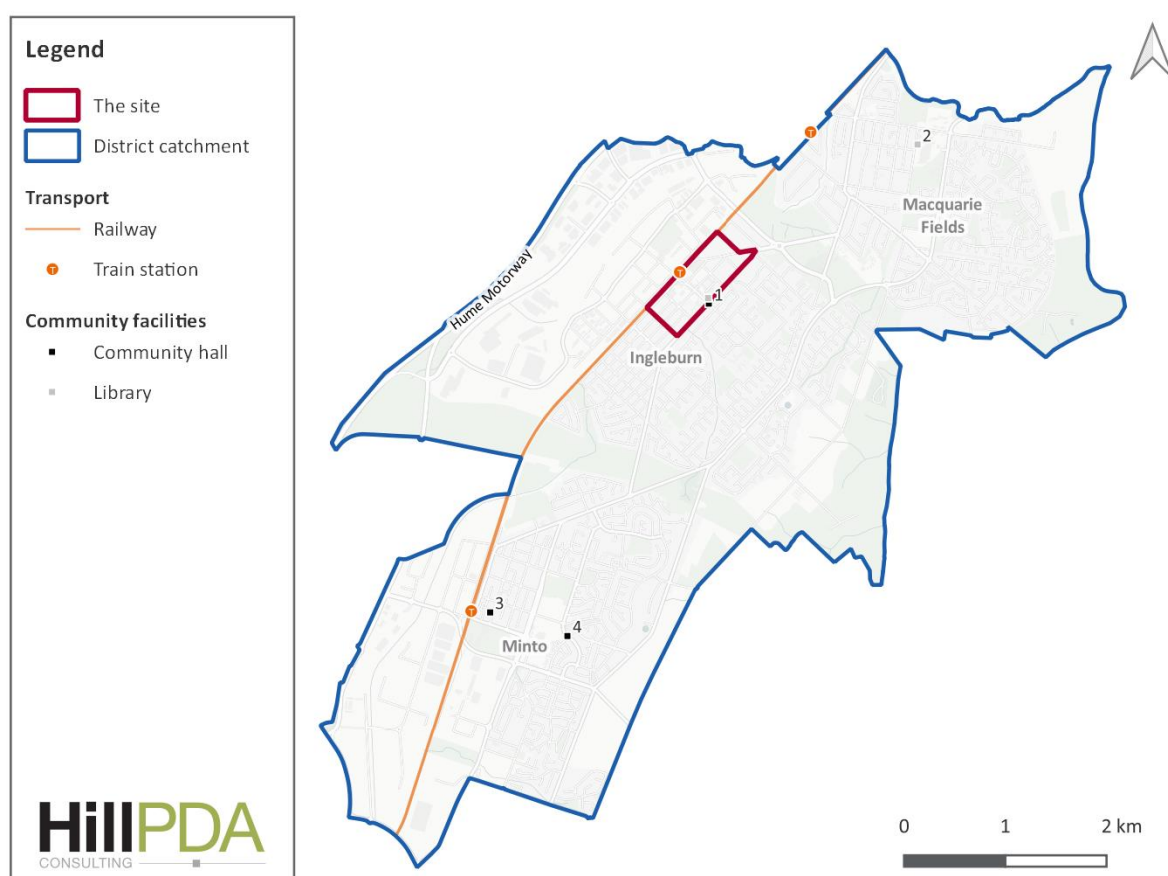
ID	Name	Location	Sports	Facilities	Catchment
1	Coronation Park Netball & Soccer Complex	Minto	Netball/ Soccer	40 x courts	Regional/district
2	Kayess Park	Minto	Touch Football	2 x fields	Regional/district
3	Lynwood Park	St Helens Park	Soccer/ Rugby League	1 x Synthetic Soccer Fields 3 x Soccer Fields	Regional
4	Milton Park	Macquarie Fields	Rugby League/ Softball	1 x Rugby League Field 1 x Mod Rugby League Field 1 x Mini Field	Regional/district
5	Raby Sports Complex	Raby	Cricket/ Soccer/ Rugby League	4 x Turf cricket wickets 2 x Synthetic Cricket Pitches	Regional
6	Victoria Park	Minto	Oz Tag	8 x OzTag fields	Regional/district
7	Memorial Oval	Ingleburn	AFL/ Cricket	1 x Cricket/AFL turf 1 x Synthetic Cricket Pitch 5 x Cricket Nets	District
8	Wood Park	Ingleburn	Rugby League/ Cricket	1 x Cricket/ AFL pitch	District
9	Macquarie Fields Skate Park	Macquarie Fields	Skate park	1 x Skate park	District
10	Bensley Reserve	Macquarie Fields	Soccer	2 x Grass Soccer Fields	District
11	Bob Prenter Reserve	Macquarie Fields	AFL/ Gaelic/ Athletics	1 x Grass Athletics 1 x AFL Field 1 x Gaelic Football Field	District
12	Caley Reserve	Macquarie Fields	Netball	6 x Netball Courts	District
13	Flinders Reserve	Macquarie Fields	Soccer	1 x Soccer field	District
14	Hazlett Park	Macquarie Fields	Soccer/ Cricket	1 x Cricket/soccer field	District
15	James Meehan Oval	Macquarie Fields	Rugby League/Cricket	1 x Cricket/soccer field	District
16	Macquarie Fields Park	Macquarie Fields	Soccer/ Cricket	Summer: 1 x Cricket Pitch 1 x Cricket Net. Winter: 2 x Soccer Field 1 x Mini Field 1 x Cricket Net	District
17	Benham Oval	Minto	Rugby League	1 x Full Sized Rugby League Field 1 x Mini Rugby League Field	District
18	Sarah Redfern Playing Fields	Minto	Soccer/ Cricket	3 x Soccer Fields 3 x Mini Soccer Fields	District
19	Ingleburn Tennis Club	Macquarie Fields	Tennis	6 x Tennis Courts	District

The Campbelltown Sport and Recreation Strategy identified that an additional 118.1 hectares of open space would be required by 2026 and an additional 263.33, over current levels in 2015 (223.43 hectares) to meet LGA-wide needs.

4.2 Libraries and community centres

There are two existing branch libraries within the catchment, one at the Greg Percival Centre in Ingleburn and the other at Glenquarie Centre in Macquarie Fields. There is a community centre also attached to the Greg Percival Centre in Ingleburn. The community centre attached to Glenquarie Library has been incorporated into the library to provide additional space to meet growing community demand for library facilities. Minto is served by two community facilities, the Minto Community Hall located close to Minto Railway Station and the Ron Moore Community Centre located further east.

Figure 9: District community and cultural facilities



Source: Place locations from Campbelltown City Council facilities layer

Table 14: Existing community facilities and libraries within the district catchment

ID	Name	Type	Catchment	Size (sqm)
1	Greg Percival Centre (Ingleburn)	Branch library, community centre	Ingleburn, Bow Bowling, Minto	1,400
2	Glenquarie Library (Macquarie Fields)	Branch library	Macquarie Fields, Glenfield*	604
3	Minto Community Hall	Community centre/community hall	Minto, Minto Heights	300
4	Ron Moore Community Centre	Community centre/community hall	Minto, Minto Heights	800
Total				3,104

* Also services Glenfield to the north of district catchment. Sizes are per the Campbelltown Library Strategy or through satellite measurement

The Library Strategi plan (2018) strategy identifies a need for an additional 4,146 square metres of floorspace within the catchment, including a significant redevelopment and potential relocation of the Glenquarie Library, primarily to meet population growth within the future Glenfield centre, but also to replace the ageing facilities within the existing library, which are not well suited to contemporary usage patterns. A strategy update, prepared in 2019, stated that the Glenquarie Library's floorspace had been effectively doubled through expansion of the existing service into the existing community centre adjacent.

The Greg Percival Library is also identified to require future expansion, primarily to incorporate additional meeting spaces (of varying sizes) to cater for increased demand commensurate with community growth.

The plan also recommends an expansion of pop-up libraries within areas where the community congregates (e.g. shopping centres, transport interchanges, schools and other community centres). To that end, the strategy identifies potential partnership opportunities within each library catchment.

Further details are provided in section 2.2.3.

A high-angle, top-down photograph of a group of children sitting in a circle on a carpeted floor in a library. The children are of various ages and are looking towards the center. In the background, there are tall bookshelves filled with books. The entire image is overlaid with a semi-transparent dark blue filter. A white rectangular border is centered on the image, enclosing the text.

PROJECTED INFRASTRUCTURE NEED

5.0 PROJECTED INFRASTRUCTURE NEED

5.1.1 Community and culture facilities (local/district) (library district)

Indicative benchmarking for community and cultural facilities is provided in Table 15. Benchmarking for these facilities has been undertaken per the benchmarks established in the *Campbelltown Community Facilities Strategy*, informed by relevant state guidelines, including the NSW State Library Guidelines.

Table 15: Community and cultural facilities benchmarking

	Facility	Detail	Rate	Existing	Estimated need in 2031	
					Baseline (46,979)	With proposal (54,336)
District facility	Multi-purpose community centre	1 facility per 40,000-50,000 people (minimum 1,000 sqm floorspace and additional floorspace per additional use)	1:45,000	2 centres	1-2 centres	1-2 centres
	Place based library	1 facility per 40,000-50,000. Size as per standards and guidelines in the NSW State Library's Living Learning Libraries	1:45,000	2 libraries (2,004 sqm total)	1-2 libraries NSW State Library Calculator indicates 2,148 sqm floorspace required (144 sqm deficit)	1-2 libraries NSW State Library Calculator indicates 2,382 sqm floorspace required (234 sqm deficit)
Local facility	Neighbourhood Centre/Community Hall	1 facility per 10,000 to 20,000 people (minimum floorspace 500sqm)	1:20,000	3 centres/halls (includes district facilities) (3,104 sqm)	3-5 centres/halls (1,500-2,500 sqm total)	4-6 centres/halls (2,000-3,000 sqm total)

Table 15 shows that the Ingleburn CBD would be served by an adequate supply of **multi-purpose community centres**, in the form of the Greg Percival Centre in the short term, however this will likely require expansion in the medium term, with or without the proposal. This need for expansion has been identified in the Infrastructure Contributions Plan, which includes additions to allow for performance and community art space. In the context of the projected population from the Planning Proposal, this expansion may need to be brought forward.

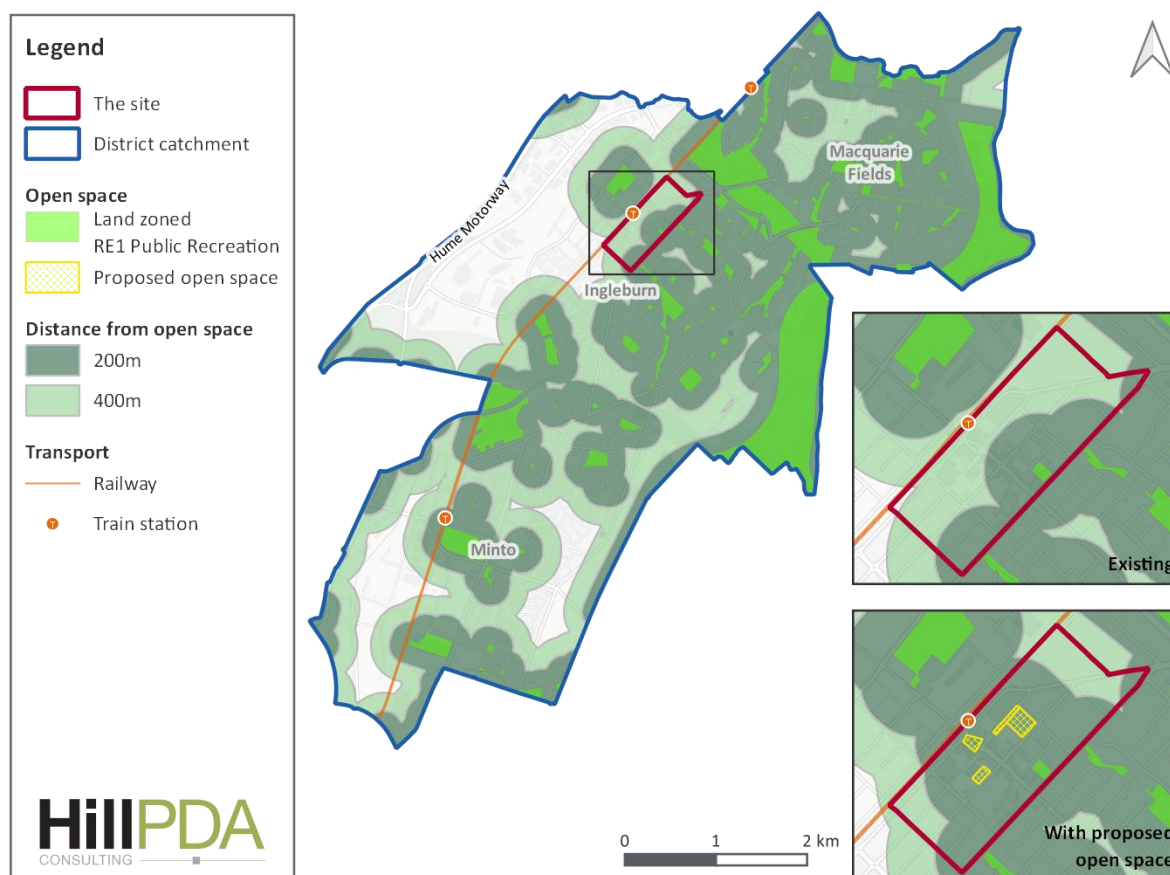
The existing **district (place-based) libraries** are also sufficient in number, but will with the library located at Greg Percival Centre being likely to be the primary facility to be accessed by future residents arising from the Planning Proposal. The expansion plans for the Library identified under the Infrastructure Contributions Plan are likely to be sufficient to meet broader district-level demand. The expansion to the existing Glenquarie Library proposed under the Library Strategy is likely to be essential to meet additional demand in Glenfield located further to the north. With respect to the capacity of the Greg Percival Library itself, the additional population associated the with planning proposal is likely to generate a need for an additional 90 square metres of floor space demand. Again, the planned expansion of the library to 2,650 square metres, per the Library Strategy, would be sufficient to meet this demand, although this expansion should occur sooner in the context of the Planning Proposal.

Currently, the demand for **neighbourhood community centres** is being met in the short term. Projected population growth indicates that the quantum of overall floorspace is sufficient to sustain future demand, although with the additional population under the planning proposal, there would be need for at least one additional space at maximum occupancy by 2031. Given, that the overall quantum of community floorspace is sufficient, this demand could potentially be met through the provision of additional community meeting spaces within existing community centres, or alternatively through the dedication of one or more spaces as part of development within the precinct.

5.1.2 Open space and recreation

Below in Figure 10, open space of all kinds within the district catchment has been mapped to demonstrate access requirements under the LSPS and Greener Places Design Guide. This map is intended to demonstrate access requirements within the precinct and shows the area of the planning proposal with existing and proposed open space. The proposed open space shown includes the spaces under the planning proposal and the areas resulting from the proposed closure of part of Oxford and Macquarie Roads

Figure 10: Access to recreation open space at a district and local catchment



Source: DPIE Land Use Zoning GIS layer

Open space access

The LSPS includes the objective of all residential dwellings being within 400 metres of open space. The figure above demonstrates that the Ingleburn CBD already meets that metric, however the volume of existing space may not be sufficient to meet additional demand. The NSWGA *Greener Places Design Guide* suggests that high density residential areas (defined as being of 60 or more dwellings per hectare) should be within 200 metres of “local access” level open space, of 0.15 - 0.5 hectares. Figure 10 shows that much of the site would not meet the access requirements of the Greener Places Guide without the proposed open spaces that are included in the planning proposal. Those spaces will be well positioned to offer centralised access to open space within the Ingleburn CBD precinct, although the northern and western extremities of the precinct are only within 400 metres of open space.

At the district level, the area currently includes 349.24 hectares of RE1 zoned land, which is well above the required 19 hectares projected for local access under a scenario with the proposal at 2021. It is acknowledged that this number is the volume of overall RE1 zoned land within the district and not all of this land would be

useable for passive recreation, however, the volume and distribution would be sufficient to meet potential demand under the Greener Places Design Guide.

At a local level, the two areas additional parks are proposed within the planning proposal, which are 0.75 and 0.25 hectares in size. Additionally, Council intends to further augment this open space through the closure of part of Oxford Road (opposite Ingleburn Railway Station) and Macquarie Road (adjacent to one of the proposed areas of open space), which would be 0.31 hectares and 0.22 hectares, respectively. These would be in addition to the existing 0.38 hectares of open space within Hallinan Park and 1.735 hectares of other RE1 zoned land within 20 metres. The location of these proposed open spaces is sufficient to meet the access requirements for the future Planning Proposal population (within both 200 and 400 metre catchments), with the relevant access catchment shown above in Figure 10.

The surrounding network of open space would further augment access to larger spaces, notably Memorial Oval and Wood Park, which are both district level facilities within a wider district (2 kilometre) catchment, offering a wider range of recreation facilities. As such, ensuring good access to these locations, particularly Memorial Oval, which is somewhat isolated from existing residential areas, would be critical to ensuring sufficient access to open space under the planning proposal. A network of smaller integrated passive recreation spaces (including civic spaces) could also be considered to further augment the proposed open space network within a local catchment around the proposal precinct.

Open space size

Existing open space within the site comprises Hallinan Park, although this facility is considered to be at capacity within the existing catchment. Being approximately 0.38, hectares it would have capacity to serve approximately 760 residents within a 400 metre radius at low density or a 200 metres radius at high density (0.5 hectares per 1,000 residents). These findings are summarised in the table below.

Table 16: Schedule of open space proposed, existing park and spaces within 200 metres of the site and implied dwellings and populations under Greener Places Guide

Catchment	Open space	Area (ha)	Residents	Dwellings (2.1 r/dwelling)
200m	Hallinan Park	0.383	766	364
	Other RE1 zoned areas within 200 metres of site	1.735	3,470	1,651
	Proposed open space	1.53	3,060	1,456
	Total (without proposed open space)	2.118	4,236	2,015
	Total (with proposed open space)	3.648	7,296	3,471
400m	Other RE1 zoned areas within 400 metres of site	11.923	23,846	11,355
	Total (without proposed open space)	14.041	28,082	13,372
	Total (with proposed open space)	15.571	31,142	14,829

It should be noted that the additional RE1 zoned areas within the 200 metre catchment of the site may not be suited to development into more useable open space owing to environmental factors (e.g. flooding). If these are included (and assuming all are useable), the open space requirement for the maximum 3,500 dwellings would be largely met, with a small deficit of approximately 300 square metres (potentially within the margin of error of the lot boundaries the finalised design for the new open space areas). Furthermore, it is noted that the 3,500 dwellings has been provided as an upper limit for the yield of the planning proposal area, indicating that the number of dwellings would be less and, thus, within the capacity of the existing and proposed open space.

Utilising a 400 metre catchment as supported by the Campbelltown LSPS, the potential open space need of the development is easily met, with significant areas of sports ground and larger open spaces falling within the catchment which could support up to 14,829 dwellings and an implied 31,142 residents, more than twice the population for the entire suburb of Ingleburn recorded at the 2016 Census.

5.2 Active open space and sporting facilities

The *Greener Places Design Guide* provides direction on access requirement for district sporting facilities, suggesting that district level sporting facilities be provided at rate of 1,000 residents per hectare, to a catchment of 2 kilometres. As previously identified, Memorial Park and Wood Park are district level sporting facilities within the catchment of Ingleburn CBD, both within a 2 kilometre catchment of the site, with a combined area of approximately 7 hectares, which is considered sufficient for the proposal at a high level.

Assuming higher proportions of young children (0-4 years), the guide provides the following suggested specialised recreation areas:

- Local play for very young (0-5 years): Locally accessible walk-to space for parents and very young children
 - Suited to: Any park area, linear open space or waterway corridors with useable space above top of bank that is a minimum 20 m wide
 - Minimum 50 square metres in size
 - Should be 50 per cent shaded, with play space predominantly shaded
 - Design features:
 - › Inclusive play space (refer to Everyone Can Play)
 - › Furniture (seating, tables) Water station
 - › Fenced if area adjacent to busy road

In lieu of provisioning benchmarks for specific open space facilities, benchmarks from the *South-East Queensland (SEQ) Social Infrastructure Planning Implementation Guide* have been adopted, which are is generally regarded throughout Australia as a reliable guideline for social infrastructure planning. The SEQ Social Infrastructure Planning Implementation Guide outlines the social infrastructure facilities and services typically expected across the hierarchy of catchment areas. The Guideline can provide a framework to build a baseline for social infrastructure planning anywhere in Australia. have been included to inform the overall provision of active overviews the benchmarking for open space and recreation facilities to address future population projections.

Table 17: Open space and recreation facilities benchmarking need for future population projections (SEQ benchmarks)

Facility type	Current provision	Benchmark	Estimated need (2031)	
			Baseline (46,979)	With proposal (54,336)
Multicourt	6 courts	1/10,000 residents	4-5 courts	5-6 courts
			No additional requirement	0-1 additional required
Multisport field	13 (37 fields in district)	1/5,000 residents	9-10 fields	10-11 facilities
			(no additional requirement)	(no additional requirement)
Indoor sports centre (regional)	1 facility	1/50,000 residents	1 facility	1 facility
			(no additional requirement)	(no additional requirement)

Source: SEQ Social Infrastructure Planning Implementation Guide

Under the *SEQ Guideline*, the requirements under the for the district catchment are generally being met, with a potential additional requirement for facilities in the longer term, as existing facilities reach capacity. Enhancements proposed under *the Local Infrastructure Contributions Plan*, notably increases to the size of the Macquarie Fields Open Space Precinct would assist in meeting this future requirement.

A photograph of two women sitting in a meditative pose on a grassy field. They are both wearing light-colored clothing and have their eyes closed, with their hands resting on their knees in a mudra. The background is a soft-focus view of trees and foliage. The entire image is overlaid with a semi-transparent dark blue filter. A white rectangular border is centered on the image, enclosing the text.

CONCLUSION

6.0 CONCLUSION

This report has been commissioned by Campbelltown City Council to consider the social infrastructure implications of a planning proposal for the Ingleburn CBD. The planning proposal is to vary the planning controls for the CBD area in order to accommodate additional commercial and residential space.

Infrastructure is to be considered at local district and regional catchment levels. For the purposes of this study those catchments have been established as follows:

- Local: The site
- District: The suburbs of Ingleburn, Minto and Macquarie Fields
- Region: Campbelltown LGA.

The nominated infrastructure types being considered, per the brief provided by Council, are:

- Recreation Open Space (local, district and region)
- Sports Open Space (district and region)
- Community Centre (local and district)
- Library (district).

A detailed audit of these services has been carried out within each catchment. The audit has drawn upon relevant Council and NSW Government data for current service location and capacity, as well as infrastructure strategies and development contributions plans to predict future wider service demand and planned service capacity development.

The planning proposal assumes a maximum of 3,500 dwellings. The projected future population arising from the maximum residential yield in the planning proposal area is estimated to be around 7,350 residents. This population will contribute to a projected 2031 of 54,336 assuming the planning proposal proceeds.

Social infrastructure benchmarking has been undertaken for each of the nominated infrastructure types at the relevant catchments. Community centres, libraries and sports open space were considered using population benchmarks at the relevant catchments. It was identified that community centre and library needs would be met if community infrastructure was developed as planned, although Council could consider accelerating planned expansion of the Greg Percival Centre, depending on the timing of approval of the planning proposal and subsequent development applications. Furthermore, Council may wish to seek a dedication of some space within the planning proposal area for the purposes of co-working or study space, which would reflect continuing changes in work and study behaviour.

Sports open space was found to be sufficient to the needs of the projected 2031 populations of the region and district under the relevant sport and recreation strategies, assuming that the proposed infrastructure under each of these plans is constructed as planned.

Passive open space has been considered on metrics of accessibility and size. Need has been benchmarked against existing parkland within and surrounding the planning proposal area, as well as proposed additional open space areas to be introduced through the development of two existing car park areas and the closure of two existing roads. GIS analysis identified that the proposed open space will ensure sufficient access is provided to open space within the planning proposal area at both 200 and 400 metre accessibility catchments. With regard to the size of the space, it was found that the quantum of proposed space proposed would likely satisfy requirements within both a 400 metre catchment (per the requirements under the *Campbelltown LSPS*) and 200 metres catchment (per the requirements for higher density development under the NSWGA's *Greener Places Design Guide*).

For both passive and active open space, this finding assumes the presence of adequate links to nearby district and regional facilities, it is recommended that a plan for active transport and pedestrian accessibility to surrounding passive and active recreation facilities form part of the precinct masterplan. Facilities provided within proposed open space should be reflective of the likely makeup of the population within the planning proposal. Based on comparisons to similar areas and population projections, this report identifies a likely need for local play for very young (0-5 years) facilities.

Overall, the existing and planned recreation open space (local, district and regional), sports open space (district and regional), community centres (local and district) and libraries (district) would be sufficient to meet the likely needs arising from the planning proposal. This finding assumes the completion of open space proposed within the planning proposal area, as well as enhancements under Council's *Library Strategy*, *Community Infrastructure Strategy* and *Local Infrastructure Contributions Plan*.

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