

Gilead Social Infrastructure Needs Assessment

Planning Proposal, 717 Appin Road, Gilead

717 Appin Road, Gilead

Submitted to Meadowvale Developments Pty Ltd
on behalf of Gyde Consulting

19 November 2025

Acknowledgment of Country

Gyde Consulting acknowledges and pays respect to Aboriginal and Torres Strait Islander peoples past, present, Traditional Custodians and Elders of this nation and the cultural, spiritual and educational practices of Aboriginal and Torres Strait Islander people. We recognise the deep and ongoing connections to Country – the land, water and sky – and the memories, knowledge and diverse values of past and contemporary Aboriginal and Torres Strait communities.

Gyde is committed to learning from Aboriginal and Torres Strait Islander people in the work we do across the country.



Towards Harmony by Aboriginal Artist Adam Laws

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Executive Summary

Gyde Consulting has been engaged by Meadowvale Developments Pty Ltd to prepare this Social Infrastructure Needs Assessment (SINA) as part of the planning proposal for 717 Appin Road Gilead.

This planning proposal seeks to rezone the site to facilitate residential development and deliver **400** low and **450** medium density dwellings, for a total number of approximately **850** dwellings.

Based on these dwelling numbers, the incoming population generated by this proposal is anticipated to create an additional population of approximately **2,495** people living in the suburb of Gilead.

The City of Campbelltown Local Government Area is a major part of the Greater Macarthur Growth Area. By 2041, Campbelltown's population is forecast to grow by almost 100,000 people, from 177,725 in 2021 to 274,782 in 2041. Gilead is one of Campbelltown's largest suburbs, and is an essential part of achieving the aims of the Macarthur Growth Area.

In line with *Greater Macarthur 2040 Interim Plan*, this planning proposal for 717 Appin Road aims to increase housing provision in Gilead.

To meet the needs of the incoming population and respond as they change and grow, it is important that they have access to a range of social infrastructure and services.

This Social Infrastructure Needs Assessment provides an analysis of the social infrastructure needs generated by the proposal's incoming population to guide the social infrastructure provision required on the site. Social Infrastructure needs have been assessed according to the following categories:

- community facilities
- education and training facilities
- childcare and early years facilities
- health facilities
- open space (including passive and active recreation).

Assessment findings

Benchmarks identified by the City of Campbelltown and a combination of best practice industry standards have been applied to determine the likely demand for social infrastructure.

The Assessment concluded that the only social infrastructure that meets the population threshold for onsite provision is open space.

Based on an incoming population of 2,495, the provision required is 7.06085ha of local level open space. This should be provided at 60% active open space (4.23651ha) and 40% passive open space (2.82434ha).

The concept master plan identifies a total provision of 4.2651ha of passive open space. While this does not achieve the required quantum, the nature of the site is not suitable for sporting grounds. It is recommended that the balance of the open space requirement is offset through agreement with Council.

The current open space provision includes a mixture of unencumbered (Hilltop Park and Heritage Park) and encumbered (pipeline linear park with activity nodes and transmission line linear park) open space. The use of heritage areas and encumbered areas open space, including WSUD basins are permissible with several precedents established in growing areas of Western Sydney.

All the proposed open space is within or exceeds the recommended size benchmarks established in the City of Campbelltown Council Open Space Strategic Plan, 2018.

The masterplan also identifies two options for temporary open space, which includes 0.6224ha from Hilltop Park eastern expansion (option 1), or 0.7ha in the Transport corridor (option 2). Option 2 is recommended because it provides a slightly bigger area but moreover presents an opportunity to interface with the proposed open space in the transmission line easement.

Essential considerations for open space delivery on this site will be catering for the likely characteristics and needs of the incoming community.

The proposal will generate the need for additional childcare spaces, and consideration may be given to creating well located commercial floor space on site in a convenient location that could respond to market demand.

Commercial floor space suitable for a small medical centre may also be an option but given the small number of GPs required to service this population further market appraisal is recommended.

The minor additional demand placed on schools and health facilities will be considered by the relevant state government demands through the planning approval pathway.

The provision of social infrastructure on this site, and any additional offsite demands in Gilead and surrounding areas should be considered in the context of other large urban release areas including Figtree Hill and Gilead Stage 2.

Significant social infrastructure, including open space and recreation and community facilities, as well as schools are planned for these areas.

The nature of social infrastructure usage by communities should have regard to growth area plans to ensure it meets demand but is also complementary and operates as a network.

On submission of the planning proposal and based on their assessment, Campbelltown Council may request amendments to the Social Infrastructure Assessment directly to the Proponent or alternately forward the planning proposal to the Department of Planning, Housing and Infrastructure with conditions related to social infrastructure provision.

At some stage accomplishing the best social infrastructure outcomes is likely to involve direct engagement with Campbelltown Council, with consideration on how provision on the current site can complement and be part of a network of open space in the adjoining new urban release areas.

The proposal is likely to generate the need for more childcare places, however any demand for these services will be accommodated by the private sector. Similarly, the need for an increase in general practitioners will be met through a market response.

This planning proposal will be submitted to the Department of Health as a matter of course. The need for additional public hospital beds will be considered through this process.

Recommendations

1. Engage with City of Campbelltown Council with a view to offset the balance of open space (active) through a Planning Agreement.
2. Engage with City of Campbelltown Council with a view to embellishing the Transport corridor into temporary open space through a Planning Agreement which includes details of an appropriate period for decommissioning (i.e. when appropriate transport links to the north are provided that improves overall access and availability of open space facilities).
3. Engage with City of Campbelltown Council to discuss proposed use of encumbered open space on the site with reference to precedents presented in **Appendix A** of this Assessment.
4. Consult with City of Campbelltown Council to determine the appropriate approach to the delivery of the children's playground, with consideration to:
 - the playground catering for 0 - 4 and 5 - 11
 - the playground catering for all abilities.

5. Ensure open space is planned according to incoming population demographics and emerging trends in recreation participation.
6. Ensure open space is planned according to the objectives and principles identified in the relevant state and local government policies and plans.

PART A – INTRODUCTION

GYDE

1. Background

Gyde Consulting has been engaged by Meadowvale Developments Pty Ltd to prepare this Social Infrastructure Needs Assessment (SINA) as part of the planning proposal for 717 Appin Road Gilead.

The planning proposal seeks to rezone the site to facilitate residential development and deliver 375 low and 413 medium density dwellings, for a total number of 788 dwellings.

Based on these dwelling numbers, the incoming population generated by this proposal is anticipated to create an additional population of approximately 2,315 people living in the suburb of Gilead.

2. Purpose of the Assessment

This incoming population generated by the planning proposal is likely to increase the demand for social infrastructure. To meet these needs and respond as they change and grow, it is important that they have access to a range of social infrastructure and services.

This social infrastructure needs assessment identifies the likely social infrastructure required to support the incoming population and guide onsite provision.

Report Structure

This Report follows a three-part structure.

Part A: INTRODUCTION

Part A establishes the purpose of the assessment and defines the social infrastructure types that will be investigated. This section also provides an outline of the planning proposal.

Part B: SOCIAL INFRASTRUCTURE CONTEXT

Part B outlines the strategic planning context. It provides commentary on general trends in social infrastructure provision and community participation. Part B also presents key demographic data for the relevant area where the site is located, and an audit of existing facilities within an identified catchment and proposed social infrastructure in the context of the provides insight into future demands.

Part C: SOCIAL INFRASTRUCTURE NEEDS ASSESSMENT

Part C identifies the incoming population and potential characteristics based on population projections. Benchmarks from Cessnock Council's planning documents reviewed in Part B, and other best practice standards where required are applied to the incoming population, with findings detailing the types of social infrastructure to be provided on site.

Defining Social Infrastructure

Social infrastructure is a key component of liveability, providing access to essential community services and resources. Access to a wide range of different types of social infrastructure is therefore important for the creation and ongoing development of healthy communities. High levels of access to social infrastructure are linked to increased physical activity and wellbeing, and satisfaction within the local community, improving social interactions and mental health outcomes.

Infrastructure Australia defines social infrastructure as: "The facilities, spaces, networks and services that support individual and community health and wellbeing, promote a cohesive society and support economic prosperity, and builds the collective skills, knowledge and experience of individuals that creates economic value and social capital" (Australian Infrastructure Plan, 2021).

The scope of this assessment focuses on the 'hard' social infrastructure, or the physical assets, that provide the spaces for 'soft' infrastructure, or the services and programs, that may run from these spaces.

Hard social infrastructure for this assessment has been categorised as identified in the table below.

SOCIAL INFRASTRUCTURE



Community & Cultural

Community centres / halls; Seniors centres; Youth centres; Neighbourhood centres; Performing arts theatre; Art galleries; Museums; Libraries; Art making spaces; Emergency services.



Education & Training

Tertiary facilities (Universities, TAFEs, Trade centres, Colleges) Secondary schools; Primary schools.



Childcare & Early Years

Kindergarten / preschool; Long day care.



Health

Hospitals; Medical centres; Community health centres; Aged care.



Open Space & Recreation

Structured recreation and open space: Sports Ground and facilities; Leisure and Aquatic Centres; Indoor sports centres; playgrounds; skate parks; off leash dog parks.

Unstructured recreation and open space: Informal play spaces; walking trails; natural areas; public gardens.

Why is social infrastructure Important?

Social infrastructure plays an important role in improving quality of life and economic prosperity. This section provides a snapshot of just some of the major benefits offered by social infrastructure.

Skills development: Libraries, community centres, museums, theatres and art galleries play a crucial role in supporting the development of local skills and lifelong learning. Libraries provide essential resources including books, internet access and quiet study space, the latter being increasingly important to those in high density neighbourhoods. They host a range of programmes, such as family literacy and language classes which help to boost the skills and employability of local people. Similarly, theatres, museums, art galleries and sports clubs are often actively engaged in efforts to promote skills growth in their local communities through community co-creation projects, volunteering programmes and training schemes.

Lifelong learning: Early childhood education is the foundation of lifelong learning which can influence individual and community quality of life and contribution to society. The early education sector has a central focus on a child's learning, development and wellbeing, particularly in supporting the immediate transition to primary school education. Schools and tertiary education institutions are fundamental to a functional society, enabling higher employment and lower unemployment, higher wages, greater social stability, increased civic engagement, and better health outcomes.

Community resilience: Community resilience is the sustained ability of communities to withstand, adapt to, and recover from adversity. A resilient community is socially connected and has infrastructure that can withstand disaster and foster community recovery¹. The Covid-19 pandemic forced people to physically distance from one another. But where physical separation protected people from viral contagion, social proximity became crucial to counter the mental and physical health impacts associated with social isolation. Unexpected shocks such as the Covid-19 pandemic, as well as the dramatic acceleration of climate change, have affected communities across Australia and demonstrate that community building is becoming ever more important. Social infrastructure, the spaces and places that help build and maintain social ties and trust, can lessen the impact of shocks and help communities to recover.

Civic value, identity and participation: Social infrastructure like community facilities, theatres, galleries and green space can shape people's feelings about their neighbourhoods. A range of well-maintained social infrastructure can contribute to place identity and inspire community pride. Also, participation in the social, political and civic affairs of their community often depends on social meeting places

Promoting health and wellbeing: The availability of social spaces can improve both physical and psychological health. There is good evidence of a positive relationship between levels of neighbourhood greenspace and mental health and well-being. Individuals have less mental distress, less anxiety and depression, greater wellbeing and healthier cortisol profiles when living in urban areas with more greenspace compared with less greenspace². Social connection and social infrastructure are integral aspects of community wellbeing. Research has shown that those with fewer social connections are more likely to report a range of adverse physical and psychological health outcomes, such as cardiovascular disease and depression³. Public parks, sports and recreation centres encourages the public to be physically active, and by extension promotes a lifestyle that is beneficial to mental health. On a service provision level, access to healthcare offered by medical practitioners and hospitals is an essential driver of population health.

Invigorating cities: Places such as libraries, parks, sports facilities, schools, and community centres make a critical contribution to city social life. They are sites where strangers can meet and mix with others in a safe and inviting environment. Their role as public meeting places means they have an important role in attracting people, which helps create the vibrant atmosphere and sense of vitality that often generates other social, cultural and economic activity. Social infrastructure provides multiple opportunities to deliver value to communities contributing a critical mass those also provides economic value.

Equitable access: There is universal agreement that strong, resilient and healthy individuals, families and community play a vital role in building the ongoing prosperity, wellbeing and economic development of places. Social infrastructure makes a valuable contribution to creating these conditions. Publicly provided social infrastructure increase people's access to the basic resources required for living, and when infrastructure is of good quality, well located and provided in a timely manner, it can lead to lower costs of living, and create opportunities for people to develop their economic, human and social capital resources.

Economic value: Social infrastructure, and the services it supports, not only enables people to live better lives, but it also delivers substantial direct and indirect benefits to the economy⁴. Education leads to higher levels of wages and employment, while lifelong learning produces a skilled workforce. Active recreation and sport generate a wealth of health, social and economic benefits. Cultural activities and events generate economic benefits through visitation, reputation and fostering innovation. Social infrastructure projects like new parks and

¹ Australian Local Government Association. Stronger Community Resilience. <https://alga.com.au/policy-centre/community-resilience/#:~:text=Community%20resilience%20is%20the%20sustained,disaster%20and%20foster%20community%20recovery.>

² Barton J, Rogerson M. The importance of greenspace for mental health. *BJPsych Int.* 2017 Nov 1;14(4):79-81. doi: 10.1192/s2056474000002051. PMID: 29093955; PMCID: PMC5663018. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5663018/>

³ Farmer, J. C., Jovanovski, N., De Cotta, T., Gaylor, E., Soltani Panah, A., Jones, H., & Farmer, J. (2019). Healthy Social Connections: A Multidisciplinary Exploration, Social Innovation Research Institute, Melbourne

⁴ Infrastructure Australia. Social infrastructure is economic infrastructure too. <https://www.infrastructureaustralia.gov.au/2021-australian-infrastructure-plan-implementation-and-progress/recommendation-8.3>

playgrounds could mean an increase in property values as the neighbourhood becomes a more desirable place to live or work.

Best Practice Playground

Koshigaya Park

Named after Campbelltown's sister city in Japan, the park's playground caters to kids of all ages. The park includes climbing frames, slides, swings, jungle gyms and interactive learning games. A fenced playground with swing is designed especially for children with disabilities. Shade cloths protect kids from the harsh sun while soft-rubber fall helps prevent injuries. The playground includes an undercover picnic table cooked at one of the communal BBQs. The playground is on a bicycle route and is right next to Campbelltown CBD's shops and restaurants, including Campbelltown Marketplace.



3. The Proposal

The following provides information on the background of the project, its context, a description of the site and its geographic location.

Geographic Location

The suburb of Gilead is located 58 kilometres south-west of the Sydney central business district within the Campbelltown local government area and is part of the Macarthur region.

Due to its size, Gilead is one of Campbelltown's largest suburbs in terms of land mass, not population. The area is currently dominated by farms and bush, with the only public thoroughfare being Appin Road.

Gilead is a significant new urban release area and residential subdivision, part of the Greater Macarthur Priority Growth Area. Situated south of Sydney and near Appin Road, the Mt Gilead development is designed to provide substantial new housing, contributing to the growth and employment opportunities of Campbelltown as a regional centre. Gilead is surrounded by protected natural bushland and green space

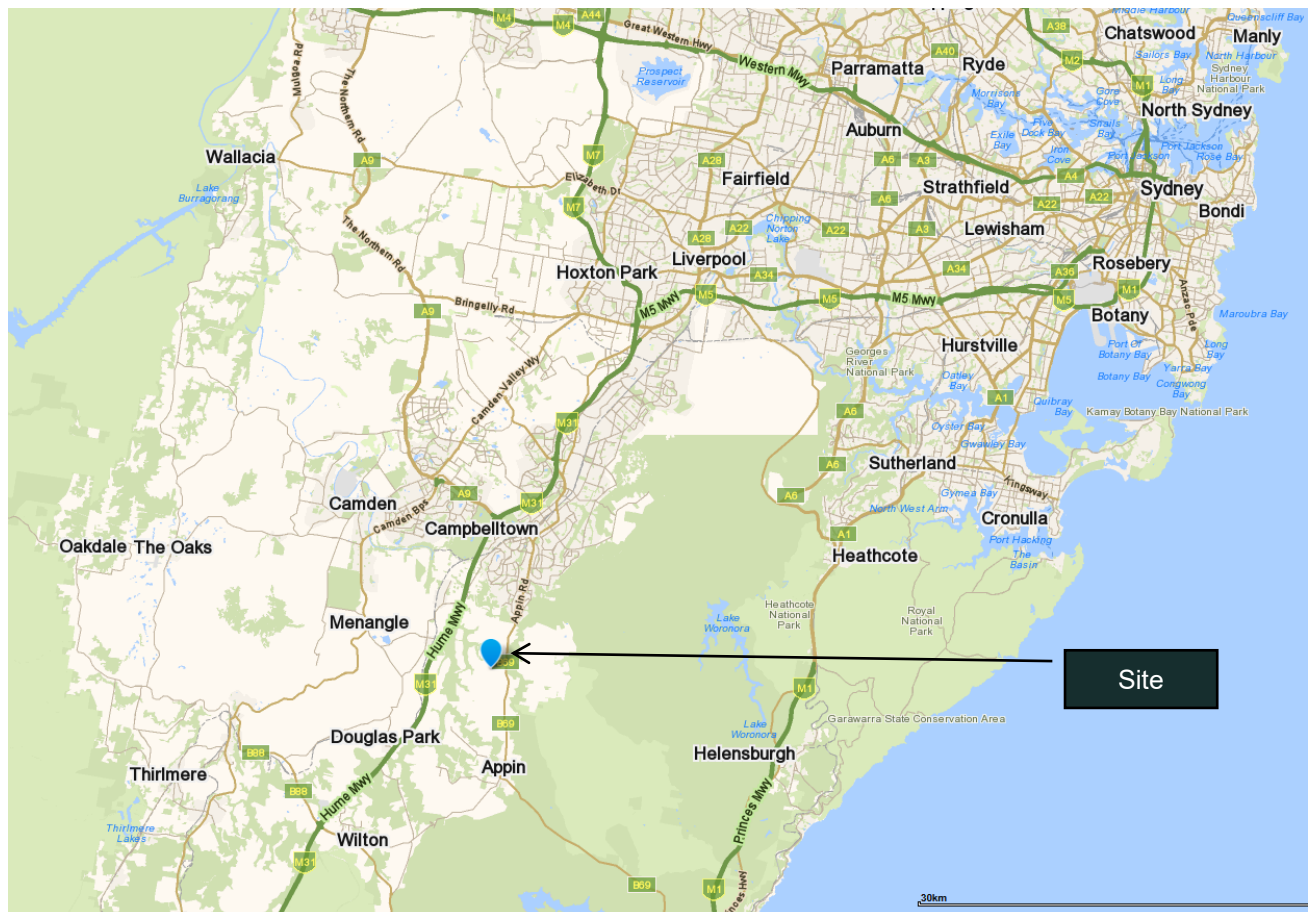


Figure 1 Site location in Greater Sydney. Source: Whereis

Site Context

The site is part of the Greater Macarthur Growth Area, which will release residential housing lots, development of new town centres and new employment lands. The Gilead area is anticipated to include over 33,000 new residential dwellings and 24 hectares of employment land.

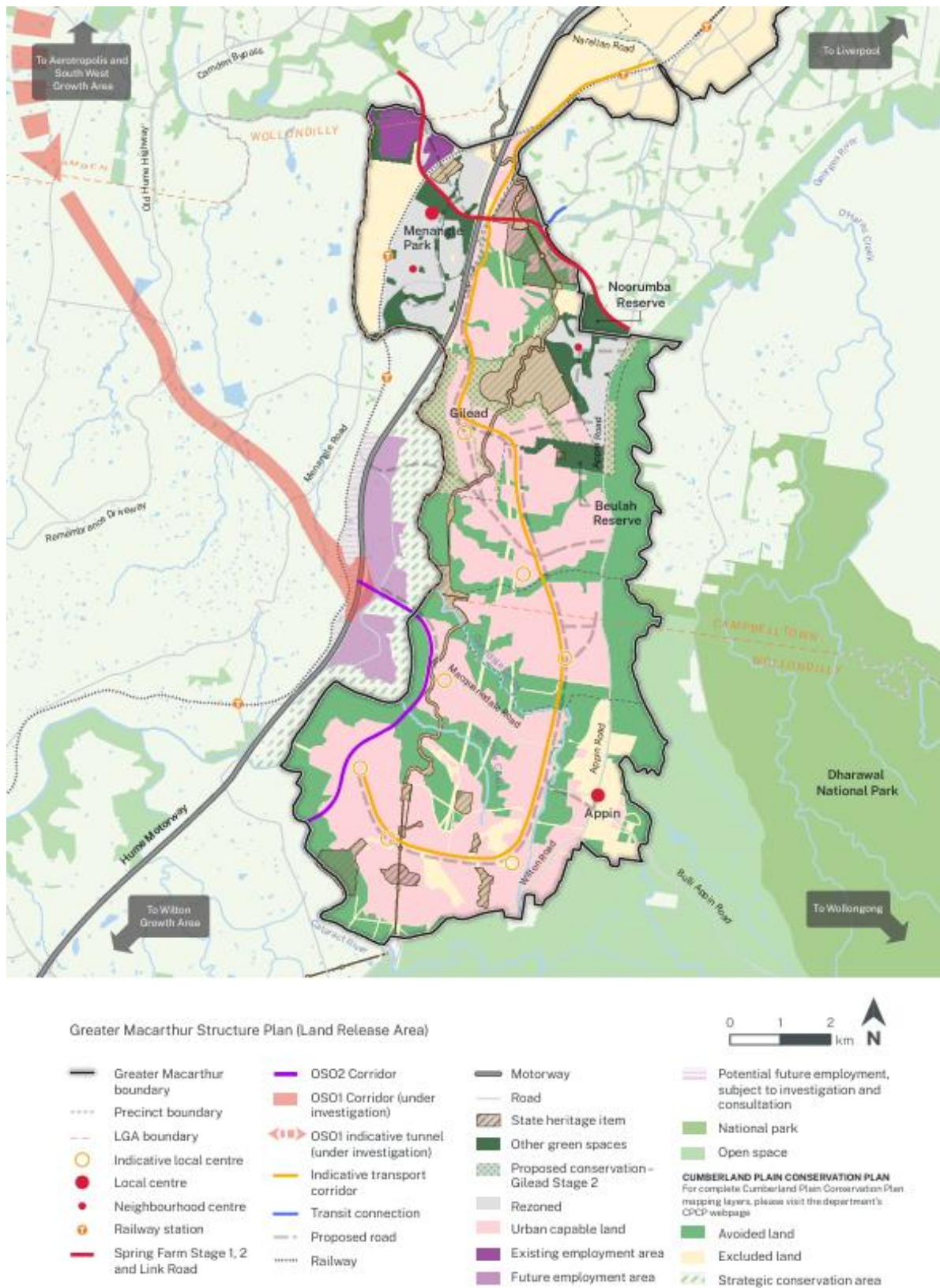


Figure 2 Greater Macarthur Growth Area structure plan.

Planning for two additional land release areas in Gilead and adjoining the current site are in progress: Figtree Hill and Gilead Stage 2. Figtree Hill is expected to accommodate 1,700 dwellings and 5,313 people. The Gilead Stage 2 development is planned to be an extension of the Figtree Hill. The Gilead Stage 2 planning proposal seeks to rezone the land to accommodate 3,300 new dwellings, a retail centre and education facilities. The Planning Proposal will establish the Urban Development Zone for land capable of development and introduce a C2 Environmental Conservation zone for land containing key fauna habitat to be retained, as well as land that native habitat bushland is to be reconstructed. The Figtree Hill masterplan and Gilead Stage 2 Structure plan are provided below in **Figure 3**.



Figure 3 Figtree Masterplan (left) and Gilead Stage 2 structure plan (right)

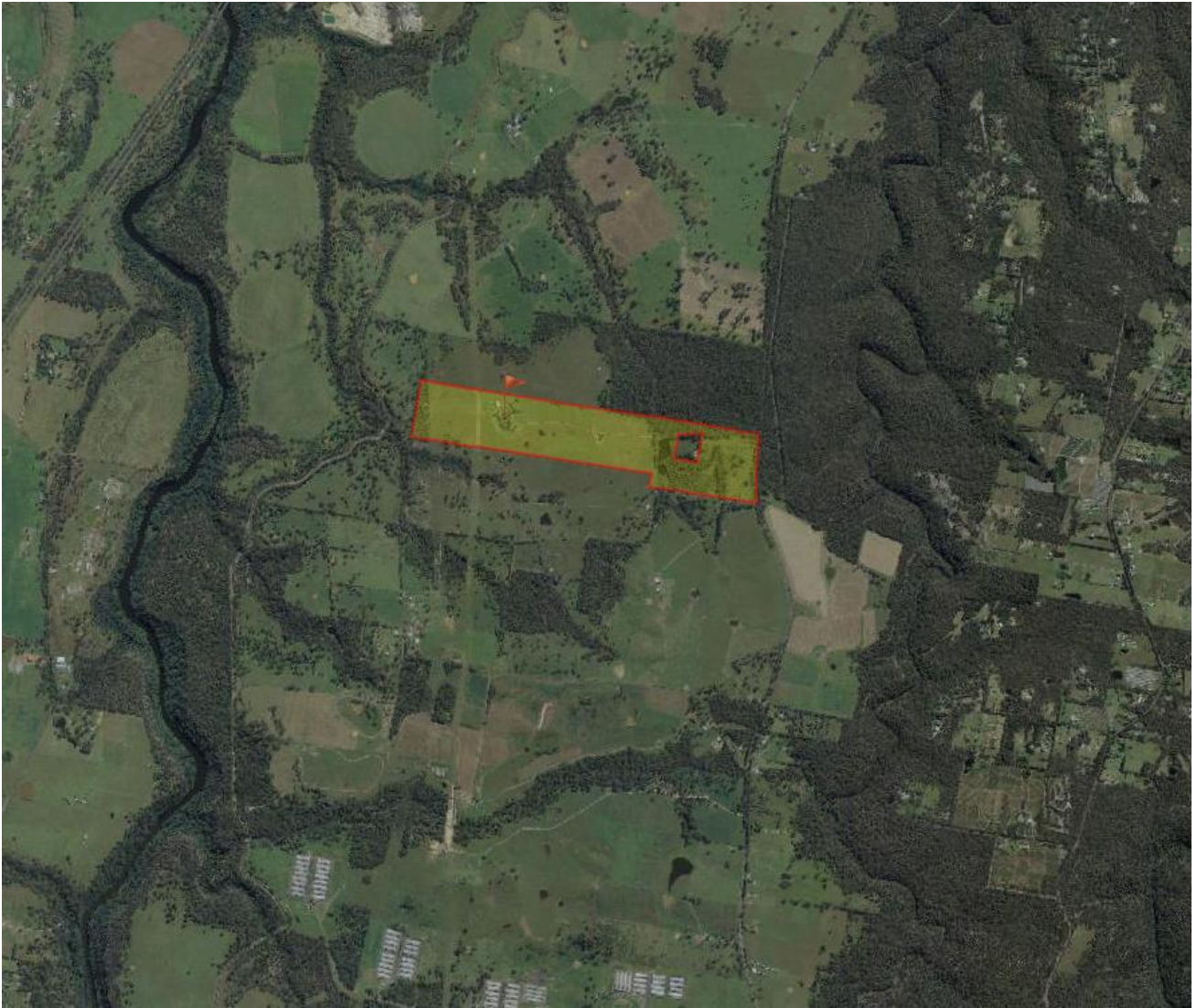


Figure 4 The Site. Source: Nearmaps / Keylan.

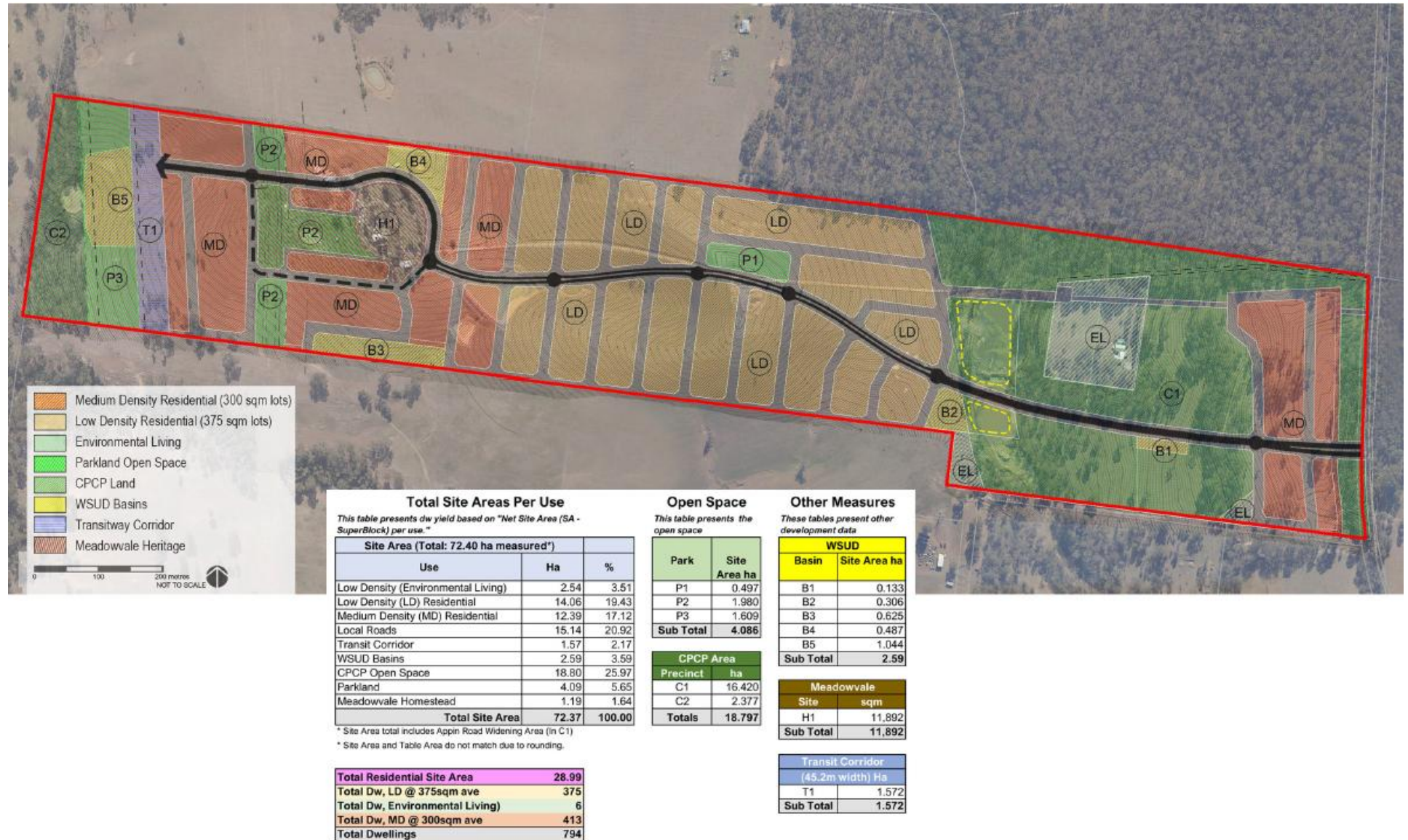


Figure 5 Concept master plan. Source: Inspire Planning

PART B – THE CONTEXT FOR SOCIAL INFRASTRUCTURE

GYDE

4. Key Policy and Planning Drivers

This section identifies the key planning drivers for social infrastructure in Macarthur and Campbelltown local government area. Additional state and local government planning drivers are identified in **Appendix B**. A review of key approaches to social infrastructure delivery as well as community participation trends are also presented in the Section.

International Policy Drivers

Sustainable Development Goals (SDG) 2030

The *2030 Agenda for Sustainable Development*, adopted by all United Nations (UN) members in 2015, created 17 world **Sustainable Development Goals (SDGs)**. The aim of these **global goals** is "peace and prosperity for people and the planet"^{[1][2]} – while tackling climate change and working to preserve oceans and forests. The SDGs highlight the connections between the environmental, social and economic aspects of sustainable development. Sustainability is at the centre of the SDGs, as the term *sustainable development* implies.

The SDGs that most align with this Social Infrastructure Assessment and recommendations are:



To ensure healthy lives and promote well-being for all at all ages.



Ensure inclusive and quality education for all and promote lifelong learning.



To make cities inclusive, safe, resilient and sustainable

Australian Government Policy Drivers

Australian Government Australian Infrastructure Plan, 2021

The Australian Infrastructure Plan is intended to deliver infrastructure for a stronger Australia and support the country's national recovery from the still-unfolding COVID-19 pandemic, as well as the bushfires, drought, floods and cyber-attacks that have tested Australia's resilience in recent years.

The Plan provides three major recommendations to improve social infrastructure across the country:

1. Support Australians to enjoy a healthier, safer, more connected and fulfilled quality of life by facilitating targeted investment in the right physical and digital social infrastructure.
2. Maximise social and economic community benefits by supporting shared use of social infrastructure through future agreements and capital funding programs prioritising shared use of facilities; and

3. Support economic development by recognising the value of investment in social infrastructure.

Australian Government Sport 2030 – National Sports Plan

Sport 2030 has four key priority areas which when fully implemented create a platform for sporting success through to 2030 and beyond. The priorities are:

- Build a more active Australia — More Australians, more active, more often
- Achieving sporting excellence — National pride, inspiration and motivation through international sporting success
- Safeguarding the integrity of sport — A fair, safe and strong sport sector free from corruption
- Strengthening Australia's sport industry — A thriving Australian sport and recreation industry.

National Cultural Policy – Revive: a place for every story, a story for every place

The Australian Government's National Cultural Policy is a five-year plan to revive the arts in Australia. At the heart of this policy is the goal to ensure there is a place for every story, and a story for every place.

The National Cultural Policy is structured around five interconnected pillars, including:

- Pillar 1 First Nations First Recognising and respecting the crucial place of First Nations stories at the centre of Australia's arts and culture
- Pillar 2 A Place for Every Story Reflecting the breadth of our stories and the contribution of all Australians as the creators of culture.
- Pillar 3 Centrality of the Artist Supporting the artist as worker and celebrating artists as creators.
- Pillar 4 Strong Cultural Infrastructure Providing support across the spectrum of institutions which sustain our arts, culture and heritage
- Pillar 5 Engaging the Audience Making sure our stories connect with people at home and abroad.

Relevant actions Under Pillar 2 include:

- Invest in local arts and cultural infrastructure across Australia
- Increase support for regional arts and culture through an increase to the Regional Arts Fund, and continuation of the Festivals Australia program.

State planning drivers

Greater Macarthur 2040

Greater Macarthur is structured around five themes that collectively encompass an area as experienced by people: place, land use, movement, landscape and built form. The themes provide a framework to guide development and identify the infrastructure that is needed to support growth. The five themes and focus areas within the themes are:

PLACE: Public Domain; Heritage and Culture; Comfort and Safety; Local Economy; Local Population.

The theme of 'Place' focuses on delivering public benefits that provide a combination of the following:

- **well-designed built environment:** great places are enjoyable and attractive, they are safe, clean and flexible with a mix of sizes and functions
- **social infrastructure and opportunity:** great places are inclusive of people of all ages and abilities, with a range of authentic local experiences and opportunities for social interaction and connections
- **fine grain urban form:** great places are walkable, of human scale, with a mix of land uses including social infrastructure, amenity and local services at the heart of communities

- koalas are not just protected but embraced for the growth and development of the community.

Each of the Growth Area's 12 Precincts has a distinct character and development capability. Under the theme of 'Place', the following has been identified for Gilead:

- achieve higher density residential development around the future centres and along the transport corridor
- rezone and release land for urban development
- deliver around 15,000 new homes within a scenic landscape.
- conservation of biodiversity corridors and waterways
- create a central transport corridor to connect public transport to the Campbelltown to Macarthur rail lines
- Create road upgrades and connections to Appin and Douglas Park.

LANDSCAPE: Public Open Space; Tree Canopy; Topography; Natural Environment; Private Open Space.

Under the theme 'Landscape', the plan establishes 11 principles for precinct planning:

-
- implement Green Plans providing a connected network of open space within and between precincts
-
- develop an integrated open space network including the provision of sport and recreational infrastructure
-
- include legible cycleway and pedestrian routes that are in high amenity areas to encourage walking and cycling
-
- incorporate walking and cycling in footpaths and crossing
-
- set back walking and cycling paths from high-speed environments
-
- include pedestrian crossings to enable pedestrian and cycling access – for example, close to schools
-
- provide new shared pathways, separated cycleways, footpaths, pedestrian refuges, roadway crossings, street tree planting, bicycle storage facilities and lighting
-
- introduce regional and local cycle routes and walking connections
-
- provide safe, direct and convenient pedestrian and cycle paths to interchange areas and centre
-
- plan cycle routes according to different user needs, such as commuters and recreational cyclists
-
- provide dedicated off-road cycling facilities and follow relevant Austroads Standards for paths, such as the Guide to Road Design Part 6A, Pedestrian and Cyclist Paths (2009), and Cycling Aspects of Austroads Guides (2014).
-

BUILT FORM: Density; Height; Interface and Transition; Appearance; Configuration.

LAND USE: Employment; Retail and Leisure; Health; Housing; Community; Education.

The 'Land Use' theme identifies that medium density housing, greater than 25 dwellings per hectare including smaller lots, terraces, medium density and multi-storey development, would be located where feasible along a highly accessible transport corridor connecting Campbelltown-Macarthur, Gilead, Appin and Douglas Park. Gilead has been identified as having the potential for 15,000 new homes within a scenic landscape. Conservation of biodiversity corridors and waterways will provide high amenity for future residents. A central transport corridor will connect Campbelltown-Macarthur and the rail network. This spine would provide further connection to Appin and Douglas Park, where higher density housing, employment and services will be located.

New local centres within the Growth Area will provide a mix of retail, business and community uses to serve the surrounding population, including:

- specialty shops

- cafés and food services
- offices and retail services
- education, health facilities, leisure and civic uses
- open space.

Objectives for social infrastructure will include:

- improvements to existing facilities, including a new Glenfield community centre, will be made to service growth in the urban renewal corridor
- a range of new or expanded facilities will be provided in the land release precincts to service the future communities, potentially including:
 - two moderate district multipurpose community centres (500m² in Mount Gilead and 700m² in Menangle Park), one local community centre (120m² within a local centre) and, in the future, a facility in Appin
 - library facilities
 - cultural facility (500m² in Gilead)
 - childcare and out of school hours care
 - indoor sports facilities
 - indoor and outdoor aquatic/swimming facilities
 - youth recreation facilities.

School infrastructure requirements have been identified as:

- new primary schools and high schools in land release precincts with additional teachers and associated infrastructure for some existing schools across the urban renewal corridor
- a new education precinct at Glenfield, retaining a selective high school, three upgraded schools for specific purposes and land reserved for a future primary school.

Health infrastructure needs have been identified as additional integrated health hubs, community health centres, primary health care clinics, required in stages as each precinct develops.

MOVEMENT: Access; Road Network; Parking; Active Transport; Public Transport.

Planning for the Growth Area needs to provide new or upgraded separated cycleways, shared user paths, footpaths, pedestrian refuges, end-of-trip facilities and appropriate streetscaping like lighting. Improved walking and cycling connections to public transport and between precincts will make it safer and easier to move within the Growth Area for the community and improve access to public transport. This includes:

- connected and well-utilised promotion of cycle and pedestrian networks throughout Greater Macarthur
- a public transport, and walking and cycling extension of Badgally Road and Menangle Road to improve walking, cycling and public transport connectivity to Campbelltown Station and CBD
- a new regional cycle route from Glenfield to Macarthur adjacent and perpendicular to the rail corridor to improve connections to stations and the surrounding area
- local walking and cycling network facilities to encourage walking and cycling within precincts.

Greater Macarthur 2040 is supported by a strategy for major items of State and local infrastructure, including public transport, roads, schools, green infrastructure and open space and medical and community facilities.

Planning for new facilities and infrastructure includes:

- grant programs to raise koala awareness where local community groups and councils can seek funding for new research, habitat improvement and pest management
- the Greater Macarthur and Glenfield to Macarthur Special Infrastructure Contribution (SIC) schemes to provide funding for NSW Government infrastructure required to support growth

- precincts brought forward serviced at no additional cost to government
- phasing infrastructure delivery and funding or the private construction of key elements to align with growth
- local contributions plans prepared by Campbelltown, Camden and Wollondilly councils
- integrated water and wastewater planning
- prioritised State agency investment as land is released and rezoned.

NSW Government Architect Draft Greener Spaces Design Guide

The Draft Greener Places Design Guide contains three manuals/ tool kits that support the Greener Places policy; one being the 'Open Space for Recreation Guide' which proposes a new framework for planning. This guide has informed the Parks and Play Strategy and provided significant guidance on the planning principles and performance criteria used for open space planning. The Guide identifies four principles and six core performance criteria for consideration when planning open space. The principles include:

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

The six performance criteria are:

- Accessibility and connectivity: ease of access is critical for the community to be able to enjoy and use public open space and recreation facilities.
- 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.
- Size and Shape: size and shape: size and shape of open space has a direct bearing on the capacity of that open space to meet and accommodate recreation activities and needs.
- Quantity: in low and high density areas good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.
- Quantity: in low and high density areas good provision of public open space is essential to compensate for the lack of private open space to support active living and contribute to a more liveable neighbourhood.
- Diversity: the range of open space setting types within an urban area will determine the diversity of recreation opportunities for communities.

NSW Government Public Open Space Strategy for NSW

The Public Open Space Strategy for NSW aims to deliver more and better public open space at the heart of liveable communities. It sets out a collaborative, coordinated and evidence-based approach to unify planning, investment and delivery.

Under the objective 'Better outcomes for regional NSW', the Strategy identifies directions and action to 'Prepare a range of programs that are focused on the improvement and expansion of public open space in regional NSW', that encompasses (a) Quality, character and place; (b) Resilience and sustainability, including urban cooling; (c) Connections between communities and environments; and (d) Promoting tourism and economic development.

NSW Public Space Charter

The NSW Public Spaces Charter supports the planning, design, management and activation of public spaces in NSW. It identifies 10 principles for quality public space, developed through evidence-based research and discussions with public space experts and community members. The 10 principles are:

- Open and welcoming - Everyone can access public space and feel welcome, respected and included.

- Community focused - Public space brings people together and builds strong, connected and resilient communities.
- Culture and creativity - Public space provides a platform for culture and creative expression that makes places more colourful, animated and thought-provoking.
- Local character and identity - Public space reflects who we are and our diverse stories and histories.
- Green and resilient - Public space connects us to nature, enhances biodiversity and builds climate resilience into communities.
- Healthy and active - Public space allows everyone to participate in activities that strengthen our health and wellbeing.
- Local business and economies - Public space supports a dynamic economic life and vibrant urban and town centres.
- Safe and secure - Everyone feels safe to access and use public space at all times of the day.
- Designed for place - Public space is flexible and responds to its environment to meet the needs of its community.
- Well managed - Well-managed and maintained public space functions better and invites people to use and care for it.

NSW Everyone Can Play Guideline

Everyone Can Play provides concise principles that focus on creating playspaces that people of all backgrounds, abilities and ages can access and enjoy. To achieve these principles across NSW, all stages of the play process require thinking about inclusion needs.

The three principles of Everyone Can Play are:

- **Can I get there?** Consider location, layout, signage, wayfinding and accessibility to ensure everyone can find their way to, in and around the playspace
- **Can I play?** The play experience, including the equipment and surfacing, should allow everyone to experience a variety of challenging and engaging play opportunities in a way that suits them
- **Can I stay?** Consider safety, facilities, landscape and the wider environment to ensure everyone can stay at the playspace for as long as they would like.

Housing and Productivity Contribution 2023

The Housing and Productivity Contribution introduced by the NSW State Government in 2023 collects contributions additional to those that Council collects that help deliver essential state infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

The contribution rate applicable to residential and commercial development on the Site is outlined below.

Table 1 Housing and production Contribution rates

Development type	Amount	Unit
Residential subdivision	\$8,000	Dwelling lot
Residential strata subdivision	\$6,000	New strata dwelling lot
Non-strata multi dwelling development	\$6,000	New non-strata dwelling
Commercial development	\$30	Square metre of new GFA

Source: Housing and Productivity Contribution 2023

Campbelltown Council Policy Drivers

Campbelltown Local Strategic Planning Statement (LSPS)

The LSPS is a plan for Campbelltown's social, environmental and economic land use needs over the next 20 years. It responds to Region and District planning initiatives and to what our community has told us is important for the future. It adopts the same 4 key themes as the CSP and aligns them with the Region and District Plan themes and sets 16 Planning Priorities. Directions for open space and social infrastructure include:

- Develop a network of high quality local, neighbourhood and district open space to enable most residents to live within 400m of a local park.
- Ensure open space is well connected via pedestrian and cycle links.
- Ensure that sufficient, quality and accessible open space is provided for new urban areas. Open space should be located where it will experience maximum use by residents, with good street frontage and minimum impediments.
- Ensure planning for greenfield and infill development areas explore opportunities for co-location and joint use of social infrastructure.
- Focus on creating multi-purpose facilities and co-locating them with other uses, in line with Council's social infrastructure strategies. The design and location of these facilities should enable them to adapt and to meet changing needs and social diversity over time.
- Encourage arts to be used as a mechanism of linking and integrating new communities and connecting them to the Campbelltown City Centre.

Campbelltown Sport and Recreation Strategy (2016 – 2036)

In recognition that it will have an increasingly important role in improving health outcomes by enabling residents to be more physically active, Campbelltown developed its Sport and Recreation Strategy with a vision to 'facilitate accessible, sustainable and contemporary sport and recreation facilities, programs and services in order to support its community being physically active and healthy'. The principles supporting the provision of sport and recreation facilities are:

- Accessible and sustainable over the long term.
- Developed for shared use and as community hubs where possible.
- Flexible and adaptable to cater for formal and informal recreation opportunities.
- Delivered in easily accessible locations within active transport corridors and future population growth areas.

Campbelltown Open Space Strategy (2018)

The Open Space Strategic Plan establishes a framework and set of guiding principles to assist with the forward planning of the long-term provision, development, and management of Public Open Space to the year 2036. The Plan highlights open space planning trends including concerns about declining levels of physical activity and the health and social implications. The principles supporting the provision of open space are:

-
- Part of an integrated and connected network.
-
- Of an appropriate size, shape and slope and adaptable for a range of activities, experiences and settings.
-
- Accessible, safe and visually appealing.
-
- Managed sustainably to protect local environment.
-

Campbelltown City Community Facilities Strategy 2018

The Community Facilities Strategy provides a framework for how Council will develop, manage and fund community facilities over the next 20 years. The principles supporting the provision of open space are:

-
- Flexible and provide multi-purpose spaces.
-
- Co-located with services in one facility or as part of a community hub.
-
- Connected to public space, pedestrian paths, cycleways and public transport.
-
- Contribute to the community identity and develop a sense of place.
-
- Economic, social and environmentally sustainable.
-
- Designed to reflect needs of a growing population.
-

Campbelltown City Council - The State of Play Strategy (2016 - 2036)

The playspace Strategy is a document that provides Council with a clear and concise direction relating to its current and future provision of play spaces within the City. The Strategy provides guiding principles to assist in the supply of playspaces across the city and include:

P1: Understanding Play: The importance of play is recognised by Council and it will strive to provide opportunities for children of all ages and abilities to develop the cognitive, social and physical skills and abilities.

P2: Recognising Play: Children will have different needs at various stages of their development and will generally refer to demographic groups as:

- Toddlers 1-3 years of age
 - Juniors 3 -6 years of age
 - Seniors 6 -12 years of age
 - Teenagers 13+
-

P3: Access to Play: The whole community should have access to playspaces regardless of demographic profiling and location. This principle is based on the notion that where possible, practical and feasible, a playspace will be accessible within walking distance (400m) of all homes in major residential areas.

P4: Classifying Play: Playspaces will be classified according to their intended catchment with higher classifications including more components of the Playspace development Model of:

- Local: Toddlers and Juniors (1-6) and their carers
 - Neighbourhood: All ages
 - District: All ages plus unstructured open space
 - Regional: All ages plus unstructured open space and special features.
-

P5: Designing Playspaces: Design of playspaces will be in line with the intended classification and offer a range of experiences and opportunities to complement rather than duplicate provision. Additional features should be in line with the playspace development model with ancillary services recommended as follows:

Seating: All playspaces will offer either natural or purpose-built seating

Shade and Shelter: Where feasible and practical, playspaces should take advantage of natural shade from park trees although should not necessarily be sited directly under them due to risks associated with falling limbs. district and regional i.e. those attracting longer visitation should offer both natural and built shade sail/shelter structures.

Fencing: Playspaces of a District or Regional classification may be considered for fenced areas with local and neighbourhood only warranting fencing should they be sited adjacent to hazards such as car parks or main roads.

Toilets Given their catchment, local and neighbourhood playspaces do not warrant toilets but district and regional should be located close to, or have purpose built on site facilities.

P6: Managing Playspaces: Unless identified as a strategic priority in an area of under supply, the management of existing playspaces will take precedence over developing new ones.

P7: Developing Playspaces: Priority development will be given to those areas where a gap has been identified and those with ageing infrastructure.

P8: Developer Contributions: Council will work collaboratively with developers to ensure identified gaps in playspace provision are considered in new residential areas and appropriate classifications are designed to ensure duplication is avoided and ongoing management and maintenance is sustainable.

P9: Population Growth: It is acknowledged that as the population grows that this will impact on the supply ratios of playspaces. Council will therefore monitor supply ratios in line with the five year census data and respond accordingly where appropriate and practical.

P10: Partnerships and Stakeholder Relationships: Council will identify and work with several partners and stakeholders including developers to ensure a full range of accessible playspaces are provided in the community.



Figure 6 Inclusive playground at Variety Livvi's Place Glenfield, Campbelltown

Campbelltown City Council Infrastructure Contributions Plan 2018

Development contributions are contributions of land, money and other material public benefits made by developers of land to offset the impact of development on public facilities.

Campbelltown City Council has several Development Contributions Plans designed to fund essential public infrastructure and amenities. These plans, like the Campbelltown Local Infrastructure Contributions Plan 2018 require developers to contribute financially towards infrastructure projects like roads, parks, and community facilities.

This Infrastructure Contributions Plan applies to land in Campbelltown LGA identified in **Figure 7**.

The Plan applies to:

- (a) residential Accommodation development that would result in a net increase in residents on the land
- (b) other development that has a proposed cost of more than \$100,000.

Type (a) developments are subject to condition requiring a contribution imposed under section 7.11 of the EP&A Act.

Type (b) developments will be subject to a condition requiring the payment of a levy under section 7.12 of the EP&A Act.

Where a single development application comprises a mix of type (a) and (b) developments, either a section 7.11 contribution or a section 7.12 levy will be imposed. The contribution method which produces the greater amount will be the method used for that application.

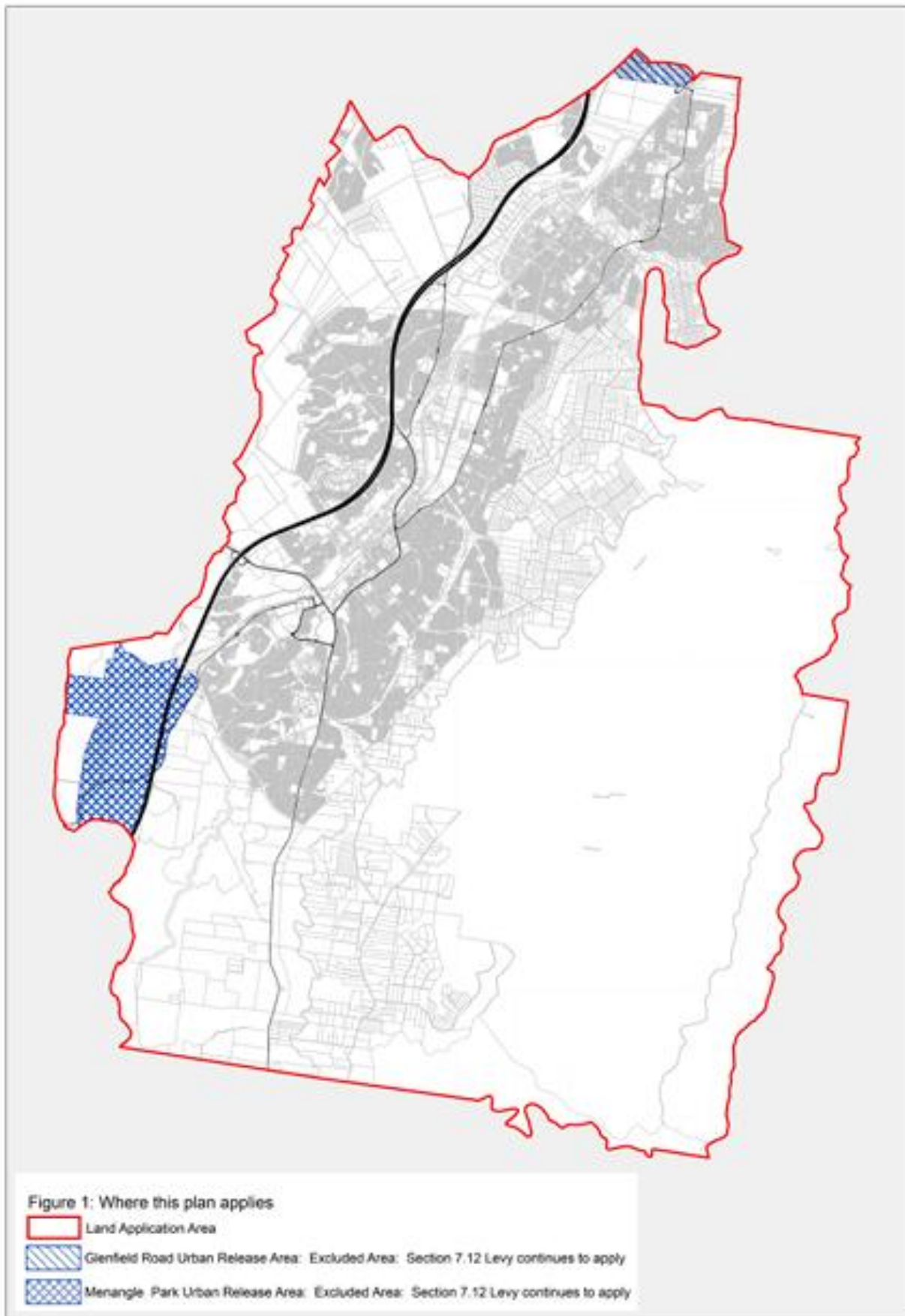


Figure 7 Land to which the Contributions Plan applies. Source: Campbelltown Local Infrastructure Contributions Plan 2018

Housing and Productivity Contribution 2023

The Housing and Productivity Contribution introduced by the NSW State Government in 2023 collects contributions additional to those that Council collects that help deliver essential state infrastructure such as schools, hospitals, major roads, public transport infrastructure and regional open space.

The contribution rate applicable to residential and commercial development on the Site is outlined in **Table 2**. below.

Table 2 Housing and productivity contribution rates

Development type	Amount	Unit
Residential subdivision	\$8,000	Dwelling lot
Residential strata subdivision	\$6,000	New strata dwelling lot
Non-strata multi dwelling development	\$6,000	New non-strata dwelling
Commercial development	\$30	Square metre of new GFA

Source: Housing and Productivity Contribution 2023



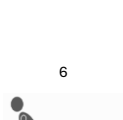
Figure 8 Campbelltown outdoor fitness equipment.

Provision & Participation Trends

Provision, participation trends and social infrastructure challenges provide important insights that may assist planning for future social infrastructure.

Provision Trends

Key approaches and considerations for the provision of social infrastructure include the following.

	Centrally located: Taking advantage of existing infrastructure like transport nodes, retail and other service offerings, including those provided by the public sector, is influencing decisions on the location of social infrastructure. Collocating infrastructure can encourage greater public use through a range of services being placed in one location creating a vibrant hub. At the same time, land scarcity and costs are prohibitive and public authorities are finding it increasingly difficult to deliver centrally located facilities. This has in part driven the multipurpose facility option, providing for a range of different community uses on one site. Centrally located social infrastructure is increasingly being delivered by the private sector as a result of planning agreements with local authorities.
	Creating a sense of place: Social infrastructure like open space, community centres, schools and hospitals are increasingly being designed to reflect a sense of place. The design of these spaces can reflect local character and identity through inclusions like public art, heritage interpretation, wayfinding and signage, making a statement welcoming everyone in the community. Services, programs and activities provided by social infrastructure and undertaken by communities can create a sense of belonging or membership, and a shared emotional connection through experiences. This will be continually important as populations change and diversify.
	Multipurpose community hubs and co-location as the preferred delivery model: Contemporary community facility provision shows a trend toward adaptable multipurpose hubs, centrally located with good access to various transport modes. Contemporary facilities are capable of expansion and adaptation for different uses and changing community needs over time, and designed to cater for the needs of different user groups. There is also an increasing desire for community facilities to have a strong interface with the public domain, and / or public open space.
	The growing relevance of third places: ‘Third places’ Your third place is somewhere people can connect with others, share thoughts and dreams, and have fun. A third place is an anchor of the community and usually a public setting that hosts frequent and informal gatherings of people. Most people are loyal to their place and return regularly to unwind and socialize. Third places could take the form of a cafe, pub or bar, book club, beauty salon, local library, or the dog park. The popularity of third places has increased since the COVID 19 pandemic, with the increasing flexibility now offered in many workplaces seeing more employees increasingly log into work from cafés and even parks. Research by Swinburne University found that cafes are the preferred third place work venues, but participants also use libraries, pubs, parks, and coworking spaces⁵.
	Open space delivery: Communities living in higher-density areas rely more on public green infrastructure such as open space, gardens, dog parks to meet their active and passive recreation needs. Proximity based benchmarks developed by the NSW Government recommend that local level parks should be accessible within 400 metres of all residents. This is placing increasing pressure on local governments and the private sector to ensure there is adequate open space provision to cater for incoming populations. Further, in many of the new release areas on the fringes of Sydney there is a significant shortage of sportsgrounds.

⁵ Forbes. Is 2023 The Year Of “Third Space” Working? <https://www.forbes.com/sites/adigaskell/2023/03/16/is-2023-the-year-of-third-space-working/>



The importance of arts and cultural spaces: Cultural infrastructure supports local economies and fosters community wellbeing. It achieves this by supporting a diverse range of creative practitioners through the provision of spaces and opportunities needed to create work, reach audiences and markets, and maximise the community's participation in the arts. State and Federal Governments have more recently released arts and cultural policies that champion the importance of infrastructure that enables arts and cultural development.

Participation Trends

Key approaches and considerations for the provision of social infrastructure include the following.



Art and culture empowering Aboriginal and Torres Strait Islander communities: Artistic activities have been a core feature of Aboriginal and Torres Strait Islander cultures and communities for more than 65,000 years. Art practice helps improve outcomes for Aboriginal and Torres Strait Islander people, including economic and social wellbeing, and connection to culture and Country. Domestic and international demand for authentic Aboriginal and Torres Strait Islander art is increasing, encouraging more First Nations participation in arts and cultural practice.



Rising interest in health: The importance of physical fitness and well-being is being increasingly recognised, with a growing understanding that regular exercise helps reduce risk of various health conditions such as heart disease, diabetes, and obesity. This rising health consciousness is translating into greater interest and participation in sports and active leisure activities. Using sport and recreation as a tool for social intervention is also a growing trend, including the promotion of better mental health through exercise.



Emergence of new sporting trends: The sporting landscape is continuously evolving with the emergence of new sports, fitness trends or variations of existing sports. Examples include esports, boutique fitness studios and obstacle course racing. Extreme and adventure sports like rock climbing and skateboarding are seeing a surge in popularity. These sports are especially popular among the young population seeking thrilling and unique experiences. The introduction of some of these sports in international competitions like the Olympics is also endorsing their mainstream acceptance. These new trends are not only attracting new participants but also contributing to the diversification of the sport and active leisure industry.



Participation levels at an older age: There are indications that Australians are embracing sport into their old age. To retain strong participation rates, sports of the future will need to cater for senior citizens. They will also need to cater for the changing cultural make-up of Australia.



Communities increasingly use school infrastructure: According to Infrastructure Australia, School assets are some of the most consistently underutilised assets owned by government. They are mostly used between 8 am and 4 pm, five days a week, and are often unavailable for non-school use at other times. In urban areas, particularly fast-growing cities where space is scarce and land prices are high, this means that valuable land and publicly-provided facilities (such as sporting fields, courts or halls) are underutilised. The demand for policies and management mechanisms to ensure these amenities are available for use by local communities is gaining ground, particularly in areas that are under resourced with social infrastructure.



Walking most popular recreation activity: The most popular type of physical recreation Australians participate in is walking. In 2023 2.3 million females and 1.2 million males nominated walking as their most frequent form of recreation. This is followed closely by going to the gym or fitness, again more popular with females – almost 1.8 million females go to the gym with 1.4 million males doing the same. Males are more likely to go for a jog or run (740,500) than females (624,000).



Increasing participation by women and girls in sport: Women's sport, in Australia particularly, is experiencing considerable growth. Female participation at a grass roots level is on the rise in a several major sports, and there continue to be new elite and professional options available to female athletes. In addition to the physical health benefits, increasing rates of female athletes'

	participation in sports events help counter gender biases. Boosting involvement in sport is accelerating progress towards gender equality and tearing down long-standing gender stereotypes.
	Young People: Despite higher representations of young people in sport, increasingly for this age cohort there is a preference for individual and unstructured / informal activities rather than team or group activities. Younger children are also being encouraged to reconnect with nature through nature play and experiencing the outdoors. The design of play spaces is therefore changing and the traditional playgrounds design model is being challenged.
	Sedentary lifestyles and the screen age: Participation rates have been declining across the board, and younger generations are no exception, declining from a participation rate of 78 to 73.8 for Gen Zeds aged 15-17 in the last year. Sedentary lifestyles are on the rise in this screen age era, and based on a projection of the current trends, by the year 2027, when Gen Z have all reached adulthood, 77.9% of males and 61.8% of females are likely to be obese or overweight.
	Popularity of outdoor recreation: The outdoor participant base has increased 6.9% since the COVID pandemic began in early 2020. Although many of the official restrictions on indoor entertainment including restaurants, bars, and sporting events ended in 2021, outdoor recreation participation continued to grow. The number of participants 55 years and older increased more than 14% since 2019, and senior participants ages 65 and older were in the fastest growing age category with 16.9% growth since the COVID pandemic began in early 2020.
	Increasing participation in disability sports: Societal attitudes towards disability are evolving. There's an increasing recognition of the rights and abilities of disabled individuals. This is reflected in the growing popularity of Paralympic sports and greater participation of individuals with disabilities in various sports and active leisure activities.
	Participation in arts and cultural activity: IN 2021-22 one third (32 per cent) of adults participated in creative activities such as visual arts, music, dance and craft. For children, creative activities, including drama, music, dancing, art and craft activities, creative writing and creating digital content were popular, with a participation rate of 59 per cent. Between 2017-18 and 2021-22 attendance at cultural venues or events fell from 82 per cent to 64 per cent of adults and 94 per cent to 80 per cent of children. The COVID-19 pandemic is one factor that has affected attendance rates over this period. These numbers increased in 2023, reaching their highest point since the pandemic began.

5. Housing Needs Assessment and Demographic Profile

A summary of current demographic characteristics and population projections has been provided to inform this assessment.

The demographic characteristics of a community including its population, household and dwelling types, age structure, as well as what the community is forecast to look like in the future can all help to determine the need for social and community infrastructure.

Housing Needs Assessment

According to the housing target set by Campbelltown Council, 10,500 new homes need to be completed by 2029 to align with the National Housing Accord. This is an average target of 2,100 homes per year.

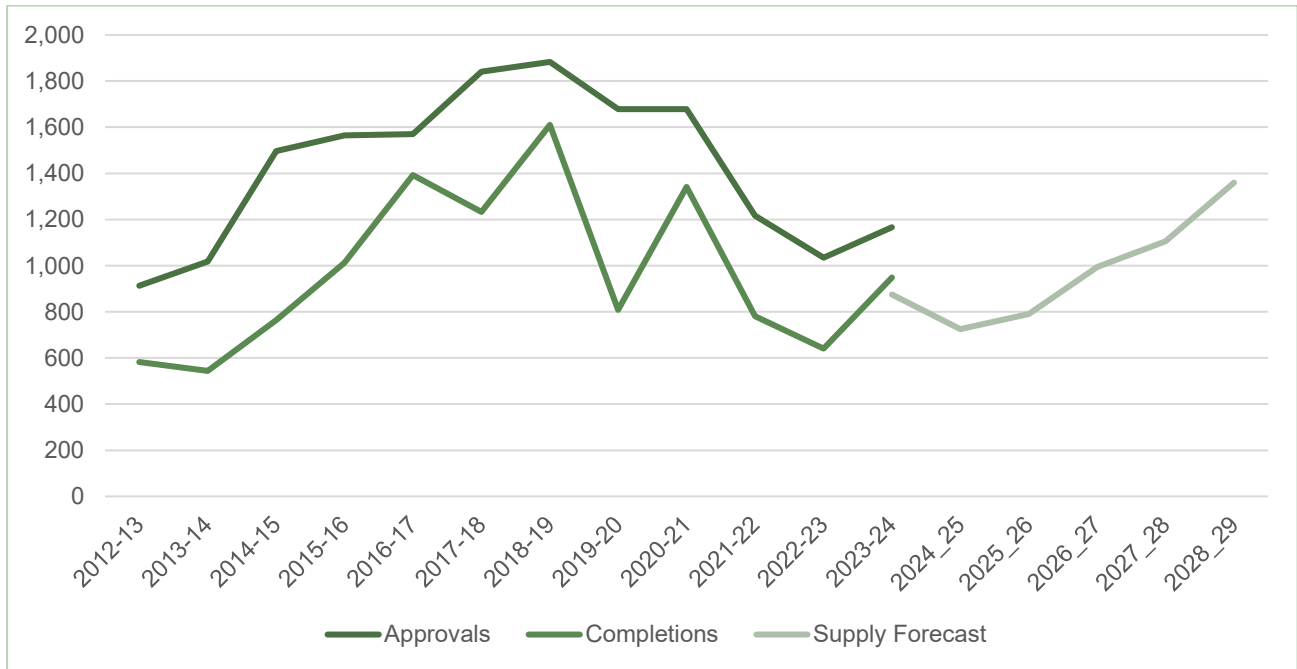


Figure 9 Approvals, completions and supply forecast 2012 to 2029. Source: ABS / Gyde

The year-on-year completions have been less than approvals (according to ABS) and the target is far from being achieved.

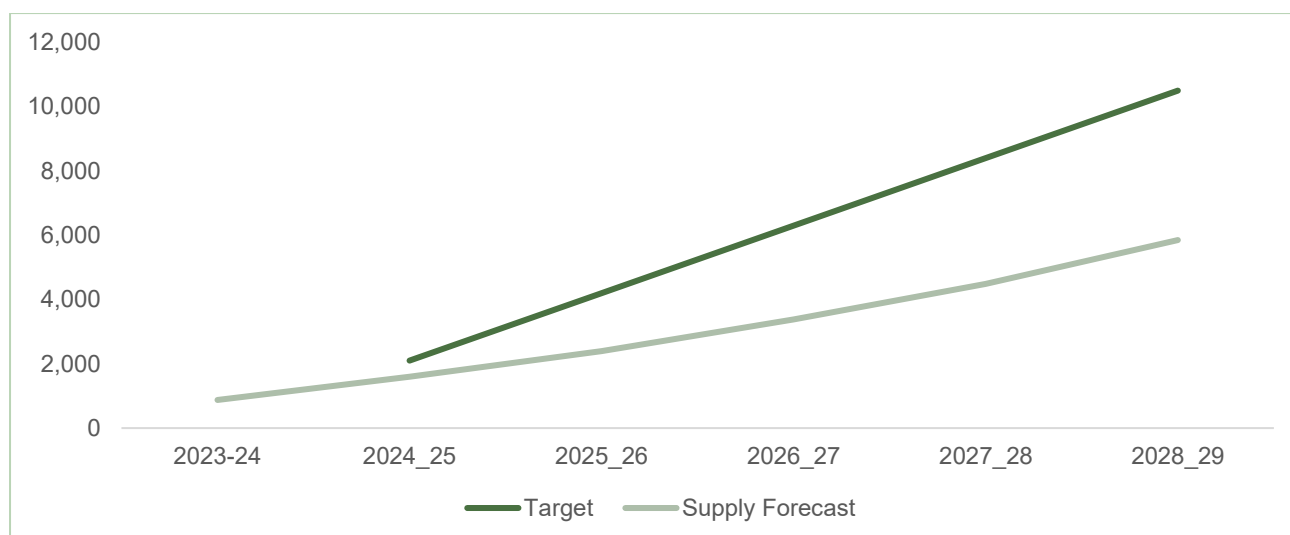


Figure 10 target and supply forecast, 2023 to 2029. Source: Source: Department of Planning, Housing and Infrastructure

As per the NSW Government 2023 Sydney Housing Supply Forecast, around 5,850 homes are projected to be completed by the FY 2028-29. This amounts to a 44% shortfall of 4,650 homes in the Campbelltown LGA, as shown in **Figure 11**.

Population and Place Profile

Population Projections and Characteristics

According to the Department of Planning, Housing and Infrastructure, between 2021 and 2041 the Campbelltown LGA, the 2021 population was 177,778, and is estimated to rise to 223,342 in 2041, an increase of over 45,500 people.

Table 3 Population projections and change 2021 and 2041

	Actual	Projection	Change
	2021	2041	2021 - 2041
SA2	22,283	26,260	+3,997
LGA	177,778	223,342	+45,564
NSW	8,097,062	10,070,467	+1,973,405

Source: Department of Planning, Housing and Infrastructure

As shown in **Table 4**. below, based on the 2024 projections, 21,221 new dwellings will be required by 2041 to house the incoming Campbelltown population. This represents an increase of 33% over the 20-year period.

In the Campbelltown- Woodbine SA2, a 27.5% increase in dwellings by 2041 is projected, amounting to almost 2,464 additional dwellings required.

Table 4 Implied dwelling demand

	Actual	Projection	Change
	2021	2041	2021 - 2041
SA2	8,953	11,417	+2,464
LGA	64274	85495	+ 21,221
NSW	3,422,483	4412565	+990,082

Source: Department of Planning, Housing and Infrastructure

Household sizes (persons per household) will reduce slightly from 2.86 in 2021, to 2.68 in 2041. Similarly, for the Campbelltown - Woodbine SA2 the household size is projected to reduce from 2.59 to 2.40 by 2041.

In 2022 the median age in the LGA was 35.02, and is expected to increase to 38.39 in 2041, slightly younger than the predicted NSW median age of 41. For the Campbelltown - Woodbine SA2, the median age is expected to increase more than the LGA - from 34.23 to 39.48, but still lower than the overall NSW median age.

Knowledge of how the age structure of the population is changing is essential for planning age-based facilities and services, such as childcare, recreation and aged care.

Table 5. and **Figure 12.** show the change in age structure for Campbelltown LGA between 2021 and 2041. There is a general increase in all age groups, those with the highest representation will continue to be the 35 – 49 year olds.

Table 5 Campbelltown LGA change in age structure between 2021 and 2041

	Actual	Projection	Change
	2022	2041	2021 - 2041
0-4	13238	14057	819
5-11	18855	19886	1031
12-17	14425	16814	2389
18-24	15815	18837	3022
25-34	26048	29960	3912
35-49	41027	46285	5258
50-59	19757	27351	7594
60-69	17654	20720	3066
70-84	13793	23308	9515
85+	2009	6125	4116

Source: Department of Planning, Housing and Infrastructure

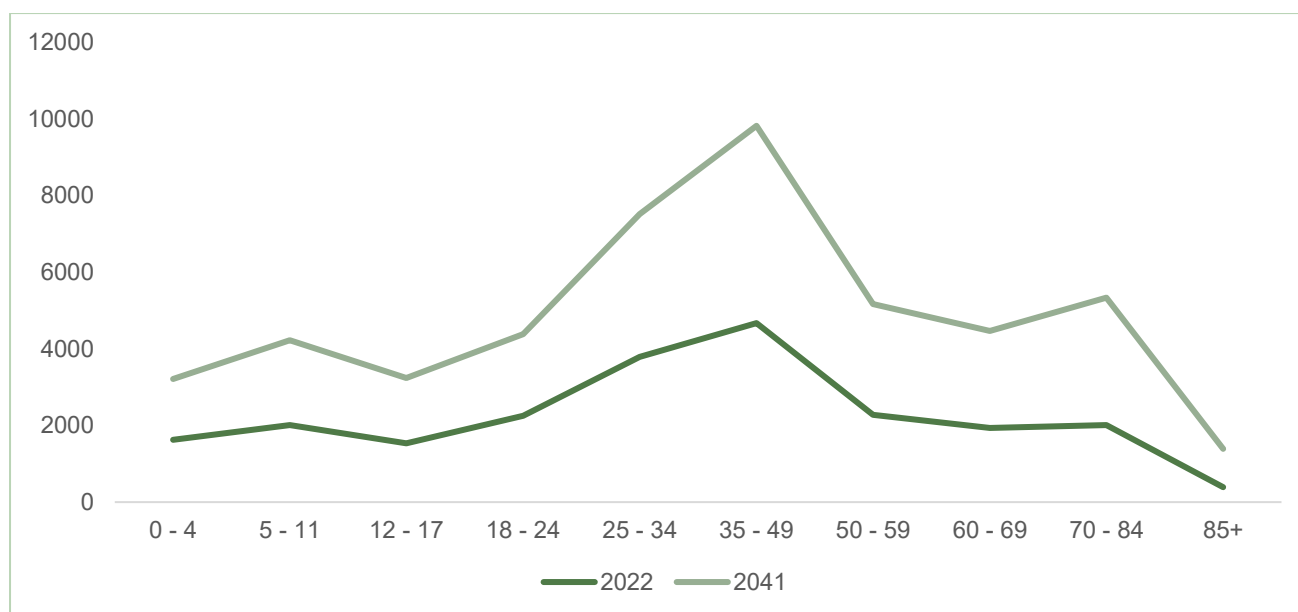


Figure 11 Campbelltown LGA change in age structure between 2022 and 2041. Source: Department of Planning, Housing and Infrastructure

In the Campbelltown LGA, proportionally the largest increase is projected to be for the older age groups, especially 85+ year olds almost doubling by 2041 and 70-84 year old age group witnessing an almost 69% increase.

Table 6. and **Figure 13.** show the change in age structure for Campbelltown – Woodbine SA2 between 2021 and 2041. As compared to the LGA, not all age groups are projected to increase.

Table 6 Age structure Campbelltown - Woodbine SA2

	Actual	Projection	Change
	2022	2041	2022 - 2041
0-4	1626	1587	-39
5-11	2009	2216	207
12-17	1535	1704	169
18-24	2251	2131	-120
25-34	3791	3723	-68
35-49	4673	5150	477
50-59	2278	2895	617
60-69	1940	2525	585
70-84	2011	3329	1318
85+	390	1001	612

Note: Earliest age-wise breakdown data available 2022 onwards.

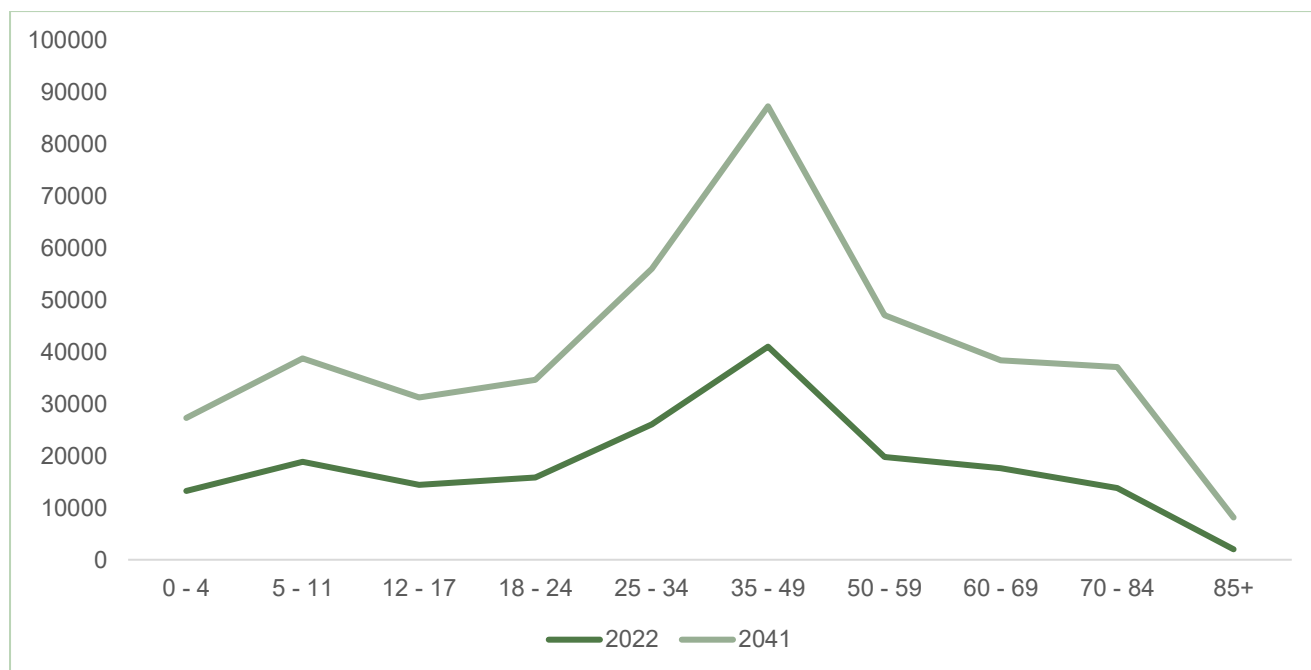


Figure 12 Campbelltown-Woodbine SA2 change in age structure between 2022 and 2041. Source: Department of Planning, Housing and Infrastructure

Similarly, in the Campbelltown Woodbine SA2, 85+ year olds group is projected to increase by 1.5 times by the year 2041, followed by 70-84 year olds increasing by 65% in the 20-year period. As compared to the LGA, in SA2 few age groups are projected to decline by 2041 including the prime working age population (18-24 and 25-34 year olds), and the early childhood years (0-4 years old). This may highlight a higher old age dependency ratio.

Projected Household Types

Household types are one of the most important demographic indicators, providing key insights into the level of demand for services and facilities, and housing compatibility.

Table 7 Household types SA2 2021 and 2041

	2021	2041	Change 2021 - 2041
	Number	Number	
Couple only	1802	2409	607
Couple with children	2529	2865	336
Single parent	1085	1336	251
Lone person	2160	3165	1005

Source: Department of Planning, Housing and Infrastructure

Table 8 Household types LGA 2021 and 2041

	2021	2041	Change 2021 - 2041
	Number	Number	
Couple only	12353	17606	5253
Couple with children	22645	27500	4855
Single parent	9527	17192	2935
Lone person	11503	12462	5689

Source: Department of Planning, Housing and Infrastructure

For the Campbelltown - Woodbine SA2, proportionally the highest increase projected in lone person households by 2041 (46.5%), followed by couples only households (33.7%). A similar trend to be observed in the Campbelltown LGA with lone person households increasing by 49.5% and couples only households increasing by 42.5%.

By 2041, lone person households will comprise almost 32% of the households in the SA2. However, the overall proportion of lone person households in the LGA is projected to go down from 20.5% to 16.7% but that of single parent families to go up from 17% to 23%.

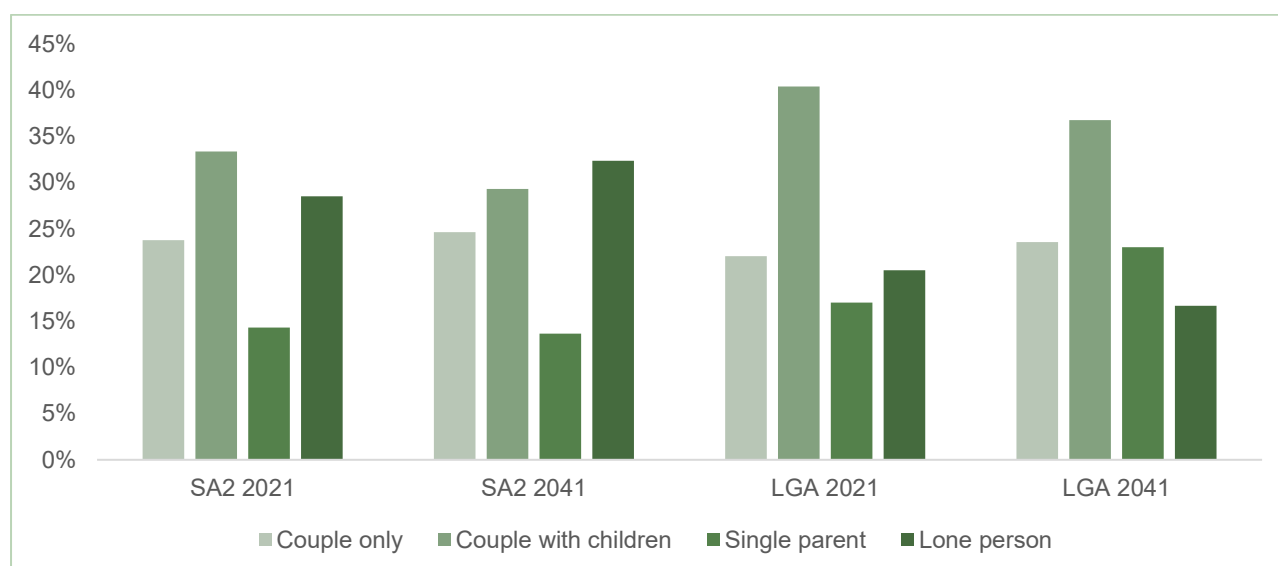


Figure 13 Campbelltown LGA and SA2: current and projected household types. Source: Department of Planning, Housing and Infrastructure

Dwelling Structure and Bedrooms

Dwelling Type is an important determinant of an area's residential role and function. A greater concentration of higher density dwellings is likely to attract more young adults and smaller households, often renting. Larger, detached or separate dwellings are more likely to attract families and prospective families. The residential built form often reflects market opportunities or planning policy, such as building denser forms of housing around public transport nodes or employment centres.

The number of bedrooms in a dwelling is an indicator of the size of dwellings, and when combined with Dwelling Type information, provides insight into the role the area plays in the housing market.

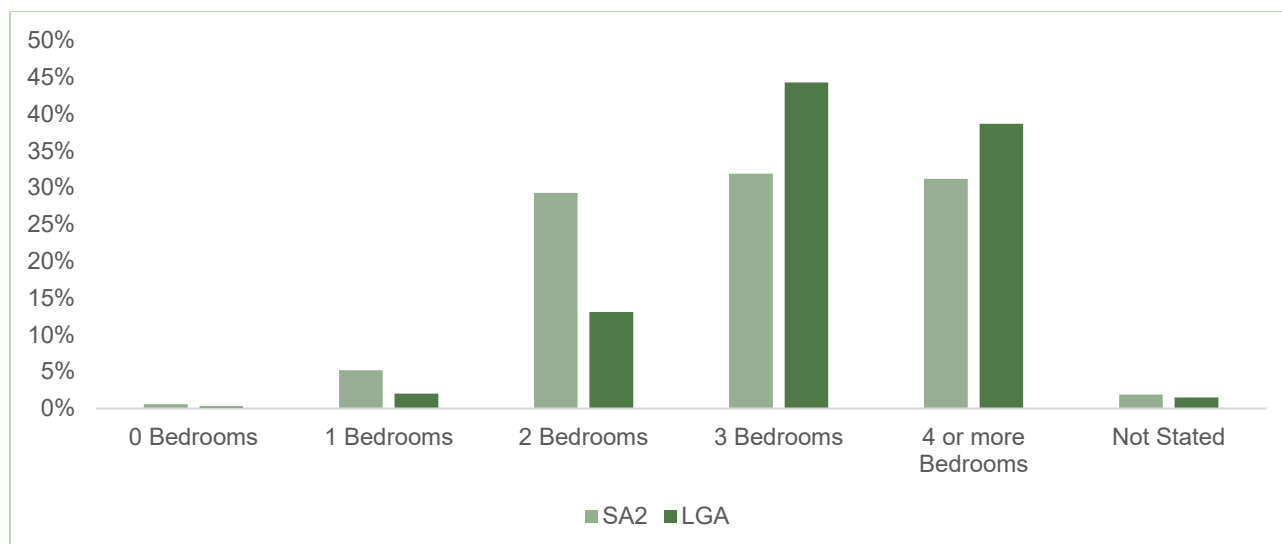


Figure 14 Campbelltown LGA and SA2: current bedroom mix. Source: Department of Planning, Housing and Infrastructure



Figure 15 Campbelltown LGA and SA2: current dwelling types. Source: Department of Planning, Housing and Infrastructure

The SA2 and the LGA is dominated by separate houses comprising of more than 60% of the housing in each of the areas. The LGA majorly comprises of 3 bedrooms and 4 or more bedrooms houses whereas the SA2 has a relatively even mix of 2 bedrooms, 3 bedrooms, and 4 or more bedrooms houses.

SEIFA

Socio-Economic Indexes for Areas (SEIFA) is an ABS product that ranks areas in Australia according to relative socio-economic advantage and disadvantage. The indexes are based on information from the five-yearly Census of Population and Housing. SEIFA consists of four indices. Each index is a summary of a different subset of Census variables and focuses on a different aspect of socio-economic advantage and disadvantage.

- The Index of Relative Socio-economic Disadvantage (IRSD) - a general socio-economic index that summarises a range of information about the economic and social conditions of people and households within an area. Unlike the other indexes, this index includes only measures of relative disadvantage.
- The Index of Relative Socio-economic Advantage and Disadvantage (IRSAD) - summarises information about the economic and social conditions of people and households within an area, including both relative advantage and disadvantage measures.
- The Index of Education and Occupation (IEO) - is designed to reflect the educational and occupational level of communities. The education variables in this index show either the level of qualification achieved or whether further education is being undertaken. The occupation variables classify the workforce into the major groups and skill levels of the Australian and New Zealand Standard Classification of Occupations (ANZSCO) and the unemployed.
- The Index of Economic Resources (IER) - focuses on the financial aspects of relative socio-economic advantage and disadvantage, by summarising variables related to income and wealth.

The average for Australia is set at approximately 1,000, with lower numbers being more disadvantaged and higher numbers being less disadvantaged (and more advantaged if you're using the IRSEAD index).

Local government areas are benchmarked average to determine the level of advantage and disadvantage in an area.

SEIFA indexes are mostly used to show whether an area is really in need of a particular service and provide support for funding applications or advocacy.

Table 14. shows the level of advantage and disadvantage of selected other Sydney based local government areas, with NSW used as a comparison. The higher the score, the higher the level of advantage and the lower the level of disadvantage.

The higher the score, the higher the level of advantage and the lower the level of disadvantage.

Table 9 SEIFA index comparisons (Index of Relative Social economic advantage and disadvantage)

Area	IRSAD index score
Willoughby	1,142
North Sydney	1,164
Waverley	1,163
Lane Cove	1,162
Hunters Hill	1,156
The Hills Shire	1,136
Sydney	1,126
Northern Beaches	1,126
Inner West	1,118
Canada Bay	1,116
Randwick	1,113
Ryde	1,099

Area	IRSAD index score
Sutherland Shire	1,090
Parramatta	1,070
Blacktown	1006
Liverpool	968
Canterbury Bankstown	966
Cumberland	961
Campbelltown	952
Fairfield	885
New South Wales	1,016

Source: 2021 ABS Census

Compared to other selected local government areas in Sydney, the list above indicates that Campbelltown has lower levels of advantage and higher levels of disadvantage than most other areas, except for Fairfield LGA.

6. Existing and Planned Social Infrastructure

The following section maps social infrastructure. This information provides an understanding of what social infrastructure exists and what is planned for the area.

The purpose of this inventory is to understand:

- available social infrastructure accessible to and from the site
- areas where provision is inadequate
- and inform decisions about future provision, including type, location and scale of future investments in social infrastructure.

The review of existing social infrastructure is carried out according to the five social infrastructure categories.

For the purposes of this assessment, mapping to determine the existing provision of social infrastructure was conducted within a 5km radius of the site.

There are no universally recognised distance or travel time benchmarks to determine ideal levels of accessibility to social infrastructure in rural or semi-rural areas.

While some patterns can be seen in communities in terms of willingness to travel to key services and amenities, there is considerable variation depending on geography, lifestyle and other factors.

The following maps show the results of the social infrastructure audit. The list of social infrastructure in the catchment and detailed maps are provided in **Appendix A**.

The purpose of the audit is to provide baseline information that helps to create an understanding of current provision, and support recommendations for future social infrastructure.

The review of existing social infrastructure is carried out according to the social infrastructure categories identified in **Part A**.

Existing social infrastructure in metropolitan areas is generally mapped according to an 800m (average 7 – 10 mins walk) and 2km (average 20 – 24mins walk) catchment.

The 800m and 2km distances align closely with 15 – 20 minute neighbourhoods that support access for community needs through walking and active transport options, and the established social infrastructure hierarchy proximity based benchmarks for 'Local' (1 to 3 km walking/cycle/bus/train), and 'Neighbourhood' (up to 1km walking/cycle/car/bus) provision.

Given the nature of the site, existing provision has been mapped according to a 5km catchment. The 5km catchment aligns with acceptable travel times as identified in Councils Sport and Recreation Strategy. Note that this catchment area is used to map existing facilities only.

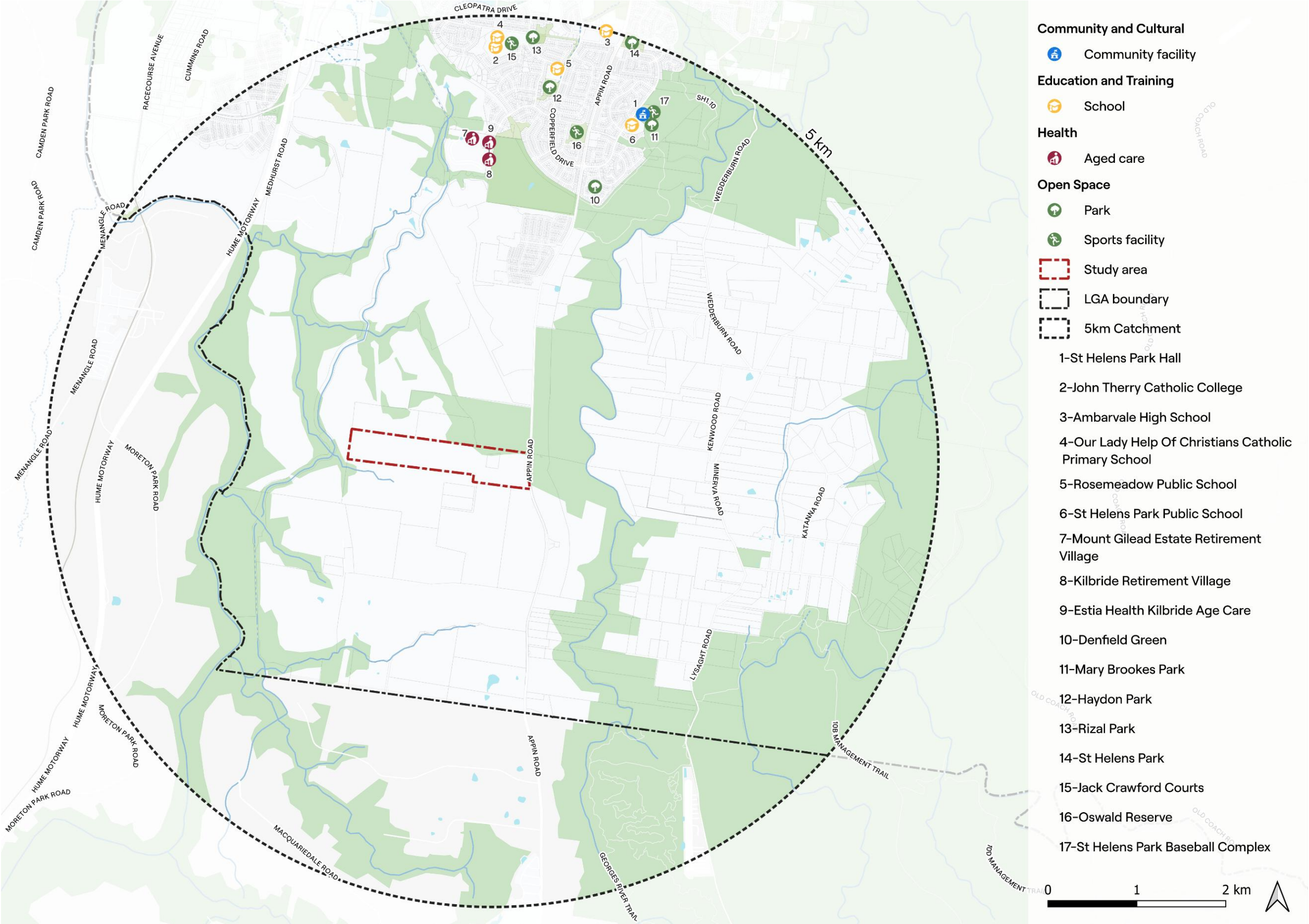


Figure 16 Social infrastructure 5km from the site. Source: Gyde.

There is a range of social infrastructure within 5km of the site, including schools, a community centre and several parks.

The site is in the Appin Public School and Ambarvale High School catchments, as shown in **Figure 18**.

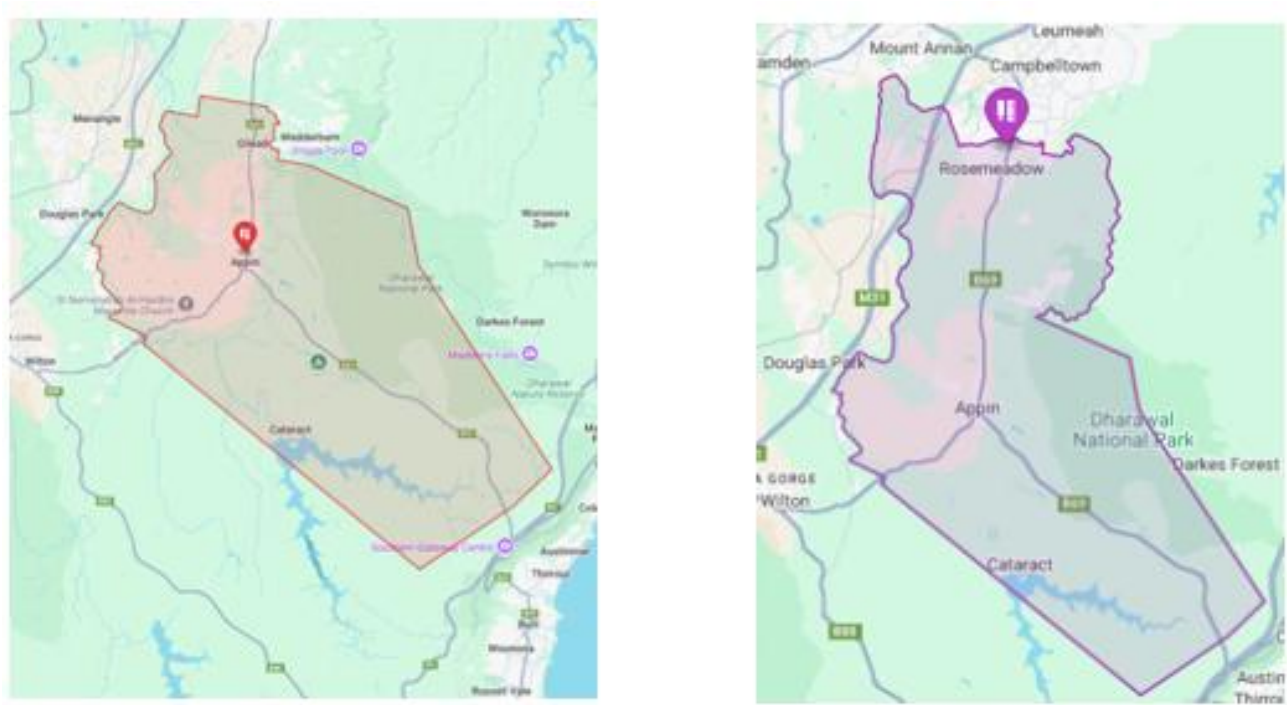


Figure 17 School catchments covering the site: Appin Public School (left); and Ambarvale High School (right). Source: School Finder.

The largest enrolment numbers in the period 2019 to 2024 at Appin Public School were 355 in 2021 and 2024. Enrolment numbers have largely been consistent over that period.

Table 10 Appin Public School Enrolments 2019 - 2024

2019	2020	2021	2022	2023	2024
323	340	355	342	328	355

Source: Myschool

Enrolment numbers peaked at Ambarvale High School in 2022, with 852 students. Numbers have been relatively consistent over the period, with the lowest enrolment numbers in 2020, at 769.

Table 11 Ambarvale High School enrolments 2019 - 2024

2019	2020	2021	2022	2023	2024
778	769	843	852	794	793

Source: Myschool

Western Sydney University and Campbelltown TAFE provide campuses in Macarthur just off Appin Road, just over 5km from the site.

Mapping shows there is only one childcare centre within the 5km radius, however overall there are 137 childcare centres in the Campbelltown LGA, broken down as follows.

Table 12 Childcare numbers by type – Campbelltown LGA

Centre Type	Number
Long day care	74
Pre-school / Kindergarten	18
Outside School Hours Care	2
Family Day Care	4
Before School Care	37
After School Care	41
Vacation Care	22

Source: KindiCare.

The Campbelltown area is supported by major health facilities. Campbelltown Hospital, within 800m of the site, is a public hospital providing healthcare services to residents in the Macarthur region and surrounding areas of Western Sydney. It offers a range of medical services, including emergency care, surgery, cardiology, maternity, and more. The hospital also has a large paediatric department and a busy emergency department. Campbelltown Hospital is linked with Camden Hospital, sharing services, staff, and technology. Campbelltown Hospital ED sees the third-largest number of presentations per year in New South Wales. In addition to Campbelltown Private Hospital, there are several private medical practices within 800m of the site.

Planned Provision

This section provides a summary of planned social infrastructure provision relevant to the current planning proposal. Planned provision in the area, including Figtree Hill, Gilead Stage 2 and Appin, will provide additional social infrastructure like open space and recreation, community facilities, and schools.

City of Campbelltown Community Facility Strategy

The City of Campbelltown Community Facilities Strategy recommends a district level integrated multi-purpose community centre and recreation facility be developed at Menangle Park. This centre would ideally house the community art space and community health centre (1,500 sqm). The multipurpose community centre would also integrate with a new district library (1,144sqm).

Also recommended is a multi-purpose facility, incorporating a community hall/meeting space and arts spaces (in the order of 800-1,200sqm), be developed within a smaller neighbourhood centre in proximity to early release development.

In the longer term, development of a district level multi-purpose facility at Mount Gilead is recommended, in the range of 2,000-2,500sqm based on the benchmark 40,000 population.

The Community Facility Strategy 2018 identifies the need for childcare facilities in the southern district based on projected population growth. This includes:

1. Development of six long day care facilities attached to multi-purpose community centres where appropriate. It is considered this will be market driven and not Council driven
2. Development of one additional preschool facility, ideally at the integration of the site of the HJ Daley library

Campbelltown Sport & Recreation Strategy (2016 – 2036)

According to Campbelltown Sport & Recreation Strategy, based on 2036 population projections the following additional facilities will be required.

1. 121 paying fields
2. 22 indoor courts
3. 81 outdoor courts
4. 2 greens
5. 89 activity spaces
6. 3 aquatic centres.

The Strategy says that some of the future land and facility requirements may be able to be serviced from improving the capacity and increasing use of existing sport and recreation facilities, particularly in the planned infill developments associated with the Glenfield to Macarthur Renewal Corridor.

The exact location of future sports hubs is yet to be determined and are subject to land availability, however it is recommended the sports hubs be located close to the major planned future development, including Macarthur.

The map in **Figure 19.** below shows the current facilities in Blair Athol and in relation to the site.

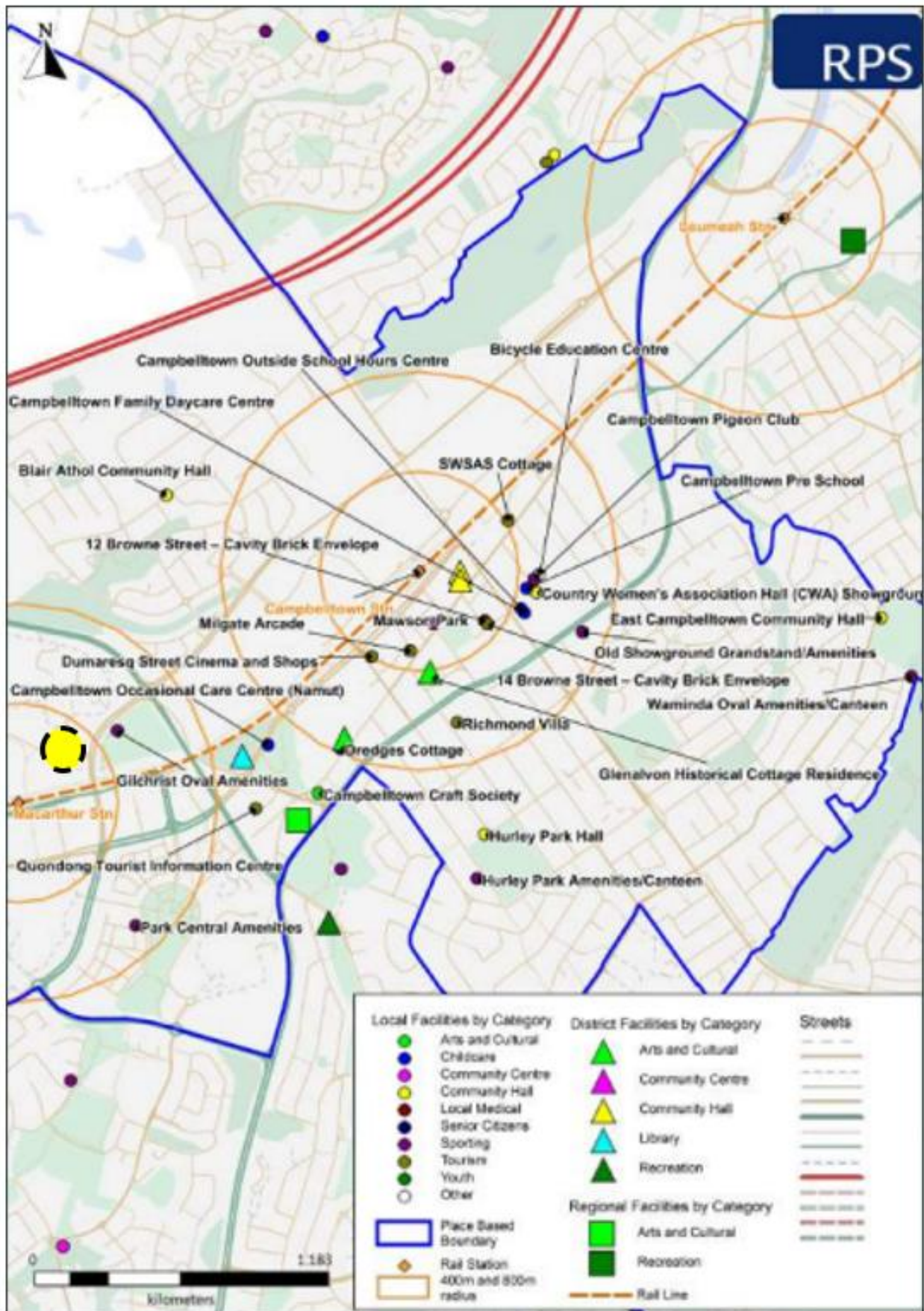


Figure 18 Current facilities in Blair Athol and in relation to the site (marked in black/yellow). Source: Campbelltown City Community Facilities Strategy 2018

Figtree Hill and Gilead Stage 2

There is considerable residential development being planned for the Greater Macarthur Growth Area. This includes two residential developments adjoining this planning proposal site, the 'Gilead stage 2 development' north west of the subject site, and the Figtree Hill development, north of the site, are both being developed by Lend Lease.

Figtree Hill is expected to accommodate 1,700 dwellings and 5,313 people. In terms of social infrastructure, Figtree Hill is expected to provide:

- Approximately 44ha of open space, which includes a regional park. While exact amenities are still to be determined, the open space areas can support recreation opportunities such as parks, multi-use outdoor courts, playspaces, BMX tracks, a cricket oval and picnic areas.
- A 500sqm community centre co-located within the new town centre (location yet to be determined).
- A 3.9ha education site capable of supporting a co-located high school and primary school.

It is expected local level childcare and medical services will be provided by the private sector with the Village Centre.

Social Infrastructure planned for Figtree Hill is shown in the masterplan presented in **Figure 20**. below.

Best Practice Open Space Provision

Vivente - Hammond Park, Perth WA

Vivente in Hammond Park has achieved the vision of integrating the natural environment and rehabilitated vegetation, into a new urban form which encourages interaction and inclusion amongst residents, and the wider local community.

Located approximately 28 kilometres south of Perth in Hammond Park, Vivente is a 35-hectare residential development that is anticipated to yield 503 lots. Central to the design objectives is a 'green link', a linear belt of connected public open space that traverses the estate from east to west providing high-quality connectivity to the wider Cockburn locality.



Vivente is strongly influenced by retained and rehabilitated vegetation, the public open space network, and connectivity to nearby community, commercial, retail, schools and transport infrastructure.



Figure 19 Figtree Hill masterplan. Source: Urbic

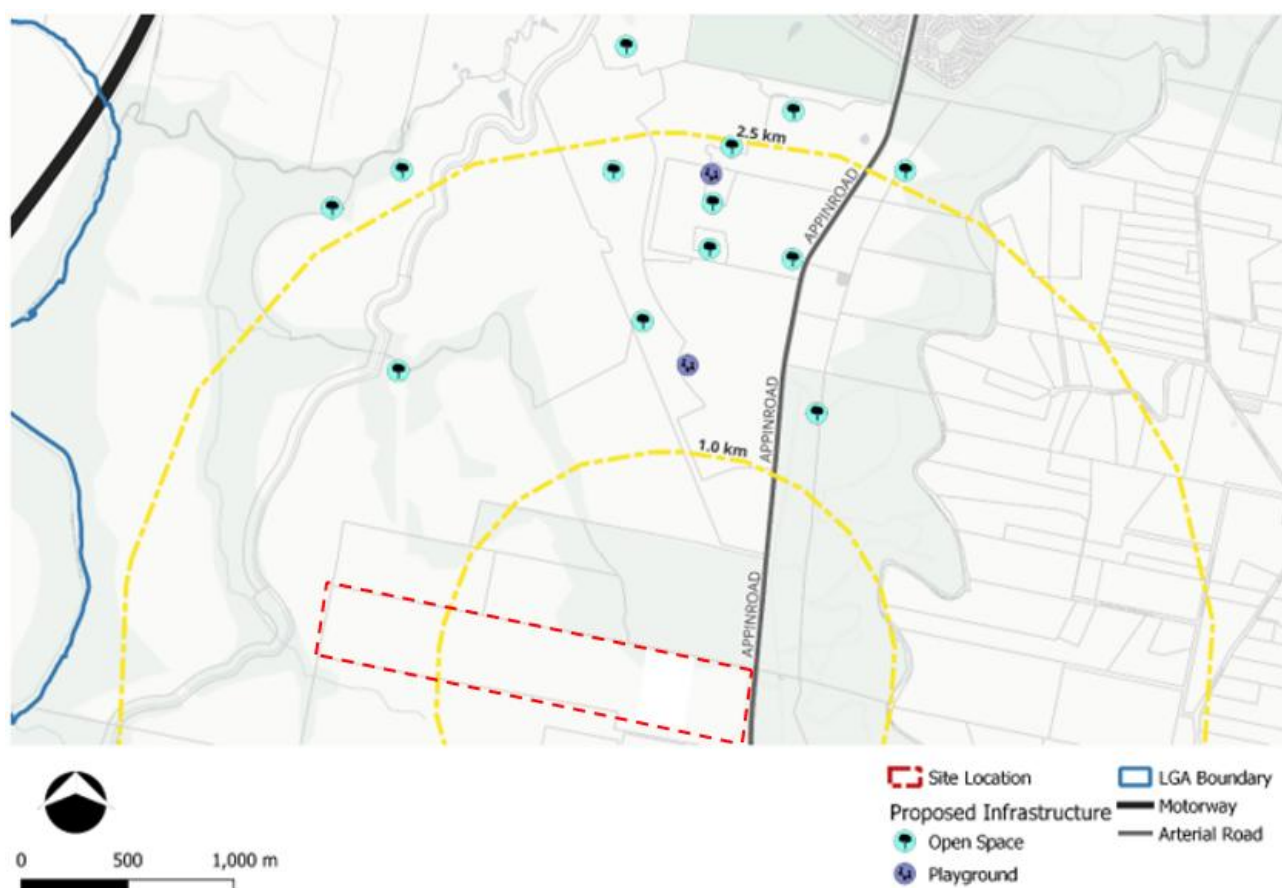


Figure 20 Proposed open space and children's play equipment in relation to the subject site. Source: Gyde

The Gilead Stage 2 development is planned to be an extension of the Figtree Hill. The Gilead Stage 2 planning proposal seeks to rezone the land to accommodate 3,300 new dwellings, a retail centre and education facilities. The Planning Proposal will establish the Urban Development Zone for land capable of development and introduce a C2 Environmental Conservation zone for land containing key fauna habitat to be retained, as well as land that native habitat bushland is to be reconstructed.

While not confirmed, preliminary recommendations for social infrastructure in the Gilead Stage 2 identified by Urbis include:

Community facilities and libraries Provide one large community centre and library to serve both the Figtree Hill and Gilead communities, or

Retain the 500 sqm Figtree Hill space and provide an additional space within Gilead, potentially with one space hosting a library, and/or

Work with SINSW on a joint approach to library space and some of the community facility space. Consultation should be undertaken with Council and potentially School Infrastructure NSW (SINSW) to agree a preferred approach.

Education Provide up to two primary schools and one high school. Across Gilead and Figtree Hill there are two school sites proposed: an indicative primary school (2ha) at Gilead and a co-located primary and high school (combined 3.9ha site) at Figtree Hill. The initial student population projections for both precincts suggest Figtree Hill could accommodate the additional high school and primary school demand generated by Gilead

Childcare	Provide approximately five long day care centres and five out of hours school care centres. The provision of childcare is generally provided by the private sector, in line with market demand, with out of hours school care typically provided from school facilities. The local centre could accommodate childcare facilities, and family daycare services could also be provided from local homes to supplement supply.
Health	Provide approximately two medical centres. The incoming population will likely generate a need for up to ten GPs. The local centre could accommodate a medical centre. Other health needs of the incoming population are likely to be met through the upgraded Campbelltown Hospital or the proposed hospital at Wilton.
Open space	The proposal provides 35.92 ha of open space, which exceeds quantity provision standards for 10% of net developable area as open space
Recreation	The proposal currently contains a 3ha sports field, co-located with the proposed school and village centre. It is recommended there be a range of play spaces distributed across the site with potential for a large district adventure play space within the Riverside Reserve, a nature based, or water based play space incorporated within the Explorers Range Reserve and/or the provision of local play spaces within walking distance of homes and the local centre (with preference to quality over quantity).

Although the locations for planned infrastructure have not been identified in any detail, the Gilead Stage 2 draft masterplan provided shown in **Figure 22**. identifies the open space networks proposed for the site.

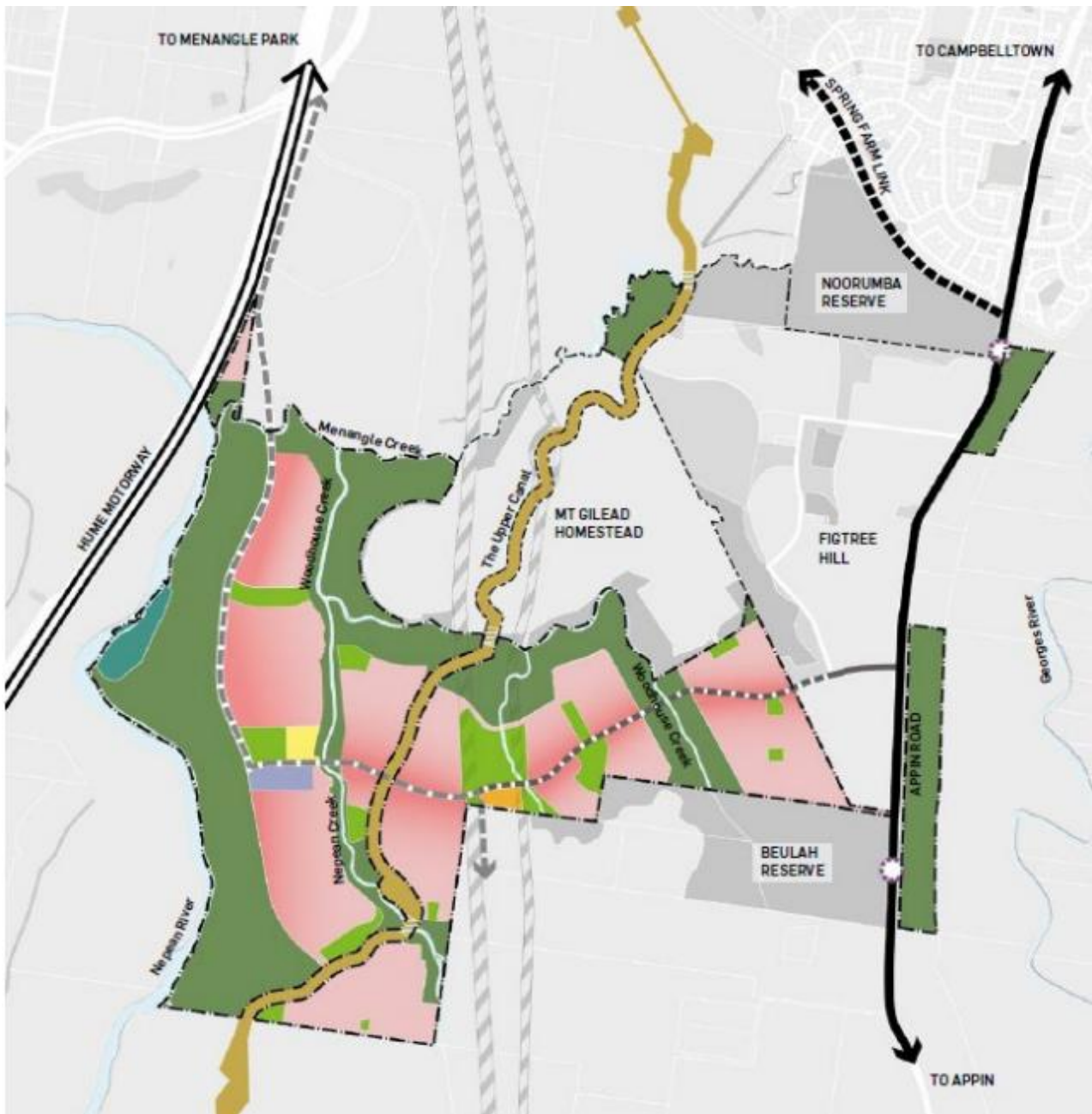


Figure 21 Gilead stage 2 draft structure plan proposed open space network

Appin Precinct

The suburb of Appin is south of Gilead and the subject site, with Wollondilly Shire Council and the City of Campbelltown sharing the boundary.

Future development of the Appin and North Appin Precincts is expected to support approximately 21,865 dwellings, of which 16,710 dwellings will be low density and 5,155 dwellings as medium density.

The Appin North Precinct and Appin (part) Precinct Social Infrastructure and Open Space Assessment prepared by Urbis in 2022 recommends the planning proposal provide 206ha of open space for recreation in the Appin and North Appin Precincts. This will be distributed within a network of regional, district and local spaces. This network of spaces will include:

- 113.2ha approx. of structured recreation space (i.e. sports grounds etc)
- 92.4ha approx. of unstructured recreation spaces (i.e. natural spaces, walks etc)

A breakdown of recommended recreation facilities for the Appin and North Appin Precincts include:

1	Aquatic Centre
0.7	Indoor recreation facilities
6	District level double playing fields
15	Multipurpose outdoor courts
25	Play spaces
4	Outdoor fitness stations

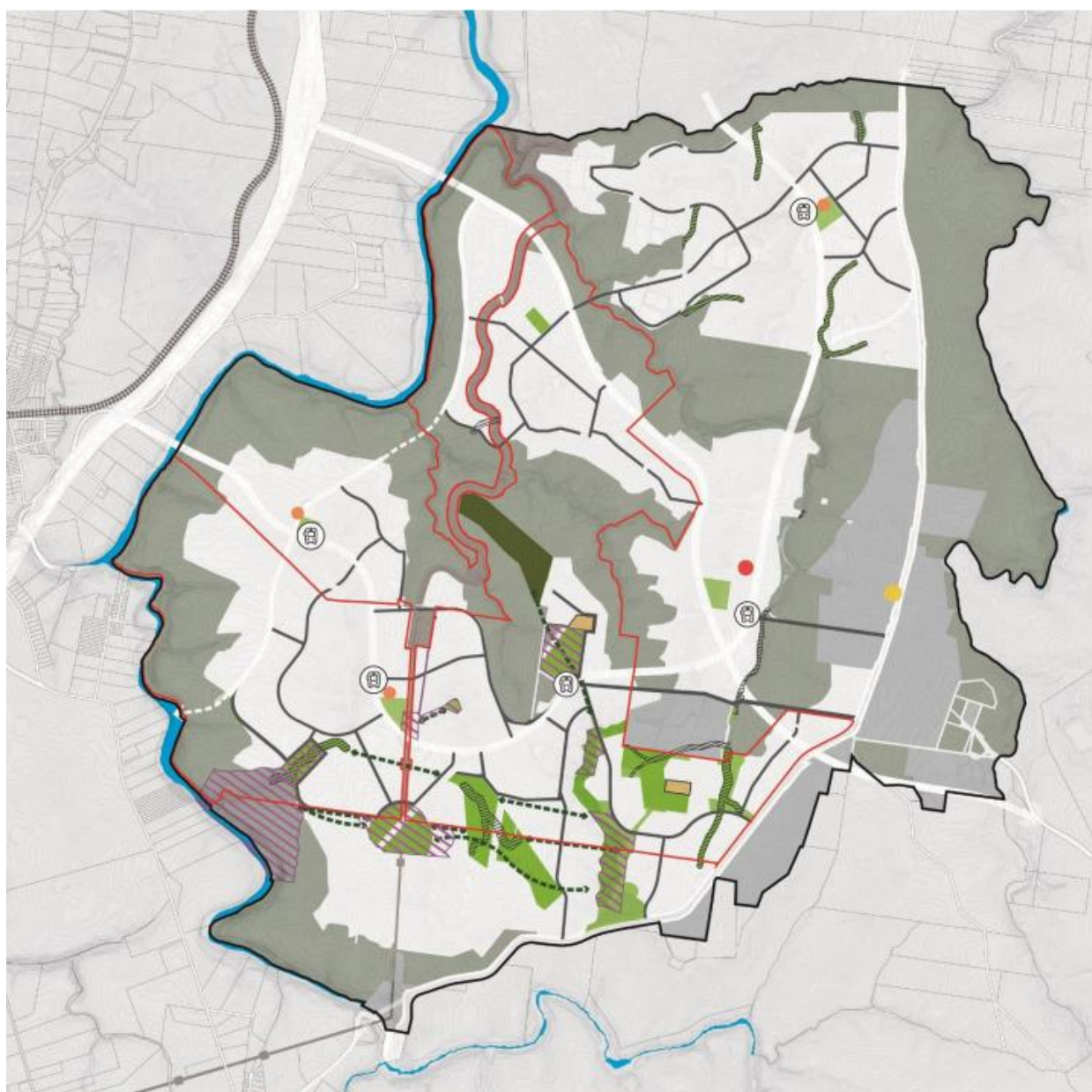


Figure 22 Appin indicative distribution of recommended regional (dark green) and district (light green) open space.
Source: Urbis

Community and other facilities and services recommended in the Assessment include:

2	District level multipurpose community centres
2,739sqm	Branch library
3	Local level multipurpose community centre
7	Primary school (5 - 11 years)
3	High school (12 - 17 years)
25	Long day care centres (1,972 places)
23	Out of hours school care centres (1,811 places)
3 - 4	Primary health clinics
13	Private general practices

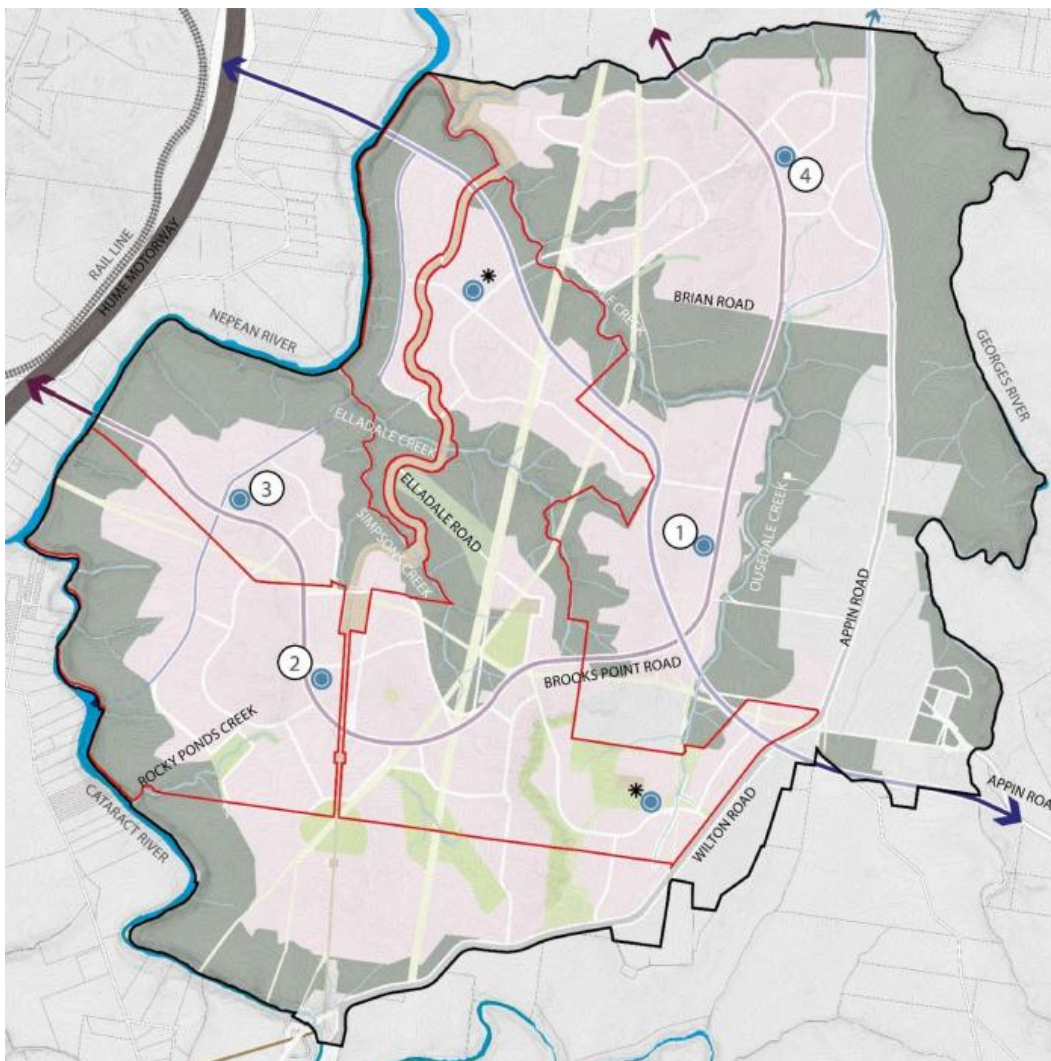


Figure 23 Appin indicative distribution of recommended district (1) and local (2-4) community facilities. Source: Urbis

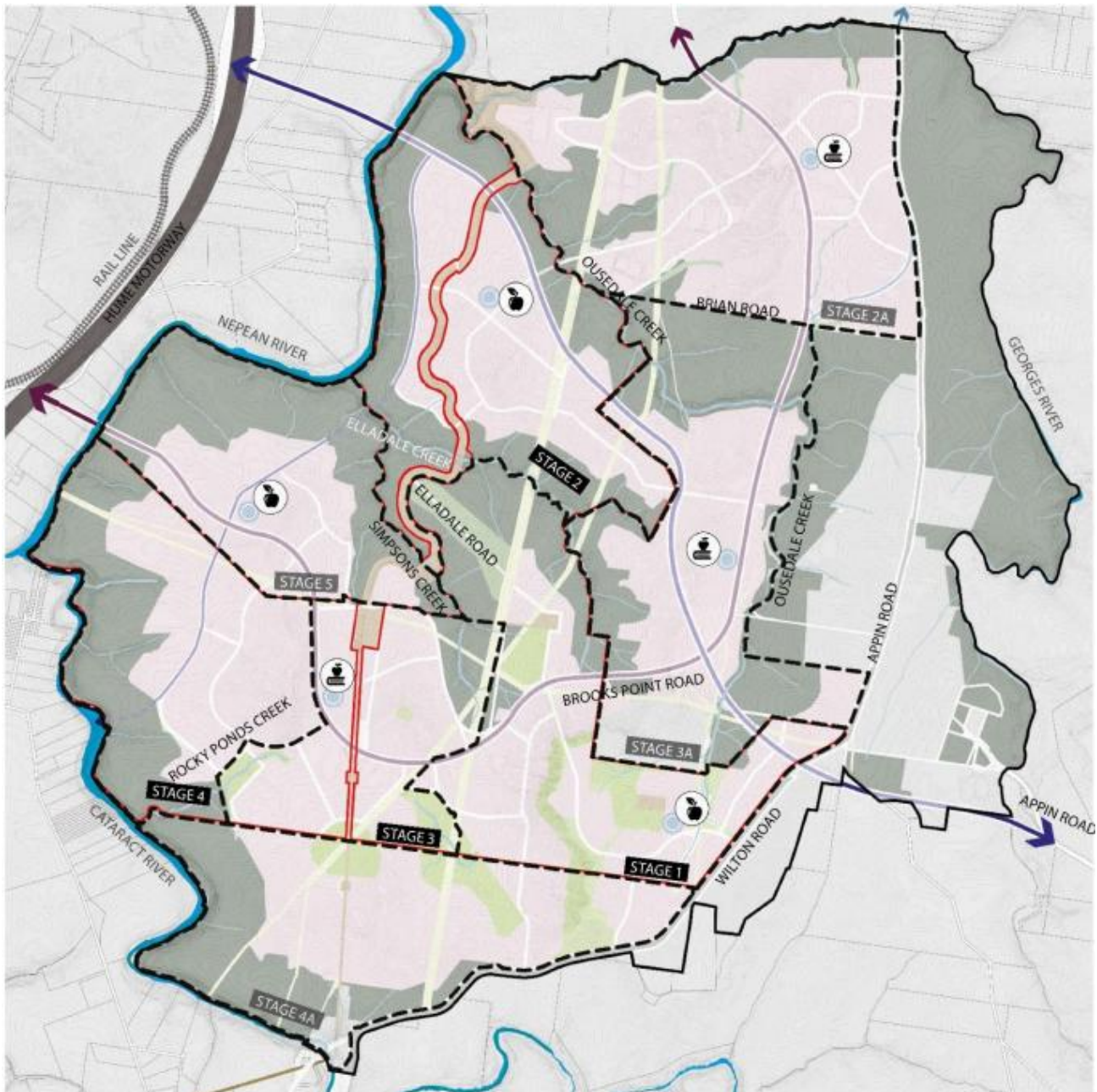


Figure 24 Appin indicative distribution of recommended primary and high schools. Source: Urbis

Figure 26. below shows the site in relation to the Appin precinct and the proposed social infrastructure.

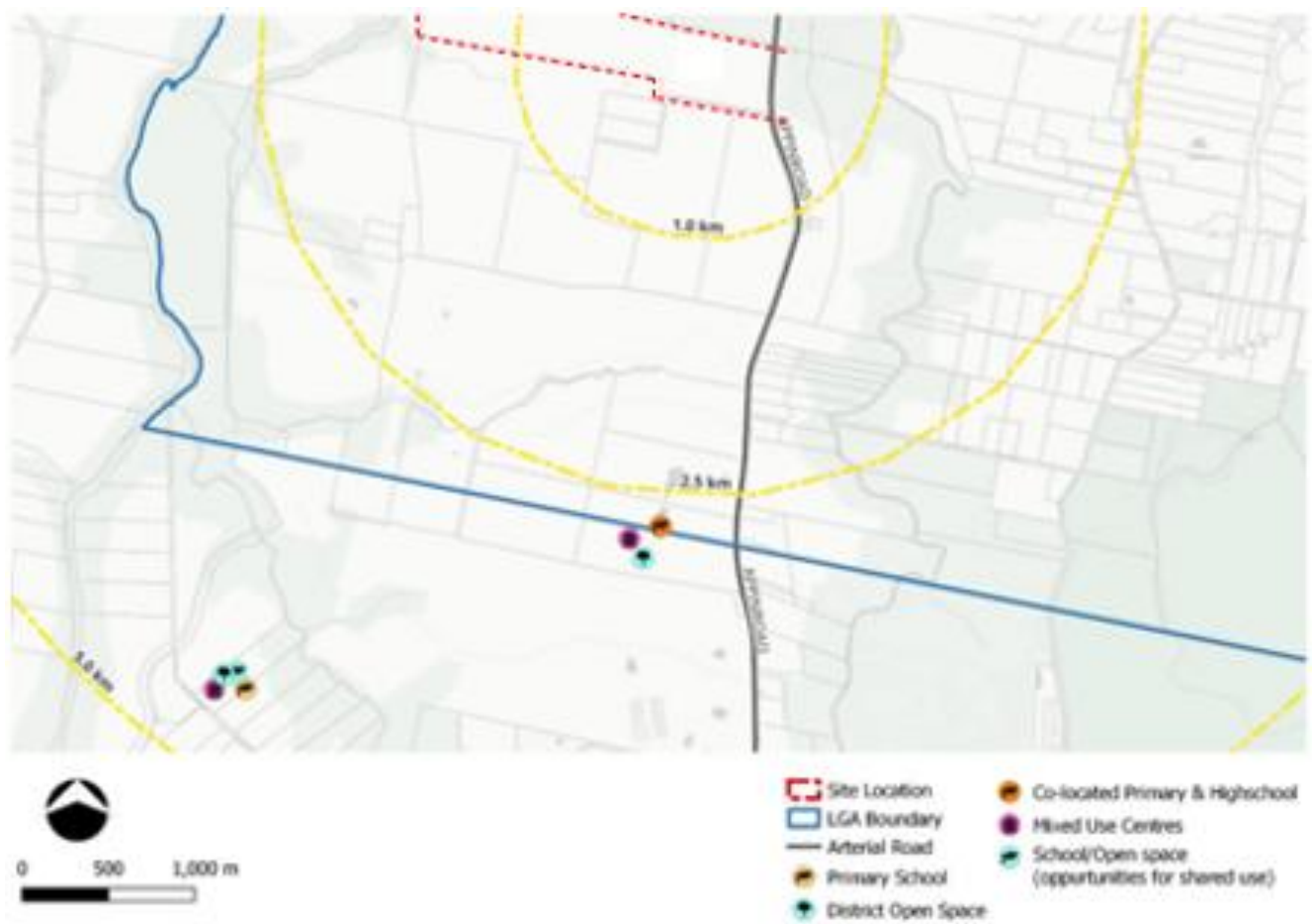


Figure 25 Approximate location of social infrastructure proposed in Appin (Part) precinct in the context of the site.

7. Implications for Social Infrastructure Provision and this Planning Proposal

Campbelltown is the economic, cultural, health and lifestyle capital of the broader Macarthur region, providing services to a population estimated to reach 615,000 by 2041 including concentrations of higher order jobs, a wide range of goods and services, entertainment, leisure, and recreational services, as well as cultural and arts experiences.

As identified in the population forecasts, new release areas like the current planning proposal are most likely to cater for new families. This will generate the need for schools, open space, childcare centres, recreation, and community facilities, hospitals, medical centres and more.

Many dwellings delivered in as part of the proposal will provide backyard spaces for family socialising and children's play, catering for families with children. While open space is still important for families with children households, the provision of medium density housing indicates a greater need for social infrastructure that enables space for those households to recreate and socialise.

Projected increases in lone person households also demonstrate a need for public spaces that support activities that help build social connections.

As these areas mature, they will need the social infrastructure that accommodate the needs and demand of local populations over lifetimes. This will include catering for populations as they age. As the Australian population ages and people are living longer, participation rates of older people in active and passive recreation activities are increasing.

In the Campbelltown LGA the 85+ group are projected to increase by 1.5 times by the year 2041, followed by 70–84-year-olds increasing by 65% in the 20-year period. Proportionally the largest increase is projected to be in the older age groups, especially 85+ year olds almost doubling by 2041- and 70–84-year-old age group witnessing an almost 69% increase.

Post COVID there has been an increase in outdoor recreation, including unstructured and informal activities rather than organised sport. Walking is now the most popular recreation activity amongst Australians.

According to trends, young people are also moving more toward unstructured recreation activities, however women and girls' participation in sport is experiencing considerable growth.

This demonstrates the need for open spaces that meet passive and active recreation needs for a range of age groups with various interests. This might include picnic and gathering spaces, family focused playgrounds, informal kick about areas, as well as natural spaces, walks and trails.

The audit of social infrastructure shows limited facilities within 5km of the site. Given the rural nature of the site this is not unusual.

Planned provision in the area including the Figtree Hill and Gilead Stage 2 urban release area show a range of new social infrastructure that will be delivered adjacent to the current site.

Consideration should be given to how social infrastructure delivered as part of this planning proposal integrates and compliments the facilities provided in the broader area, but those provided by the adjoining Gilead Stage 2 and Figtree Hill developments.

PART C – NEEDS ASSESSMENT

GYDE

8. Planning for Social Infrastructure Provision

Population forecasts provide a tool to assist policy makers, planners and others with information that assists in making decisions about the future.

Identifying the anticipated quantum of incoming residents, and more specifically their characteristics like age, household size and composition, provides important information that supports planning the number of types of social infrastructure required for an area.

Incoming Residents

Occupancy rates or persons per household provide a measure to determine the likely population that will be generated by a development, and therefore the likely quantum and typical demands for social infrastructure.

To determine the likely occupancy rates for this proposal, and ensure a level of diligence, three sources were used:

- Department Of Planning and Environment (DPE) 2024 Common Planning Assumptions: Population and Dwelling Projections: Average Household Size for Projected Households – Campbelltown – Woodbine SA2
- Id (informed decisions) Forecast population, households and dwelling data – Average household size Rural Residential
- Person per household rates used by City of Campbelltown Local Infrastructure Contributions Plan, 2018.

Occupancy rates from the Department of Planning and Environment (DPE) Common Planning Assumptions 2024 were used to provide the baseline population projection source.

Table 13 Projected occupancy rates Campbelltown – Woodbine SA2

	2022	2026	2031	2036	2041
Average household size	2.58	2.54	2.49	2.44	2.40

Source: DPE Common Planning Assumptions, 2024

The following projections are source from the City of Campbelltown Community Profile National Forecasts prepared by id (informed decisions), June 2025.

Table 14 Projected occupancy rates Gilead, 2026 - 2041

	2022	2026	2031	2036	2041
Average household size		3.18	3.18	3.04	2.97

Source: Population and household forecasts, 2021 to 2046, [National Forecasting Program](#), .id (informed decisions), June 2025.

Comparisons between DPE and the National Forecast data both show household sizes declining, however there are discrepancies between the rates, as shown in the tables above.

An alternative projection can 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. These occupancy rates are used to calculate developer contributions for local Infrastructure.

Table 15 Campbelltown Local Infrastructure Plan assumed occupancy rates

DWELLING TYPE	PEOPLE PER DWELLING
Detached dwelling houses, dwellings with three or more bedrooms	3.2 people per dwelling
Dwellings with two bedrooms	2.7 people per dwelling

Source: Campbelltown Local Infrastructure Contributions Plan, 2018

Occupancy rates from Contributions Plan shows a significantly higher projected per person household rate than those in the DPHI Common Planning Assumptions and the National Forecast data.

Given this discrepancy, further investigation was conducted to determine a consistent and accurate occupancy rate.

The *Social Infrastructure Needs Assessment*⁷ conducted by Urbis for the Lend Lease Gilead Precinct planning proposal identified a similar discrepancy in rates. By interrogating occupancy rates in parts of Sydney based on their greenfield development location and context within Sydney, similar breakdown at a suburb level of low and medium density residential, and being largely developed, Urbis identified a revised occupancy rate, as shown in **Table 16**. below.

Table 16 Comparative occupancy rates

ASSUMED OCCUPANCY RATES - CAMPBELLTOWN LOCAL CONTRIBUTIONS PLAN					
Occupancy rate			Occupancy rate		
Detached dwelling houses, dwellings with three or more bedrooms	3.2		Dwellings with two bedrooms	2.7	
Actual occupancy rates in similar areas					
Suburb			Suburb		
Oran Park	1150620	3.3	Rouse Hill	1130220	3.1
Harrington Park	1143432	3.0	Campbelltown	1143745	2.8
Leppington	1150616	3.3	Oran Park	1150627	3.0
Median value					
People per dwelling	3.2		People per dwelling	2.7	

Source: Urbis

A conservative approach is preferred to conduct occupancy rate calculations; therefore, this Assessment adopts the higher projection to ensure that the social infrastructure would be sufficient for a higher demand scenario.

Table 17. below applies the occupancy rate calculated above to the number of low- and high-density dwellings identified in the concept master plan for the site.

Table 17 Projected occupancy rates based on comparative occupancy rates

DWELLING MIX	DWELLING YIELD	REVISED OCCUPANCY RATE	EXPECTED POPULATION
Low density	400	3.2 persons per dwelling	1,280
Medium density	450	2.7 persons per dwelling	1,215
ESTIMATED TOTAL INCOMING POPULATION			2,495

Based on the above calculations, it is estimated that there will be an incoming population of 2,495 generated by the Proposal.

Age Structure

When applied to the incoming population generated by the proposal, the age structure of a location helps to determine social infrastructure needs like childcare and schools. The age structure from the Campbelltown – Woodbine SA is applied to this assessment.

Table 18 Campbelltown – Woodburn SA2 2041 age structure and estimated number of incoming residents generated by the proposal

2041		Incoming age structure population of the 2,495 generated by the proposal	
	Number	%	Number
0-4	1587	6.0	148
5-11	2216	8.4	210
12-17	1704	6.4	160
18-24	2131	8.1	202
25-34	3723	14.1	352
35-49	5150	19.6	489
50-59	2895	11.0	274
60-69	2525	9.6	240
70-84	3329	12.6	314
85+	1001	3.8	95

Source: Source: Department of Planning, Housing and Infrastructure / Gyde

Benchmarking

Benchmarks or 'provision standards' generally identify the threshold at which population size trigger demand for social infrastructure in a geographic area.

Based on best practice models that are predicated on ideal scenarios, provision standards are used as a guideline for social infrastructure provision.

When benchmarking, particularly in semi-rural areas, several considerations to note when undertaking a distance / travel approach to defining a catchment:

- distance catchment areas are based on the journey time to a site by a specific mode of transport i.e., private motor vehicle
- people in need of a particular service or facility might be attracted to a particular service point requiring considerable travel time due to preferred, desirable characteristics

- people in need of a particular service or facility may choose to access a service point as an add on to a journey for another purpose i.e., travel to/from work
- acceptance of the long distances people may need travel for services or facilities weighed against the lifestyle benefits rural areas have to offer.

Other considerations impacting decisions related to social infrastructure access includes:

- whether the area people travel to captures a significant proportion of desirable activities
- whether there is a community of interest and opportunities for social cohesion
- whether significant geographical barriers (e.g., waterways, topography, arterial roads, viaducts).

There is no standard set of benchmarks universally applied across the State. Many local governments in NSW have developed their own standards, generally drawn from precedent infrastructure planning projects, and / or variations on provision standards developed by Parks and Leisure Australia, and their Guidelines for Community Infrastructure, July 2020⁸⁸.

Rather than providing a definitive answer on provision, they should be considered as a starting point and one element in a suite of necessary information to support an analysis.

Standards do not consider variations in population density and distribution of people with a geographic catchment. What is required is a desirable network of infrastructure includes facilities of different scales and purposes that serves different sized populations and geographies.

Population density has a direct impact on the need and demand for social infrastructure, meaning that areas with higher population densities typically require more readily accessible social services like healthcare facilities, schools, community centres, and public parks, as a larger number of people need to utilize these services within a smaller geographical area; essentially, the more people living close together, the greater the need for robust social infrastructure to support their needs.

⁸⁸ Government of Western Australia. Department of Local Government, Sport and Cultural Industries. Parks and Leisure (WA) Western Australia Guidelines for Community Infrastructure, July 2020.

9. Assessment

This section provides an assessment of the social infrastructure needs based on City of Campbelltown Council hierarchies and benchmarks, and other best practice industry sources where required. The benchmarks are applied to the incoming population generated by the proposal to determine social infrastructure requirements.

Open Space & Recreation

Access to green space is associated with many health benefits, including lower premature mortality, longer life expectancy, fewer mental health problems, less cardiovascular disease, better cognitive functioning in children and the elderly, and healthier babies. It also helps to mitigate air pollution, heat and noise levels, and provides opportunities for physical exercise and social interaction.

Recreation encompasses a range of activities that people undertake for fun, relaxation or fitness. This includes activities such as structured sport, self-directed endurance activities, appreciation of nature, socialising, picnicking, walking and informal group activities. Some of these activities are organised while others are more informal.

The type of spaces that can support recreation can therefore be classified into two key categories: space for structured recreation and space for unstructured recreation. It is important spaces for structured and unstructured recreation are provided to enable the community to have access to a range of opportunities.

HIERARCHY / LOCATION	QUANTUM BASED BENCHMARKS	HA PER 1000 POP / BENCHMARKS	PROX. BENCHMARK	REQUIRED BASED ON INCOMING POP. OF 2,495	BENCHMARK SOURCE
PARKS					
		2.83 ha		7.06085ha	NSW Government applied open space standard
Local	0.2 – 1.0 ha		400m catchment radius / 5 min walk along local streets		City of Campbelltown Council Open Space Strategic Plan 2018
PLAYSPACE					
Local	50m2 within a park (0 – 4)		400m from all residents	• Required based on proximity benchmark	Campbelltown City Council Playspace Strategy 2016
	100m2 within a park (5 – 11)				Wilton Priority Growth Area Community Needs Assessment
OUTDOOR RECREATION FACILITIES					
Multipurpose outdoor Courts		1:3,000 – 4,000		• 0.7	Parks and Leisure Australia, ‘Guidelines for Community Infrastructure’, 2020
District (outdoor fitness trails / gyms)		1:15,000		• 0.2	Parks and Leisure Australia, ‘Guidelines for Community Infrastructure’, 2020

Summary

The Department of Planning, Housing and Infrastructure's standard of **2.83ha** per 1000 population has been used to calculate the open space provision. Based on an incoming population of **2,495** the provision required is **7.06085ha** of local level open space. This should be provided at 60% active open space (**4.23651ha**) and 40% passive open space (**2.82434ha**).

The total allocation of open space is **4.2651ha**. While the open space proposed does not achieve the required provision, the topography of the site is not conducive to sports grounds. Achieving the requirements may be better attained by offsetting the remaining balance of open space through agreement with Council.

The current allocation of 4.2651ha of passive open space is distributed across the site. **Table 10.** presents the open space as distributed across the site and identified in the Masterplan.

Table 19 Masterplan open space provision and City of Campbelltown Council Open Space Strategic Plan 2018 benchmark application

Open space provision	Allocation	Benchmark	Application
Total Passive Open Space Unencumbered	1.162ha		
- Hilltop Park	0.498ha		Within benchmark
- Heritage Park	0.664ha	0.2 – 1.0 ha	Within benchmark
Total Passive Open Space Encumbered	3.1031ha		
- Pipeline Linear Park with activity nodes	1.3272ha		+ 0.3272 to upper benchmark
- Transmission Linear Park	1.7759ha		+ 0.7759 to upper benchmark
Total open space provision	4.2651ha		
Open space addition options			
Option 1: Hilltop Park eastern expansion	0.6224ha	0.2 – 1.0 ha	Within benchmark
Option 2: Transport corridor	0.7ha		Within benchmark

Each allocation of unencumbered open space is within (approximately 50%) the benchmarks for local level parks established in the City of Campbelltown Council Open Space Strategic Plan, 2018.

The two (2) encumbered open space areas exceed the upper scale of the recommended quantum benchmarks for local level parks by approximately **0.3** and **0.7**.

While there are some limitations, easements can be designated as open space and generally coexist provided surface embellishments are restricted to maintain access and safety. Restrictions include the construction of permanent structures, planting large trees or any additions that may obstruct access. Low-level vegetation and shrubs are allowed.

Transmission line easements allow open space for sporting activities with approval and subject to restrictions on design of fences, goals, and lights.

Additionally, there is **2.59ha** of water sensitive urban design (WSUD) basins that could be included to make up any shortfall in passive public open space.

Both retention and detention basins, when designed well and maintained, can create a positive open space outcome such as an interesting place to walk or landscape amenity.

Precedents that demonstrate the use of easements and detention basins for open space are provided in **Appendix A**.

Options for additional temporary open space have also been identified. **Option 1** proposes the expansion of the Hilltop Park to the east by approximately 2,050sqm to achieve a minimum area of 7,000sqm. **Option 2** proposes the embellishment of the transport corridor with an area of approximately 7,000sqm that would integrate with the proposed open space on the transmission line easement. The inclusion of one of the two options would exceed the open provision required.

Option 2 is preferred, offering a larger area but also interfaces with the proposed park transmission line easement, broadening the benefits and potential uses.

According to proximity benchmarks there will be a need for at least two (2) children's playgrounds. These facilities should be integrated with the open space according to their locations and sizes. Children's playgrounds would be most suitable in the proposed Hilltop Park and Heritage Park and designed according to the recommended benchmarks.

Open space that is convenient and accessible is vital to the health of all members of the public. SEIFA scores for the Campbelltown LGA indicate that communities in the area are less advantaged than others in Sydney, making equitable access to public open space essential.

Open space should also be planned to support people through the lifecycle and reflect the likely characteristics of the incoming community.

Although families with children are declining, they will continue to be the dominant household type and new housing in Gilead is likely to attract this cohort.

There is already a significant ageing population in the Campbelltown LGA, and this is likely to continue. More older people are actively participating in activities that are health promoting, helping them to live longer, healthier lives.

New communities need central meeting places to make friends and build a sense of social cohesion which is an essential element in creating liveable places. These places support health and wellbeing by catering for people's interests in physical activity and recreational pursuits.

These demographic characteristics and the creation of liveable communities should be considered when planning open space.

All open space planning should be planned according to the recommended objective and principles articulated in state and local policies and plans.

All open space and playground design, planning and delivery should be in line with the principles and benchmarks identified in the following:

- Greater Macarthur Regional Plan
- GANSW draft Greener Spaces Design Guide
- NSW Public Space Charter
- NSW Everyone Can Play Guideline
- Campbelltown Strategic Planning Statement
- Campbelltown Sport and Recreation Strategy
- Campbelltown Open Space Strategy.

As the assessment table above shows, the incoming population does not meet the threshold that would require district or regional open space, or any recreation facilities.

Community & Cultural

Community facilities are the buildings that provide opportunities to access key services and provide space for the community to connect and socialise. They are used as learning centres, used to run events, and hired by communities to organise a range of activities.

Cultural infrastructure includes buildings and spaces support cultural development. Cultural infrastructure enables people to attend and participate in community arts activities, exhibitions and performances. It also includes the digital and technological.

HIERARCHY / LOCATION	FACILITY TYPE	SIZE BASED BENCHMARKS	GFAM2 PER POP / BENCHMARKS	REQUIRED BASED ON INCOMING POP. OF 2,495	BENCHMARK SOURCE
Local	Neighbourhood Centre/Community Hall	Minimum floorspace 500sqm	1:20,000	• 0.12475	<i>City of Campbelltown Community Facilities Strategy</i>
	Community arts space	Minimum floorspace 500sqm	1:20,000	• 0.12475	<i>City of Campbelltown Community Facilities Strategy</i>

Summary

Smaller community and cultural infrastructure are generally provided at a local level, however the incoming population generated by this proposal does not meet the threshold to sustain such a facility, as shown in the assessment table above.

It is likely that the projected population increase in Gilead will require community facilities. Planning for additional community and cultural facilities has been included in the Figtree Hill and Gilead Stage 2 master plans.

Childcare & Yearly Years

Childcare plays an important role in the lives of families, with services provided by both government and private organisations. Childcare helps support parents in their social and professional endeavours whilst assisting children in reaching important developmental milestones.

TYPE	POP. BENCHMARK	REQUIRED BASED ON INCOMING POP. 2,495	BENCHMARK SOURCE
Long day care	1:2.48 children 0 - 4	• Forecast (2041) pop. of 0–4-year-olds (6% x 2,495) = 148 = 59.67 places	<i>City of Parramatta Community Infrastructure Strategy (2019)</i>
Pre school	1:10 children 0 - 4	• Forecast (2041) pop. of 0–4-year-olds (6% x 2,495) = 148 x = 14.8 places	<i>DOCS Guideline 2015</i>
Outside of school hours care (OOHSC)	1:2.7 children 5 - 11	• Forecast (2041) pop. of 5–11-year-olds (8.4% x 2,495) = 210 = 77.7 places	<i>City of Parramatta Community Infrastructure Strategy (2019)</i>

Summary

According to the applied benchmarks, a population of 2,315 would generate the need for approximately **60** long day care spaces, **15** preschool places, and **78** places for OOHSC.

Generally long day care centres are provided by the private sector. While some local governments have historically been involved in the provision of childcare services, they are increasingly playing a diminishing role in this sector, with Federal Government funding programs encouraging the provision of childcare services by private enterprise.

Commercial floor space in the appropriate zones could be a consideration for childcare facilities as part of the proposal. Floor space for childcare facilities should consider spatial and location requirements according to the National Quality Framework (NQF).

In NSW public preschools are often located within primary school grounds and offer programs for children in the year before they start school. The NSW government's "Our Plan for NSW Public Education" includes a focus area to 'build new public preschools co-located with public primary schools'.

As a matter of course the proposal will be submitted to the Department of Education where any demand for preschool places will be assessed.

Education & Training

A comprehensive network of education and training infrastructure has a range of benefits for communities. As well as their role as learning spaces for the development of young people and adults, education institutions often become a focal point for communities, encouraging neighbourhood connections and supporting cohesiveness. Education institutions sometimes provide shared use opportunities for local communities.

TYPE	POP. BENCHMARK	REQUIRED BASED ON INCOMING POP. 2,495	BENCHMARK SOURCE
Primary School	1: 500 students	Forecast (2041) pop. of 5–11-year-olds (8.4% x 2,495) = 210 = 0.49 school	Based on % of all students enrolled 2020 in NSW (Australian Curriculum, Assessment, and Reporting Authority), compiled by Ethos Urban (2020)
High School	1:1,200 students	Forecast (2041) pop. of 12–17-year-olds (6.4% x 2,495) = 160 = Benchmark = 0.22 school	

Summary

The incoming population generated by the planning proposal is expected to create demand for **0.49** of a primary school and **0.22** of a secondary school.

Further planning for new schools in the area will be undertaken with key stakeholders including NSW Department of Education and the Department of Planning, Housing and Infrastructure to identify the quantum and type of schools required on the site.

Health

Health infrastructure is crucial for providing accessible, high-quality healthcare services. It encompasses the physical assets needed to support healthcare delivery, including hospitals, clinics, medical practitioners including specialists.

TYPE	POP. BENCHMARK	REQUIRED BASED ON INCOMING POP. 2,495	BENCHMARK SOURCE
General Practitioners	1:1,000	Approximately 2.495 General Practitioners	Department of Health & Aging 2007
Public hospital beds	2.78 beds: 1,000	Approximately 6.936 public hospital beds	AIHW (Australian Institute of Health and Welfare). Hospital Resources 2015–16: Australian Hospital Statistics Canberra.

Summary

According to the benchmarks, the incoming population would generate the need for approximately **2.5** GPs, which means approximately **two (2)** medical centres in the area.

General practitioners and medical centres are provided by the private sector according to market demand over time.

Medical centres are ideally located in activity centres. Any commercial floor space should consider appropriate spaces for medical services.

The incoming population would generate a need for approximately **6.9** public hospital beds. Planning for public health facilities is not only driven by population benchmarks, but a comprehensive understanding of community need and detailed capacity analysis.

Engagement with South Western Sydney Area Health District and the Department of Health (DoH) will be included in the approval pathway and requested to respond to the need for public hospital beds and any community health services.

10. Conclusion

This planning proposal seeks to rezone the site to facilitate residential development and deliver **400** low and **450** medium density dwellings, for a total number of approximately **850** dwellings.

Based on these dwelling numbers, the incoming population generated by this proposal is anticipated to create an additional population of approximately **2,495** people living in the suburb of Gilead.

The City of Campbelltown Local Government Area is a major part of the Greater Macarthur Growth Area. By 2041, Campbelltown's population is forecast to grow by almost 100,000 people, from 177,725 in 2021 to 274,782 in 2041.

Gilead is one of Campbelltown's largest suburbs and is an essential part of achieving the aims of the Macarthur Growth Area.

In line with Greater Macarthur 2040 Interim Plan, this planning proposal for 717 Appin Road aims to increase housing provision in the suburb of Gilead in the City of Campbelltown.

This Social Infrastructure Needs Assessment conducted an analysis of the social infrastructure needs generated by the proposal's incoming population to guide the social infrastructure provision required on the site.

Benchmarks identified by the City of Campbelltown and a combination of best practice industry standards have been applied to determine the likely demand for social infrastructure.

The Assessment concluded that the only social infrastructure that meets the population threshold for onsite provision is open space.

Based on an incoming population of 2,495, the provision required is 7.06085ha of local level open space. This should be provided at 60% active open space (4.23651ha) and 40% passive open space (2.82434ha).

The concept master plan identifies a total provision of 4.2651ha of passive open space. While this does not achieve the required quantum, the nature of the site is not suitable for sporting grounds. It is recommended that the balance of the open space requirement is offset through agreement with Council.

The current open space provision includes a mixture of unencumbered (Hilltop Park and Heritage Park) and encumbered (pipeline linear park with activity nodes and transmission line linear park) open space. The use of heritage areas and encumbered areas open space, including WSUD basins are permissible with several precedents established in growing areas of Western Sydney, as presented in **Attachment A**.

All the proposed open space is within or exceeds the recommended size benchmarks established in the City of Campbelltown Council Open Space Strategic Plan, 2018.

The masterplan also identifies two options for temporary open space, which includes 0.6224ha from Hilltop Park eastern expansion (option 1), or 0.7ha in the Transport corridor (option 2). Option 2 is recommended because it provides a slightly bigger area but moreover presents an opportunity to interface with the proposed open space in the transmission line easement.

Essential considerations for open space delivery on this site will be catering for the likely characteristics and needs of the incoming community.

The proposal will generate the need for additional childcare spaces, and consideration may be given to creating well located commercial floor space on site in a convenient location that could respond to market demand.

Commercial floor space suitable for a small medical centre may also be an option but given the small number of GPs required to service this population further market appraisal is recommended.

The minor additional demand placed on schools and health facilities will be considered by the relevant state government demands through the planning approval pathway.

The provision of social infrastructure on this site, and any additional offsite demands in Gilead and surrounding areas should be considered in the context of other large urban release areas including Figtree Hill and Gilead Stage 2.

Significant social infrastructure, including open space and recreation and community facilities, as well as schools are planned for these areas.

The nature of social infrastructure usage by communities should have regard to growth area plans to ensure it meets demand but is also complementary and operates as a network.

On submission of the planning proposal and based on their assessment, Campbelltown Council may request amendments to the Social Infrastructure Assessment directly to the Proponent or alternately forward the planning proposal to the Department of Planning, Housing and Infrastructure with conditions related to social infrastructure provision.

At some stage accomplishing the best social infrastructure outcomes is likely to involve direct engagement with Campbelltown Council, with consideration on how provision on the current site can complement and be part of a network of open space in the adjoining new urban release areas.

The proposal is likely to generate the need for more childcare places, however any demand for these services will be accommodated by the private sector. Similarly, the need for an increase in general practitioners will be met through a market response.

This planning proposal will be submitted to the Department of Health as a matter of course. The need for additional public hospital beds will be considered through this process.

Recommendations

1. Engage with City of Campbelltown Council with a view to offset the balance of open space (active) through a Planning Agreement.
2. Engage with City of Campbelltown Council with a view to embellishing the Transport corridor into temporary open space through a Planning Agreement which includes details of an appropriate period for decommissioning (i.e. when appropriate transport links to the north are provided that improves overall access and availability of open space facilities).
3. Engage with City of Campbelltown Council to discuss proposed use of encumbered open space on the site with reference to precedents presented in **Appendix A** of this Assessment.
4. Consult with City of Campbelltown Council to determine the appropriate approach to the delivery of the children's playground, with consideration to:
 - the playground catering for 0 - 4 and 5 - 11
 - the playground catering for all abilities.
5. Ensure open space is planned according to incoming population demographics and emerging trends in recreation participation.
6. Ensure open space is planned according to the objectives and principles identified in the relevant state and local government policies and plans.

Appendix A

Use of Easements, Heritage Surrounds and
Detention Basins for Public Open Space –
Case Studies

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Open Space Provision in easements, around heritage assets and as part of detention basins.

The following precedents provide a compilation of research conducted on urban release areas that include open space, and where this open space has made use of various easements and zones adjacent to heritage sites for public benefit.

The purpose of this research and the presentation of examples is to demonstrate how the transmission and gas line easements, as well as areas adjacent to Meadowvale Homestead may be used and configured to best achieve the required open space provision on the site.

Easements

Catherine Park, Camden LGA

Catherine Park Estate is masterplanned and built by Harrington, an acclaimed and award-winning developer. It is at the forefront of high-quality new developments in Sydney's growing Macarthur region. The area is strategically located near public transport and with easy access to motorways, a wide range of schools, shopping precincts, cafés, and restaurants. The area includes sports fields, playgrounds, walkways, cycleways, and a dedicated off-leash dog Park. The masterplan is shown in **Figure 26**.

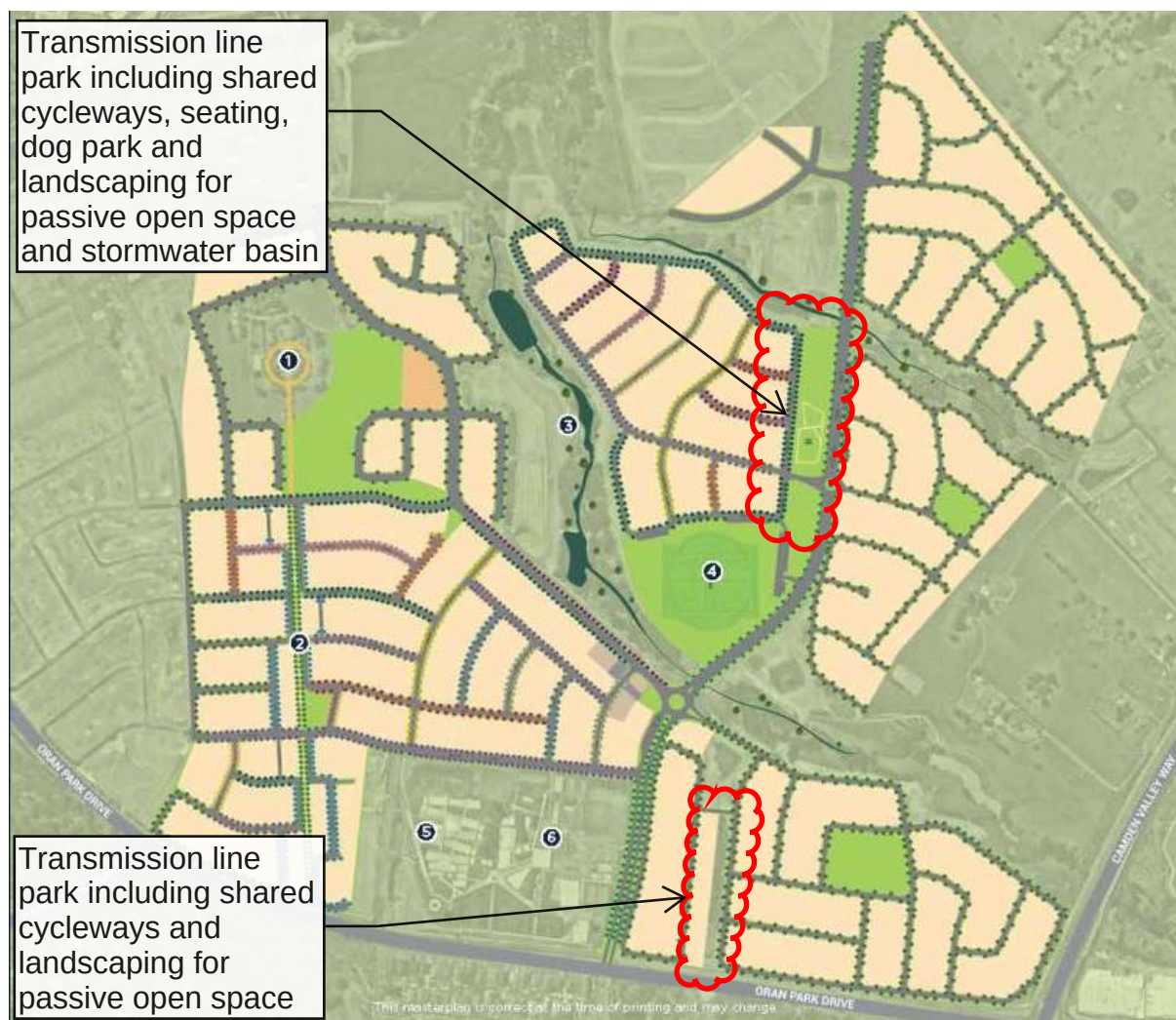


Figure 26 Catherine Park masterplan.

The South Creek Preservation Area provides a linear park through the heart of Catherine Park estate. The Area is encumbered by transmission lines, however it is used by the local community for passive recreation. **Figure 27.** Demonstrates the transmission lines running through the Area.



Figure 27 South Creek Preservation Area (transmission lines marked in yellow).

Gregory Hills, Camden LGA

The Gregory Hills masterplan was prepared to accommodate approximately 2,400 dwellings and non-residential development including a shopping centre. The site also included various types of open space and creation of recreation areas



Figure 28 Gregory Hills masterplan. Camden Council / Dart West Developments Pty Limited Voluntary Planning Agreement

The developer of the Gregory Hills site, Dart West Developments Pty Ltd, dedicated land burdened by transmission easements as public open space to Camden Council through a Planning Agreement.

The transmission easements that traverse the site are embellished as a new 'linear park' in accordance with Council's standards, specifications and policies, and then dedicated to the Council after a suitable maintenance period.

There are two transmission easements passing through the site and they intersect at the northern edge of the site, adjacent to the main active recreation facility

The linear park provides for a substantial expansion of the open space network in Gregory Hills and extend the pedestrian / cycleway networks established in the contributions plan for the Precinct. Land burdened by the transmission easement and dedicated to Council is shown in **Figure 29**. below.



Figure 29 Areas burdened by the transmission easement. Source: Camden Council / Dart West Developments Pty Limited Voluntary Planning Agreement

Rosalind Park, Menangle Park, City of Campbelltown LGA

Rosalind Park is a developing suburban master planned community designed to blend modern amenities with a connection to nature and a relaxed lifestyle. The master plan includes diverse housing options to cater to different needs, such as families, professionals, and downsizers.

Planned and existing amenities include sports fields, a large, planned park called Hill Top Park, and proximity to recreational spots like the Campbelltown Golf Club and local swimming pools. The master plan is shown in **Figure 30.** below.

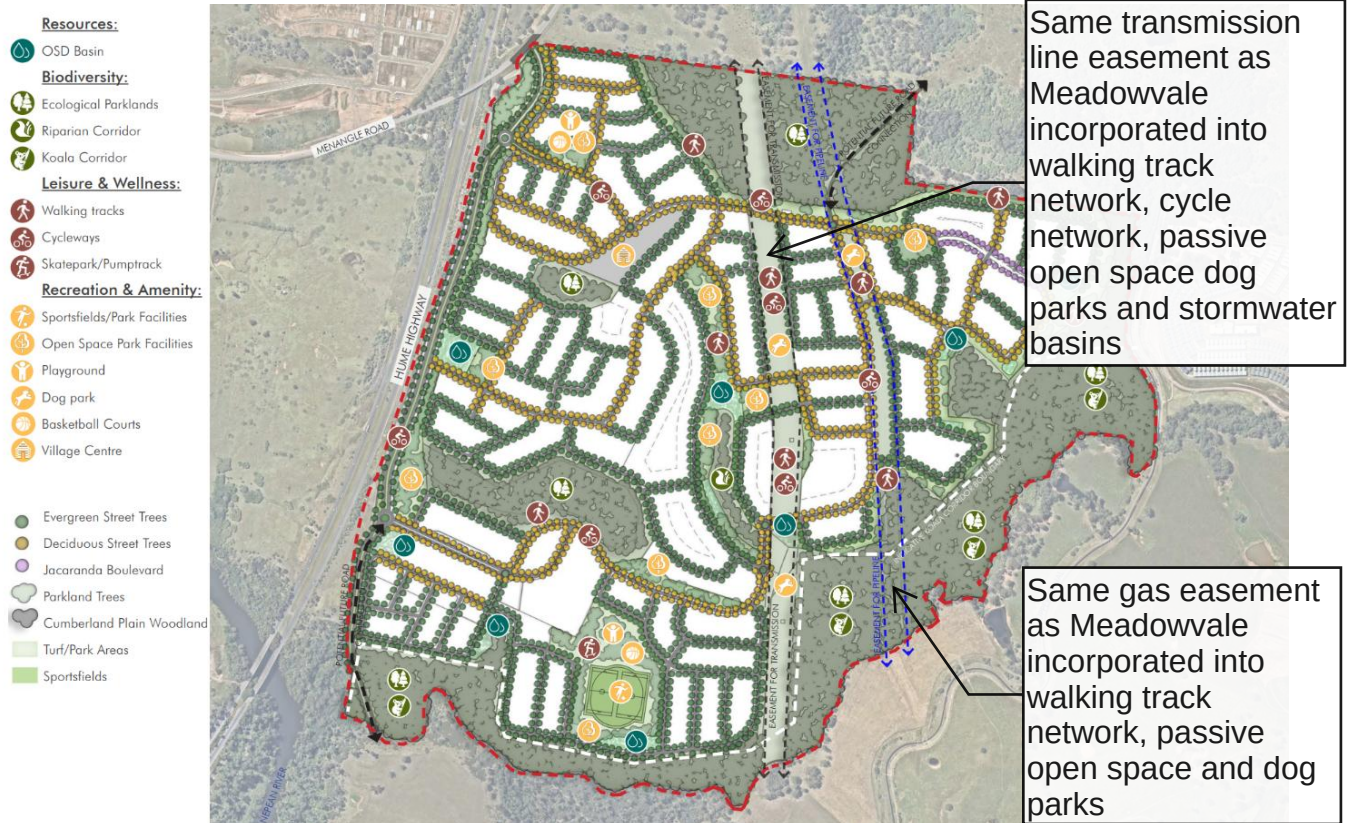


Figure 30 Rosalind Park masterplan.

The masterplan proposes to the incorporation of the transmission line gas easement that runs through the site north to south as open space network that provides walking tracks and cycleways for community use. This open space network provides access within the master planned area and surrounding suburbs.

Willowdale Park, City of Campbelltown LGA

Willowdale Park is a regional park with an adventure playground featuring natural play elements including a cubby house, rope bridge, swings, slide, water play, two 40-metre flying foxes, bicycle and scooter challenge. It provides space to run around and kick a ball or watch a performance at the amphitheatre.

Built by Stockland, the master planned area includes a gas easement that extends from Denham Court Drive in the north to the south of the area. The gas easement includes parks, cycleways and walking tracks. The Willowdale master plan is shown in **Figure 31**.



Figure 31 Willowdale masterplan. Source: Stocklands

Heritage

Catherine Park House, Camden LGA

Catherine Park residential estate. The estate is a modern community built around the preserved house and its grounds, with amenities like parks, sports fields, and walking paths, while the house itself is a historical landmark that is not open to the public but features in the estate's design and landscape.

Catherine Park House (or Oran Park House) is a historic 1800s homestead in Catherine Fields, NSW, which now serves as the heritage centre piece of the surrounding Oran Park House and surrounding heritage including coach house and a silo is shown in **Figure 32**.

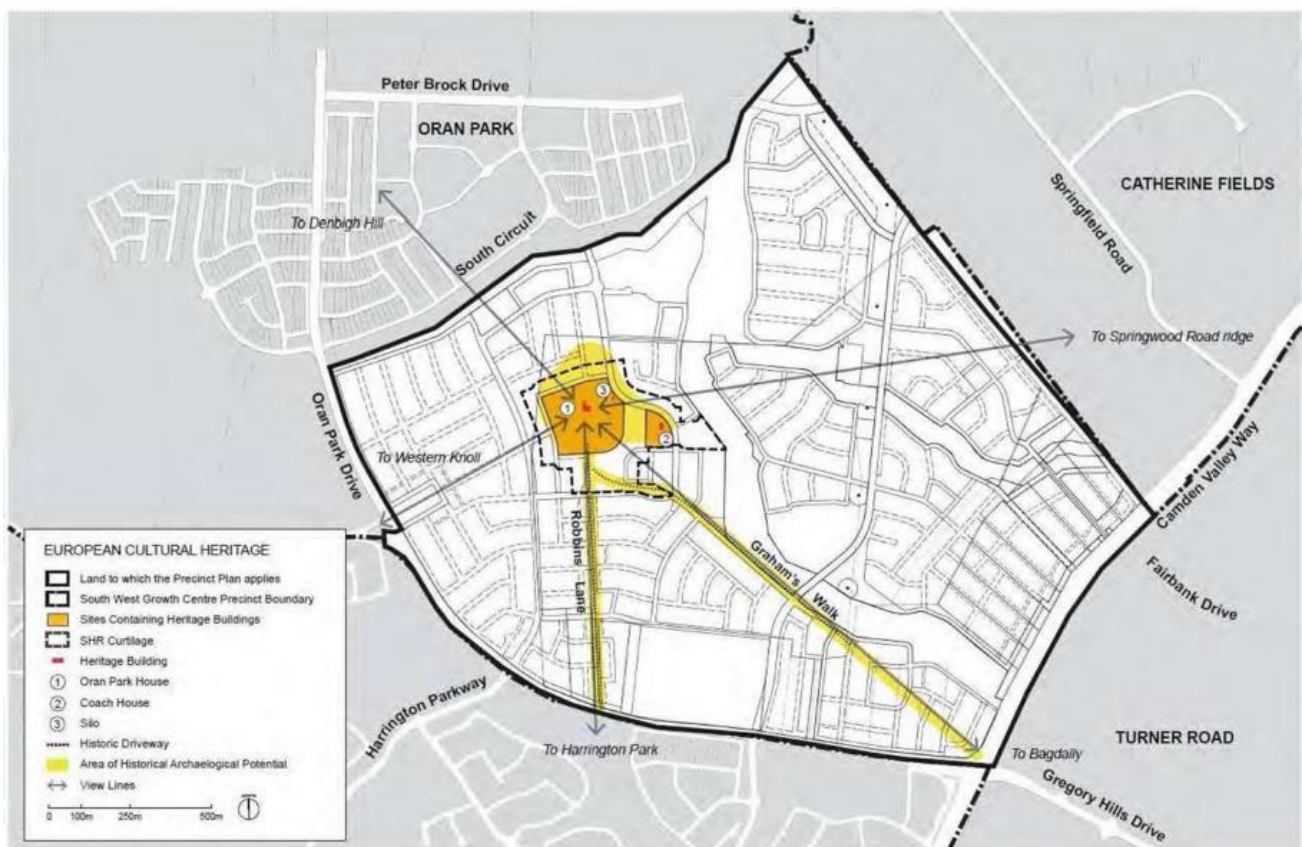


Figure 32 European cultural heritage in Catherine Park. Source: NSW Government Schedule 4 – Catherine Field (Part) Precinct Plan, 2023

The Precinct Plan identifies objectives and controls to maintain the integrity of the House and vistas, the other heritage items, and the curtilage.

The Plan also provides objectives and controls to provide high quality and publicly accessible open space around the items that maintain the significance of Oran Park House and its landscape setting. The Plan for public open space surrounding the site is shown in **Figure 33**. below.



Figure 33 Subdivision within the Oran Park House Outer Heritage Curtilage. Source: NSW Government Schedule 4 – Catherine Field (Part) Precinct Plan, 2023

WSUD Basins

With urban expansion outpacing natural infrastructure, cities face a growing challenge: managing the surge of stormwater that leads to flooding, pollution, and environmental harm. One innovative solution using green space designed not only for recreational use but also to manage stormwater through advanced engineering techniques.

Many WSUD basins feature walking trails, picnic areas, and open spaces for community activities. In addition to providing high quality public open spaces, they can reduce imported water demands and provide other benefits such as amenity improvements, improve canopy growth to combat urban heat impacts, create urban habitats and connect people to nature, while integrate stormwater treatment and flood management.

Due to increasing urban development in Western Sydney, parks and WSUD basins have been integrated to manage increased stormwater runoff but also provide public open space, creating a water management system that includes recreation, biodiversity, and infrastructure.

WSUD can contribute to the environmental attributes of public open space via:

- improved water quality
- biodiversity benefits from using vegetated stormwater management measures
- reduced potable water consumption for irrigation through passive irrigation and/or stormwater harvesting.

Western Sydney Aerotropolis Open Space

To meet the stormwater targets and protect waterways in the Aerotropolis, bespoke infrastructure is required to hold and treat urban runoff. The most efficient way to do this is through the establishment of regional wetlands. These areas will address water management needs and serve the community with recreation, amenity and urban cooling.

Wianamatta, or ‘the Mother Place’ in Dharug language, is the longest freshwater stream in Greater Sydney. It runs like a spine through the newly christened Western Parkland City and its planned Aerotropolis.

The majority of Western Sydney is situated on a large, flat floodplain. There are some hills but the landscape is broadly homogenous, making the creek the most significant feature.

Wianamatta – South Creek parklands will feature walking and cycling trails that connect continuous open space along the creek.

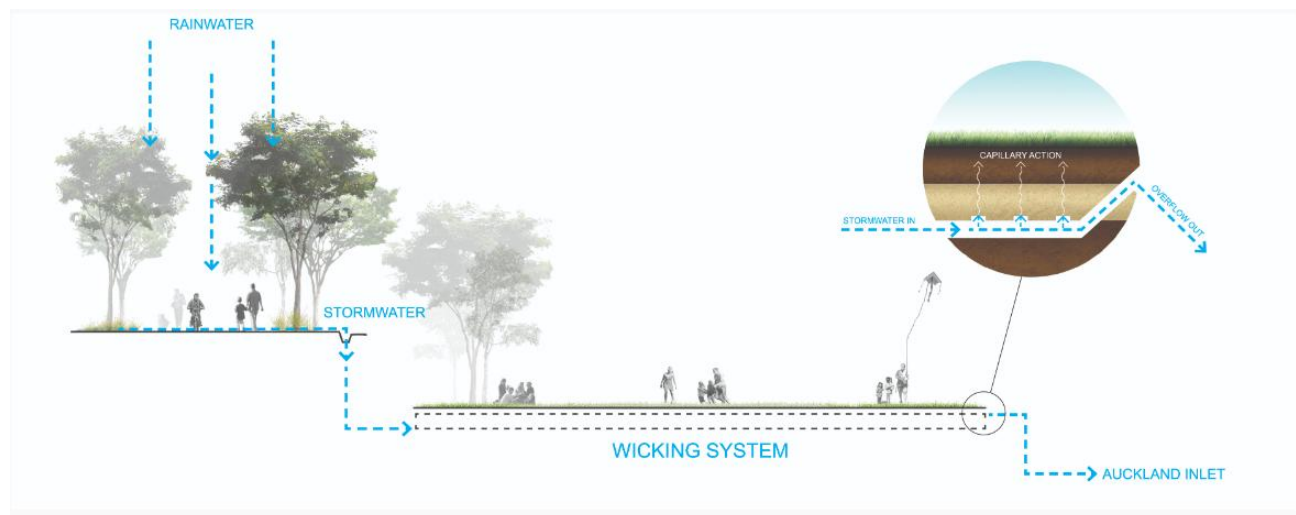


Figure 34 Wianamatta – South Creek, illustration. Source: Cox Architecture

Gladstone East Shores Precinct, Auckland

The Gladstone East Shores Precinct is a major new recreational hub for the City of Gladstone located on the foreshore of Auckland Inlet.

A significant place-making infrastructure project, the parklands integrate innovative water sensitive urban design infrastructure includes pedestrian and cycle connectivity within the CBD, sheltered open space areas, large scale public artworks and an interactive water play zone.



Appendix B

Social Infrastructure Audit Results

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Table 20 Social infrastructure audit list – community centres; Health facilities; Childcare facilities; education and training institutions

ID	NAME	CATEGORY	Distance (m)
4	Wedderburn Christian Campsite	Community centres and spaces	2353.6
3	Wat Buddhalavarn	Community centres and spaces	2572.0
82	Wedderburn Resource Centre	Community centres and spaces	2913.9
2	Macarthur Colonic Hydrotherapy Clinic	Health	2979.0
1	Busy Kidz Preschool	Childcare	3356.4
69	Move Right EP	Health	3431.0
68	Mount Gilead Estate	Community centres and spaces	3534.5
5	Estia Health Kilbride	Health	3552.9
70	Kreation Kidz Early Learning St Helen's Park	Childcare	3566.0
37	Rosemeadow Early Learning Centre	Childcare	3743.2
18	Rosemeadow Community Hall	Community centres and spaces	3858.8
97	Little Peoples Early Learning Centre - St Helens Park	Childcare	3889.8
14	St Helens Park Public School	Education and training	3927.5
15	St Helens Park Community Hall	Community centres and spaces	4107.7
16	Rosemeadow Public School	Education and training	4408.7
94	St James Anglican Church Menangle	Community centres and spaces	4426.6
48	Willow Tree Kindergarten	Childcare	4472.0
96	Rosemeadow Anglican Church	Community centres and spaces	4572.2
97	Our Lady Help of Christians Catholic Church Rosemeadow	Community centres and spaces	4572.2
99	St Helens Park World of Learning	Childcare	4589.5
20	John Therry Catholic College	Education and training	4606.9
87	Menangle School of Arts	Education and training	4618.9
95	St Patrick's Catholic Church	Community centres and spaces	4625.8
67	Advance Podiatry	Health	4714.5
72	Our Lady Help of Christians Catholic Parish Primary School	Education and training	4748.8
17	Ambarvale High School	Education and training	4854.1

ID	NAME	CATEGORY	Distance (m)
84	ROSEMEADOW COMMUNITY HEALTH CENTRE	Health	4934.1
11	Broughton Anglican College	Education and training	4985.7
34	Mary Brooksbank School	Education and training	4991.5

Table 21 Social infrastructure audit list – Open space and recreation facilities

ID	NAME	CATEGORY	Distance (m)
12	Belltrees Pet Retreat	Open space	1770.4
58	Noorumba Reserve	Open space	2783.4
40	Gabun Gajaaja Reserve	Open space	3289.6
56	Spence Reserve	Open space	3475.4
39	Oswald Reserve	Open space	3568.7
88	Mansfield Creek Reserve	Open space	3707.5
94	Minerva Pool	Open space	3723.3
36	Mary Brookes Park	Open space	3801.0
59	Fiveash Reserve	Open space	3918.6
38	Ophelia Reserve	Open space	4023.8
89	Desdemona Park	Open space	4054.9
83	Dog Park	Open space	4107.4
71	Haydon Park	Open space	4145.8
91	Ceres Reserve	Open space	4431.9
90	Dean McGrath Park	Open space	4495.0
45	Rizal Park	Open space	4617.8
93	Demetrius Reserve	Open space	4676.6
44	Octavia Reserve	Open space	4788.4
85	Julius Reserve	Open space	4804.8
42	Gadshill Reserve	Open space	4808.4
49	St Helens Park Skate Park	Open space	4881.3

ID	NAME	CATEGORY	Distance (m)
50	Cleopatra Reserve	Open space	4992.6
61	Mandurama Reserve	Open space	4992.6
92	Haredale Park	Open space	5031.7

Appendix C

Policy and Planning Framework - Additional References

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Table 22 Policy and Planning Framework

Policy / plan	
Australian Government Australian Infrastructure Plan, 2021	The Australian Infrastructure Plan is intended to deliver infrastructure for a stronger Australia, and support the country's national recovery from the still-unfolding COVID-19 pandemic, as well as the bushfires, drought, floods and cyber-attacks that have tested Australia's resilience in recent years. The Plan provides three major recommendations to improve social infrastructure across the country: (1) Support Australians to enjoy a healthier, safer, more connected and fulfilled quality of life by facilitating targeted investment in the right physical and digital social infrastructure; (2) Maximise social and economic community benefits by supporting shared use of social infrastructure through future agreements and capital funding programs prioritising shared use of facilities; and (3) Support economic development by recognising the value of investment in social infrastructure.
Australian Government Sport 2030 – National Sports Plan	Sport 2030 has four key priority areas which when fully implemented create a platform for sporting success through to 2030 and beyond. The priorities are: • Build a more active Australia — More Australians, more active, more often • Achieving sporting excellence — National pride, inspiration and motivation through international sporting success • Safeguarding the integrity of sport — A fair, safe and strong sport sector free from corruption • Strengthening Australia's sport industry — A thriving Australian sport and recreation industry.
Region Plan – A Metropolis of Three Cities	The Region Plan sets the 40 year strategic plan for the growth and prosperity of the Greater Sydney Region. It is built on a vision of three cities where most people live within 30 minutes of work, education, health facilities, services and great places. It adopts the 10 Directions for a Greater Sydney and sets 40 objectives aimed at delivering these outcomes, the most relevant for this theme are listed below: A city supported by infrastructure: • 2020 Infrastructure supports the three cities • Infrastructure aligns with forecast growth – growth infrastructure compact • Infrastructure adapts to meet future needs • Infrastructure use is optimised A city for people: • Services and infrastructure meet communities' changing needs • Communities are healthy, resilient and socially connected A city of great places • Great places bring people together A city in its landscape: • Biodiversity is protected, urban bushland and remnant vegetation is enhanced • Public open space is accessible, protected and enhanced • The Green Grid links parks, open spaces, bushland and walking and cycling paths.

Policy / plan	
District Plan – Western Parkland City	Provides a 20 year plan (currently under review) to manage growth and achieve the 40 year vision while enhancing Greater Sydney’s liveability, productivity and sustainability into the future. It is a guide for implementing the Region Plan at a District level. It reflects the 10 directions and puts forward 22 Planning Priorities to guide the growth and development of the Western Parkland City. Design and delivery principles for open space and social infrastructure are: • Social infrastructure should be co-located and accessible, with direct walking and cycling connections that can be used by people of all ages and abilities. • Multipurpose and intergenerational facilities will be essential in land release areas to enable better use and access to key social infrastructure. • Opportunities for shared use and joint use partnerships are encouraged in growth areas to support better use of social infrastructure. Such opportunities include shared use of school sites after hours. • Quality, quantity and distribution are key considerations for open space planning. These considerations should be incorporated in the development of new neighbourhoods. • Developing innovative ways to optimise open space for recreation, sport and social activities becomes increasingly important as the population grows.
Western Sydney City Deal	A catalyst for collaboration across the three tiers of government to realise the vision for the Western Parkland City and to create world-class jobs and a great quality of life. The Western Sydney Deal focuses on: • delivering a new North South Rail Line which is now called ‘Sydney Metro Western Sydney Airport Line’ to the existing rail networking including connections to the Aerotropolis and Campbelltown-Macarthur. • supercharging the Aerotropolis and delivering industry precincts to create 200,000 new jobs across Western Sydney. • skilling residents in Western Sydney for this new opportunity^o more efficient planning outcomes through better coordination. • an enduring governance arrangement involving all levels of government and private sector to deliver the Western Parkland City. • a \$150 million Liveability Program to enhance local amenity. • improving housing supply through density done well, and streamlining approvals across all three levels of government. • supporting clean air, green spaces, vibrant arts and cultural initiative. • introducing a Planning Partnership between councils and State government.
Draft Blueprint Western Parkland City	Sets out a vision for a green, connected and advanced Western Parkland City. Priorities include: • Rail • Precinct Activation • Parks and Open Spaces • Economic Development • Sustainability

Policy / plan	
NSW Government Architect – Better Placed NSW	Better Placed seeks to capture collective aspiration and expectations for the places where people work, live and play. It creates a clear approach to ensure good design that will deliver the architecture, public places and environments people want to inhabit now and for the future. GANSW defines a well-designed built environment as being: • Healthy • Responsive • Integrated • Equitable • Resilient.
NSW Government Department of Planning, Industry and Environment, 2021 NSW Public Spaces Charter	The charter identifies 10 principles for quality public space for quality public space, to support all those who advocate on behalf of, provide advice on, make decisions about, or plan, design, manage and activate public spaces in NSW. The Charter defines public spaces as all places publicly owned or of public use, accessible and enjoyable by all for free and without a profit motive. They include: Public open spaces; public facilities; and streets. The 10 principles for public space are: Healthy and active; Open and welcoming; Community focused; Culture and creativity; Local character and identity; Designed for place; Safe and secure; Local business and economies; Well managed; Green and resilient.
NSW Government Transport for NSW Future Transport Strategy	The Future Transport Strategy sets the strategic directions for Transport to achieve world-leading mobility for customers, communities, businesses and our people. It is part of a suite of government strategies, policies and plans that integrate and guide land use and transport planning across NSW. The Strategy works to deliver three high level outcomes: • Connecting our customers' whole lives • Successful places for communities • Enabling economic activity. The Strategy identifies actions (P2.1) to Support thriving and healthy 15-minute neighbourhoods.
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NSW Government Office of Sport Strategic Plan 2020 – 2024	This Strategic Plan aims to increase the levels of physical activity of NSW people by providing the leadership, policies, programs, funding and infrastructure necessary to enable higher rates of participation in sport and active recreation. The Strategy identifies social, health and economic outcomes and four focus areas: • Participation • Places and spaces • Sector sustainability • Partnerships and investment.
NSW Government Transport for NSW	The Future Transport Strategy sets the strategic directions for Transport to achieve world-leading mobility for customers, communities, businesses and our people. It

Policy / plan	
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NSW Government Department of Education Joint Use of Schools Facilities and Land Policy	The Policy outlines the conditions for the joint use of school facilities by the community, not for profit entities and commercial organisations. The Policy establishes that Schools are valuable community assets that should be available for community use, when not required for school purposes.
NSW Government People Places: A Guide for Public Library Buildings in New South Wales, 2013	People Places is an important planning tool to assist in the development of public library buildings. This third edition c has an additional emphasis on benchmarking of national and international projects and a literature review to identify developments in library design.
NSW Government, Create NSW Cultural Infrastructure Plan 2025	The <i>Cultural Infrastructure Plan 2025+</i> provides the strategic framework for how the NSW Government will invest in and support cultural infrastructure across the state until 2025 and beyond. The Plan articulates the strategic priorities for NSW to be a place where culture is recognised as an integral part of communities and a key element of creating great places for people to live, work, visit, play and do business including goals to ensure that: 1. Everyone can access the infrastructure they need to make culture part of their everyday lives. 2. There is an increased availability of affordable, fit-for-purpose and sustainable space to support growth of the cultural sector and creative industries. 3. Cultural infrastructure delivery and funding is supported by partnerships across NSW Government, local councils, cultural organisations, philanthropists and business.
NSW Government Office of Sport Her Way Her Sport 2019 – 2023	This strategy aims to build a stronger sport sector where women and girls are valued, recognised and have equal choices and opportunities to lead and participate. The Strategy is underpinned by a three year actions plan that has a clear priority of advancing women leaders, encouraging adolescent girls to stay in sport, recognising and celebrating women leaders in sport, event legacy from major women's sporting events and prioritising funding for female friendly facilities in NSW.
Campbelltown Community Strategic Plan – Campbelltown 2027 – Ambition, Innovation, Opportunity	Reflects the community's vision and aspirations for the city's future, sets out the outcomes the community wants to see and strategies to achieve these outcomes and vision. It focuses on delivering four key outcomes, each with aligned strategies. 1. A vibrant, liveable city <i>1.2 Create safe, well maintained, activated and accessible public spaces</i> <i>1.4 Provide support and exciting and curious events and festivals for the local community and visitors</i> <i>1.6 Foster a creative community that celebrates art and culture</i>

Policy / plan

1.7 Promote the city's history, with strong respect for our Aboriginal and Torres Strait Islander history

1.9 Create places where people feel good, are likely to stay, to return to and tell others about their experiences.

2. A respected and protected natural environment

2.5 Plan for and ensure that development in our city is sustainable and resilient

3. A thriving, attractive city

3.1 Support the resilience, growth and diversity of the local economy

3.6 Develop tourism opportunities and promote Campbelltown as a destination

4. A successful city

4.3 Responsibly manage growth and development, with respect for the environment, heritage and character of our city

4.4 Maintain and create useable open space and recreation spaces that set our city apart from others

4.6 Plan and invest in the revitalisation of Campbelltown-Macarthur CBD, Ingleburn and other town centres.

A revised CSP for Campbelltown retains the focus of the current CSP. Changes made to the document reflect updated IP&R guidelines and changing community views and aspirations. The Community Vision 2032 is "A City of Opportunity for All". The community outcomes have also been revised. Those most relevant are listed below:

2. Places for People

- Public spaces and facilities
- Accessibility and connectivity

4. Economic Prosperity

- Revitalise the City

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