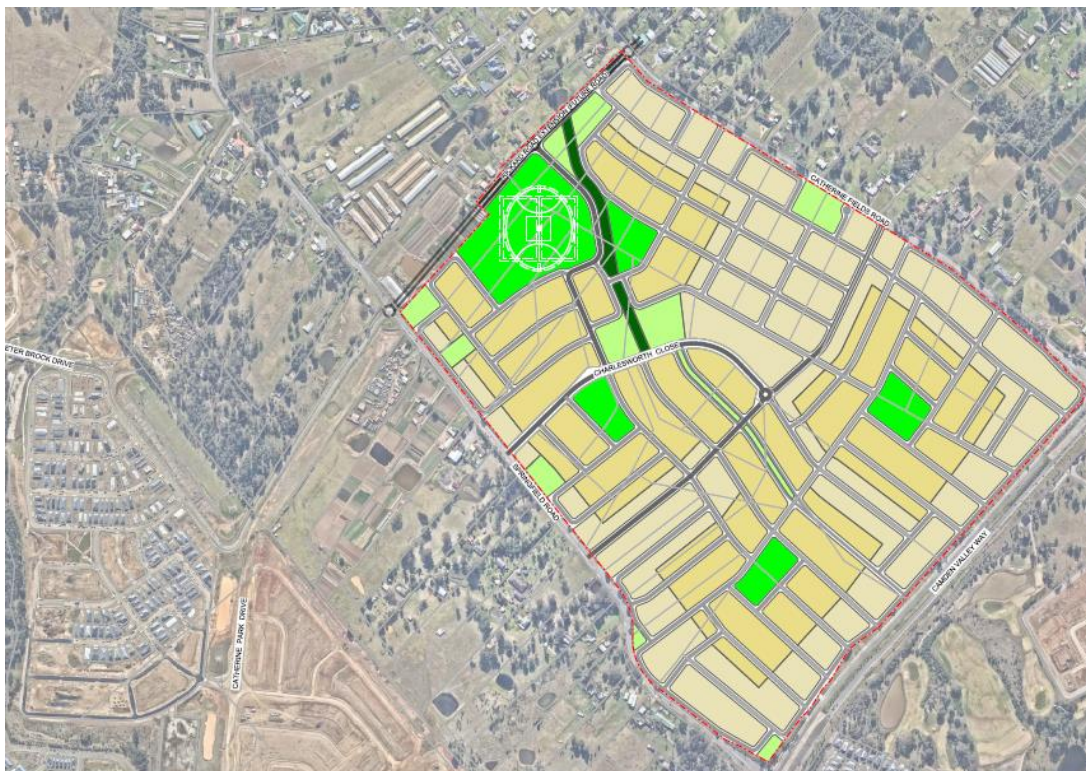


# Catherine Field Planning Proposal

## Social Infrastructure Plan

*Client: Urbanco on behalf of Springfield Rd Pty Ltd*

February 2022






# Question today *Imagine tomorrow* Create for the future

WSP  
Level 27, 680 George Street  
Sydney NSW 2000  
GPO Box 5394  
Sydney NSW 2001

Tel: +61 2 9272 5100  
Fax: +61 2 9272 5101  
wsp.com

Rev	Date	Details
1	31 January 2022	First Draft
2	10 February 2022	Second Draft
3	18 February 2022	Final

	Name	date	signature
Prepared by:	Sophie Le Mauff	18 February 2022	
Reviewed by:	Steve Rossiter	18 February 2022	
Approved by:	Steve Rossiter	18 February 2022	

WSP acknowledges that every project we work on takes place on First Peoples lands.  
We recognise Aboriginal and Torres Strait Islander Peoples as the first scientists and engineers and pay our respects to Elders past and present.

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February 2022

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# 1 Introduction

Urbanco, on behalf of Springfield Rd Pty Ltd, is preparing a Planning Proposal (PP) and an Indicative Structure Plan to rezone land at the corner of Charlesworth Close, Springfield Road, Camden Valley Way & Catherine Field Road in Catherine Field in the Camden Local Government Area (LGA).

The Catherine Field Planning Proposal is a Proponent-led proposal that seeks to rezone approximately 104 hectares of land within the Catherine Field Precinct to enable urban development for new housing, open space and recreation, riparian protection, major roads and stormwater management.

The draft Indicative Structure Plan delivers approximately 2080 dwellings and a population of around 5,800 people. There will be a range of housing types at varying densities throughout the site. The site is identified for low and medium density residential development with single dwellings on lots ranging in size up from 250 square metres and averaging around 350 square metres and attached and semi-attached housing, typical of recently developed urban growth areas in other parts of Sydney.

This Social Infrastructure Plan is prepared to accompany the PP submission as requested by Council.

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## 1.1 Purpose

This Social Infrastructure Plan responds to the requirements of Camden Council provided on 20 August 2021 following a pre-lodgement meeting:

*The Planning Proposal should address any projected demand for social infrastructure generated by the proposed development. This information should be included within a social infrastructure assessment. The assessment must be consistent with the Camden Council Spaces and Places Strategy. This can be located on the Council website here: Camden Council Spaces and Places Strategy 2020.*

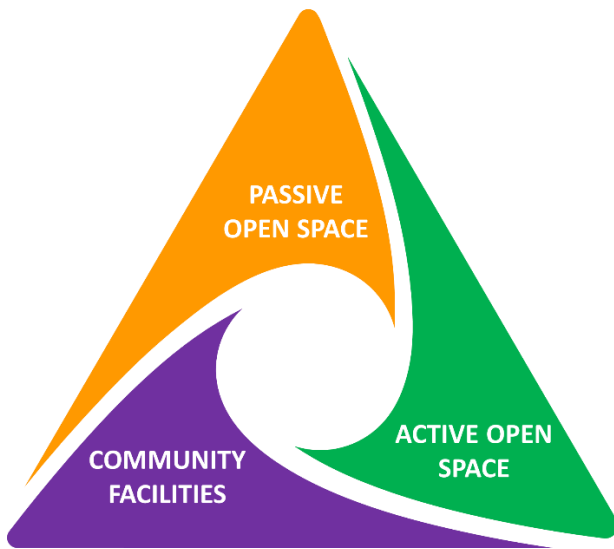
This has involved developing an agreed approach to planning social infrastructure that considers Camden Council's principles, standards and plans for future social infrastructure, with the most recent approach available in Council's *Spaces and Places Strategy 2020*.

### Social Infrastructure

This plan addresses the forms of social infrastructure identified in Council's *Spaces and Places Strategy 2020*. These are illustrated below.

# CAMDEN SPACES AND PLACES STRATEGY 2020

## TYPES OF SOCIAL INFRASTRUCTURE



### **PASSIVE OPEN SPACE**

Council owned or managed public open space

### **ACTIVE OPEN SPACE**

Playspaces, sportsfields, sports courts, dog off leash areas, skate parks, BMX and mountain bike trails

### **COMMUNITY FACILITIES**

Community centres, halls, meeting rooms, clubrooms, civic centre, libraries

This Social Infrastructure Plan has a strong focus on social outcomes and the potential benefits of social infrastructure for the future residents of the site. This is also consistent with the benefits of social infrastructure identified in the *Spaces and Places Strategy 2020* and shown overleaf.



# BENEFITS OF SOCIAL INFRASTRUCTURE

Social infrastructure provides the key spaces and places that provide multiple and diverse benefits for members of the Camden community. Planning and investing in social infrastructure is an investment in the future. There are multiple benefits of social infrastructure.

## HEALTH



- Interact with nature
- Physical activity
- Imaginative play
- Equity and access
- Social interaction
- Visual amenity
- Parent and child attachment

*Community facilities and open spaces have a key role to play in promoting health and wellbeing*

## ENVIRONMENTAL



- Protection of habitat
- Environmental stewardship
- Climate change and urban heat protection

*Residents of Camden value access to natural spaces and recreation facilities*

## ECONOMIC



- Attract residents
- Property value
- Reduce health costs
- Attract visitors

## LIVEABILITY



- Access to services and facilities
- Cultural and creative space
- Gathering and meeting places
- Social interaction
- Sense of identity

To be most successful social infrastructure needs to be planned as part of a network. While each local community should have access to key spaces and places, some social infrastructure needs to serve wider catchments and be sized and located appropriately.

This Social Infrastructure Plan has followed the below methodology and structure:

- Review of the current policy context (Section 2)
- Analysis of existing community data and audit of existing and planned community facilities and spaces (Section 3)



- Identification of principles and standards for social infrastructure planning and delivery (Section 4)
- Analysis of the planning proposal and future population characteristics (Section 5)
- Assessment of social infrastructure requirements (Section 6)
- Summary of recommendations (Section 7).

It should be noted that this Social Infrastructure Plan also examines the need for, and/or demand created for, other forms of social infrastructure, such as public schools. Engagement with School Infrastructure NSW (SINSW) and NSW Health (South Western Sydney Local Health District) was undertaken to inform this report.

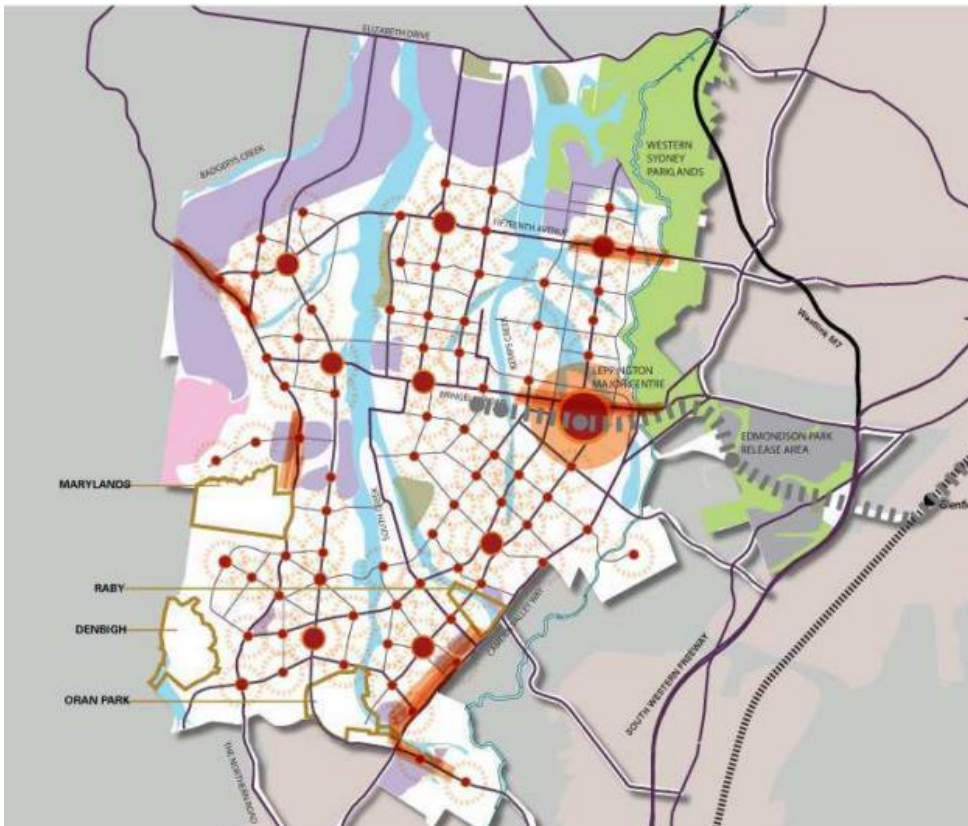
The Social Infrastructure Plan will also investigate shared uses and/or co-location opportunities, where appropriate, of social infrastructure where there is the prospect of greater community benefit and efficiency.

## 1.2 The site and broader area

The site is an approximately 100 hectare area of land that is situated along Springfield Road to the southwest, Catherine Field Road to the northeast and Camden Valley Way to the east. The future Rickard Road extension will connect Springfield Road to the Catherine Fields (Part) Precinct (CFPP) to the south, and Leppington to the north, and will form the northwest boundary of the site.

More broadly, the site sits within the South West Growth Area. The *South West Growth Centre Structure Plan* (DPIE, *Sydney Growth Centres Strategic Assessment - Draft Program Report*, 2010) (see below) identifies a series of village neighbourhoods across the SWGA including the site.

Figure 1.1: South West Growth Area

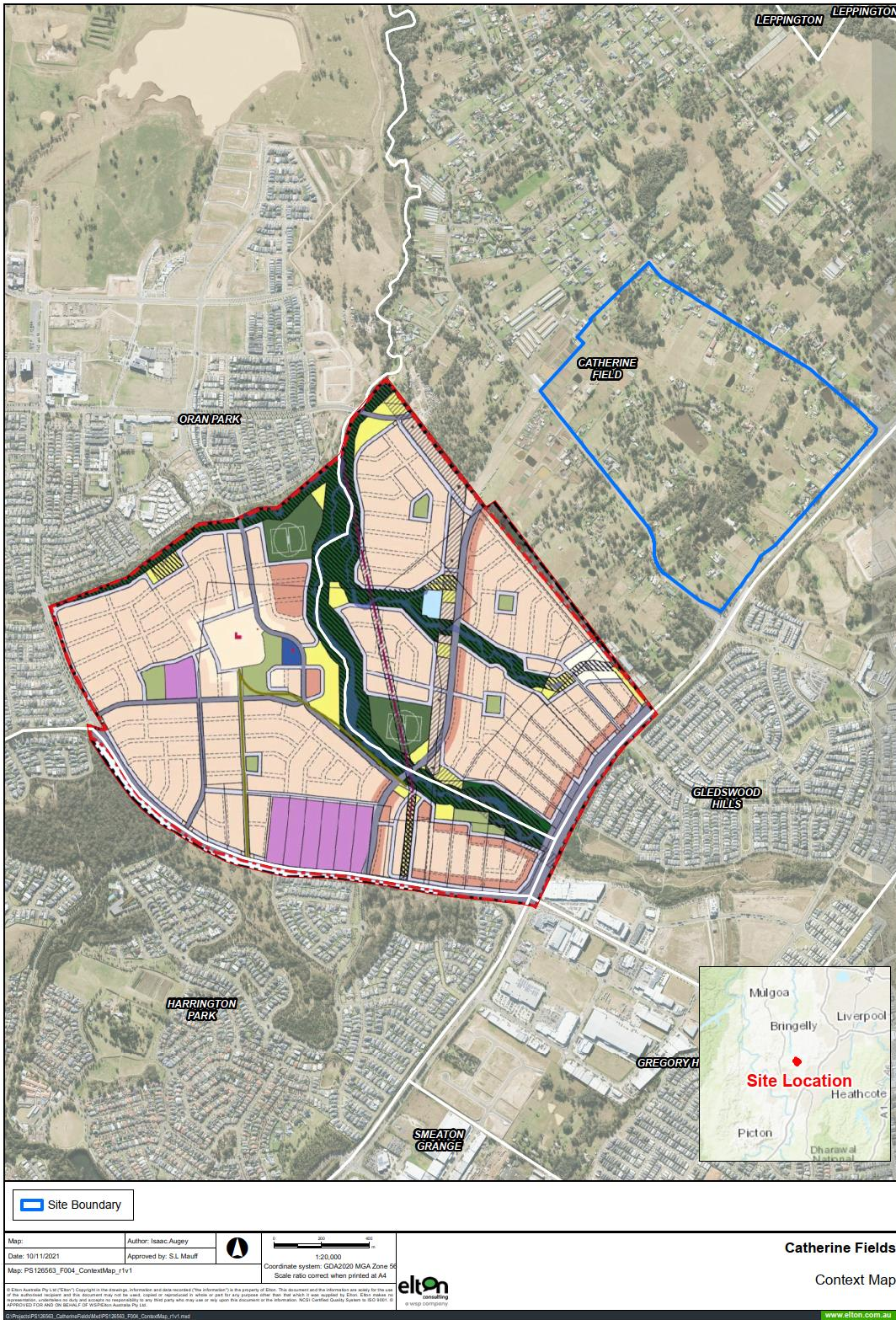


The site is located within the Catherine Field Precinct. It is adjoined by areas that have already been planned and/or developed including the CFPP directly to the south, Oran Park, Harrington Park, Gledswood Hills, and Gregory Hills. The Leppington precinct, of which Stages 1, 2 and 5 have been released, is located to the north.



A plan for CFPP, further south of the site, was finalised in March 2013 for the provision of 3,200 homes and is shown by Figure 1.2 below.

Figure 1.2: The site and CFPP



## 2 Policy Context

This Social Infrastructure Plan considers a range of key local strategic planning documents. A detailed overview of these documents is provided in Appendix A, and their implications for the planning of the site is summarised in this section.

This section covers relevant policies of the NSW State Government and Camden Council, including:

- Greater Sydney Commission (GSC), *Western City District Plan*, 2018
- DPIE, *Sydney Growth Centres Strategic Assessment - Draft Program Report*, 2010
- NSW Government Architect, *Draft Greener Places Guide*, 2020
- Camden Council, *Local Strategic Planning Statement*, 2020
- Camden Council, *Community Strategic Plan*, 2017
- Camden Council, *Spaces and Places Strategy 2020*, 2020
- Camden Council, *Camden Libraries Strategy 2021-2025*, 2021
- Camden Council, *Sportsground Strategy 2020-2024*, 2020
- Camden Council, *Catherine Fields (Part) Precinct Section 94 Contributions Plan*, 2013.

### Implications of Policy Context

- » There has been significant development in the South West Growth Area (SWGA) which is planned to continue, and it is important to ensure that new social infrastructure is planned and delivered in a consistent and coordinated manner
- » Future demand for social infrastructure will predominantly be in the Growth District where the site is located
- » Dwellings should be within 400m of open space in low /medium density areas
- » Social infrastructure can create focal points when co-located together
- » Healthy and socially connected neighbourhoods are supported by walking, cycling and public transport opportunities
- » Public spaces should be activated for civic, community and cultural uses
- » Different population groups that have different needs, including children and families, older people, people with Disabilities and their carers, Culturally and Linguistically Diverse (CALD) communities and the Aboriginal and Torres Strait Islander community.
- » There may be an opportunity to connect to the District Green Grid Priority Corridor identified along South Creek.

In addition to the above implications, Council's *Sportsground Strategy 2020-2024* identifies the following areas of consideration for open space planning in the LGA:

- There are increasingly different needs, noting increasing cultural diversity in the LGA, as well as a continued rise of families with younger population needs, and an increase in women participation
- The provision of quality accessible open spaces can help address health issues
- There is a need for more informal sporting and recreational activities as people are time poor, as well as adapted opportunities for seniors to stay active

- There is a rise in less popular sports such as baseball, requiring upgrades of existing facilities or new facilities
- There is a shortage of land, which is challenging to provide new facilities
- There may be opportunities to incorporate synthetic fields.

Council's *Spaces and Places Strategy 2020* contains relevant information in relation to existing and future facilities and gaps, including specific information in relation to the Growth District where the site is located (refer Section 3), and principles and population benchmarks (refer Section 4).



# 3 Existing Situation Analysis

The purpose of analysing the existing situation in a Social Infrastructure Plan is to ensure there is a strong understanding of the existing physical and social context of the proposed development. This understanding helps to ensure that what is proposed for the site not only fits with, but adds to and enhances, its local and district context.

Understanding both the current community, and the existing network of social infrastructure, provides a picture of how the surrounding established community functions, what social infrastructure is used, what types of spaces and facilities are in demand, and what potential existing needs are.

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## 3.1 Existing community profile

As previously mentioned, there has been significant development in the SWGA and this is set to continue well into the future with further development in Leppington, South Creek and the proposed site.

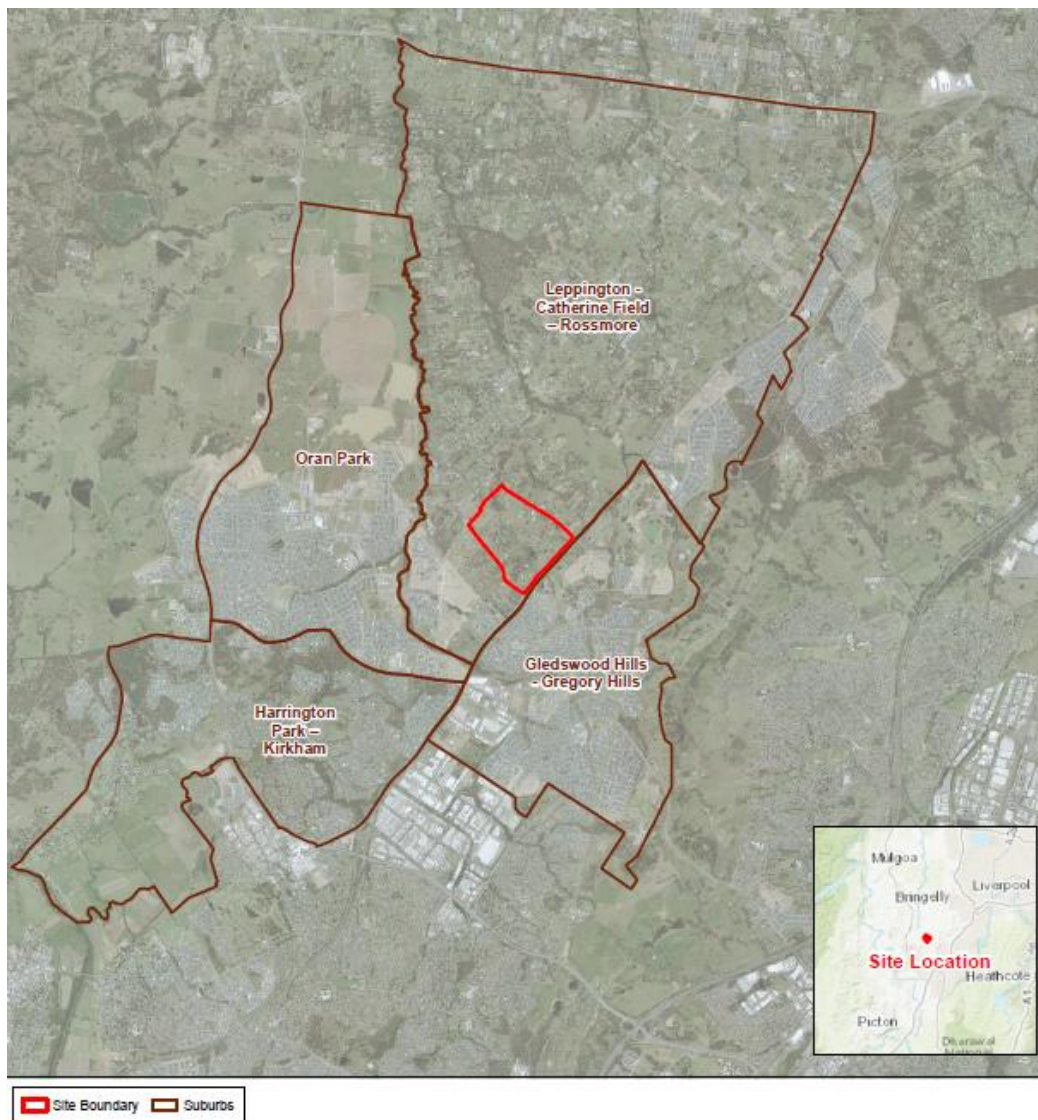
Given the relatively sparse existing population within the vicinity of the site, it is more relevant to analyse the characteristics of those new communities that now live in the established areas of the SWGA. When completed, the proposed development will likely resemble those established areas in terms of dwelling types and densities, and therefore it can be expected that the future population will represent a relatively similar demographic profile.

Given the location of the site, demographic data was collected for the following small areas as defined by profile.id and as shown by Figure 3.1 below:

- 1 Leppington - Catherine Field – Rossmore, where the site is located. It is noted that a large portion of this area remains sparsely populated. The characteristics of this area are likely to significant change in the future, with implications for needs for social infrastructure.
- 2 Oran Park
- 3 Harrington Park – Kirkham
- 4 Gledswood Hills - Gregory Hills.



Data was also collected for the Camden LGA, to provide a comparison point.

Figure 3.1: Community profile areas



Detailed community data is provided in Appendix B, and key implications are summarised below.

Table 3.1 Community characteristics

Characteristic	Trends	Potential associated needs
<p><b>Population</b></p> 	<p>The population in each area grew between 2011 and 2016 and some showed even more significantly between 2016 and 2020. The Oran Park and Gledswood Hills areas showed the most significant growth, with populations close to 0 in 2011 and now in excess of 10,000.</p>	<p>New greenfield populations typically need access to a range of new social infrastructure.</p>
<p><b>Median age</b></p> 	<p>The area with the lowest median age is Oran Park and Gledswood Hills- Gregory Hills (29 years), and the area with the highest is Leppington – Catherine Field – Rossmore (35). Median age generally decreased between 2011 and 2016 across the areas including the LGA, due to significant population growth and large proportions of families.</p>	<p>Children and their families have specific needs, and will require access to specific health services, education, recreation and open spaces.</p>

### Children



In 2016 and in all areas, children aged 0-17 accounted for between 24% and over 30%, with the highest proportion in Harrington Park – Kirkham (31.4%)

The proportion of children generally grew in all areas between 2011 and 2016, except Harrington Park – Kirkham and the LGA. It is important to note that Harrington Park was established earlier than other areas, and a reduction in the proportion of children may reflect natural fluctuations in age groups (refer breakout box below). It is also noted that Harrington Park has the highest proportion of children aged 0-17 (see above).

### Seniors



In 2016 and in all areas, people aged 60 and over accounted for between 8% and 19%, with the highest proportion in the Leppington – Catherine Field – Rossmore area.

The proportion of people aged 60 and over generally decreased between 2011 and 2016, except Harrington Park – Kirkham and the LGA.

Despite representing a smaller proportion of the overall population, it is essential to recognise the specific needs of older people to ensure an inclusive environment that provides opportunities for recreation and social connections, as well as adequate health support.

### Household types



In all areas, the majority of households are couples with children.

In 2016, areas with the largest proportions of couples with children were Oran Park and Harrington Park.

Children and their families have specific needs, and will require access to specific health services, education, recreation and open spaces.

### Cultural diversity



In 2016, between 14% and 34% spoke a language other than English at home.

Leppington-Catherine Field-Rossmore was the area with the highest proportion (with the highest language group being Arabic followed by Italian and Cantonese).

Harrington Park and the LGA were the areas with the lowest rates of language diversity.

People from different backgrounds have different needs. It is important to understand cultural differences and preferences in uses and experiences of social infrastructure.

### Country



The proportion of Aboriginal and Torres Strait Islander people is generally between 1%-2%, just below the LGA average of 2.5%.

This decreased between 2011 and 2016 particularly in Gledswood Hills and Oran Park, presumably as areas developed.

The rate slightly went up in Harrington Park during the same time from 1.3% to 1.8%.

Ensuring a development that is inclusive of Indigenous people and culture is a crucial step of planning, and should be reflected in the design of the development as well as the provision of adequate spaces and facilities.



### Education



Between 37% and 53% of people were attending an educational institution in 2016 (from preschool to University).

Between 54% and 60% of primary school children attended a public institution (65% in the LGA).

Between 37% and 47% of secondary school children attended a public institution (52% in the LGA).

It is important to ensure an adequate provision of educational institutions to meet future households' needs.

Lower public enrolments may be explained by the existing supply of public vs non-governments schools.

### Employment



As population increased between 2011 and 2016, the unemployment rate also rose from 0%-2.9% to 2.8%-4.4%, except in the LGA where unemployment remained stable at about 4%.

Top industries of work across the four areas and the LGA are: construction, retail trade, healthcare and social assistance. Education and training is also one of the top industries in Harrington Park.

Some people may be time poor, and there are rising needs for more informal leisure and sport activities.

### Commute and vehicles



The majority of people commute to work by car, a bit less so in Leppington – Catherine Field – Rossmore, presumably due to the closer proximity of a train station.

Almost all households own at least one car, although the majority have 2 or more vehicles per household.

Providing opportunities to walk and cycle across the site, and linking to public transport connections will be important to maximise active opportunities.

### Vulnerable groups



» Social housing: there are very low rates (under 0.3%) of social housing across all four areas. There is a 1.6% proportion in the LGA.

» Income: The median weekly income is similar across Oran Park, Harrington Park and Gledswood Hills, between \$2,209 and \$2,438, which is higher than both the LGA and Leppington, Catherine Field, Rossmore.

Low income: Between 3 and 6% of households earn less than \$650 a week in more recently established areas (Oran Park, Harrington Park, Gledswood Hills). This rate increases to 9% in the LGA, and over 13% in Leppington, Catherine Field, Rossmore.

» People needing assistance: the proportion of people needing assistance increased in some areas that underwent more development (Oran Park, Harrington Park, Gledswood Hills), as well as in the LGA.

» People providing unpaid care: the percentage of people providing assistance is between 9 to 12 percent in each area, which is similar to the LGA. This number increased from 2011 in Leppington-Catherine Field and Harrington Park but decreased in Oran Park and Gledswood Hills-Gregory Hills.

» Socio-economic disadvantage: areas around Harrington Park, Oran Park and Gledswood Hills are comparatively less disadvantaged compared to areas north of the site, including Leppington, Catherine Field, Rossmore.

There may be low levels of vulnerable groups in the existing communities surrounding the site, particularly Oran Park, Harrington Park, Gledswood Hills.

Notwithstanding, ensuring spaces where services can operate where they are needed is important. Access to health and support services is important, as well as the presence of public spaces that provide free opportunities for recreation and social connections.

Ensuring an inclusive development, within dwellings and the public realm, including recreational facilities, will provide opportunities for all abilities and generations to enjoy.

---

## 3.2 Existing social infrastructure

This section analyses existing social infrastructure within areas surrounding the site. This audit generally included facilities in Leppington, Catherine Field, Rossmore, Oran Park, Harrington Park – Kirkham, Gledswood Hills - Gregory Hills, as well as Smeaton Grange and Narellan.

Council's *Spaces and Places Strategy 2020* discusses the following hierarchy of facilities:

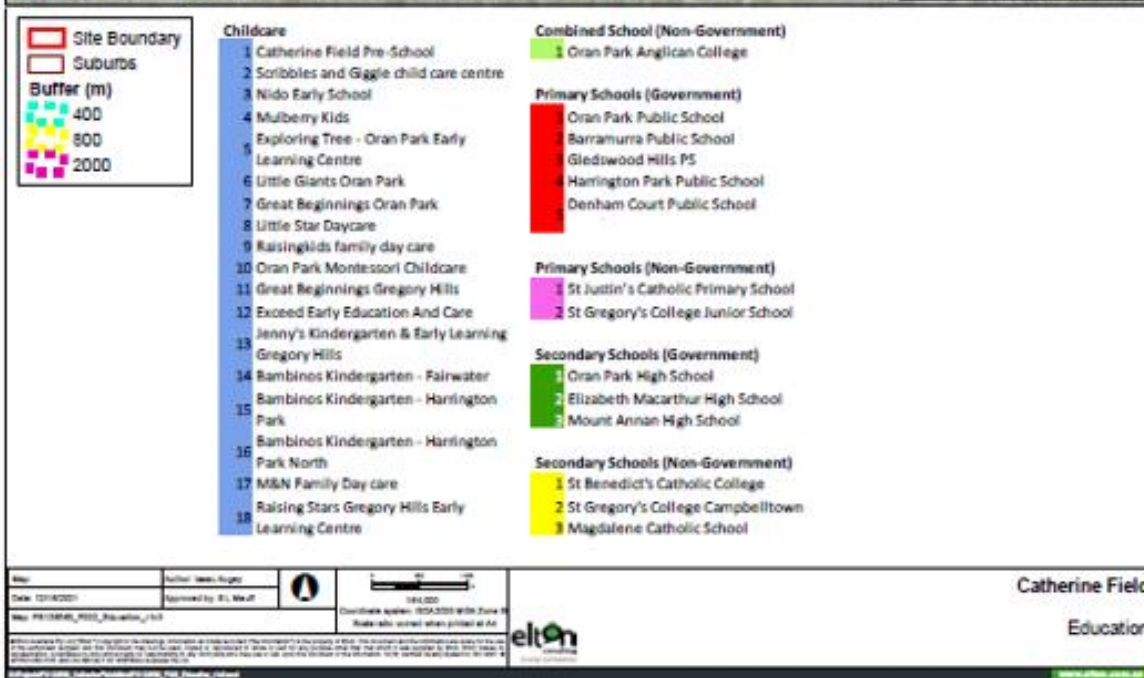
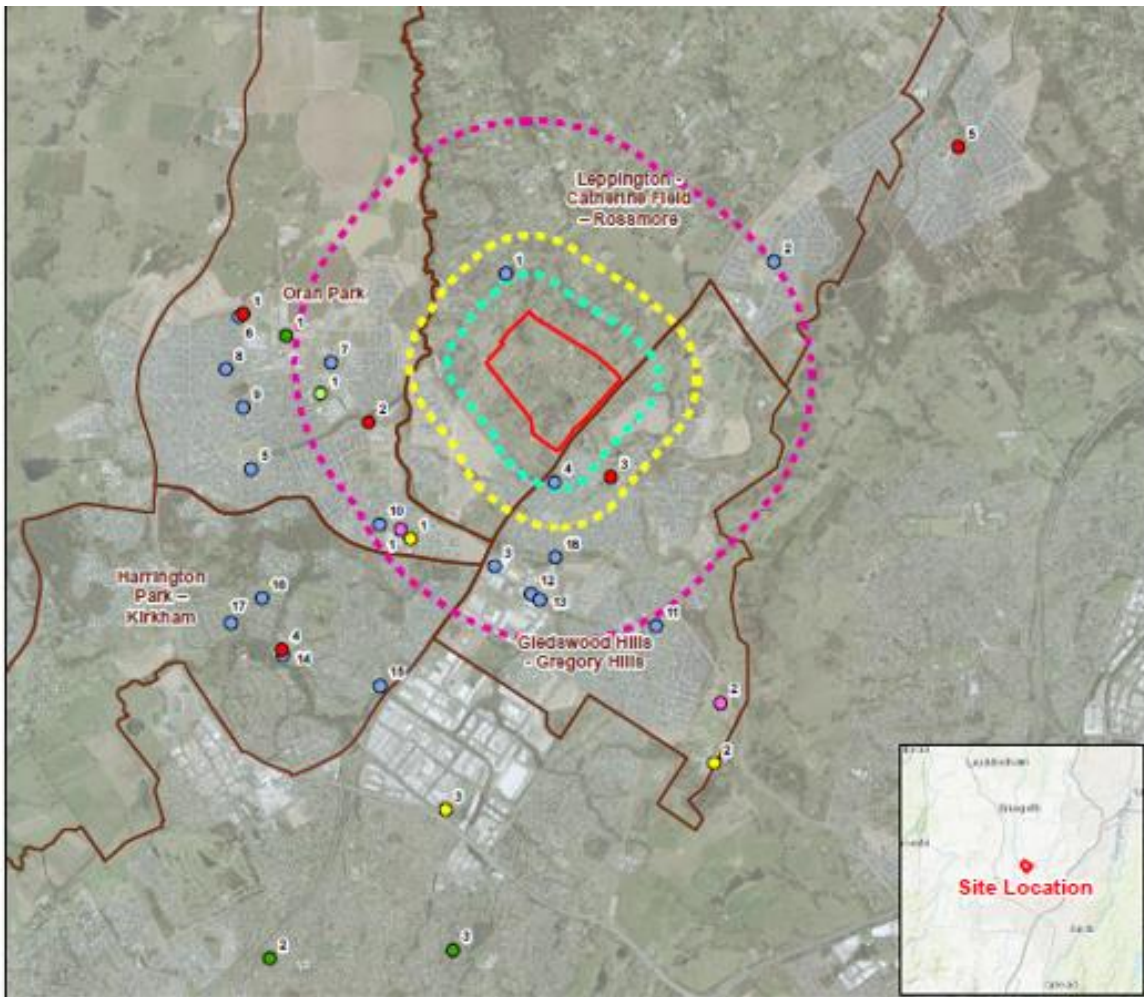
- Regional: Serves the Camden LGA and an extended catchment of surrounding LGA's (such as Camden Bicentennial Equestrian Park, Onslow Park and Narellan Sports Hub). Greater than 10ha in size.
- Local (LGA wide): Serves the Camden LGA or multiple suburbs within the LGA (such as Birriwa Reserve, Curry Reserve, Harrington Park Lake and Sedgwick Reserve). Usually 1.5-10ha in size, co-located with other facilities/services and amenities. For local sporting facilities: minimum of 4 fields.
- Neighbourhood: Serves a single suburb or small local area within the Camden LGA. Usually 0.5-1.5ha in size with basic facilities.

Where relevant, this audit has therefore sought to identify the level of each existing facility.

### 3.2.1 Educational facilities

Figure 3.2 below shows existing child care and school facilities in the local area.

Figure 3.2: Existing child care and school facilities



## Preschools and day care

There are at least 20 facilities around the site, including Oran Park, Harrington Park, Gregory Hills, Gledswood and Catherine Field.

A total of 12 facilities are within 2kms or less, with two facilities within 400m of either side of the site. Based on publicly available information, approximately six of them do not have vacancies.

## Primary schools

### *Government schools*

There are several public primary schools around the site, in Oran Park, Leppington, Denham Court, Gledswood Hills. Gledswood Hills Public School is the closest to the site, at a distance of less than 800m, as shown by Figure 3.2.

Enrolments at all schools seem to be higher than the anticipated capacity. Approximately 3,400 children are attending these schools.

Two new public schools also opened in 2021:

- Barramurra Public School) in Catherine Fields with a capacity of 1,000 children. At the moment the site is within this school’s catchment (shown by Figure 3.3 below) and is approximately 1km away. SINSW has verbally advised that this school was not full at the moment and around 200 enrolments.
- Denham Court Public School, in Leppington, with 44 learning spaces and capacity for up to 940 children...

Figure 3.3: Barramurra Public School catchment



Source: [schoolfinder.education.nsw.gov.au](http://schoolfinder.education.nsw.gov.au)

### *Non-government schools*

Three non-government primary schools (including one combined with secondary) exist in Oran Park, and Gregory Hills, with approximately 2,000 children attending.

## High schools

### *Government schools*



The nearest high school to the site is Oran Park High School, just over 2kms from the site, as shown by Figure 3.2. This school was recently opened in 2020 for up to 2,000 students, and is currently only accepting Years 7-9 and will accept Year 10 students from 2022. Students in Years 11-12 residing inside this school’s catchment are designated to either Elizabeth Macarthur High School or Mount Annan High School. In the case of this project, the site is within the Mount Annan High School catchment.

At the moment the site is within this school’s catchment (shown by Figure 3.4 below).

Figure 3.4: Oran Park High School catchment



Source: [Schoolfinder.education.nsw.gov.au](http://Schoolfinder.education.nsw.gov.au)

Other high schools exist some 4-5 kms from the site (Robert Townson, Eagle Vale, and Mount Annan). These have exceeded or are nearing capacity. Approximately 3,600 children are attending existing public high schools in the area.

A new School for Specific Purposes (SSP) was recently opened in Narellan on the site of the former Hope Anglican School.

***Non-government schools***

Three non-government primary schools (including one combined with secondary) exist in Oran Park, and Gregory Hills, with nearly 3,000 children attending.

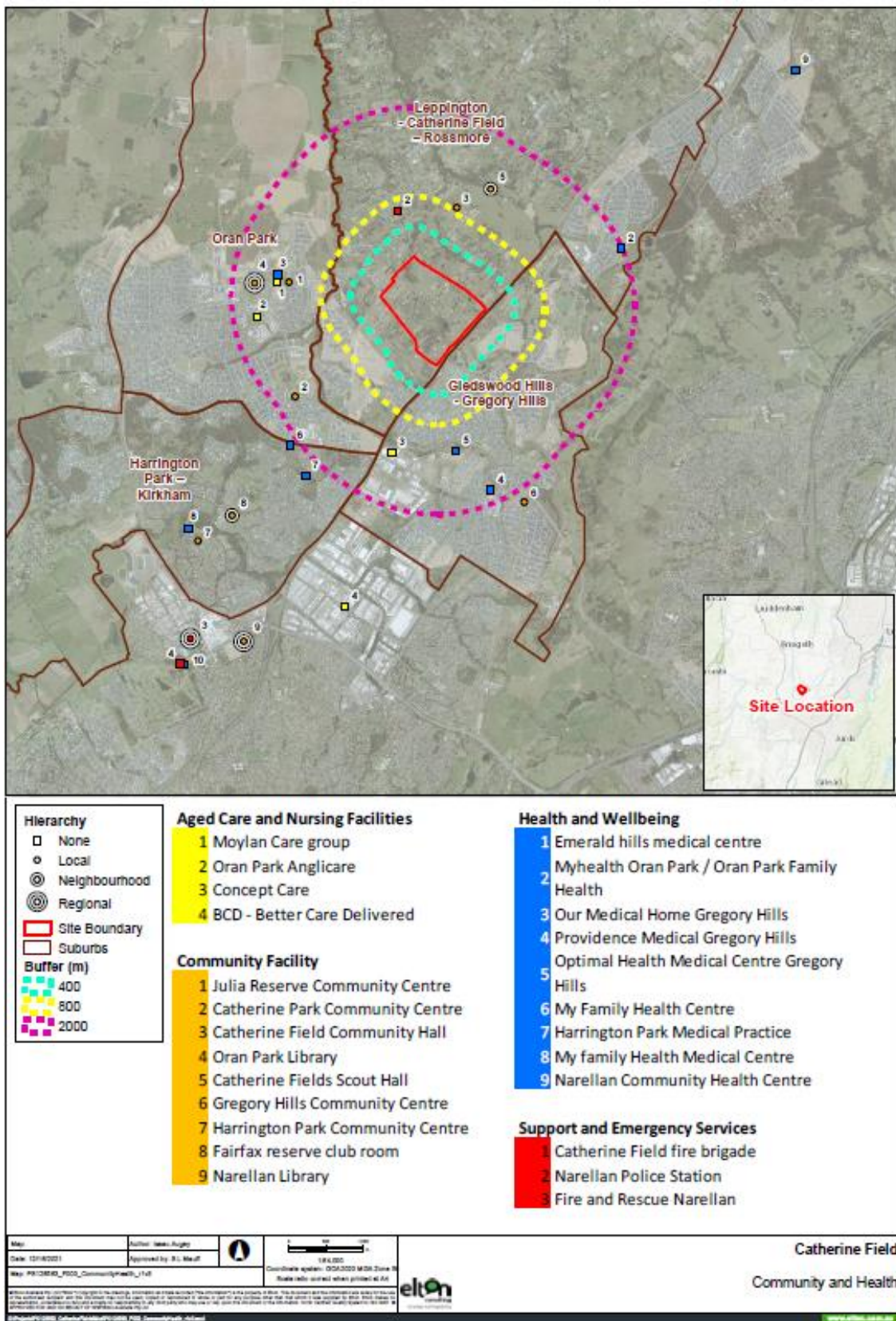
#### **Existing capacity and gaps:**

- » Primary schools seem to be exceeding their capacity across the area and SINSW confirmed that there were pressures particularly on primary schools
- » The site is within the catchment of a new school that has recently opened with a capacity of 1,000 children. Enrolments are currently low (approximately 200).
- » The Oran Park High School has opened and is taking in enrolments, alleviating pressures on other high schools in the area. As advised by SINSW, there are not currently too many pressures on high schools given children in the area are primarily primary-school aged.

### **3.2.2**      *Health*

Figure 3.5 below shows existing health facilities within the local area.

Figure 3.5: Existing health and community facilities



The site is located at an equal distance (approximately 9kms) from Camden Hospital and Campbelltown Hospital.

The Narellan Community Health Centre is within 5km of the site, and the new Oran Park Family Health (Stage 1) is within 2km of the site. Both facilities are operated by the South Western Sydney Local Health District (SWSLHD), and



provide GP services, allied health services, child and family services and counselling services. The Narellan centre also provides dental care. The SWSLHD advised during consultation that the Oran Park facility was focusing on services for young families to reflect existing demographics. Though it is recognised that this area is undergoing population growth, there is no immediate need to address. Planning is being undertaken by the SWSLHD to identify the location and model of future services.

Several medical centres exist within approximately 2-3kms of the site, in Gregory Hills, Oran Park, Gledswood Hills.

#### **Existing capacity and gaps:**

- » There are several regional health facilities within approximately 15 minutes drive of the site.
- » There are no immediate health needs to address.

### **3.2.3 Community facilities**

Figure 3.5 above shows existing community facilities within the local area.

#### **Libraries**

Camden LGA currently has a network of three libraries, in Narellan, Camden and the new regional library at Oran Park completed in 2018 (which is closest to the site).

The Oran Park library also includes community floorspace.

#### **Community halls and centres**

Four new community centres have opened in Gregory Hills, Oran Park, Catherine Park and Emerald Hills.

This is in addition to larger centres in Harrington Park (Harrington Park Community Centre) and Narellan (Narellan Child Family and Community Centre co-located with the Narellan Community Health Centre). These two facilities are the most frequently used community centres, as described in the *Spaces and Places Strategy*. The Strategy further describes that all facilities have capacity for increased utilisation.

#### **Support and emergency services**

The closest fire station is located within approximately 1km of the site in Catherine Field. Additional fire services and police station are located in Narellan.

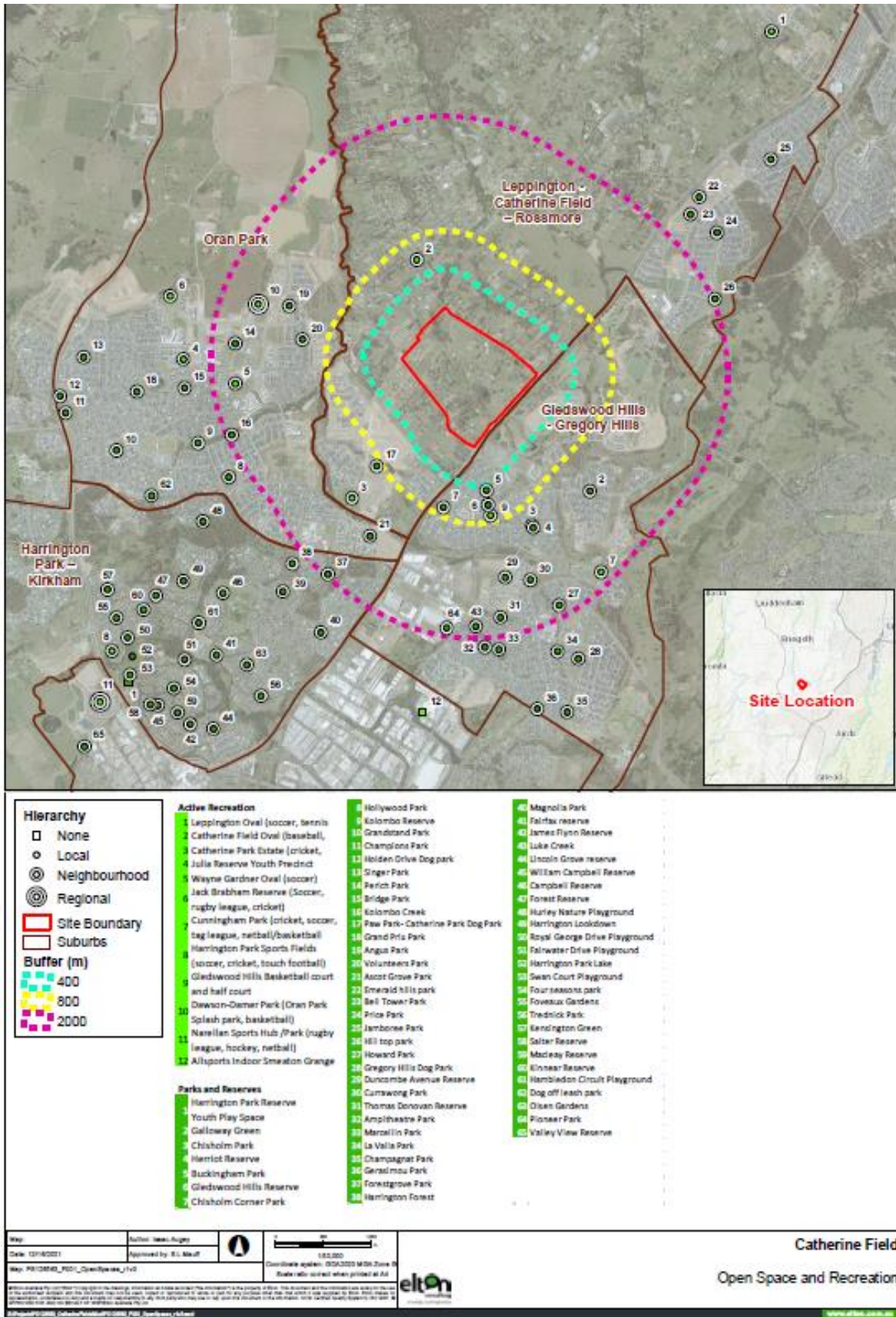
#### **Existing capacity and gaps:**

- » Libraries: As per the *Spaces and Places Strategy*, there is currently no shortfall in library floorspace in the LGA or in the Growth District
- » Community halls and centres: There is approximately 7,200 sqm of neighbourhood, local and regional community floorspace (including libraries) within a 10 minute drive from the site.

As per the *Spaces and Places Strategy*, existing community centres have capacity to increase utilisation. There is currently an appropriate number of neighbourhood centres however there is a shortfall of larger regional community centres.

### 3.2.4 Open space and recreation

Figure 3.6: General open space



As shown by Figure 3.6 above, a range of neighbourhood level reserves exist within a 2km catchment from the site, including parks, playgrounds and off-leash dog areas. Currently the closest spaces are within Gledswood Hills (all relatively small), the dog park delivered at Catherine Park, and Catherine Field Oval which are all within 800m of the site. There is no open space within 400m of the site.

There is one local facility in Harrington Park (Harrington Park Lake).

There is regional open space located within 5-10km of the site including Mount Annan Botanic Gardens, Camden Bicentennial Equestrian Park, Onslow Park & Jack Gregory Fields, Rotary Cowpasture Reserve, Camden Town Farm and Narellan Sports Hub. Other significant private recreation areas, such as William Howe National Park and the Australian Botanic Gardens Mount Annan are also within 10km of the site and provide additional recreational opportunities.

#### *Active recreation*

There are 11 sports facilities in suburbs adjacent the subject site, including:

- Eight facilities supporting soccer, cricket, softball, rugby league, hockey, in Leppington, Catherine Field, Oran Park, Gregory Hills, Harrington Park, Gledswood Hills and Narellan.
- Eight facilities with tennis, netball, full and half basketball courts – some of which are co-located with sportsfields mentioned above.
- A regional facility at Narellan with 30 netball courts (Narellan Sports Hub) and adjacent three synthetic hockey fields and rugby league field. Stage 2 of this facility is currently being provided (as described in Section 3.3).

There are also:

- Mount Annan Leisure Centre (local facility), partnership between Camden Council and YMCA NSW, including a swimming pool, multipurpose court and other recreation and community spaces
- One indoor sports facility (commercial) in Smeaton Grange
- One regional water park facility in Oran Park
- Regional recreation facilities including Camden Golf Club and Camden Bicentennial Equestrian Park less than 15 minute drive from the site.

Camden's *Sportsground Strategy 2020-2024* identifies that the number of sportsgrounds in 2016 is adequate based on population numbers. However challenges exist for several codes:

- A need for new or upgraded soccer facilities
- Pressure on baseball facilities with a new for new facilities in growth areas
- A need for new hockey facilities
- Rugby league facilities will be required in the medium term
- Existing cricket facilities to be optimised
- Pressure on AFL facilities.

#### *Natural and riparians areas*

While there are not many natural areas within the local area that are identified within the Sydney Green Grid, there are several water bodies starting with South Creek that create opportunities for riparian corridors and associated open space. As described in the *Sydney Green Grid Plan - South West District* (Department of Planning and Environment & NSW Government Architect Office, 2017), there is an opportunity to develop a regional trail in the South West Growth Area that connects with other centres and regional destinations. There may be opportunities for the site to incorporate riparian corridors.

### Existing capacity and gaps:

As per the *Spaces and Places Strategy*:

- » There is no immediate shortfall of play spaces or open space in the LGA in general
- » There are limited areas of open space and recreation facilities around the site
- » These existing areas would not cater to the general open space needs of the future population on the site
- » There is regional open space located within 5-10km
- » In terms of sportsfields:
  - While the number of sportsfields in the LGA is currently adequate, challenges exist for a number of different organised sports
  - There is a high utilisation of fields particularly in winter (predominant sport is soccer which accounts for 64% of all usage, then rugby league).
  - In summer, the dominant code is cricket followed by soccer. Facilities like Catherine Fields appears to be under underutilized in summer (based on 30 hour benchmark) (winter unknown)
  - The highest participation rate in formalised/organised sports is amongst people aged 15-17 years.

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## 3.3 Planned social infrastructure

### 3.3.1 Educational facilities

#### Primary schools

##### *Government schools*

Several upgrade projects are currently under way in the area<sup>1</sup>:

- Gledswood Hills Public School to increase the capacity of the school from 600 to 1,000 students. This is approximately 600m from the southern edge of the site.
- Harrington Park Public School with 19 new permanent learning spaces (it is unclear if capacity will increase)
- Upgrade of Oran Park Public School (Stage 2) with increased capacity. It is understood that this will provide another 20 learning spaces, representing capacity for an additional 460 children based on a class size of 23 children. This is approximately 2km from the western edge of the site.

New public schools are planned:

- In Gregory Hills (Gregory Hills Dr/ Wallarah Circuit) for a total capacity of 1,000 students when final (may be delivered in stages) with construction potentially starting end 2022. This is within 2km of the southern edge of the site.

### 3.3.2 Community facilities

#### Libraries

A new Regional level library and community centre is proposed for the Leppington Major Centre. The multipurpose community centre will be co-located with a library and is proposed to provide facilities for a cultural and performing arts centre. The location and size of the facility have not been determined.

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<sup>1</sup> SINSW website



## Community halls and centres

New multipurpose community facility floorspace is proposed as part of the future Leppington Library (see above).

### 3.3.3 Public open space and recreation

As per Council's *Sportsground Strategy*, a total of 36 additional fields are proposed to be provided as part of new urban development within the LGA between 2020 and 2024, including 36 additional sports fields, 3 baseball diamonds and 26 courts. Out of these, the majority will be developed within the study area (Catherine Park, Oran Park, Emerald Hills/Leppington, Leppington East, Leppington, Kirkham Park). These facilities will be servicing AFL/baseball, soccer, tennis and rugby league.

In addition, a significant facility will be Stage 2 of the Narellan Sports Hub which is currently being delivered with 14 additional netball courts, 1 synthetic athletics track, 1 additional rugby league field (to replace the existing), an additional multipurpose grassed area and a range of amenities.

The Oran Park Leisure Centre, delivered as part of a VPA agreement with Greenfields Development Company and due to open in 2024, will include a 50m indoor swimming pool, other leisure aquatic and health/fitness areas as well as four indoor courts. This will be less than 2kms from the subject site.

#### Catherine Fields (Part) Precinct

- » 3,229 dwellings resulting in a population of 10,200
- » Public primary school (new) and K-12 private school (existing)
- » The social infrastructure approach was agreed to provide local level facilities within Catherine Fields (Part) Precinct and contribute to district level facilities in the broader area:
  - A multi-purpose local community facility within the development, with a floor space of 429 square metres
  - 7 local parks with a total area of 6.8ha
  - Two local sportsfields (total area 9.2ha)
  - Approximately 10ha of land between parks and sportsfields and riparian areas to provide connections to support walking biking, off-dog leash areas and BMX and skate facilities
  - Contributions towards enlargement of the proposed branch library / community resource centre in Oran Park. The total additional area of 562 square metres is made up of 429 square metres for the library, and 133 square metres for the community resource centre.
  - Contributions towards two sports parks and the leisure centre specified in Oran Park/Turner Road
  - Contributions towards district sports facilities in Oran Park (Youth precinct)\*/Marylands. The Plan notes that the Leisure Centre and Sports Parks to be located in the Marylands Precinct “were designed with the needs of the future Catherine Fields Precinct residents in mind\*\*”

Source: *Catherine Fields (Part) Precinct Section 94 Contributions Plan, Camden Council, 2013*

\*It is noted that the *Spaces and Places Strategy* identifies the Oran Park Youth Precinct (i.e. Julia Reserve) as a neighbourhood level facility.

\*\*The *Oran Park and Turner Road Contributions Plan* (Camden Council, 2008) describes the Sports Park as designed to service a population of 50,000 with an area of 12 hectares. The Leisure Centre is planned to service a population of 75,000 on a land area of 10 hectares. Based on this, and Camden's current population of over 100,000 people (ABS), these proposed facilities can be identified as local open space/recreation facilities.

## 3.4 Existing and future gaps and opportunities

There are no current major shortfalls in the provision of community facilities and open spaces, based on 2016 population data. However, the South West Growth Area is growing fast with constant development being delivered or planned. The

*Spaces and Places Strategy 2020* identifies a general need for more functional, ambitious, innovative and embellished open space, recreation spaces and community facilities.

In terms of community facilities, the *Spaces and Places Strategy 2020* identifies capacity in existing community facilities to accommodate greater use. The priority should be to upgrade existing facilities to multipurpose facilities, instead of providing more neighbourhood level community centres. There are six community facilities including libraries within an 800m-2km distance from the site.

A new regional facility is planned in Leppington which will incorporate a library and a cultural and performing arts centre as well as community centre floorspace.

In terms of open space and recreation, the *Spaces and Places Strategy 2020* identifies:

- Future gaps in open space in the Growth District are expected by 2026 as the population grows, with needs for more neighbourhood and local level open spaces that address the needs a culturally diverse population, including passive uses (e.g. social gatherings), formal sportsfields and informal sports.
- While the quantitative provision of sportsfields is adequate in the LGA, there are existing shortfalls identified in the *Sportsground Strategy 2020-2024*. There is an expected shortfall of fields by 2036. It is expected that new developments include adequate provision of sportsgrounds and other recreational facilities to service the growing population.
- There is no immediate shortfall of play spaces but these were identified as the highest priority for future investment, followed by outdoor sportsgrounds/fields. There is a limited supply of play experiences such as skate or adventure parks, BMX tracks, with a specific gap identified in facilities for teenagers in the LGA. The short-medium term focus “should be on improving diversity and equity of play experiences”
- New neighbourhood, local and regional facilities and spaces are planned in the SWGA.

There may be opportunities for the site to embellish riparian areas and/or connect to a broader riparian network linking with the Green Grid.

# 4 Social Infrastructure Framework

This section examines the proposed approach to social infrastructure planning. It considers the use of standards as a preliminary analysis for identifying required provisions. The application of mathematical standards can be used as a starting point but that should be built upon with a strong emphasis on desired social outcomes including community identity, social interaction, strong sense of community, health and wellbeing, adaptability and resilience.

## 4.1 Social infrastructure approach and guiding principles

The approach to planning for social infrastructure is outlined in the diagram below. It will focus on what is required to be provided on site as well as what are the other spaces and places the site may create partial demand for but will most likely be located elsewhere in the CFPP or perhaps SWGA.



In addition, the *Camden Spaces & Places Strategy 2020* identifies the following planning and design trends:





Given that a key focus of this stage of planning is on land use and the size and function of particular uses, standards are utilised in this study as a starting point to identify social infrastructure requirements. While standards are helpful to understand an initial identification of social infrastructure needs, it is not best practice to use them as the definitive and solitary determinant of social infrastructure requirements.

While the development of a Planning Proposal for the site does have a necessary focus on land take requirements, it is recognised that the inclusion of a certain amount of space for social infrastructure on a plan does not necessarily guarantee a good community outcome. The focus of social infrastructure planning in this study is to understand the quantitative requirements but to go beyond those to focus on qualitative aspects of provision and to determine, to the fullest extent possible, how to maximise community benefits through the provision of the appropriate social infrastructure.

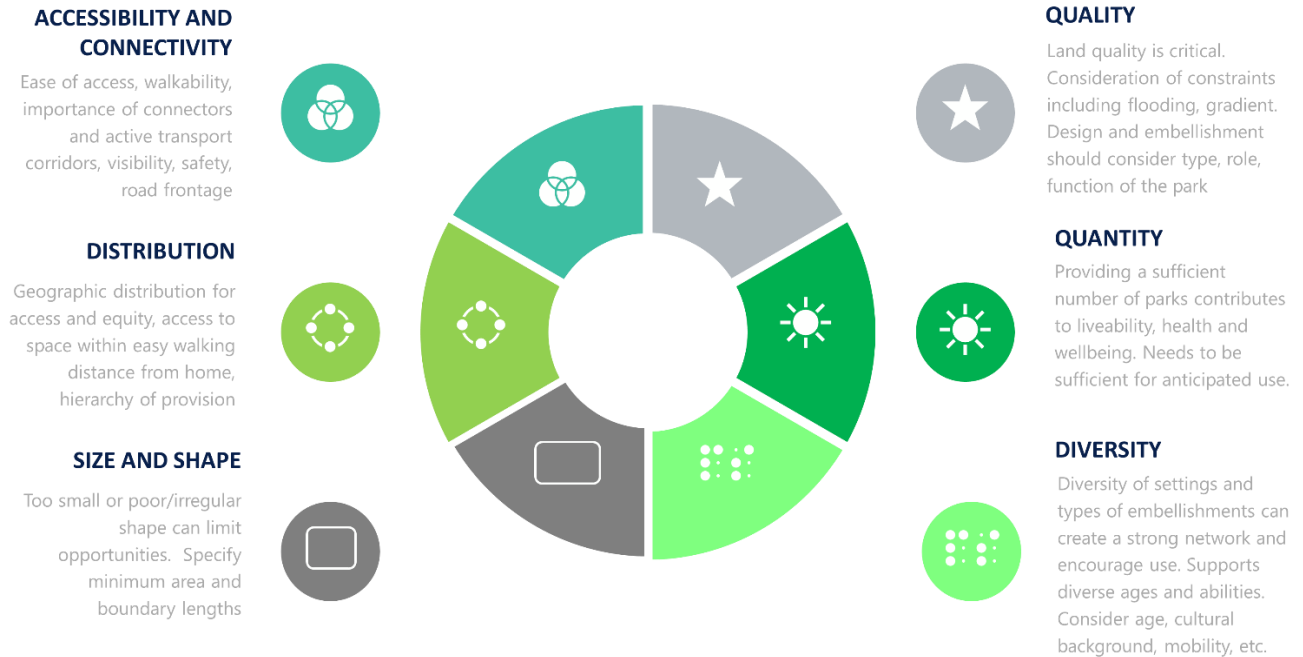
An outcomes-focused or more performance-based approach encourages planners to look beyond the mathematical application of standards to focus more on the outcome that is desired and how to best achieve that. As the Government Architect of NSW states in the *Draft Greener Places Design Guide (2020)*:

*The aim of the performance-based approach is to allow more innovation in planning, more efficient use of land for recreation, and a focus on the quality of the outcome rather than just the quantity.*

The NSW Government Architects' *A Draft Greener Places Guide (2020) (Greener Places)*, nominates a series of performance criteria for open space. These criteria guide the planning and provision of open and recreation spaces including function, size, accessibility and distribution.

# Greener Places Core Criteria

QUALITATIVE PERFORMANCE CRITERIA FOR OPEN SPACE



*Greener Places* provides some guidance as to what constitutes a good quality open public space including how accessible open space should be to residents. *Greener Places* also provides suggestions regarding supporting infrastructure to contribute to the quality of these spaces and to support maximum community use and enjoyment (e.g. active play, fitness and exercise spaces). *Greener Places* provides recommendations for the size and design of local and district parks, sporting areas, and also recognises the role played by trail and path networks and natural systems that provide active transport and recreation opportunities.

## 4.2 Hierarchy

The *Camden Spaces & Places Strategy 2020* identifies the following hierarchy:

- **Regional:** Serves the Camden LGA and an extended catchment of surrounding LGA's (such as Camden Bicentennial Equestrian Park, Onslow Park and Narellan Sports Hub). Greater than 10a
- **Local (LGA wide):** Serves the Camden LGA or multiple suburbs within the LGA (such as Birriwa Reserve, Curry Reserve, Harrington Park Lake and Sedgwick Reserve). Usually 1.5-10ha in size, co-located with other facilities/services and amenities. For local sporting facilities: minimum of 4 fields
- **Neighbourhood:** Serves a single suburb or small local area within the Camden LGA. Usually 0.5-1.5ha in size with basic facilities.

## 4.3 Indicative standards

Based on the *Camden Spaces and Places Strategy 2020*, the following benchmarks have been used.

Facility	Benchmark
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Library	1 library: 40,000 people
Community Centre	1 community centre: 20,000 people (Current best practice is the delivery of network of larger but fewer community facilities, that can provide higher level services and service a larger catchment of people)
	Council currently uses the following planning standards: <ul style="list-style-type: none"> <li>— 42 square metres per 1,000 residents for the provision of Neighbourhood community facilities; plus</li> <li>— 13 square metres per 1,000 residents for the provision of District Regional community facilities (comprising additional floor space to one or more of the Neighbourhood community centres.</li> </ul>
Civic Centre	1 civic/cultural centre: 30,000 people

In terms of open space, the benchmarks from the *Camden Spaces & Places Strategy 2020* have been used as well as the Government Architect's performance criteria:

Facility	<i>Camden Spaces &amp; Places Strategy 2020 Benchmark</i>	Government Architect's performance criteria
Open space (active and passive)	2.83 ha: 1,000 people	All residents within 400m of some form of open space (including paths/trails)  All residents within 1km of active recreation, and at least two forms of organised sport and recreation within 20 minutes of safe walking or 15 minutes cycling e.g. fields, courts, indoor sports, aquatic facilities.  All residents should also be within 1,500m of a large community outdoor recreation area
Local park	'Neighbourhood Open Space' usually between 0.5-1.5ha, with basic facilities	5 minute walk or 400m walking distance from all residents (0.5 ha minimum in size)
District park	'Local Open Space' usually between 1.5-10ha with passive and active recreation	25 minute walk or 2 km walking distance (2-5 ha)
Local playground	1 playground: 2,000 people (focus should be towards fewer but larger play spaces)	All residents within walking distance of playgrounds: 300m (0-5 age group) or 400m (5-12 age groups);
District playground		Older children should be within 10 minutes of walking or cycling of an active play space, and those aged 13-20 within 600-800m of youth spaces
Sports fields	1 sports field: 1,850 people	Includes double playing field, 2-4 multipurpose outdoor courts, amenity building/community meeting space.  Space should contain at least two forms of active recreation  Council requires all new facilities to have a minimum 2 field layout, with a preference for larger facilities.
Sports Courts/Multi sport Court	1 court: 2,000 people	

Facility	<i>Camden Spaces &amp; Places Strategy 2020 Benchmark</i>	Government Architect's performance criteria
Off-leash dog parks	1 off-leash dog park: 16,000 people	
Trails and paths		Trail and path-based recreation to be provided within 400m

It is noted that while the *Catherine Fields (Part) Precinct Section 94 Contributions Plan* (Camden Council, 2013) also adopts the 2.83 hectares of open space per 1,000 people, it identifies that a portion of this “is most appropriately provided through provision of out-of-Precinct district facilities”, and in the case of CFPP, in the Marylands Precinct. The on-site provision at CFPP results in a total of 16ha of open space, representing approximately 1.56ha per 1,000 people.

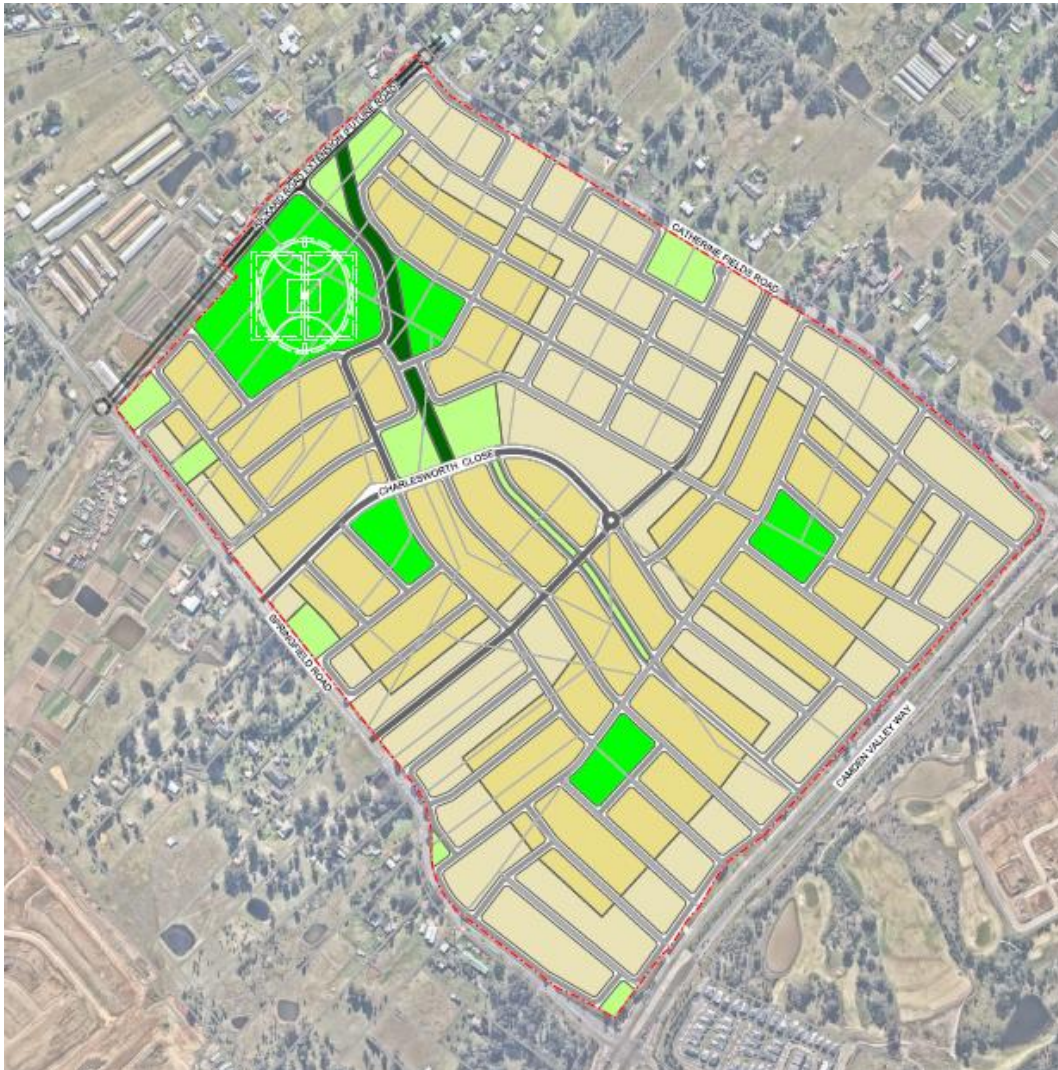
# 5 Growth and Change

## 5.1 Planning Proposal analysis

Figure 5.1 below shows a preliminary concept plan for the site. While this plan focuses on future open spaces, it also indicates the location and configuration of future development blocks and road network.

All areas not shown in green are assumed to be for future residential use.

Figure 5.1: Draft Concept Plan



Source: Urbanco

The number of future dwellings is still indicative at this stage. The following table shows indicative yields for the site and resulting population numbers based on occupancy rates that have been used in other parts of the SWGA.

Different yield scenarios have been explored by the project team and for the purpose of this project, a yield scenario of 2,080 dwellings has been retained.



Table 5.1 Proposed yield and future population

Proposed yield scenario	Dwellings	Occupancy Rates	Population
<b>Detached Dwellings</b>	912	3.2	2,918
<b>Small Lot Housing / Townhouse</b>	1,168	2.5	2,920
<b>Total</b>	<b>2,080</b>		<b>5,838</b>

## 5.2 Population projections

### 5.2.1 Future population of the site

The following table shows estimated overall populations for the site and broader area. The table below provides a projected age breakdown (service age groups), based on the average of age breakdown provided by forecast.id for Catherine Field Precinct and Catherine Field North Precinct at peak of development.

It is anticipated that all dwellings would be delivered by 2030.

Table 5.2 Estimated population forecast and age breakdown

Age groups	By 2030	
	%	Number
Babies and pre-schoolers (0 to 4)	8.3%	485
Primary schoolers (5 to 11)	11.3%	660
Secondary schoolers (12 to 17)	7.8%	455
Tertiary education and independence (18 to 24)	9.5%	552
Young workforce (25 to 34)	18.1%	1,057
Parents and homebuilders (35 to 49)	23.4%	1,366
Older workers and pre-retirees (50 to 59)	9.7%	563
Empty nesters and retirees (60 to 69)	6.4%	371
Seniors (70 to 84)	4.6%	269
Elderly aged (85 and over)	1.1%	61
<b>Total</b>		<b>5,838</b>

The table above shows that proportionally and numerically the largest age cohorts are the 35-49 years, 25-34 years, and 5-11 years, reflecting the likely attraction of families with children to the development.

All communities go through cycles of growth and change. This can impact the composition or profile of that community over time and may have implications for the provision of social infrastructure. Community characteristics of greenfield developments evolve and the proportion of children may fluctuate over time. Children will age and move from child care and primary schools to high schools, as evidently shown by community profile data for Harrington Park, which has been established for a longer time than other more recent developments such as Oran Park.

<sup>2</sup> As per Camden Council's Catherine Fields (Part) Precinct Section 94 Contributions Plan

However, a significant family and children household profile is likely to remain a key characteristic of the evolving community. The social infrastructure implications of this include ongoing demand for child care, schools, local parks and active recreation. However, social infrastructure needs to be flexible and adaptable. Social infrastructure should be planned to ensure that a diverse range of activities and uses can occur within it.



# 6 Social Infrastructure Requirements

This section identifies future requirements for social infrastructure as part of the proposed development. It includes contemporary standards as well as best practice qualitative guidance for social infrastructure provision.

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## 6.1 Sportsfields

Sportsfields and active recreation are a critical form of social infrastructure and are important to the creation of active and healthy communities. The way people use, and the methods of provision of active recreation, has changed significantly over the last decade.

The provision rate identified in the *Spaces and Places Strategy (2020)* is recognised (1 field: 1,850 people), although it is also noted that this standard is historical. It was first identified in a 1992 *Open Space and Recreation Study* undertaken by GHD for Camden Council. Obviously, much has changed since that time.

One of the trends that have emerged is the recognition that the provision of single fields is a less than optimal outcome in terms of community benefit, club viability, management and maintenance. As has been created in Catherine Park, a sports precinct with double playing fields, club house and other amenities is recognised as a more favoured model of provision.

More recent guidelines and plans identify contemporary standards for this model of provision:

- Parks and Leisure Australia (2020), *Guidelines for Community Infrastructure – Western Australia* identify the provision of a double playing field/oval (3.5 hectares) at a rate of 1:4,000-5,000 people
- NSW DPIE (2017), *Greater Macarthur and Wilton Priority Growth Area* identify the provision of a double playing field (minimum 5 hectares) at a rate of 1:5,000 people.

It is also understood from the previous policy review that Council requires all new facilities to have a minimum two-field layout.

For comparative purposes, it is also noted that CFPP (which is understood to be considered an appropriate level of provision) includes two sports precincts (two double playing field precincts) for a population of approximately 10,200 people. If this was replicated on the site, the same rate of provision would represent one double playing field for the site.

Noting the above, and with a population of approximately 5,840 people, the site would generate demand for one sports precinct (one field of a double playing field area of 4-5 hectares inclusive of amenities building and car parking). It is recommended that this be provided in the northern portion of the site, closer to future public transport opportunities – and further from development south of the site.

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## 6.2 Neighbourhood parks and playspaces

The *Spaces and Places Strategy (2020)* identifies a benchmark of 2.83ha per 1,000 people of open space (both active and passive). This represents approximately 16.5ha.

It is also noted that the on-site provision at Catherine Fields results in a total of 16ha of open space, representing approximately 1.56ha per 1,000 people. Using the same approach, and in the case of this site, 1.56ha per 1,000 people would result in a total of 9.1ha required to be provided on-site, with the remaining amount to be provided as off-site contributions.

Using a split of 50% active/50% passive, this represents a need to provide approximately 4.55ha of passive open space within the subject site.

The *Spaces and Places Strategy (2020)* uses the term ‘neighbourhood’ to describe the social infrastructure that is intended to service a suburb. This is the smallest level in the *Spaces and Places Strategy* hierarchy of regional, local

(LGA wide) and neighbourhood. The strategy notes that “Neighbourhood open space is the most dominant form of open space in the Camden LGA”.

The *Spaces and Places Strategy* (2020) describes the role and characteristics of neighbourhood open space as:

- Caters for passive recreation and small social activities
- Good pedestrian and cycle access and with limited on-street parking
- Minor landscaping with open grass areas
- Basic facilities, such as shade cover and seating to support frequent but short visits
- Usually between 0.5 – 1.5 hectares.

A total requirement of 4.55ha theoretically represents a total of 3 neighbourhood parks within the site of a size of 1.5 hectares, or 9 parks of a size of 0.5ha. The provision of neighbourhood park spaces needs to consider community need and the desired social outcomes, as well as practical constraints including Council’s long term management and maintenance responsibilities and costs. As the subject site area is relatively small (approximately 1,000 metres by 1,100 metres at most), access and proximity to public open space should be easily achieved.

In order to provide a variety of open spaces and experiences, a range of sizes could be provided, also noting the co-location opportunities presented by the future sportsfield, as recommended above.

It is recommended that:

- At least 1-2 larger parks (1-1.5ha each) be provided in the south/east areas of the site that are further away from the proposed sportsfields, in a manner that ensures that all residents of this portion of the site are within 400m of open space.
- Another 2-3 smaller parks (0.5ha each at least) are to be provided in the remaining areas of the site, to ensure that all residents are within 400m of open space
- Of these:
  - The largest parcels in the south-east portion of the site may provide play equipment for children as well as outdoor gym equipment.
  - A passive space be provided adjacent the recommended sportsfields and provide additional recreation opportunities to create a holistic community space to support multiple types of uses:
    - ✓ Children’s playground
    - ✓ Shelter and seating
    - ✓ A multipurpose outdoor court
    - ✓ Kick or hit wall for tennis, soccer and other ball games
    - ✓ A children’s bike path travelling around the perimeter
    - ✓ Outdoor gym (possibly fixed equipment) pull up bars, dip bars etc as an alternative to the outdoor fitness equipment at Catherine Park Sports Precinct.

In addition, it is noted that:

- Riparian corridors exist within the site that may represent opportunities for further recreation opportunities. While these are not wholly counted towards the overall open space requirement, it is recommended that these areas be embellished to support recreational opportunities with adequate low level infrastructure (e.g. seating and paths). These corridors may also support active travel if provided with adequate walking and cycling infrastructure. These connections could also include small parks to operate as nodes along the route (which would count towards the overall provision of open space).

- Detention basins are proposed throughout the site to serve stormwater management purposes. While these are not counted towards the overall open space requirement, these areas may represent additional green space for the community to use when possible.
- 

## 6.3 Play spaces

The inclusion of a playspace on the site will address the requirements of the *Spaces and Places Strategy* (2020) which states that:

*Based on the analysis of other LGAs and the trend towards fewer but larger playspaces it is recommended that Council adopt a hierarchy of 1 playground: 2,000 people.*

On this basis, the site generates demands for close to three playgrounds. A need for a regional level playground and specialised playspaces in the Growth District is also noted in the *Spaces and Places Strategy* (2020). Contributions towards these could be explored.

At least one playground should be provided as part of the broader open space as mentioned above, and one in the south/east portion of the site within one of the larger neighbourhood parks.

Diversity of play experiences and equipment for a range of age groups is recommended.

It is noted that Council has identified the need to prepare a Playspace Strategy. The outcomes of this Strategy should be reviewed as part of detailed design.

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## 6.4 Outdoor courts

The provision of courts or half courts, supporting one or multiple activities, is another important form of active recreation which can easily be incorporated within a broader park or co-located with other play spaces.

Rather than providing traditional sports courts, the *Spaces and Places Strategy* (2020) notes that:

*Future provision of courts in Camden LGA should focus on locating multiple courts in key population centres to maximise capacity and useability.*

The *Spaces and Places Strategy* (2020) further recommends a benchmark of 1 sports court/multipurpose court: 2,000 people. With a population of approximately 5,840 people, the site would generate demand for nearly three sports courts, which could be incorporated together within a broader park, or provided separately adjacent other equipment such as fitness stations or playground, as described in Section 6.2.

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## 6.5 Natural areas

The *Spaces and Places Strategy* (2020) and *Greener Places* (2020) recognise the contribution of natural areas to recreation opportunities.

Opportunities to connect to the South Creek riparian corridors should be sought where possible.

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## 6.6 Schools

As described above, the development may generate a total of 660 primary school aged children and 455 secondary school children.

Using a rate of 60% public primary enrolments and 50% public secondary enrolments, and as discussed with SINSW, the site could result in:

- New demand for 396 public primary school places

- New demand for 228 public secondary school places.

A review of the Department of Education’s capacity guidelines<sup>3</sup> identifies that in areas described as suburban or low-medium density, a primary school would typically have a capacity of 1,000 students, and a high school would have a capacity of 2,000 students.

The site therefore generates less than 50% of a primary school and about 11% of a secondary school.

As discussed in Section 3, there are existing pressures on primary schools in the area, though this may be currently alleviated with the opening of the new Barramurra Public School (with the site currently within this school’s catchment) and Denham Court Public School. It is also noted that several new schools and upgrades to existing schools are currently being planned in the area, including in close proximity to the site. It is understood that these plans will result in approximately 1,860 new primary school places within 2.5km of the site.

Feedback has been sought from SINSW regarding the implications of the site and specifically regarding whether the above planned new/upgraded schools would be able to absorb future new demands from the site. No formal feedback has been received to date.

Considering the above, at this stage the need for a new primary or secondary school site is not identified. Notwithstanding, further engagement should be undertaken with SINSW to ascertain:

- Whether current plans for new/upgraded schools can absorb future demand from the site
- Any cumulative demands that may be created through other development in the area and implications for the site.

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## 6.7 Health

As previously described, there is no immediate health need to address in the area and the SWSLHD is currently developing an approach for the location and model of future services in the area. There will be priority locations identified as part of this process, likely aligned with future transport connections. The SWSLHD confirmed that existing services in the area will have the capacity to absorb the proposed development and associated future population numbers.

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## 6.8 Community centres

The *Spaces and Places Strategy 2020* identifies a priority to upgrade existing facilities to multipurpose facilities, instead of providing more neighbourhood level community centres. As is noted in the *Spaces and Places Strategy (2020)*:

*Based on best practice trends and Council’s preference for larger facilities, it is recommended that the benchmark of 1 centre: 20,000 people is adopted. This benchmark refers to the provision of a larger, multipurpose centre which would be classified as a Regional centre as adopted by the hierarchy in this Strategy.*

As previously described, the site is within 800m-2km of six community facilities (including the regional Oran Park Library which contains community floorspace). This includes the new Catherine Park Community Centre co-located with a double sportsfield and amenities building. The Community Centre has a floorspace of 429sqm.

Using a rate of 42sqm per 1,000 residents for a neighbourhood community centre and of 13sqm per 1,000 residents of regional community floorspace (*Spaces and Places Strategy 2020*), the development would generate about 245sqm of neighbourhood community floorspace and 76sqm of regional community floorspace, which is unlikely to be considered viable. It is also noted that a new regional facility is planned in Leppington which will incorporate a library and a cultural and performing arts centre as well as community centre floorspace. Contributions towards this new facility could be made, and/or embellishments to the Catherine Park Community Centre or Julia Reserve Community Centre (or other).

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<sup>3</sup> NSW Department of Education, *School Infrastructure School Site Selection and Development*, October 2020

There could also be an opportunity to co-locate community floorspace as part of a sports amenities building within the proposed sports precinct. The size of the sports precinct would be able to accommodate community floorspace if required. This could be explored in detailed design and in consultation with Council.



# 7 Summary and recommendations

This Section summarises all social infrastructure requirements for the site against the proposed Concept Plan and provides recommendations for future design and location, staging, and contributions.

## 7.1 Summary of requirements against Concept Plan

The table below summarises on and off-site requirements for the site, against Concept Plan dated 02 February 2022.

Table 7.1 On and off-site requirements

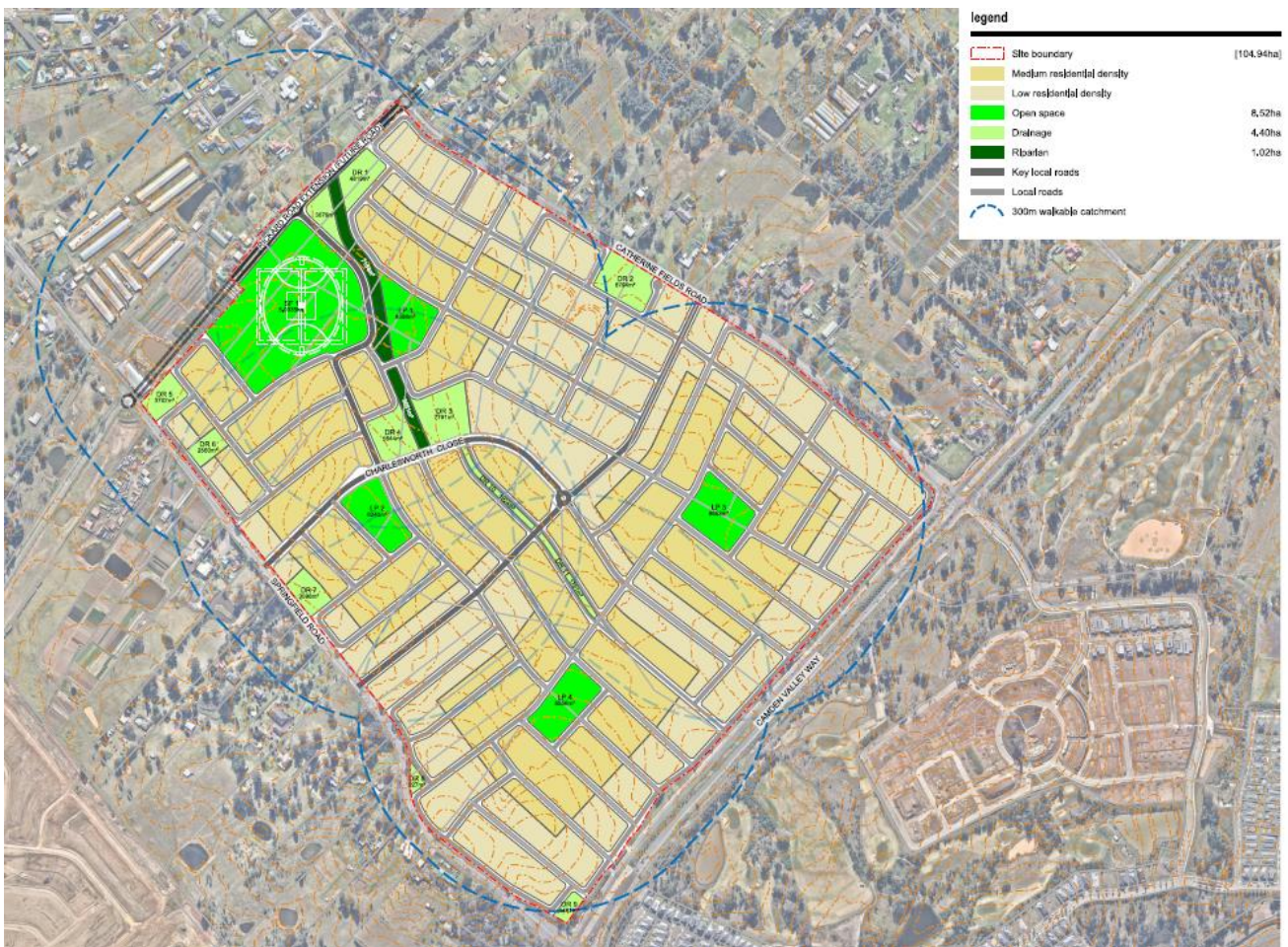
Item	Requirement based on Spaces and Places Strategy	On-site required or contribution to off-site	Proposed Concept Plan	Assessment and recommendations
<b>1 Total open space</b>	16.5ha including: 8.25ha passive 8.25ha active	9.1ha to be provided on-site and approx. 4.55ha passive and 4.55ha active  7.4ha to be provided off-site via contributions  (similar provision to CFPP)	9.03ha total on-site including: 3.52ha passive 5.00ha active  0.51ha useable riparian areas along a distance of 1,024m	<p>The proposed provision of open space is adequate. While the provision of separate local parks is slightly below the requirement, it is recognised that there will be passive recreation opportunities as part of the sports precinct which is slightly larger than quantitatively required.</p> <p>The size of one of the local parks could be increased by 500sqm (refer item 3 below).</p> <p>All future residents will be within 300m of a proposed park or sportsfield, as shown by Figure 7.1 below.</p> <p>Additional space along riparian corridors and stormwater detention basins may further create recreation opportunities. It is estimated that 5,120m<sup>2</sup> of riparian areas could support recreation including 5m wide pathways/linear park areas. Detention basins have not been included in the calculation but may provide recreation opportunities at times.</p> <p>Off-site contributions are to be made in the South West Growth Area – for district and/or regional passive and/or active open space/recreation facilities. It is recommended that contributions be made to facilities/ spaces that are within reasonable distance from the site e.g. CFPP, Oran Park, Gledswood Hills.</p> <p>As per the logic used in the Catherine Fields (Part) Precinct Section 94 Contributions Plan,</p>

				<p>contributions could be made to the district facilities planned in the Marylands Precinct.</p> <p>Works are also currently underway on the Oran Park Leisure Centre and Narellan Sports Hub and contributions could be made to either of these facilities if monetary thresholds have not been reached, or other facilities/spaces planned by Camden Council.</p> <p>The preferred approach, exact location and nature of contributions should be discussed and negotiated with Council.</p>
<b>2 Sportsfield</b>	Demand generated for one sports precinct (one double sportsfield) – 4.55ha	To be provided on-site within the northern portion of the site	Double sportsfield shown in northern portion of the site of a size of 5.00 ha	<p>The proposed provision of sportsfields is adequate, noting that the proposed size of the sports precinct will be able to accommodate both active and passive uses.</p> <p>The sports precinct incorporate space useable for passive uses with a range of amenities e.g. playspace, multipurpose court, children’s bike track.</p>
<b>3 Neighbourhood parks</b>	1-2 neighbourhood parks of at least 1-1.5 hectare each	To be provided on-site in the south-east half of the site	<p>Four parks between 0.82ha and 0.98ha are proposed</p> <p>One is located adjacent riparian corridor/sports precinct</p>	<p>The size of one of the parks proposed in the south-east portion of the site could be expanded closer to 1.5ha, or the smaller park could be expanded to 1ha</p> <p>The proposed locations are adequate and ensure that future residents are within 400m of open space</p> <p>These spaces should include a range of amenities including kickabout area, playspace, multipurpose court, children’s bike track</p>
	2-3 smaller neighbourhood parks to provide local focal points of at least 0.5ha	<p>To be provided on-site to ensure future residents are within 400m of open space</p> <p>Could be located along riparian connections/ paths if these are proposed</p>		<p>The proposed provision is adequate noting that one park is proposed adjacent the sports precinct, providing more opportunities for combinations of passive/active uses.</p> <p>Detailed design should explore: connections with riparian corridors, walking/cycling facilities, rest points and potentially additional equipment such as natural play or fitness stations. Detailed design could also explore connections between</p>

				the sports precinct and the 9,598sqm parcel.
<b>4 Playspace</b>	Up to three high quality play spaces	To be provided on-site: <ul style="list-style-type: none"> <li>» Within the sports precinct</li> <li>» Within one of the two neighbourhood parks provided in the south-east half of the site</li> <li>» One play space could be provided off-site as part of a district space</li> </ul>	Not shown on this preliminary concept plan but proposed open space sizes are capable of accommodating play spaces	Playspaces are to be shown on detailed plans  The outcomes of Council's Playspace Strategy (currently being prepared) should be reviewed as part of detailed design
<b>5 Outdoor court</b>	Two multipurpose courts to cater for basketball, netball, and other ball games	To be provided on-site: <ul style="list-style-type: none"> <li>» Within the sports precinct, and/or</li> <li>» Within one of the two neighbourhood parks provided in the south-east half of the site</li> </ul>	Not shown on this preliminary concept plan but proposed open space sizes are capable of accommodating play spaces	Courts are to be shown on detailed plans  Informal use not for competition
<b>6 Natural areas</b>	Riparian corridors and other natural areas utilised for both environmental protection and appropriate recreational use	Embellish and/or connect to riparian corridors	Riparian corridors are shown of a total area of 1.02ha. It is estimated that 5,120m <sup>2</sup> of riparian areas could be useable and support recreation including 5m wide pathways/linear park areas	Embellishments are encouraged to allow passive uses and active transport with due consideration given to environmental protection  Riparian corridors can be used for active connections across the site, connecting dwellings to open spaces, and creating an open space network within the site and connecting to adjacent areas when possible.  Detailed design should consider diversity of uses, shade, seating, wayfinding and connections to broader active network and other open spaces.
<b>7 School</b>	No requirement for new school site	n/a	A school site is not proposed	Continue engaging with SINSW to ascertain demands and needs
<b>8 Community centre space</b>	245sqm community floorspace	» Community floorspace to be provided within	Not shown on this preliminary concept plan but proposed	Detailed design and engagement with Council to

		<p>proposed open space/sports precinct (in conjunction with sports amenities building), OR</p> <p>» Contributions to be provided off-site as part of a larger community centre equivalent to 245sqm</p>	sports precinct size capable of accommodating floor space	<p>explore on or off-site contribution.</p> <p>Off-site contributions made in accordance with 42sqm per 1,000 people standard in <i>Spaces and Places Strategy</i></p>
<b>9 Regional community centre/library</b>	Demand generated for approximately 76sqm of regional community floorspace	Contributions towards regional floorspace	n/a	Contributions made in accordance with 13sqm per 1,000 people standard in <i>Spaces and Places Strategy</i> in the South West Growth Area

Figure 7.1: Walking catchments



Source: Urbanco

## 7.2 Delivery implications

The project team has indicated that the site could accommodate approximately 2,080 dwellings from 2023/2026 over a period of six years. It is unclear which side of the site will be developed first and under which land holding, but it is

recommended that social infrastructure be provided early on to service the first residents moving on the site. This includes the provision of open spaces with adequate embellishments, amenities and play spaces delivered as residents move in.

The sports precinct may be required early on as well, as it will be able to accommodate passive and active uses (as recommended above).



# Appendix A

Policy Review



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# A1 Policy review

## Western City District Plan, 2018

The site is located within an area identified for land release, between the Oran Park local centre and Leppington Strategic Centre. It is traversed by a future City Serving Transport Corridor and located near the Green Grid Priority Corridor.

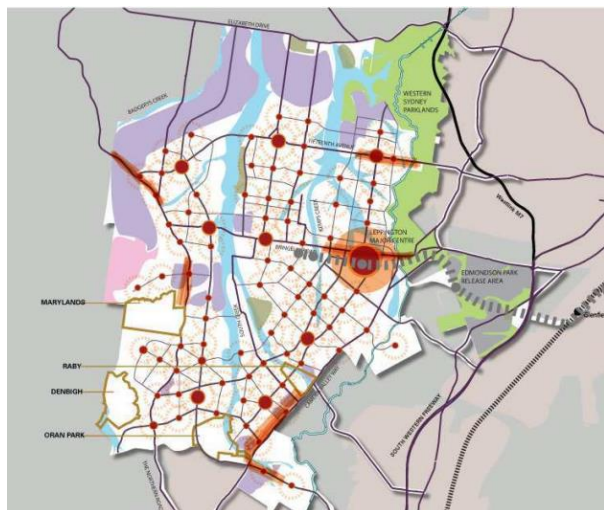
Significant growth has been occurring in the South West Growth Area, with the establishment or planning of the Oran Park, Catherine Field, Lowes Creek, Merrylands and South Creek West precincts. Work is also currently underway for the Leppington town centre Planned Precinct, where 7,000-12,500 jobs are planned by 2036. In addition, a south-west rail link is to connect Leppington to the Western Sydney Airport via an interchange at Badgerys Creek Aerotropolis.

The Plan supports the creation of liveable neighbourhoods, where social infrastructure is provided to meet existing and future needs:

- Healthy built environments support healthy communities, through health services as well as the provision of physical and social opportunities.
- Social infrastructure is co-located and leads to the creation of community focal points, that are safely accessible and within walkable and cycling distance of homes and work
- Social infrastructure can also be adapted and shared for different uses at different times.
- The Plan identifies the following characteristics of places with high concentrations of social connectors:
  - access to trains or high frequency bus routes
  - cultural and economic diversity
  - high levels of volunteering
  - high provision of social infrastructure
  - access to education and learning
  - walkable town centres
  - diverse housing mix (density, tenure and affordability).

## South West Growth Area

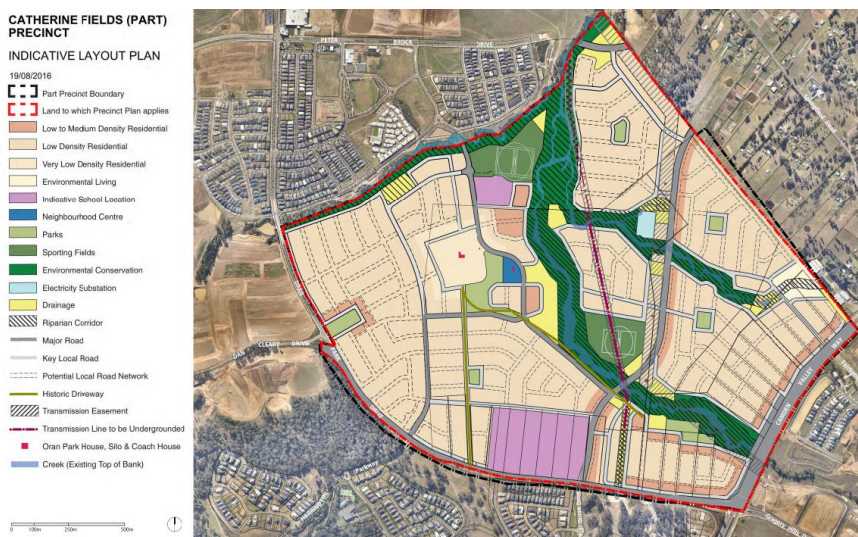
The South West Growth Centre Structure Plan (DPIE, *Sydney Growth Centres Strategic Assessment - Draft Program Report*, 2010) identifies a series of village neighbourhoods across the SWGA including the site.



The site is adjoined by areas that have already been planned and/or developed including the Catherine Fields (Part) precinct directly to the south, Oran Park, Harrington Park, Gledswood Hills, Gregory Hills. The Leppington precinct, currently being planned, is located to the north.

A plan for Catherine Fields (Part), just south of the site, was finalised in March 2013 for the provision of 3,200 homes, and:

- a new primary school
- a neighbourhood centre
- 50 hectares of open space, recreation and environmental conservation areas
- upgrades to Oran Park Drive and construction of Rickard Road extension
- protection of Oran Park House
- conservation of significant vegetation along creeks
- improved connections to encourage walking and cycling.



## Local Strategic Planning Statement, 2020

The population of Camden is forecast to grow by 199% between 2016 and 2036, with an increased proportion in couples with no children, lone person households and single parents.

The South West Growth Area (SWGA) is identified in Camden’s Structure Plan, with the site included in the SWGA Future Urban Area. Catherine Field (Part) is identified with a planned yield of 3,230 dwellings, which does not include any additional growth through future planning proposals. Additional growth is identified in Catherine Field and Catherine Field North (not released).

The LSPS expects that growth in the Future Urban Area will balance residential uses with “employment, environment, cultural and recreation requirements”. Other local priorities, relevant to social infrastructure, include:

- Providing services and facilities to foster a healthy and socially connected community. The LSPS highlights the importance of high quality open space and ensuring that dwellings are within 400m of open space in low density areas. It also states that co-locating social infrastructure supports healthy lifestyles and social connections.
- Encouraging vibrant and connected centres which reflect Camden’s evolving character, to support a people-friendly area, that encourage walking, cycling and public transport connections as well as creative expressions

- Supporting cultural infrastructure to promote cultural and creative spaces. Public spaces should be activated for civic, community and cultural uses.
- Improving the accessibility and connectivity of Camden’s Green and Blue Grid and delivering high quality open space. Opportunities should be investigated to connect to waterways and green spaces.

## Community Strategic Plan, 2017

The Community Strategic Plan (CSP) has identified the following relevant directions and strategies.

Direction	Strategy
Actively Managing Camden Local Government Area's Growth	1.1.3 Ensure adequate, accessible and high quality open and public space is made available across the Camden LGA
Healthy Urban and Natural Environment	2.1.1 Protect the built and natural heritage of the Camden LGA 2.1.8 Ensure public amenities and recreational facilities reflect community needs
Effective and Sustainable Transport	4.2.1 Promote and raise awareness of public safety and sustainable forms of transport for pedestrians, people with disabilities, cyclists and motorists
An Enriched and Connected Community	5.1.1 Foster strong, cohesive, healthy and safe communities 5.1.3 Facilitate community connections, inclusion, resilience and sense of belonging through the provision and support of a broad range of events and activities 5.2.1 Provide library services that promote community hubs, enable people to connect, stimulate opportunities to share information and learn, and foster cultural and social exchange
Strong Local Leadership	6.1.1 Provide services and facilities that are high quality, accessible and responsive to the community’s needs

The CSP further acknowledges the different needs of different demographic groups:

- Young People
- Children and Families
- Older People
- People with Disabilities and their Carers
- Culturally and Linguistically Diverse Backgrounds
- Aboriginal and Torres Strait Islander community

## Camden Libraries Strategy 2021-2025, 2021

A new library in Leppington town centre has been identified, to be co-located with a multipurpose community centre and cultural and performing arts centre

Future demand will predominantly be in the Growth District where the site is. This may be met with the district facilities provided in Oran park and Leppington (to be monitored).

## Sportsground Strategy 2020-2024

Camden Council has 23 sportsgrounds located throughout the LGA which provide 55 full sized sports fields, 8 modified sports fields, and 75 sports courts, covering 19 sporting codes.

Key areas to consider:

- Increasing cultural diversity with different needs
- Increasing women participation
- Continued rise of families with younger population needs
- High utilisation of fields particularly in winter (predominant sport is soccer which accounts for 64% of all usage, then rugby league). In summer, dominant code is cricket followed by soccer. Catherine Fields appear to be underutilized in summer (based on 30 hour benchmark) (winter unknown)
- Rise of health issues which the provision of quality accessible open spaces can help address
- Need for more informal sporting and recreational activities as people are time poor
- Need for adapted opportunities for seniors to stay active
- There is a rise in less popular sports such as baseball, requiring upgrades of existing facilities
- There is a shortage of land, which is challenging to provide new facilities
- Opportunities to incorporate synthetic fields

Future provision:

Between 2020 and 2024 through new developments in the area, 36 additional sports fields, 3 baseball diamonds and 26 courts will be provided through a staged program of delivery. This includes:

- 3 baseball diamonds in Catherine Park (baseball) – short term
- 4 sports fields (soccer), 2 multipurpose hard courts, 8 tennis courts in Oran Park (Doohan Reserve) – short term
- 2 sportsfields and 6 hard courts in Leppington North – long term
- 2 sportsfields in Leppington East – long term
- 8 sportsfields in Leppington – long term
- 8 tennis courts and upgrade to full size sports field(soccer) in Leppington at Pat Kontista Reserve – medium term
- 14 netball courts, upgrade to full sized sports field (rugby league), athletics facility, multipurpose grassed area at Narellan (Stage 2 of Narellan Sports Hub) – short term
- 2 sports fields (league) and BMX track Stage 2 at Kirkham Park – short term

Council requires all new facilities to have a minimum 2 field layout, with a preference for larger facilities

The Strategy also identifies:

- Review use of Catherine Fields following baseball relocation
- Upgrade Catherine Field Community Centre and grounds
- In the Northern Corridor, it is anticipated that there will be a concentration of co-use facilities that combine community and sporting interactions.

## **Camden Spaces and Places Strategy 2020**

The strategy:

- Recognises social and health benefits of social infrastructure, as well as environmental and economic
- Identifies hierarchies for community facilities and open spaces
- Identifies Planning and Design trends



- Identifies recreation needs by demographic group

Based on stakeholder consultation findings, summary of current issues with facilities including access, condition etc, including:

- There is an increasing proportion of young families and of cultural diversity in the LGA, and this should be better considered when planning, designing and programming spaces to meet a range of needs
- The LGA is car dependent with few pedestrian and cycling linkages
- There is an identified gap in facilities for teenagers. Providing spaces for all ages and abilities should be a priority
- Community facility operators and sports club reported a growth in utilisation which they anticipate to continue. Many facilities are at capacity and need additional staff or increased opening hours.
- Active open space is at or over capacity across the LGA and there is demand for additional sports fields.
- There are also some issues regarding the quality of spaces including cleanliness, safety, vandalism, or lack of amenities. Some sports facilities do not meet sporting standards and therefore cannot host larger games. Improved community ownership/pride was also identified as a potential method to improve space management.
- There is a need for more functional, ambitious, innovative and embellished open space, recreation spaces and community facilities.

The site is within the Catherine Field North Planning District within the broader “Growth District”. In comparison to other districts in the LGA, the Growth District has been identified as the area with:

- Highest levels of diversity
- Majority of family households and couples with children
- A forecast increase of over 130,000 people between 2016 and 2036, reaching a total of 144,977 (over 1,000% growth), mainly from growth in the 40-44, 45-49 and 35-39 age groups. It is expected that 35.6% of the population will be aged between 0-19 years in 2036.
- Declining proportions of people aged 70 and over.
- It is further noted that the South West Rail Link is proposed to be extended from the airport to the Narellan Town Centre (currently there is a station at Leppington).

The following recreational focus areas have been identified for the District:

- Accessible spaces with cycling facilities and close to public transport.
- Passive and active recreation opportunities, including aquatics, playspaces for young and older children.
- Family friendly spaces with facilities for picnics and BBQs.
- Children’s and youth programming at libraries and community spaces.
- Study and practice spaces at libraries and community spaces.
- Sporting facilities for team and competition sports, which also cater for non-traditional Australian sports.
- Extended hours to access facilities outside of advertised trading hours for schools and business.
- Spaces that support interaction and social gathering.
- Passive and active recreation opportunities in business districts.

# Appendix B

Community Data



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# B1 Community Data

	Leppington - Catherine Field - Rossmore				Oran Park			
	2011	%	2016	%	2011	%	2016	%
<b>Population size</b>	4,973		5,757	15.8%	125		4,766	3712.8%
<b>Estimated 2020 population</b>	12,003				10,534			
<b>Indigenous rate</b>	49	1.0%	90	1.6%	7	5.6%	79	1.7%
<b>Service age groups</b>				24.3%				30.8%
Babies and pre-schoolers (0 to 4)	289	5.8%	424	7.4%	10	8.2%	592	12.4%
Primary schoolers (5 to 11)	491	9.9%	535	9.4%	7	5.6%	574	12.0%
Secondary schoolers (12 to 17)	429	8.6%	426	7.5%	6	5.1%	303	6.4%
Tertiary education and independence (18 to 24)	487	9.8%	579	10.2%	12	9.7%	376	7.9%
Young workforce (25 to 34)	550	11.1%	865	15.2%	19	15.3%	1,181	24.8%
Parents and homebuilders (35 to 49)	1,003	20.2%	1,074	18.8%	30	24.0%	1,009	21.2%
Older workers and pre-retirees (50 to 59)	656	13.2%	686	12.0%	19	15.3%	318	6.7%
Empty nesters and retirees (60 to 69)	637	12.8%	582	10.2%	15	12.2%	263	5.5%
Seniors (70 to 84)	395	7.9%	483	8.5%	5	4.6%	135	2.8%
Elderly aged (85 and over)	33	0.7%	44	0.8%	0		16	0.3%
<b>Total</b>	<b>4,973</b>		<b>5,703</b>	19%	<b>125</b>		<b>4,767</b>	9%
<b>Households by type</b>								
Couples with children	650	42.0%	787	44.5%	17	40.9%	736	49.2%
Couples without children	334	21.6%	389	22.0%	13	31.8%	350	23.4%
One parent families	152	9.8%	138	7.8%	4	10.6%	119	8.0%
Other families	10	0.6%	16	0.9%	0		22	1.5%
Group household	21	1.4%	24	1.4%	1	4.6%	24	1.6%
Lone person	252	16.3%	276	15.6%	2	6.1%	146	9.8%
Other not classifiable household	113	7.4%	133	7.5%	2	6.1%	97	6.5%
Visitor only households	14	0.9%	6	0.3%	0		3	0.2%

<b>Total households</b>		<b>1,547</b>		<b>1,770</b>		<b>42</b>		<b>1,497</b>	
<b>Family type</b>									
Intact Family	601	92.2%	740	94.0%	12	87.0%	652	87.3%	
Step family	33	5.1%	26	3.3%	1	13.0%	52	7.0%	
Blended family	17	1.7%	21	2.7%	0		43	5.8%	
<b>Total couples with children</b>		<b>652</b>		<b>787</b>		<b>14</b>		<b>747</b>	
<b>Language</b>									
Speaks English only		3,092	62.3%	3,295	57.4%	104	79.6%	3,193	67.0%
Non-English total		1,412	28.5%	1,958	34.1%	13	10.2%	1,203	25.3%
	Arabic		3.6%		5.5%	Hindi			2.4%
	Italian		7.8%		4.7%	Spanish			2.4%
	Cantonese		4.3%		4.3%	Italian	1.5%		2.0%
	Serbian		1.9%		1.9%	Arabic			2.0%
	Maltese		2.5%		1.8%	Assyrian/Aramaic			1.9%
	Italy		4.9%		3.1%	United Kingdom	1.5%		2.4%
	China		3.0%		2.8%	India	1.5%		2.0%
<b>Top countries of birth</b>									
	India		0.1%		1.9%	New Zealand			1.8%
	Lebanon		1.6%		1.7%	Fiji			1.7%
	United Kingdom		2.9%		1.7%	Iraq			1.1%
<b>Education - type of institution</b>									
	Public primary				54%				60%
	Public secondary				40%				47%
Pre-school	87	1.8%	85	1.5%		1.7	3.1%	115	2.4%
Primary school	447	9.0%	484	8.4%		8.1	4.1%	509	10.7%
Primary - Government	222	4.5%	261	4.5%		5.5	4.1%	303	6.4%
Primary - Catholic	138	2.8%	116	2.0%		1.6	0.0%	116	2.4%
Primary - Independent	86	1.7%	106	1.9%		1.0	0.0%	90	1.9%
Secondary school	327	6.6%	377	6.6%		6.3	3.1%	242	5.1%
Secondary - Government	132	2.7%	151	2.6%		3.4	1.5%	113	2.4%
Secondary - Catholic	134	2.7%	147	2.6%		1.7	1.5%	89	1.9%
Secondary - Independent	60	1.2%	78	1.4%		1.2	0.0%	40	0.8%



TAFE	124	2.5%	94	1.6%	1.9	4.1%	94	2.0%
University	136	2.8%	204	3.6%	6.1	3.1%	147	3.1%
Other	19	0.4%	24	0.4%	1.0	0.0%	26	0.5%
				37%				39%
<b>Unemployment rate</b>	63	2.9%	119	4.4%	0	0.0%	69	2.8%
<b>Top 3 industries of employment</b>	Construction	14.5%	14.7%	Construction	16.7%	13.2%		
	Retail Trade	11.1%	10.9%	Retail Trade	11.8%	11.5%		
	Healthcare and social assistance	7.2%	7.9%	Healthcare and social assistance	8.8%	9.6%		
<b>Number of vehicles per household</b>								
None	73	4.7%	47	2.6%	0	0.0%	13	0.9%
1	295	19.0%	351	19.8%	8	19.1%	286	19.1%
2	449	29.0%	552	31.1%	12	29.4%	691	46.2%
3 or more	569	36.7%	629	35.5%	16	36.8%	348	23.3%
<b>Travel to work</b>				63.7%		77.0%		
Train	58	2.7%	237	9.1%	3	5.0%	196	8.1%
Bus	0		12	0.5%	0		21	0.9%
Tram or Ferry	0		0		0		0	
Taxi	0		0		0		0	
Car - as driver	1,278	60.5%	1,584	60.6%	45	71.0%	1,690	70.1%
Car - as passenger	91	4.3%	81	3.1%	3	6.0%	71	2.9%
Truck	178	8.5%	106	4.1%	2	4.0%	36	1.5%
Motorbike	11	0.5%	10	0.4%	0		3	0.1%
Bicycle	0		0		0		4	0.2%
Walked only	22	1.0%	54	2.1%	0		15	0.6%
Other	15	0.7%	34	1.3%	0		19	0.8%
Worked at home	242	11.5%	217	8.3%	1	3.0%	75	3.1%
Did not go to work	166	7.9%	212	8.1%	3	6.0%	249	10.3%

<b>People needing assistance</b>	249	5.0%	250	4.3%	0	0.0%	113	2.4%
<b>People providing unpaid care</b>	432	10.9%	524	11.5%	13	12.8%	319	9.2%
<b>Social housing rate</b>	3	0.2%	3	0.2%	0	0.0%	5	0.3%
<b>Income</b>								
Less than \$650				13.6%				6.2%
More than \$2500				25.8%				35.8%
<b>SEIFA</b>	<b>Disadvantage</b>	<b>Adv &amp; Dis</b>		<b>Disadvantage</b>	<b>Adv &amp; Dis</b>			
2016 index	1,024.00	1,027.90		1,081.00	1099			
Percentile	60	71		91	95			

	Harrington Park - Kirkham				Gledswood Hills - Gregory Hills				Camden LGA			
	2011	%	2016	%	2011	%	2016	%	2011	%	2016	%
<b>Population size</b>	8,315		11,539	38.8%	75		4,875	6400.0%	56,720		78,218	37.9%
<b>Estimated 2020 population</b>	14,236				10,531				107,806			
<b>Indigenous rate</b>	106	1.3%	201	1.8%	7	9.1%	84	1.7%	1,117	2.0%	1,927	2.5%
<b>Service age groups</b>				31.4%				28.8%				28.1%
Babies and pre-schoolers (0 to 4)	725	8.7%	892	7.8%	10	13.5%	619	12.7%	4,577	8.1%	6,552	8.4%
Primary schoolers (5 to 11)	1,165	14.0%	1,451	12.8%	7	9.8%	493	10.1%	6,448	11.4%	8,697	11.1%
Secondary schoolers (12 to 17)	922	11.1%	1,236	10.9%	3	4.1%	291	6.0%	5,357	9.4%	6,705	8.6%
Tertiary education and independence (18 to 24)	670	8.1%	1,004	8.8%	6	8.2%	377	7.7%	5,132	9.1%	6,945	8.9%
Young workforce (25 to 34)	936	11.3%	1,275	11.2%	5	7.3%	1,299	26.6%	7,475	13.2%	11,903	15.2%
Parents and homebuilders (35 to 49)	2,275	27.4%	2,899	25.5%	11	15.3%	1,028	21.1%	13,113	23.1%	17,200	22.0%
Older workers and pre-retirees (50 to 59)	868	10.4%	1,337	11.8%	8	11.3%	393	8.1%	6,491	11.4%	8,560	10.9%
Empty nesters and retirees (60 to 69)	464	5.6%	764	6.7%	11	15.3%	270	5.5%	4,382	7.7%	6,383	8.2%
Seniors (70 to 84)	268	3.2%	469	4.1%	11	15.2%	94	1.9%	2,977	5.3%	4,305	5.5%
Elderly aged (85 and over)	22	0.3%	54	0.5%	0		13	0.3%	768	1.4%	980	1.3%
<b>Total</b>	<b>8,315</b>		<b>11,381</b>	11%	<b>74</b>		<b>4,881</b>	8%	<b>56,720</b>		<b>78,230</b>	15%

**Households by type**

Couples with children	1,406	58.1%	1,924	58.9%	6	26.8%	756	48.2%	8,413	45.7%	11,576	46.3%
Couples without children	536	22.2%	683	20.9%	8	36.2%	479	30.5%	4,332	23.5%	5,866	23.5%
One parent families	227	9.4%	309	9.5%	2	10.3%	99	6.3%	2,061	11.2%	2,758	11.0%
Other families	16	0.7%	20	0.6%	0		15	1.0%	148	0.8%	211	0.8%
Group household	26	1.1%	21	0.6%	0		26	1.7%	323	1.8%	360	1.4%
Lone person	173	7.2%	216	6.6%	2	10.7%	115	7.3%	2,591	14.1%	3,295	13.2%
Other not classifiable household	29	1.2%	81	2.5%	3	16.1%	73	4.7%	448	2.4%	835	3.3%
Visitor only households	6	0.3%	13	0.4%	0		6	0.4%	91	0.5%	107	0.4%
<b>Total households</b>	<b>2,419</b>		<b>3,267</b>		<b>22</b>		<b>1,570</b>		<b>18,407</b>		<b>25,008</b>	

**Family type**

Intact Family	1,276	88.1%	1,728	88.8%	7	98.0%	700	91.6%	7,436	87.5%	10,344	88.1%
Step family	86	5.9%	127	6.5%	0		42	5.5%	600	7.1%	787	6.7%
Blended family	87	6.0%	83	4.3%	0	2.0%	22	2.9%	430	5.1%	563	4.8%
Other couple family	0		8	0.4%	0		0		34	0.4%	49	0.4%
<b>Total couples with children</b>	<b>1,449</b>		<b>1,946</b>		<b>7</b>		<b>764</b>		<b>8,500</b>		<b>11,743</b>	

**Language**

Speaks English only	7,098	85.1%	9,199	80.9%	51	68.8%	3,267	67.2%	48,973	86.3%	63,469	81.1%
Non-English total	1,022	12.3%	1,815	16.0%	17	23.3%	1,318	27.1%	5,780	10.2%	11,249	14.4%
Italian		1.9%		2.0%				3.8%	Arabic	0.8%		1.4%
Arabic		0.9%		1.3%		3.3%		2.4%	Italian	1.5%		1.3%
Spanish		1.0%		1.3%			0.3%	2.3%	Spanish	0.9%		1.3%
Mandarin		0.4%		1.2%		6.7%		1.8%	Hindi	0.4%		0.9%
Hindi		0.7%		0.8%				1.8%	Mandarin	0.3%		0.7%
									Filipino/T agalog			

<b>Top countries of birth</b>	United Kingdom	5.6%	4.1%	Fiji	0.2%	2.8%	United Kingdom	5.1%	4.0%			
	New Zealand	1.3%	1.3%	India		2.2%	New Zealand	1.1%	1.4%			
	India	0.8%	0.8%	Philippines		2.0%	India	0.4%	0.9%			
	Italy	0.8%	0.8%	United Kingdom	3.4%	1.9%	Philippines	0.5%	0.7%			
	China	0.3%	0.7%	New Zealand	2.8%	1.8%	Fiji	0.4%	0.7%			
<b>Education - type of institution</b>	Public primary		55%			54%			65%			
	Public secondary		37%			42%			52%			
Pre-school	231	2.8%	285	2.5%	3	4.6%	128	2.6%	2.5	1.8%	1,837	2.4%
Primary school	1,092	13.1%	1,392	12.3%	7	10.4%	464	9.5%	10.5	7.8%	8,218	10.5%
Primary - Government	736	8.9%	769	6.8%	3	5.2%	252	5.2%	7.0	5.2%	5,347	6.8%
Primary - Catholic	194	2.3%	409	3.6%	0	0.7%	162	3.3%	2.1	1.7%	1,853	2.4%
Primary - Independent	162	1.9%	214	1.9%	3	4.4%	50	1.0%	1.4	1.0%	1,018	1.3%
Secondary school	773	9.3%	1,096	9.6%	2	3.6%	254	5.2%	8.0	6.5%	5,846	7.5%
Secondary - Government	384	4.6%	403	3.5%	1	2.6%	107	2.2%	4.8	3.6%	3,042	3.9%
Secondary - Catholic	243	2.9%	485	4.3%	0	0.9%	121	2.5%	2.1	1.7%	1,982	2.5%
Secondary - Independent	146	1.8%	208	1.8%	0	0.2%	26	0.6%	1.2	1.2%	822	1.1%
TAFE	166	2.0%	216	1.9%	1	2.5%	68	1.4%	2.2	2.4%	1,457	1.9%
University	268	3.2%	461	4.1%	2	3.2%	182	3.7%	3.1	5.2%	2,782	3.6%
Other	54	0.6%	52	0.5%	0	0.2%	31	0.6%	0.6	0.9%	431	0.6%
<b>Unemployment rate</b>	132	2.9%	257	4.2%	0	0.0%	99	3.6%	1207	4.0%	1725	4.1%
<b>Top 3 industries of employment</b>	Constructi on	9.0%	11.6%	Constructi on	10.4%	12.7%	Constructi on	9.9%	12.3%			

Retail Trade	11.7%	11.5%	Healthcare and social assistance	1.7%	10.1%	Retail Trade	11.0%	10.6%
Education and training	9.1%	9.9%	Retail Trade	13.2%	10.0%	Healthcare and social assistance	9.8%	10.3%

### Number of vehicles per household

None	27	1.1%	38	1.2%	2	9.3%	15	1.0%	604	3.3%	573	2.3%
1	418	17.3%	481	14.8%	3	14.0%	228	14.8%	4427	24.0%	5421	21.7%
2	1298	53.8%	1511	46.4%	7	34.9%	859	55.7%	8296	45.1%	10889	43.6%
3 or more	607	25.1%	1089	33.5%	6	28.5%	335	21.7%	4240	23.0%	6702	26.8%
	64											

### Travel to work

		77.1%				76.0%				73.6%		
Train	214	5.0%	415	7.0%	0		294	11.1%	1,760	6.1%	2,902	7.3%
Bus	11	0.3%	35	0.6%	0		12	0.5%	194	0.7%	318	0.8%
Tram or Ferry	0		0		0		0		3	0.0%	5	0.0%
Taxi	0		5	0.1%	0		0		16	0.1%	15	0.0%
Car - as driver	3,114	72.7%	4,224	71.6%	18	67.4%	1,832	69.4%	19,839	69.0%	28,137	70.3%
Car - as passenger	192	4.5%	250	4.2%	2	8.6%	88	3.3%	1,323	4.6%	1,558	3.9%
Truck	69	1.6%	48	0.8%	1	5.0%	29	1.1%	591	2.1%	567	1.4%
Motorbike	0		15	0.3%	0		9	3.4%	106	0.4%	128	0.3%
Bicycle	10	0.2%	12	0.2%	0		0		54	0.2%	61	0.2%
Walked only	42	1.0%	44	0.7%	0		6	0.2%	355	1.2%	376	0.9%
Other	12	0.3%	64	1.1%	0	0.7%	30	1.1%	218	0.8%	375	0.9%
Worked at home	178	4.2%	256	4.3%	0	3.2%	76	2.9%	1,068	3.7%	1,532	3.8%
Did not go to work	402	9.4%	487	8.3%	3	13.4%	238	9.0%	2,831	9.9%	3,647	9.1%
<b>People needing assistance</b>	166	2.0%	381	3.4%	1	1.6%	128	2.6%	2217	3.9%	3327	4.3%
<b>People providing unpaid care</b>	604	10.1%	977	11.6%	7	13.0%	337	9.4%	4672	10.9%	6690	11.2%



<b>Social housing rate</b>	0	0.0%	6	0.2%	0	0.0%	4	0.3%	388	2.1%	395	1.6%
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**Income**

Less than \$650				6.2%				3.2%				9.7%
More than \$2500				43.9%				40.5%				32.3%

<b>SEIFA</b>	<b>Disadvan</b>	<b>Adv &amp;</b>	<b>Disadvan</b>	<b>Adv &amp;</b>	<b>Disadvan</b>	<b>Adv &amp;</b>
	<b>tage</b>	<b>Dis</b>	<b>tage</b>	<b>Dis</b>	<b>tage</b>	<b>Dis</b>
2016 index	1,086.20	1104	1,093.60	1116.8	1,056	1056
Percentile	93	96	95	97	80	84

## About Us

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