




# **Glenfield Priority Precinct**

## **Social Infrastructure and Public Open Space Services Report**

GHD Report for the Department of Planning, Industry and Environment

 October 2020



# Executive summary

Sydney's south-west is the fastest growing subregion in Sydney. Over the next 20 years, the south-west of Sydney will generate demand for an additional 664,000 homes and 689,000 jobs (NSW Department of Planning and Environment, 2015). To support growth, the NSW Department of Planning, Industry and Environment (DPIE) has identified areas of urban renewal and land release to provide new homes, jobs and services in the south-west subregion and support Campbelltown-Macarthur as a Regional City Centre, a key priority for the subregion.

DPIE is further investigating and reviewing the draft Glenfield Precinct to identify potential future uses for land surrounding the Hurlstone Agricultural High School. This also includes any necessary infrastructure upgrades required to support future growth, including social infrastructure.

To support the DPIE's investigations and review of the Glenfield Precinct, DPIE has engaged GHD to undertake a Social Infrastructure Assessment. The purpose of this assessment is to:

- Peer review the existing studies/reports related to social infrastructure.
- Provide an audit of social infrastructure within the precinct and surrounding areas, and undertake a gap and needs assessment of local, district and regional services and facilities including childcare, education, community centres, sport and recreation, health and open space.
- Provide recommendations for additional social infrastructure to support the needs of the future population.

This assessment has focussed on the social infrastructure requirements that will be required to support the future residential population anticipated for the Glenfield Precinct. Based on dwelling yield numbers and population projections provided by DPIE, the potential residential development in the Precinct could deliver in the range of 4,950 (low scenario) to 9,000 (high scenario) new dwellings. Based on an occupancy rate of 2.6, the population could be between 12,870 and 23,400. In contrast, the previous *Social Infrastructure Assessment: Glenfield to Macarthur Corridor Strategy* (Elton Consulting, 2015) was based on 2,819 dwellings and a projected population of 7,042 for Glenfield.

Updated forecasts from DPIE in February 2018 estimated that the growth of the Glenfield Precinct would be more likely 7,000 (medium scenario) new dwellings by 2036. This assessment has been based on a low to high growth range which would capture the different possibilities of the medium scenario.

The detailed recommendations for each facility type are provided in Chapters 8 and 9. The following provides a summary table of the social infrastructure required to support development at the low and high development scenarios.

**Table 0-1 Summary of social infrastructure recommendations**

Facility	Low development scenario	High development scenario
Multipurpose community space	One local multi-purpose community space with an approximate floor size between 900 m <sup>2</sup> -1,200 m <sup>2</sup> .	One local multi-purpose community space with an approximate floor size between 1,400 m <sup>2</sup> -1,900 m <sup>2</sup> .
Library	1,032 m <sup>2</sup> of library floor space	1,095 m <sup>2</sup> of library floor space Consider colocation with other social infrastructure.
Cultural space	One local cultural space Consider colocation with other social infrastructure.	
Childcare	It is estimated that there will be 1,297 children aged 0-5 in total. Therefore, 648 childcare places will be required. Space required for childcare centres can be found at NSW Planning and Environment Draft Child Care Planning Guidelines. E.g. Typical site area required for 100-place childcare centre is 2,363 m <sup>2</sup> .	It is estimated that there will be 2,030 children aged 0-5 in total. Therefore, 1,015 childcare places will be required. Space required for childcare centres can be found at NSW Planning and Environment Draft Child Care Planning Guidelines. E.g. Typical site area required for 100-place childcare centre is 2,363 m <sup>2</sup> .
Education	The Department of Education have estimated that there will be 753 Primary students and 366 Secondary students. Education infrastructure to support this growth includes one new Primary School. A new Secondary School is not required as current facilities can sufficiently accommodate expected growth.	It is estimated that there will be 1088 Primary students and 519 Secondary students. Education infrastructure to support this growth includes one new Primary School. A new Secondary School is not required as current facilities can sufficiently accommodate expected growth.
Health facility	One primary care health clinic to be provided in close proximity to the train station.	
Emergency services	Fire and Rescue, and NSW Ambulance have sufficient infrastructure. For infrastructure for the Police, to accommodate the growth in the Greater Macarthur Corridor a site of 2,000 m <sup>2</sup> will be required to accommodate a new police station.	

Facility	Low development scenario	High development scenario
Local park	Three to four new or embellishments to existing local parks. This should be determined in consultation with Council as it will be dependent on their Open Space Planning and Community Strategic Plan. Each local park to be a minimum of 3,000m <sup>2</sup> .	Four to six new or embellishments to existing local parks. This should be determined in consultation with Council as it will be dependent on their Open Space Planning and Community Strategic Plan. Each local park to be a minimum of 3,000 m <sup>2</sup> .
District Park	N/A	One district-level park between 2 to 5 ha in size through upgrade of Glenfield park and creation of village green in west side of the precinct
Sportsgrounds	Three sportsgrounds (six fields). These could be new or embellishments and should be determined in consultation with Council as it will be dependent on their Open Space Planning and Community Strategic Plan.	Two double sportsgrounds (eight playing fields). These could be new or embellishments and should be determined in consultation with Council as it will be dependent on their Open Space Planning and Community Strategic Plan.
Outdoor sport courts	Two multipurpose court and four tennis courts	Three multipurpose courts and eight tennis courts.
Youth facility	One youth recreation facility could be co-located with the community facility.	
Leisure/ aquatic centre	The Glenfield Precinct is within the catchment of the Macquarie Fields aquatic facility. Provision of an indoor aquatic facility should be investigated in the future within the catchment of the Glenfield Precinct.	

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# 1. Introduction

Sydney's south-west is the fastest growing subregion in Sydney. Over the next 20 years, the south-west of Sydney will generate demand for an additional 664,000 homes and 689,000 jobs (NSW Department of Planning and Environment, 2015). To support growth, the NSW Department of Planning and Environment has identified areas of urban renewal and land release to provide new homes, jobs and services in the south-west subregion and support Campbelltown-Macarthur as a Regional City Centre, a key priority for the subregion.

In July 2015, DPIE released the draft *Glenfield to Macarthur Urban Renewal Corridor Strategy* for consultation. The draft Strategy identified the Glenfield Precinct as one of seven precincts between Glenfield to Macarthur for renewal opportunities. It proposed the urban renewal of the areas within walking distance of each precinct train station along the existing public transport corridor. For the Glenfield Precinct, it is estimated that in the next 10 years a possible 3,250 to 4,950 additional dwellings (low and high growth scenario projections) could be developed on the east and the west of the precinct. By 2036, the low growth scenario could reach 5,750, and up to 9,000 dwellings for the high growth scenario. 6,000 of these dwellings would be located on the west side of the Precinct.

As a result, DPIE is further investigating and reviewing the draft Glenfield Precinct to identify potential future land uses for the site and any necessary infrastructure upgrades required to support future growth, including social infrastructure.

This Social Infrastructure Assessment will inform the investigations and review of the Glenfield Precinct. This assessment investigates the provision of social infrastructure that would be required to support the potential population of the Glenfield Precinct.

## 1.1 Purpose of this Report

To support the Department's investigations and review of the Glenfield Precinct, DPIE has engaged GHD to undertake a Social Infrastructure Assessment. The purpose of this assessment is to:

- Peer review the existing studies/reports related to social infrastructure.
- Provide an audit of social infrastructure within the precinct and surrounding areas, and undertake a gap and needs assessment of local, district and regional services and facilities including childcare, education, community centres, sport and recreation, health and open space.
- Provide recommendations for additional social infrastructure to support the needs of the future population.

This assessment has focussed on the social infrastructure requirements that will be required to support the future residential population anticipated for the Glenfield Precinct.

## 1.2 Definition of social infrastructure

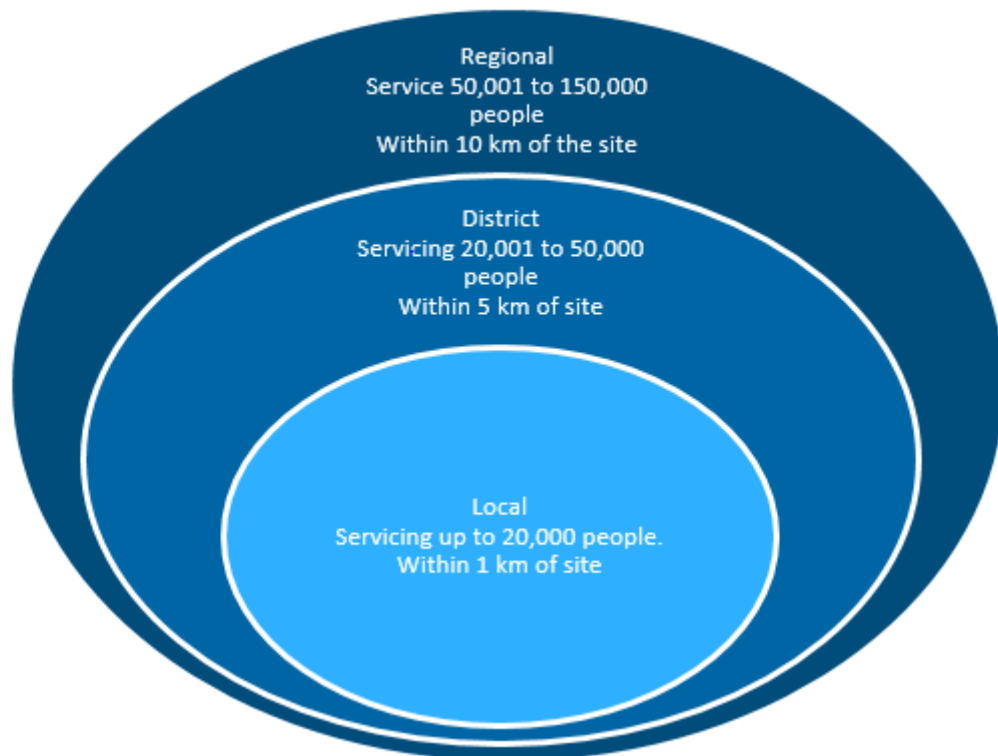
Social infrastructure incorporates the facilities and services that are used for the physical, social, cultural or intellectual development or welfare of the community. It includes physical infrastructure such as libraries, community centres and cultural facilities that facilitate the delivery of social services and activities, as well as open spaces, parks, recreation areas and sport fields that support sport, recreational and leisure uses. Importantly, social infrastructure also incorporates the services, activities and programs that operate within these built facilities.

Social infrastructure is not limited to that provided by federal, state and local governments. It also includes those services and facilities that are operated by non-profit community organisations as well as the private sector. Table 1-1 provides examples of the types of facilities that are provided by these different sectors. For some facilities, the public and private sectors may both have involvement in provision, such as childcare. Similarly, the level of government responsible for the facility (local, state or federal) will depend on the size and level of service of facilities (e.g. example open space).

**Table 1-1 Example of types of social infrastructure and their providers**

Local Government	Federal or State Government	Private/Non-Government
Childcare Libraries Open space and parks Playgrounds Sports stadiums Playing fields, pitches and courts Walkways/cycle ways Skate and BMX facilities Multipurpose halls and community centres Cultural centres	Public schools Public hospitals Open space and parks Sport stadiums Emergency services Playing fields, pitches and courts Museums Gallery/exhibition spaces Cultural centres Public transport Aged care	Childcare Entertainment facilities (cinemas, hotels etc) Private hospitals Private schools Commercial gyms and recreation centres Museums Galleries/exhibition spaces Places of worship Aged care

When planning and delivering social infrastructure it is important to consider the size and geographic distribution of the population that it is servicing. It is standard practice for social infrastructure to be considered in accordance with a hierarchy that extends from local, through to district and regional, as depicted in Figure 1-1.



**Figure 1-1 Social infrastructure hierarchy**

This social infrastructure study will consider the impact that the potential residential and worker population proposed for the Glenfield precinct will have on all three levels of social infrastructure, local, district and regional. The different catchment areas are described in Table 1-2.

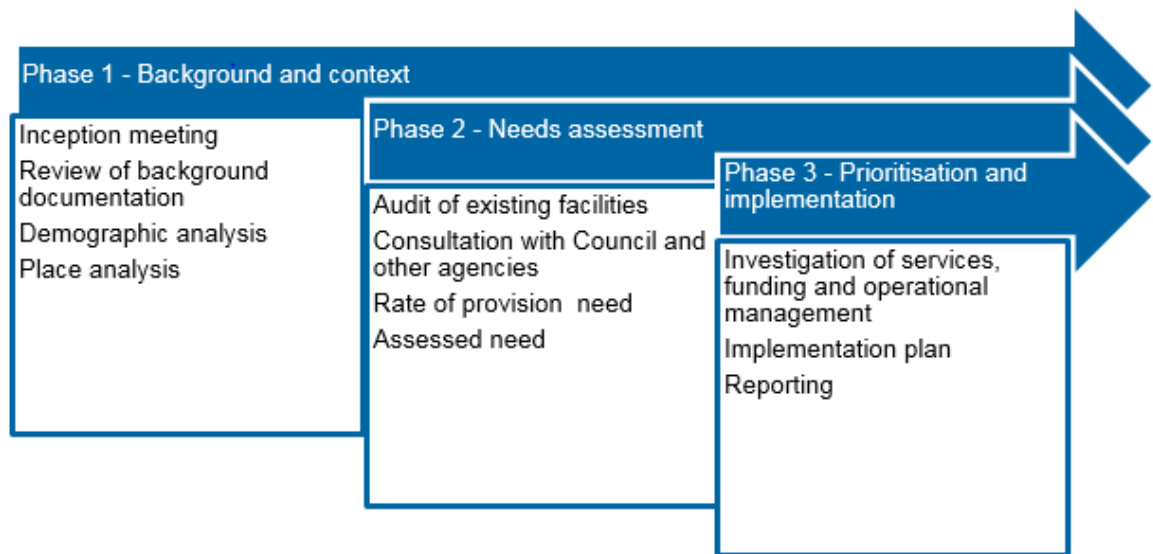
**Table 1-2 Social infrastructure catchments**

Category	Catchment
Regional	Whole cities or metropolitan subregions. Often requires State agency management.
District	Multiple neighbourhoods that may extend beyond the LGA where it is located.
Local	Single neighbourhood. Located close to or within residential areas.

### 1.3 Methodology

The objective of this report is to conduct a social infrastructure study that will determine the types of social infrastructure that will be required to service the potential future residential and worker population of the Glenfield Precinct. This information will inform the development of the Land Use and Infrastructure Strategy.

Our methodology for this Study has been conducted in accordance with the Social Infrastructure Planning Process that has been developed by GHD. This Process is informed by a policy review of social infrastructure provision both nationally and internationally as well as consultation with 20 Councils across NSW. This process involves three distinct phases of work, as identified in Figure 1-2.



**Figure 1-2 Methodology for undertaking the social infrastructure assessment**

## 1.4 Scope and limitations

This report: has been prepared by GHD for NSW Department of Planning and Environment and Property NSW. It may only be used and relied on by NSW Department of Planning and Environment and Property NSW for the purpose agreed between GHD and NSW Department of Planning and Environment as set out in Section 1.1 of this report.

GHD otherwise disclaims responsibility to any person other than NSW Department of Planning and Environment arising in connection with this report. GHD also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by GHD in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. GHD has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

GHD has prepared this report on the basis of information provided by NSW Department of Planning and Environment and others who provided information to GHD (including Government authorities), which GHD has not independently verified or checked beyond the agreed scope of work. GHD does not accept liability in connection with such unverified information, including errors and omissions in the report, which were caused by errors, or omissions in that information.

## 2. Location and Setting

### 2.1 The Glenfield Precinct

The Glenfield Precinct is the most northern precinct in the Glenfield to Macarthur urban renewal corridor, located around 30 km south-west of Sydney and 12 km north-east of Campbelltown. The Glenfield to Macarthur urban renewal corridor is located in the northern part of the Greater Macarthur Growth Area.

The Glenfield Precinct is adjacent to the Macquarie Fields Precinct to the north. It is bounded by Glenfield Road to the north; Georges River to the east; Bunbury Curran Creek to the south; and the Hume Highway and Campbelltown Road to the west. Figure 2-1 shows the location of the Glenfield Precinct. The Precinct boundary is within a 20-minute walk of Glenfield Station.

Glenfield Station is in the centre of the Precinct. It is a major interchange between the Airport, Inner West and South Line, Cumberland Line and South-West Rail Link. It has frequent rail services and a large commuter carpark, attracting a large number of park and ride commuters. The rail corridor however is a significant barrier to direct access between the eastern and western sides of the Precinct. Travel times by train from Glenfield Station to the key employment hubs around the area are approximately; Liverpool - 7 minutes, Campbelltown - 16 minutes, Parramatta - 37 minutes and Sydney - 50 minutes.

The eastern side of the Glenfield Precinct is mostly characterised by low density detached housing. The Precinct contains a large aged care facility, a small neighbourhood centre, and the local shopping strip on Railway Parade.

The western side of the Glenfield Precinct contains the Hurlstone Agricultural High School and three schools for specific purpose (Ajuga School, Campbell House and Glenfield Park School), comprising around 150 ha. To the north of the site is low density housing and to the south is a large holding of surplus government land.



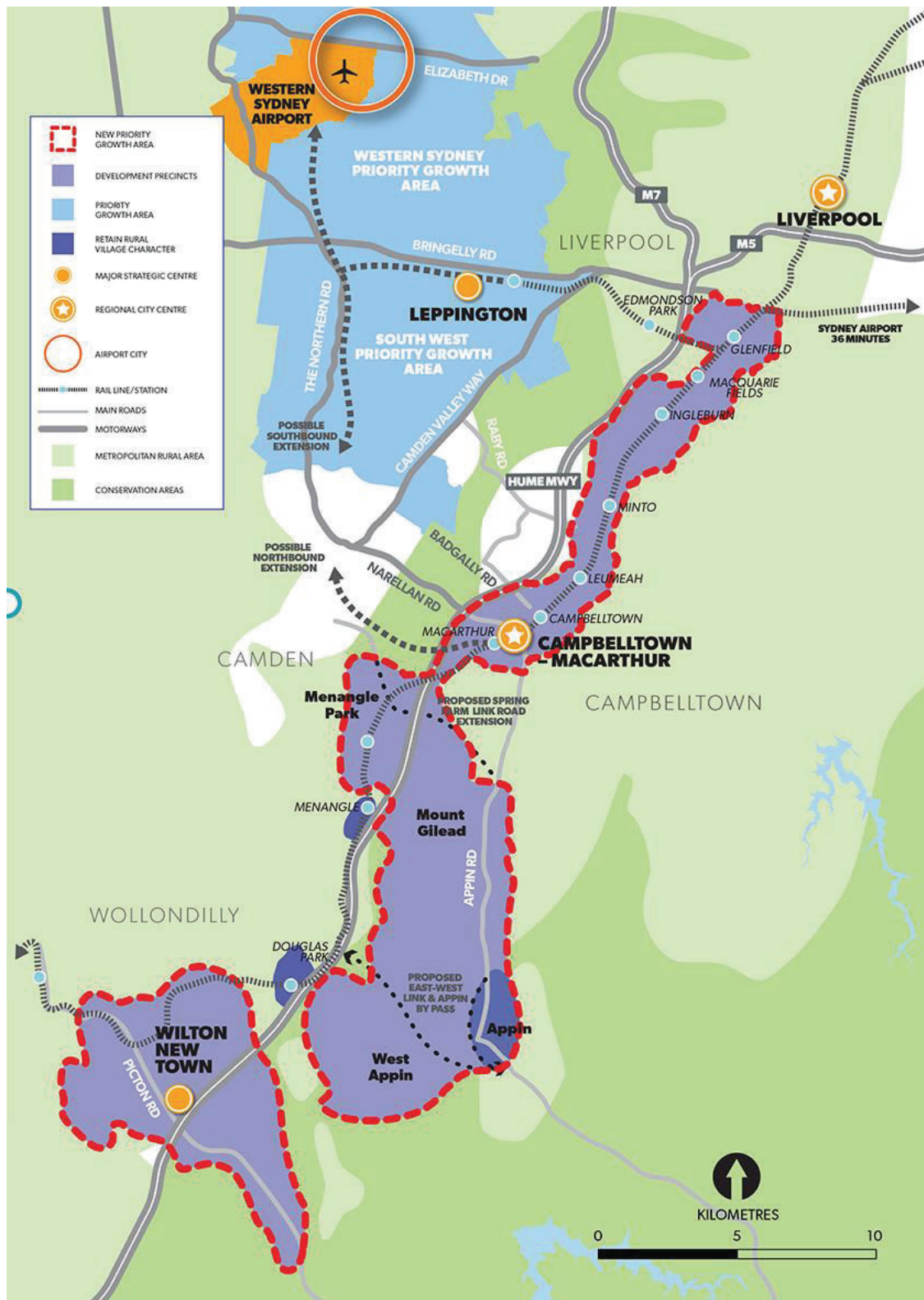
**Figure 2-1 Location of the Glenfield Precinct (NSW Department of Planning and Environment, 2015)**

## 2.2 Greater Macarthur Growth Area

The DPIE identified the Greater Macarthur Growth Area (then Greater Macarthur Land Release Investigation Area) for investigation into the urban capability to provide new homes, jobs and services in the south-west region while supporting the development of the Campbelltown-Macarthur Regional City. Figure 2-2 shows the location of the Greater Macarthur Growth Area, with the Glenfield to Macarthur urban renewal corridor to the north and Campbelltown-Macarthur in the centre of the Growth Area.

DPIE identified opportunities for urban renewal within walking distance of seven rail stations between Glenfield to Macarthur, including the Glenfield Precinct. In July 2015, DPIE released the draft Glenfield to Macarthur Urban Renewal Corridor Strategy for consultation. The draft Strategy outlined the vision for the housing, built form, jobs, movement network, and open space and public domain for each precinct, including Glenfield.

DPIE released the final precinct plans for Macquarie Fields to Macarthur in December 2017 and is incorporating the precinct plans in the Greater Macarthur Growth Area. This will provide a coordinated approach to land use planning and infrastructure delivery for the Growth Area and support Campbelltown-Macarthur.



**Figure 2-2 Location of the Greater Macarthur Growth Area (NSW Department of Planning and Environment, 2016)**

### **2.3 Social Infrastructure Assessment: Greater Macarthur and Wilton Growth Areas, GHD (2017)**

Sydney requires more than 33,200 new homes annually to meet the projected population growth to 2036. In order to meet this demand, the DPIE has been investigating the potential for new development in Greater Macarthur. The Greater Macarthur Land Release Preliminary Strategy and Action Plan was released by DPIE in October 2015. This Strategy outlined a vision for Greater Macarthur and identified Menangle Park and Mount Gilead, and Wilton as Growth Areas.

GHD prepared a Social Infrastructure Assessment to support the development of the Greater Macarthur Strategy. The purpose of this study was to investigate the provision of regional social infrastructure that would be required to support the potential population should the Greater Macarthur Investigation Area be pursued as a Growth Centre. The report included a framework that to guide the planning and staging of social infrastructure facilities within future growth centres.

The Growth Centre Framework developed by GHD provides guidance for forecasting when a new social infrastructure facility is required and the land area required to accommodate the facility. Each social infrastructure type, (e.g. health, education) has a different operational model that determines when existing facilities and services are at capacity. To accommodate these models, the report includes a Continuum for Adapting to Different Growth Scenarios. The Continuum allows for different phases to be considered prior to the development of a new facility or at least phasing within a facility. Whilst the framework provides a tool for developing a business case and informing high level master planning, the Continuum identify how each type of facility can be staged to accommodate various growth scenarios.

The social infrastructure assessment for the Glenfield Precinct will consider the Growth Centre Framework and Continuum for Adapting to Different Growth Scenarios when assessing the provision of regional social infrastructure.

### **2.4 Social Infrastructure Assessment: Glenfield to Macarthur Corridor Strategy, Elton Consulting (2015)**

Elton Consulting prepared a Social Infrastructure Assessment for DPIE as part of the investigations for the Glenfield to Macarthur Corridor Strategy. The assessment considered the social infrastructure that would be required to support an additional 14,911 dwellings or 30,952 people living within the seven train station precincts along the Corridor by 2036. This would result in a total population of 71,195 people along the Corridor.

The assessment included consultation with Campbelltown City Council, NSW Department of Education, South Western Sydney Local Health District (SWSLHD), NSW Fire and Rescue, and NSW Police.

According to the assessment, the seven precincts have a good supply of social infrastructure, with one of the key findings of the report stating that *“Most of the social infrastructure that will be required to meet future needs will involve the expansion or improvement of existing facilities and open space, not new facilities.”*(page 7)

The report however acknowledged that these facilities are old and do not meet current best practice with regards to social infrastructure design. Across the corridor the report found:

- Council community facilities - many are older facilities that do meet current needs and are as a result are underutilised.
- A large supply of open space, sport and recreation facilities, although some open space requires embellishment to enhance connectivity and utilisation.
- Government primary and high schools, many of which can accommodate current growth or have the potential for future expansion.
- Growth in the corridor will reinforce the need for the planned redevelopment and expansion of Campbelltown Hospital.

The recommended social infrastructure improvements for the Glenfield Precinct were based on a forecast 2,819 new dwellings or 7,042 additional people by 2036. The recommendations for social infrastructure within the report for the Glenfield Precinct included:

- Redevelop community hall to create contemporary multipurpose community centre.
- Undertake improvements to public domain around station and connections with western side of station.
- Review Kennett and Seddon Parks to improve passive recreation opportunities in the Precinct.
- Demand for additional education infrastructure is likely to be met through expansion of existing schools.

## 3. Policy Context

The following chapter provides a summary of relevant policies that influence the provision of social infrastructure. The policies reviewed have been selected due to their focus on social infrastructure or because they influence the future of the Glenfield Precinct.

### 3.1 State Government

Table 3-1 provides a list of each of the State Government policies which have informed this report and a description of the relevance to the Glenfield Precinct.

**Table 3-1 Summary of State Government policy review**

Name of policy	Relevance to Glenfield Precinct
Draft Greener Places Design Guide, Government Architect New South Wales (2020)	This design guide provides a reference on how to design, plan, and implement green infrastructure in NSW urban areas. The draft guidelines provide a supporting framework to State and local government agencies to establish green infrastructure in three areas of open space for recreation, urban tree canopy, as well as bushland and waterways.
Draft Greener Places: An urban green infrastructure design framework for New South Wales, Government Architect New South Wales (2020)	The framework supports the planning, design, and delivery of green infrastructure in NSW urban areas. The purpose of the document is to establish a more healthy, liveable, and sustainable environment through improved community accessibility of recreation and exercise such as supporting walking and cycling connections.
People Places: A Guide for Public Library Buildings in New South Wales, State Library New South Wales (2020)	A guide includes five sections to guide through the planning and design of a public library building. Sections can be used independently, collectively or in sequence depending on what is appropriate for the particular project.
South Western Sydney Local health District: Care in the Community Clinical Services Plan to 2031 New South Wales Health (2020)	Planning document that considers the community's health care needs and service requirements. Collaborating with health partners across public, private and non-government sectors and responding to community needs, South Western Sydney Local Health District aims to improve the health and wellness of the South Western Sydney community creating integrated health neighbourhoods which provide innovative and evidence-based care close to homes and transport links.
Inquiry into the current and future provision of health services in the South West Sydney Growth Area New South Wales Health (2020)	NSW Health's submission for the inquiry into health services in the southwest Sydney growth region.
Better Placed Design Guide Schools, Government Architect New South Wales (2018)	Better Placed is an integrated design policy for the built environment of New South Wales. It establishes the value of good design and identifies key concepts, good process, and objectives for good design outcomes. It is part of a suite of documents intended to support better design and to enhance the quality of built environment. The Design Guide for Schools is a part of this broader suite and is intended to be used as a best practice guide to support the delivery of good design for schools across NSW.

Name of policy	Relevance to Glenfield Precinct
Western City District Plan, Greater Sydney Commission (2018)	<p>This plan has a vision for a metropolitan city cluster connected over time by mass transit.</p> <p>It acknowledges that the District's population will grow by 464,000 requiring an additional 184,500 homes by 2036, which should be accompanied with high quality public places and green spaces that leads to opportunities for healthy lifestyles and community cohesion.</p>
Planning New Schools, School Safety and Urban Planning Advisory Guidelines, New South Wales Department of Education (2015).	<p>Provides non-statutory advice on broader planning management of new schools. It aims to demonstrate considerations needed in collaboration with key state government stakeholders in areas of school demands and delivery timeframes, student safety and wellbeing, schools as a community facility, as well as community and stakeholder consultation. According to the document a school will only be funded, built and operated where there is demonstrated need for a new school.</p>
Healthy Urban Development Checklist (2009)	<p>NSW Health developed the Healthy Urban Development Checklist to assist health providers give advice on urban development policies, plans and proposals. Of specific relevance to the development of the Social Infrastructure Guidelines were chapters 13 (Public Open Space) and 14 (Social Infrastructure).</p>

## **3.2 Campbelltown City Council**

### **3.2.1 Community Facilities Strategy 2018**

Campbelltown Council are currently preparing a Community Facilities Strategy that includes an assessment and gap analysis of existing community facilities. Council has provided the following overarching goals and principles that are informing the draft Strategy:

- To provide access to community facilities that meets the needs of the community (now and in the future).
- To ensure community facilities are adaptable and allow for multi-purpose use.
- To provide a hierarchy of facilities that support local, district and regional uses.
- To ensure that the provision of community can feasibly be provided by the public and private sectors.
- To provide co-located facilities as part of strategically located community hubs.
- To provide equitable access to facilities for people from a range of incomes aged groups and abilities.
- To locate facilities in close proximity to public transport.
- To ensure there is a hierarchy of local, district and regional facilities servicing place based needs and population growth.
- To provide flexible spaces that can adapt with changing and growing community needs.
- To ensure facilities are staffed and programmed to increase utilisation and activation.
- To ensure facilities are well resourced with access to smart technology and innovation.
- To provide facilities which are creators of socially, economically and environmentally sustainable communities.

### **3.2.2 Open Space Strategic Plan 2018**

The Open Space needs of the existing population have continued to develop over recent decades and will continue to do so in the years ahead. These challenges require Campbelltown City Council to provide quality Open Space areas, settings and facilities in existing areas, as well as new release areas. These areas are required to enhance the landscape character, provide for community recreation and protect biodiversity conservation and heritage values. It is essential that an appropriate level and mix of Open Space types is provided for the future, together with appropriate management models. To this end, Council is currently undertaking a review of its existing Open Space and preparing an Open Space Plan.

The Open Space Plan is a high level strategic document that assists in developing an integrated and balanced response to the demands of existing and future Public Open Space needs in the Campbelltown LGA, in order to best meet the needs of the community now and into the future. The Plan aims to establish a framework and set of guiding principles to assist with the forward planning of the long term provision, development and management of Public Open Space to the year 2036.

There are four focus areas as part of this Plan:

- Strengthening the existing Open Space network: connected, functional, accessible, sustainable
- Managing the existing Open Space network: integrated, predictive, proactive

- Preparing for future Open Space: planning, responding, funding, anticipation
- Involving the community in Open Space: communication, education, participation

### **3.2.3 ‘Campbelltown 2027’ Community strategic plan 2017 – 2027**

The Community Strategic Plan sets out the ten year vision for Campbelltown. It is developed following an extensive community engagement process to ensure it accurately captures the goals and aspirations of the people of Campbelltown. The plan contains a clear set of objectives that Council will be held accountable to through ongoing reporting and community feedback. The Community Strategic Plan is the driving force behind every decision that Council makes on behalf of the community and is used by Council to develop more detailed strategies and plans for delivery of projects and services.

The current Community Strategic Plan covers the period 2017-2027 and is focused on four key outcomes for the future of the city and its people:

1. A vibrant, liveable city
2. A respected and protected natural environment
3. A thriving, attractive city
4. A successful city

Key issues and priorities raised in these chapters that were relevant to the development of the Social Infrastructure Assessment included ensuring:

- Attract businesses to local area
- Develop and implement infrastructure plans to reduce travel times throughout the city
- Provision of a balanced range of health services to keep healthy people out of hospitals
- Increase opportunities for people with a disability by providing supports that meet their individual needs
- Provision of clean and safe public spaces to reduce the level of crime
- Renovate and invest in critical infrastructure

### **3.2.4 The State of Play: Strategic planning and management of play spaces in the City of Campbelltown 2016-2036**

Campbelltown City Council commissioned a strategy to better understand the current and future use, design and management of play spaces across the city. This long-term strategy provides council with a framework to guide the provision of play spaces across the LGA. It will also assist Council in the day to day management of play spaces to ensure accessibility across all ages and abilities.

Campbelltown Council developed a vision for play in light of the findings and opportunities identified in this report: *Promoting the social, physically and cognitive development of children in a safe and welcoming environment, play spaces in the City of Campbelltown will be recognised as being well managed and maintained and offer a range of opportunities for children and their families.*

Key issues and priorities raised in these chapters that were relevant to the development of the Social Infrastructure Assessment included ensuring:

- The provision of a range of play spaces that cater to all ages and abilities
- Providing access to play spaces within walking distance of all homes and major residential areas

- The management of existing play spaces will be prioritised over developing new ones, unless an area is identified as a strategic growth area.
- Priority development will be given to those areas where a gap has been identified and those with ageing infrastructure
- Collaboration with developers to ensure gaps in play space are considered in new residential areas
- Monitoring supply ratios in line with five-year census data to ensure the impact of population growth on play space ratios is understood.

### **3.2.5 Campbelltown Sport and Recreation Strategy 2016-2036**

Campbelltown Council developed a sport and recreation strategy to deliver a comprehensive and prioritised plan for the future development and management of sport and recreation facilities in Campbelltown Council to 2036.

Campbelltown developed a vision for sport and recreation in light of the findings and opportunities identified in this report: *Campbelltown City Council will facilitate accessible, sustainable and contemporary sport and recreation facilities, programs and services in order to support its community being physically active and healthy.*

Key issues and priorities raised in these chapters that were relevant to the development of the Social Infrastructure Assessment were:

- Developer contribution plan to include levies for open space, sport and recreation facilities for the entire Campbelltown LGA
- Prepare a walk/cycle path strategy to improve the connectivity network as well as maximise opportunity for physical activity
- Address the 2036 land shortfall of 243ha for outdoor sport by improving the capacity of existing sport and recreation facilities

### **3.2.6 Campbelltown Ageing Strategy 2013-2017**

Campbelltown Council developed an ageing strategy to understand and respond to ageing in the city of Campbelltown. This strategy responds to specific issues identified in the Social Plan, as well as issues identified in State, National and International documents on ageing.

The strategy promotes five key focus areas:

- Promoting healthy living
- Social support
- Working and learning
- Ageing in place
- Infrastructure and transport

In light of these key focus areas, Campbelltown Council developed an action plan. Key issues and priorities raised this that were relevant to the development of the Social Infrastructure Assessment were:

- Advocate and promote access to health and social services
- Promote free/low cost and accessible exercise opportunities
- Increase working options for older workers
- Promotion of learning opportunities

- Increasing availability of suitable housing
- Implementation of the Disability Action Plan to increase accessibility within the community
- Increased availability of public transport
- Older citizen friendly public places – increased seating, safety and pathways

## 4. Understanding the existing community

### 4.1 Developing the community profiles

Analysis of the community profile, both current and future, is key to understanding the community and determining the characteristics that are likely to influence demands for social infrastructure into the future. Understanding the profile of the existing population of an area can help in predicting the characteristics of new residents.

The following community profile examines the existing residential population within the Glenfield Precinct. The Glenfield Precinct is within the Census State Suburb (SSC) District no. 11664. Demographic data from Glenfield has been compared with City of Campbelltown LGA and the greater Sydney region (GSR).

### 4.2 Population growth in Glenfield and the surrounding areas

The population of Glenfield has grown from 7,558 persons in 2011 to 9,633 in 2006, which is an increase of 27.4%. This is a high growth rate when compared to the surrounding area of Campbelltown LGA, which has grown by 7.6% (145,967 persons in 2011 to 157,006 in 2006). Council has advised that Glenfield is undergoing a generational renewal, with the growth in population showing an increased multicultural demographic and younger families moving into the area.

Growth in the surrounding areas varies significantly around Glenfield from 2011 to 2016 according to Census data. Suburbs such as Macquarie Fields, Prestons and Casula have grown by 4.1%, 6.2% and 6.6% respectively, which is slightly lower than Campbelltown LGA (7.6%) and Greater Sydney (9.8%). Lurnea has grown by 8.1% in this time, which is consistent with Campbelltown and Greater Sydney. These suburbs are older suburbs that have not had any significant development during this time and have a larger population compared to the more recent surrounding suburbs. In contrast, Macquarie Links is a relatively new suburb developed in 2003 around an International golf course and has a growth rate of 24.4%. Edmondson Park is also a small, newly developed suburb that has seen a significant growth of 436.7%, supported by a new train station.

### 4.3 Existing community profile

A detailed table of the demographic data is provided in Appendix A. In analysing the ABS 2016 Census data, compared to the City of Campbelltown LGA and the Greater Sydney Region (GSR), Glenfield was characterised by:

- \* A lower percentage of Indigenous persons when compared to the City of Campbelltown LGA (1.4% compared to 3.8%). This population was however reflective of numbers in the GSR (1.5%).
- \* Higher levels of cultural diversity, with a higher percentage of people born in non-main English speaking countries (41.6% compared with 25.2% in Campbelltown LGA and 30% in GSR), and people who spoke a language other than English at home (50.1% compared with 30.4% in CLGA and 35.8% GSR).
- \* A higher percentage of couple family with children lived in Glenfield (56.1%) compared to Campbelltown LGA (48.8%) and the GSR (49.5%). Similarly, Glenfield had a higher percentage of family households (82.2%) than the Campbelltown LGA (79.3%) and the GSR (73.6%).

- \* A lower percentage of residents in the area were renting their property (31.4%) than the Campbelltown LGA (34.2%) and the GSR (35.3%). Conversely, a higher percentage of residents in Glenfield were property owners with a mortgage (44.5%) as opposed to Campbelltown LGA (40.7%) and the GSR (34.5%).
- \* Median household weekly income in Glenfield was comparable to that of the GSR (\$1 757 & \$1 750 respectively). Campbelltown LGA numbers were lower with a weekly income of (\$1 749).
- \* Education levels (in relation to the completion of year 12 or equivalent) in Glenfield were comparable to the GSR (59.2% and 59.5% respectively). Campbelltown LGA's levels of completion were lower, with a percentage of 46.9%.
- \* Glenfield had a lower percentage of residents who required assistance compared with Campbelltown LGA and the GSR (4.1% compared with 5.9% and 4.9% respectively)

## 5. Provision of existing social infrastructure

This section provides an overview of the social infrastructure within and in close proximity to the Precinct. Social infrastructure is often considered to be the social services, networks and facilities that support people and communities. The current Land Use and Infrastructure Strategy has allocated residential development within the Mixed Use Area/Town Centre. This is the only precinct that will have residential dwellings and for this reason our audit has focused on the services that exist for the proposed residential community in this area. The audit of social infrastructure has investigated the social infrastructure that services:

- The local area – within a 1km catchment area of the proposed Mixed Use Area/Town Centre.
- The district – within a 5km catchment area of the proposed Mixed Use Area/Town Centre
- The region – within a 10km catchment area of the proposed Mixed Use Area/Town Centre.

This assessment of the existing social infrastructure will identify the facilities that are under-supplied within the local area. Additional facilities or extension of the existing facilities will therefore need to be considered to accommodate the future population. The audit will also identify those facilities that have the capacity to accommodate the social needs of the future residents and workers.

### 5.1 Community centres, libraries and cultural facilities

Community centres including youth and cultural facilities, town halls and libraries are often located within town centres in close proximity to local shops and facilities. These buildings provide an important civic service in addition to being available to local community groups to hire both for functions or for Council to run programs or activities for target groups such as the elderly, culturally and linguistically diverse community, children and families and youth often use regular meetings, these places.

Glenfield Community Hall is the only community centre within 1km of Glenfield Station. The hall is a multipurpose building comprising of the hall, clubrooms and public toilets, which are used by the Scouts, and Seddon Park sporting teams.

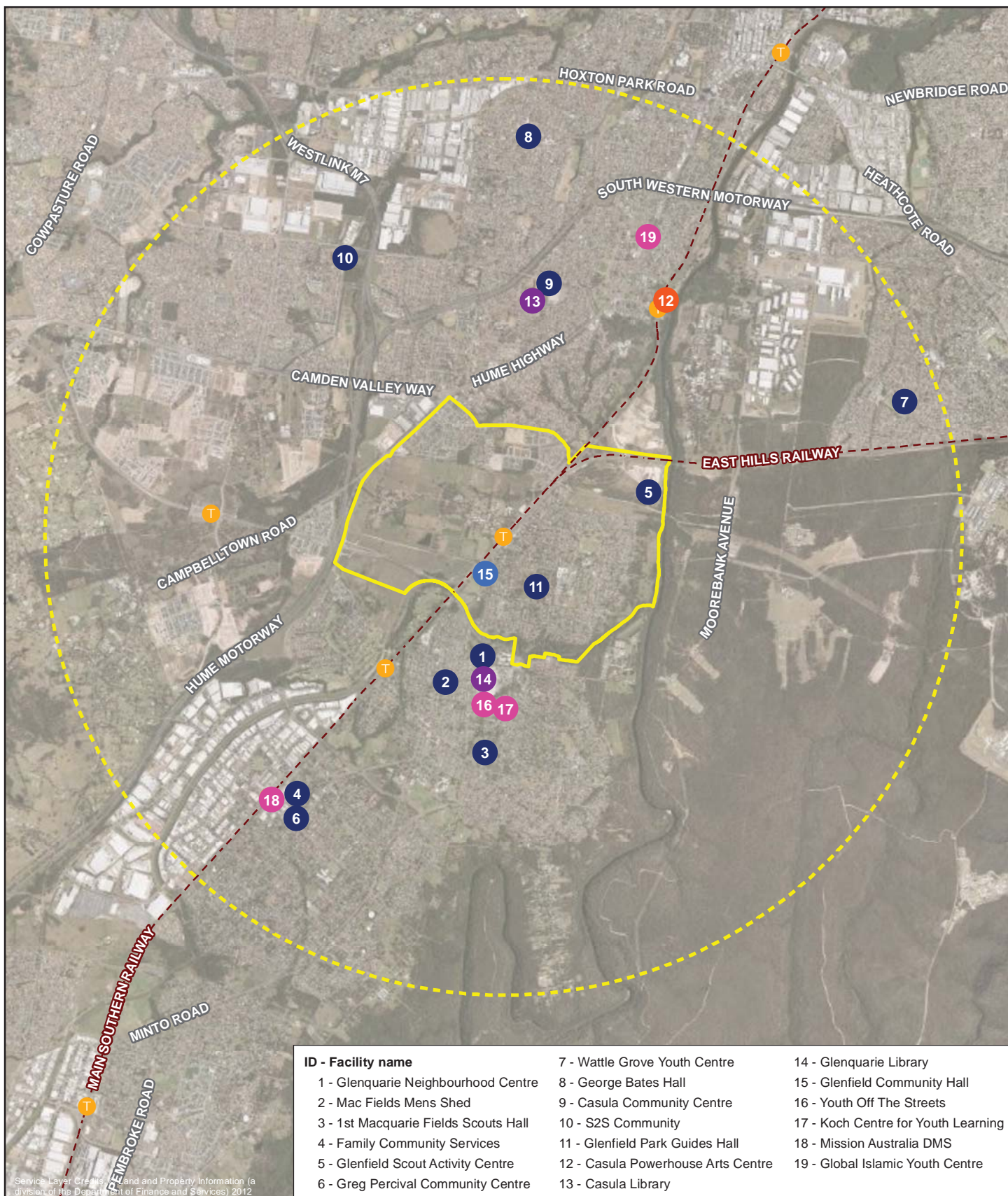
A total of 18 community centres, youth and cultural facilities, town halls and libraries are located within 5km of Glenfield that could provide services to the local residents. Locations of the facilities identified within close proximity of the Glenfield Train Station are provided in Figure 5-2. With the exception of the Greg Percival Community Centre/Library which is a newly updated multipurpose centre, the majority of the facilities are old and outdated. Consequently they don't currently meet best practice with regards to social infrastructure provision.



**Figure 5-1**      **Greg Percival Community Centre/Library**

Campbelltown Council manages a network of four branch libraries. Three of these are in relative close proximity to the Glenfield Precinct; they include Glenquarie Library, Casula Library and Greg Percival Library. Council are currently in the process of developing a new Library Strategic plan, which is due for release on 30 January 2018, which will guide the way forward for Council libraries. It was noted by Council that current library and cultural facilities are undersized, lacking space and will not be suitable for the forecast growth. Campbelltown Council will develop a new multipurpose cultural facility but it could be approximately 12km from Glenfield.

More details about community centres, youth and cultural facilities, town halls and libraries can be found in Appendix B.



#### LEGEND

- Glenfield growth area
- Glenfield train station 5km buffer
- Railway
- T Train station

#### Community services and libraries

- Community Centre
- Cultural facility
- Library
- Town Hall
- Youth Centre

Paper Size A4  
0 250 500 1,000  
Metres  
Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 56



Department of Planning and Environment DPE Social  
Infrastructure Assessment  
Community centres, youth and cultural  
facilities and libraries.

Job Number 21-26839  
Revision A  
Date 14 Dec 2017

Figure 5-2

N:\AU\Sydney\Projects\21-26839\GIS\Maps\Deliverables\21\_26839\_2003\_CommunityServicesAndLibraries.mxd 15, 133 Castlereagh Street Sydney NSW 2000 T 61 2 9239 7100 F 61 2 9239 7199 E sydney@ghd.com.au W www.ghd.com.au

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Data source: Aerial imagery - SIXmaps 2017; General topo - NSW LPI DTDB 2015 & 2012; Growth area data - NSW DPE 2017. Created by:jprice

## 5.2 Childcare

Childcare facilities are often used in either close proximity to homes or the workplace. For this reason, the audit has focussed on identifying facilities within a 5km radius of the proposed residential area.



**Figure 5-3 Glenfield Preschool Kindergarten**

In assessing the provision of childcare and family services, there are four categories of care:

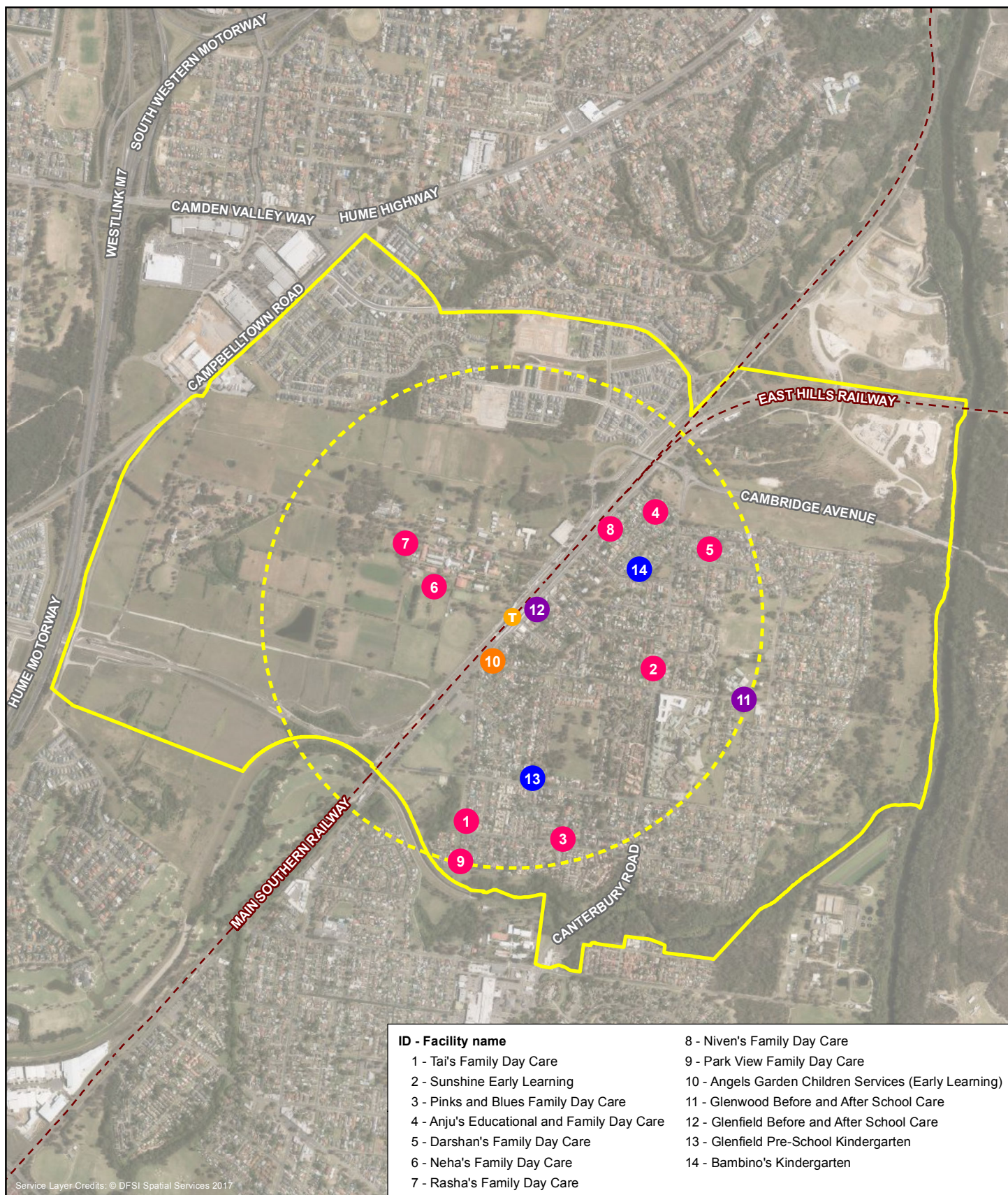
- Long day care, which offer longer hours of operation and primarily targeted at children with working parents.
- Preschool, which aims to transition children to school through educational-based programs that are generally provided shorter operating hours and often accessed by non-working parents.
- Family Day Care, which provide long day care and outside school hours care that is a licence service operated by community members, often from private homes.
- Out of School Hours Care, provide before childcare services before school, after school and during school vacation.

There were 14 childcare centres identified in this social audit within close proximity to Glenfield Precinct (approx. 1km radius), and a further 67 centres within a 5km radius of the Glenfield Centre. Services that the childcare centres offer include long day-care, kindergarten and preschool, family day care, occasional care and before and after school care.

Included in the above childcare facilities are Out of School Hours Care which are located on school grounds. The schools that offer this service around the Glenfield precinct are the Glenfield and Glenwood Public Schools.

Most of these centres currently have vacancies and are accepting enrolments. Figure 5-4 shows the location of childcare centres within a close proximity of Glenfield Precinct. Although some of the existing childcare centre will have the capacity to accommodate some of the expected growth, additional childcare centres will need to be developed. Childcare is predominantly provided by the private sector based on their own market analysis.

Details of the facilities are provided in Appendix B.



#### LEGEND

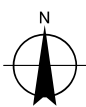
- Glenfield growth area
- Glenfield train station 1km buffer
- Railway
- T Train station

#### Childcare facilities

- Family Day Care
- Long Day Care

- Out of School Hours Care
- Preschool

Paper Size A4  
0 200 400 800  
Metres  
Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 56



Department of Planning and Environment  
DPE Social Infrastructure Assessment  
**Childcare facilities within 5km  
of Glenfield Precinct**

Job Number 21-26839  
Revision A  
Date 15 Dec 2017

**Figure 5-4**

## 5.3 Education

### 5.3.1 Primary and secondary education

Schools provide important focal points for communities, particularly for those with significant numbers of children and families. Access to high quality public and private schools is important in redevelopment areas as it provides a community focal point and helps build a sense of community.

Different types of schools have different catchment areas. Details of the catchment areas for each of the individual schools have not been provided. It is anticipated that this information will be obtained from the Department of Education. For the purpose of this audit, the following points regarding catchment areas have been assumed:

- Primary schools are local facilities and would be within 1km radius of the proposed Mixed Use Area/Town Centre.
- Central and high schools are district facilities and would be within a 5km radius of the Mixed Use Area/Town Centre.
- Special schools are regional facilities and would be within a 10km radius of the proposed Mixed Use Area/Town Centre.
- Tertiary facilities are regional facilities and would be within a 10km radius of the proposed Mixed Use Area/Town Centre.



**Figure 5-5 Glenfield Public School**

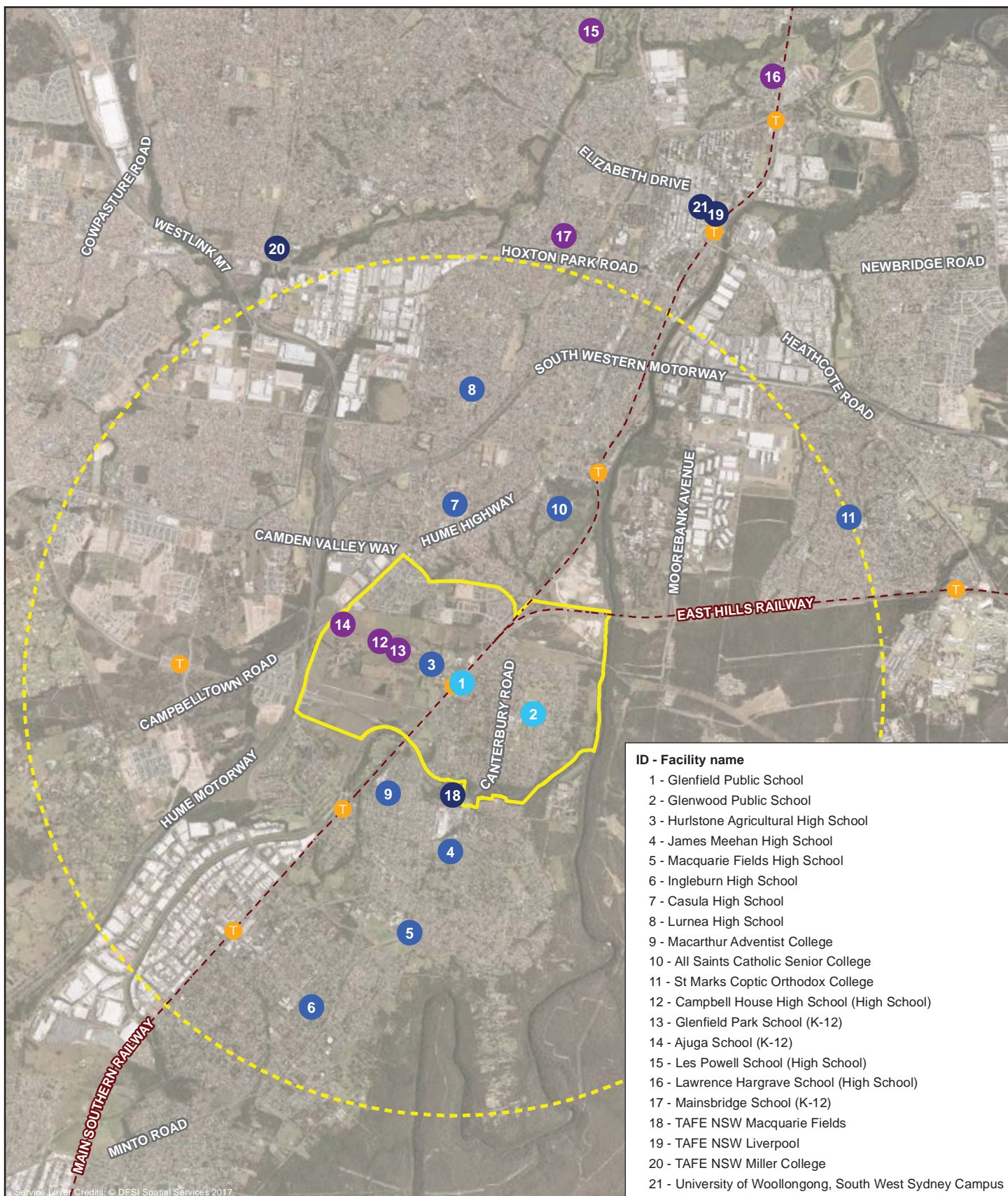
There are 18 schools and five tertiary institutions that provide services to Glenfield. The University of Western Sydney also plans to provide an additional campus in Liverpool in 2018. A map of education facilities is provided in Figure 5-6 and a table summary can be located in Appendix B.

The audit identified two primary schools within 1km of the Glenfield train station on the eastern side of the train line; these are Glenfield Public School and Glenwood Public School. The western side of the Glenfield Precinct contains the Hurlstone Agricultural High School and three schools for specific purpose (Ajuga School, Campbell House and Glenfield Park School).

There are nine high schools within a 5km radius of the Glenfield centre (This includes Hurlstone Agricultural High School). In accordance with *A Plan for Growing Sydney*, the area serviced by these high schools is anticipated to have a significant amount of growth. Consequently, these

schools will have to accommodate the future residential community of Glenfield as well as other developments within their catchment.

The Department of Education have conducted growth calculations based on dwelling numbers for both low and high development growth scenarios. The calculations found that there would only be a need for one additional Primary School to service Glenfield. Existing Secondary School facilities at Casula and Ingleburn have the ability to be expanded which has been recommended by the department in the medium term. There is a 2,000 place Secondary School proposed at Edmondson Park that could also help in accommodating new students.



#### LEGEND

- Glenfield growth area
- Glenfield train station 5km buffer
- Railway
- Train station

#### Education facilities

- Primary School
- High School
- Special School
- Tertiary Facilities

Paper Size A4  
0 500 1,000 2,000  
Metres  
Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 56



Department of Planning and Environment  
DPE Social Infrastructure Assessment  
Education facilities within  
5km of Glenfield Precinct

Job Number 21-26839  
Revision A  
Date 14 Dec 2017

Figure 5-6

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Data source: Aerial imagery - Sixmaps 2017; General topo - NSW LPI DTDB 2015 & 2012; Growth area data - NSW DPE 2017. Created by:jprice

## 5.4 Health centres

The Glenfield Precinct is located within the South Western Local Health District (SWSLHD). The SWSLHD is responsible for the hospitals, mental health clinics and community health centres that provide services to the area. These services are often provided on a regional basis and therefore the audit has investigated the closest facilities to the precinct. The assessment has not included the provision of medical centres as these are typically provided by the private sector in response to market demand.

The precinct is located within the regional area of six hospitals, with Liverpool Hospital being the closest (6.7km), followed by Fairfield Hospital and Bankstown-Lidcombe Hospital (12.5km and 12.6km respectively).

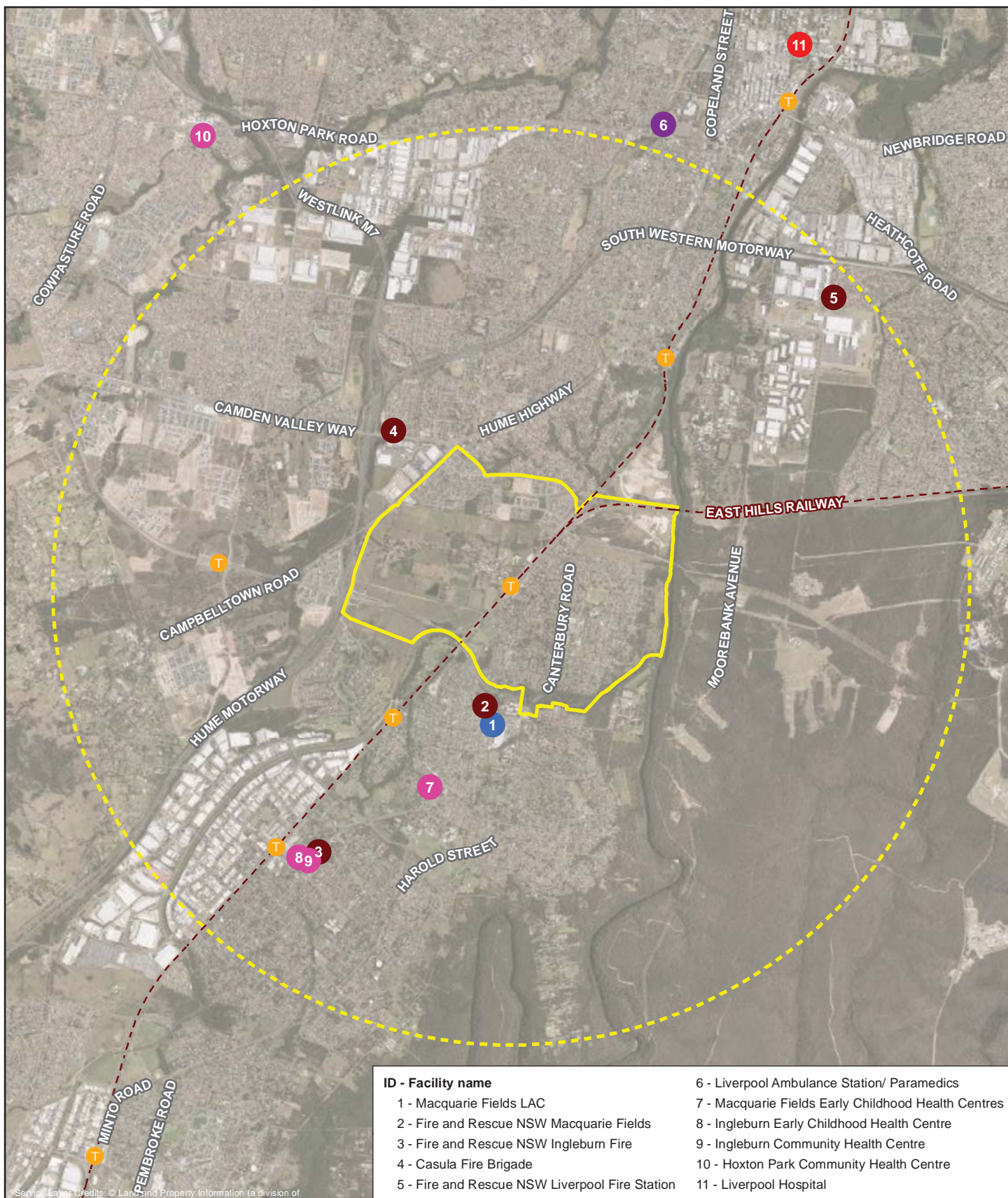
Liverpool Hospital is the major health service for south west Sydney (shown in Figure 5-7) providing a range of services including but not limited to: imaging and diagnostic, emergency and trauma, cancer care, surgery, mental health, maternity, and paediatric. The *Social Infrastructure Assessment for the Greater Macarthur and Wilton Priority Growth Areas* (GHD, 2017) acknowledges that growth in the corridor would support the redevelopment and expansion of the Campbelltown Hospital. However, the Glenfield Precinct is significantly closer to the Liverpool Hospital and therefore, it is anticipated by GHD and WSHLD that the potential future population will access the Liverpool Hospital instead of Campbelltown. WSHLD has acknowledged that this projected growth of the Glenfield area will put pressure on existing facilities and new or embellished facilities are required.



**Figure 5-7 Liverpool Hospital**

The hospital is situated within an education and health precinct, which includes two universities, a TAFE, Ingham Institute of Applied medical research, Sydney South West Private Hospital and a clinical skills and simulation centre.

There are also a number of community health and childhood health centres located around the precinct. The closest community health and childhood health centres are Ingleburn Community Health Centre (3.7km) and Macquarie Fields Early Childhood Health Centre (2.2km). The location of the closest health facilities that provide services to the Glenfield Precinct are shown in Figure 5-8, Details of these facilities can be found in Appendix B.



#### LEGEND

- Glenfield growth area
- Glenfield train station 5km buffer
- Railway
- T Train station

#### Emergency services and health facilities

- Police Station/LAC
- Fire Station

- Ambulance
- Hospital
- Medical Centre

Paper Size A4  
0 500 1,000 2,000  
Metres  
Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 56



Department of Planning and Environment  
DPE Social Infrastructure Assessment

Job Number 21-26839  
Revision A  
Date 14 Dec 2017

## Health centres close to Glenfield Precinct **Figure 5-8**

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Data source: Aerial imagery - SIXmaps 2017; General topo - NSW LPI DTDB 2015 & 2012; Growth area data - NSW DPE 2017. Created by:jprice

## 5.5 Emergency services

Emergency services include police stations/Local Area Commands, fire and rescue and ambulance stations, which service local as well as district areas. Three fire and rescue facilities, one rural fire brigade, one police station and one ambulance station currently service the Glenfield Precinct.

Macquarie Fields Local Area Command and the four fire services are all located within 5km of the Precinct, ensuring they have fast response times for potential emergencies in the area. The ambulance station is located just over 5km from the precinct.

As the area develops and the population grows, response times and community needs may change. Discussions with emergency service providers to date has found that one additional 2000m<sup>2</sup> site would be required for NSW Police but fire and Rescue and NSW Ambulance both advised that they have sufficient service provision for Glenfield.



**Figure 5-9 Fire and Rescue NSW Macquarie**

Figure 5-8 shows the location of Emergency services within a close proximity of the Glenfield precinct. Details of emergency services are provided in Appendix B.

## 5.6 Open space

Open spaces, such as parks, recreation areas and sport fields that support sport, recreational and leisure uses are an important part of any community. They increase levels of physical activity, improve mental health, reduce levels of stress and depression and reduce health care costs. The Government Architect NSW has recognised open space as essential for the local, district and regional communities

Local open space is often defined as small open space areas (greater than 0.5 ha in size is preferable) that are positioned and designed to attract residents living within a 1km radius.

Areas that have been classified as district open space are those spaces that have been designed for longer visits than would be expected for visits to a local park. These spaces are larger than local parks and have a more diverse range of activities. These spaces are designed to attract visitors from surrounding suburbs.

Regional open spaces are those areas designed to attract visitors from areas outside of the Local Government Area and for them to spend the substantial part of the day on the site. The sites have a number of sport and recreational facilities and large playgrounds. Access is often by car or public transport.

There are a number of other local open space facilities on the eastern side of the railway line, of various condition and for different uses. Almost all of these would need embellishments to support the projected growth and be designed in a way that promotes multipurpose use. Any embellishments to existing facilities would need to be in accordance with Councils Open Space Plan or Community Strategic Plan.

Seddon Park was the most suited multipurpose open space for embellishments as it joined with Kennett Park, was in close proximity to the Glenfield Precinct and had suitable parking and good lighting. Glenfield Park is a large open space in close proximity, which has the potential for upgrading to play a role as a district park in terms of play space and facilities although access to the park is restricted. There are limited active and public transport means to access the park and not enough lighting for safety.

The *Social Infrastructure Assessment: Glenfield to Macarthur Corridor Strategy* (Elton Consulting, 2015) identified that Council had identified a lack of passive recreation opportunities in the precinct, as the main open space is absorbed by sports fields and there is limited amenity provided by other open space. The previous report recommended that a review of Kennett and Seddon parks could address the current imbalance between active and passive recreation opportunities.

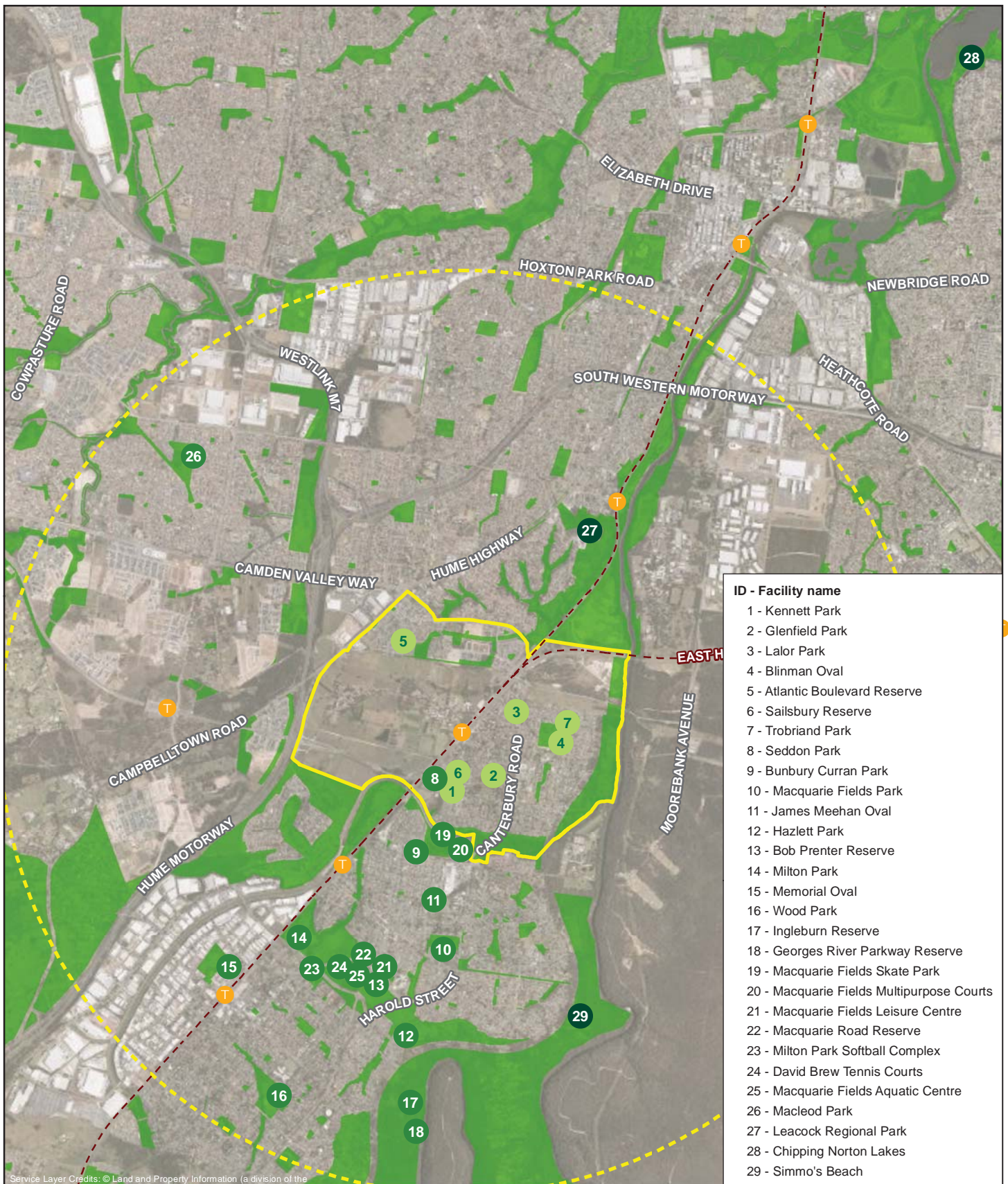


**Figure 5-10 Glenfield Park**

Blinman Oval and Macquarie Fields Park are both large and suitable open spaces that have a lot of potential for embellishment but they both would require public and active transport routes to access them.

Macquarie Fields aquatic centre is a relatively new multi-function facility that incorporates both indoor and outdoor swimming pools, a learner/toddler heated pool and a splash park and is located within close proximity of the Glenfield Precinct.

Figure 5-11 shows the location of open spaces within a close proximity of the Glenfield Precinct. Details of all the local open space are provided in Appendix B.



#### LEGEND

- Glenfield growth area
- Glenfield train station 5km buffer
- Railway
- Train station

- Open space
- Open space and recreation facilities
- Local Open Space

- District Open Space
- Regional Open Space

Paper Size A4  
0 500 1,000 2,000  
Metres  
Map Projection: Transverse Mercator  
Horizontal Datum: GDA 1994  
Grid: GDA 1994 MGA Zone 56



Department of Planning and Environment DPE  
Social Infrastructure Assessment  
Open space within close proximity of  
Glenfield Precinct

Job Number 21-26839  
Revision A  
Date 14 Dec 2017

Figure 5-11

N:\AU\Sydney\Projects\21-26839\GIS\Maps\Deliverables\21\_26839\_2002\_OpenSpaceAndRecreation.mxd Level 15, 133 Castlereagh Street Sydney NSW 2000 T 61 2 9239 7100 F 61 2 9239 7199 E sydmail@ghd.com.au W www.ghd.com.au

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Data source: Aerial imagery - SIXmaps 2017; General topo - NSW LPI DTDB 2015 & 2012; Growth area data - NSW DPE 2017. Created by:jprice

## 5.7 Implications for social infrastructure

- Although the Glenfield Precinct is in close proximity to a large number of social infrastructure facilities, these existing facilities are outdated and not built in accordance with currently leading practice standards.
- The projected population growth will place significant pressure on existing facilities and additional facilities or embellishment of existing facilities will be required to accommodate the needs of future residents.
- The *Social Infrastructure Assessment for the Greater Macarthur and Wilton Priority Growth Areas* (GHD, 2017) supported the expansion of the Campbelltown Hospital, however residents in the Glenfield Precinct will most likely access Liverpool Hospital. Embellishment of this hospital will therefore be required to support the population growth.
- There is a lack of passive open space within the Precinct as the main open space areas are taken up with sports fields, and there is limited amenity provided by other open space. A review of Glenfield, Kennett and Seddon Parks could address the current imbalance between active and passive recreation opportunities. The Department is considering options for upgrades to passive open space in the precinct. The Indicative Layout Plan identifies a location for a new local park within the eastern side of the precinct to address the imbalance.

## 6. Consultation outcomes

In preparing this Social Infrastructure Assessment for the Glenfield Precinct, GHD and DPIE facilitated a number of meetings and correspondence with the Koch Centre, South West Sydney Local Health District, Campbelltown Council, NSW Property, Department of Education, Fire and Rescue, NSW Police and NSW Justice. The objective of the consultation was to ascertain their social infrastructure requirements. The following Chapter presents a summary of the engagement undertaken by GHD.

### 6.1 Discussion with Koch Centre

Discussion with staff at the Koch Centre regarding the services they provide revealed a diverse range of activities, programs and facilities since 2012. The Koch centre is privately funded by David and Libby Koch. Its objective is to provide a safe and engaging environment to support young people and facilitate positive life choices.

The centre is well equipped with multipurpose indoor and outdoor courts and recreation areas, kitchen, toilets, multipurpose rooms and classrooms, which aim to reengage young people back into the community, education and employment.

The centre offers many programs including schooling for years 9-10, health and wellbeing services, education, training and employment, active sports and arts programs, young parents groups and projects in partnerships with the community.

### 6.2 Discussion with South West Sydney Local Health District (SWSLHD)

The purpose of the meeting with SWSLHD was to discuss the process utilised for the planning and development of health facilities. More specifically the meeting focussed on:

- Capacity of existing health services to accommodate growth in the Glenfield Precinct.
- Proposals or projects underway by SWSLHD regarding health asset planning
- Population projections for Glenfield Precinct and health infrastructure required to support the potential population.

SWSLHD acknowledged that given the growth in the area, a regional focus should be undertaken to understand the cumulative impact of all developments in the area on existing health facilities. Concern was raised particularly in regards to development around the Western Sydney Airport and the recently announced Western Sydney Airport Priority Growth Area.

The Glenfield Precinct is closer in proximity to Liverpool hospital. The 2015 Social Infrastructure Assessment referred to the Campbelltown Hospital and although this is relevant for most of the Precincts within the Glenfield to Macarthur Corridor, given Glenfield's location, it is anticipated that the future population of Glenfield would be most likely use facilities at Liverpool Hospital. SWSLHD in reviewing facilities in the area would therefore need to assess the capacity of Liverpool Hospital to accommodate the growth projected for the region.

SWSLHD anticipates that at minimum, a new health facility is required to provide primary care to the proposed residents in Glenfield. When discussing locations for a new facility, SWSLHD acknowledge that healthcare facilities require good access to public transport and it would therefore be best to be positioned in close proximity to the Glenfield Train Station.

SWSLHD are currently updating reviewing their Strategic Asset Plan, as a first step a needs assessment will be conducted to assess population growth, health issues and capacity of existing facilities. The Plan will identify the future health needs of the community.

### 6.3 Meeting with Council staff

A meeting was held with representatives from Campbelltown Council, Department of Planning and NSW Property. The objectives of the meeting were to:

- Obtain information from Campbelltown City Council on the draft Community Infrastructure Strategy.
- Confirm the social infrastructure and open space that would service the Glenfield Precinct as well as capacity to accommodate growth.
- Understand Council's plans for social infrastructure
- Present preliminary findings from GHD's study

The following presents a summary of the key discussion points raised during the meeting:

- There is the potential for a new TAFE to be located in Leppington, however there is concern that this will compete with existing facilities in the Greater Macarthur area. Further engagement with TAFE NSW will need to be undertaken.
- If a new health facility is required as recommended by SWSLHD then it should be integrated with other facilities to create a health "hub" that is located close to a train station.
- Council's Draft Community Facilities Strategy is currently awaiting approval from Council for public release (document is now finalised). The Strategy has set out key principles that will guide the planning of all future facilities. Recommendations within the report include the potential relocation of existing community facilities to ensure compliance with the key principles.
- The relocation of existing or development of new facilities will be dependent on population growth. There is concern that the train line will divide the community between east and west. The concern was raised that new facilities will attract people away from existing facilities and this has the potential to divide the community.
- A new Library Strategic Plan is due for release on 30 January 2018, which will guide the way forward for Council libraries. It was noted that current library and cultural facilities are undersized, lacking space and will not be suitable for the forecast growth. Campbelltown will develop a new multipurpose cultural facility but it could be approximately 12km from Glenfield.
- There are limitations on existing open spaces and recreation centres with lack of space or suitability for development or lack of public transport to access them. Seddon Park is in very close proximity of the station but it is very close to a road and lacking space. Council will upgrade the park but may have to decide if it is a passive recreation space or a sporting field. Macquarie Fields Park has the potential for embellishment but it is over 2km away and lacking good public connections to the park, especially connections from the west side of the station.
- Most of the aquatic centres are at capacity and have long waits to join swimming programs, such as learn to swim classes. Council suggested that Leppington could be a suitable location for a new aquatic centre in the future.
- Youth centres and outdoor recreation facilities are also in need of upgrading and are currently being looked at by Council to determine what extent the upgrades need to be and possible locations if new facilities are required.

## 6.4 Meeting with council staff

A meeting was held with representatives from Campbelltown Council, Department of Planning and NSW Property. The objectives of the meeting were to:

- Discuss Department of Planning's updated Precinct Plan.
- Obtain information from Campbelltown City Council on their plans for proposed social infrastructure and open space.
- Present preliminary infrastructure costings.

The following presents a summary of the key discussion points raised during the meeting:

- Department of Planning provided an updated Indicative Layout Plan for the Glenfield Planned Precinct. There is a new growth scenario, which is expected to be a medium development scenario. 5,000 dwellings are expected to the west of the rail line and to the east 2,000 within 20 years. DPIE was still revising the boundaries, which may change the yield.
- Council's Draft Community Facilities Strategy and Draft S94 Plan have not been released. The Precinct Plan will be flexible enough to allow for the provision of community facilities in both the east and west to reflect the outcome of planned collaboration between Education and Council.
- GHD provided an overview of the social infrastructure recommendations and costings for the low and high development scenarios for the Glenfield Planned Precinct. Costings are based on the Local Infrastructure Benchmark Costs Final Report (IPART 2014).
- Council does not provide childcare services as this is usually provided by the private sector and not for profit organisations. Property NSW advised that there is market interest for childcare in Glenfield.
- NSW Ambulance indicated there is no need for a facility for the Glenfield Precinct, as they have a regional facility in the area.
- The Indicative Layout Plan for the Glenfield has included five local parks.
- Although not required in GHD's recommendations for the low development scenario, Council considers that a district park is required for future growth. This would meet Council's objectives to provide a district park within 2km of residents.
- There is potential for embellishment of an existing park into a regional level park i.e. Seddon Park, Glenfield Park. Council noted that Seddon Park has tennis courts and baseball field but it is close to the road and rail line, which are constraints to embellishment.
- Existing sportsgrounds in the area are disconnected and roads fragment open space. Where possible, sports courts and sportsgrounds should be consolidated. Synthetic fields could be provided to cater to different sports.
- Council advised that the Glenfield Precinct is within the catchment of the existing Macquarie Fields aquatic facility.

## 6.5 Correspondence with Department of Planning and Environment

Department of Planning and Environment provided their correspondence with SWSLHD, NSW Department of Education, NSW Emergency services including Fire and Rescue, Police and Ambulance

The following presents a summary of the key points:

- A letter from the Department of education including space demand projections acknowledging the need for a new Primary School site to accommodate the project growth predictions of both low and high scenarios. The letter also acknowledged that a new Secondary school would not be required as they have the ability to upgrade both Casula and Ingleburn High schools.
- Emails from NSW police acknowledging the possible need for a future 2,000m<sup>2</sup> site to facilitate the increased growth.
- Emails from SWSLHD acknowledging that projected future growth will place pressure on existing facilities and that additional facilities or embellishments will be required.
- SWSLHD has identified the need for a community health infrastructure project and that planning will occur, as a special infrastructure Contribution Framework is prepared.

## 7. Future Glenfield Precinct

### 7.1 Indicative Layout Plan

The revised indicative layout plan (21/10/2020) developed by DPIE and depicted in Figure 7-1 has placed the Glenfield Train Station as the focal point of the layout plan with principles of Transit Oriented Development incorporated which allows for higher densities located around the train station. In alignment with the announcement from the Department of Education (section 1) the existing Hurlstone Agricultural High School will stay at its current Glenfield site as an academically selective, boarding, agricultural high school, keeping its name and receiving an upgrade to boarding facilities.

# INDICATIVE LAYOUT PLAN



**Figure 7-1 Indicative Layout Plan for Glenfield Precinct (21/10/2020)**

## 7.2 Future population

In order to understand the potential future resident population of the proposed Glenfield Precinct, GHD has prepared indicative population projections based on similar recent medium to high density developments in Western Sydney.

Given that the Precinct will be located within close proximity of the Glenfield Station, we have considered the demographic profiles of Macquarie Park suburb and Meriton's Epping Park development in Epping. Macquarie Park and Epping have both attracted transit-oriented developments over the years. In particular, Macquarie Park's development has been associated with the growth of the Macquarie Park Business Park.

Table 7-1 provides a medium to high level demographic snapshot of Macquarie Park and Epping Park. The two suburbs are expected to reflect similar demographics to the proposed Glenfield Precinct, where flats, units and apartments will be the majority of households. From 2011 to 2016, there has been an increase of 569 new flats, units and apartments in Macquarie Park, and Epping Park has increased from zero flats, units and apartments to 689. The average household size in Macquarie Park has stayed consistent, with a slight increase from 2 persons to 2.1 persons per dwelling. Epping Park's average household size is larger than Macquarie Park, but it has seen a slight decrease in size from 2.9 to 2.7 persons per dwelling.

**Table 7-1 Demographic profile of similar high density development areas**

Indicator	Macquarie Park			Epping Park		
	2011	2016	Change	2011	2016	Change
Total flats, units and apartments	1,858	2,427	+569	0	689	+689
Median age	30	29	-1	41	28	-13
Average household size	2.0	2.1	+0.1	2.9	2.7	-0.2
% renting	63.1%	66.7%	+3.6%	17.4%	47.7%	+30.3%

It is noted that the Campbelltown LGA is predominantly made up of separate dwellings (74.5%), with an average household size of 3.2 persons. The average household size for Campbelltown LGA is larger than both Macquarie Park and Epping Park. Based on current high-density developments trends in Western Sydney, the Glenfield Precinct is predicted to attract slightly smaller households compared to existing households in the Campbelltown LGA. This corresponds with the projections in the draft *Glenfield to Macarthur Urban Renewal Corridor Strategy*, for both high and low scenarios for the Glenfield precinct where the average number of persons per dwelling is 2.6.

Table 7-2 provides the age profiles for the areas above, compared to Campbelltown LGA. The column highlighted in grey provides the average of both the Macquarie Park and Epping Park age profiles. This age profile has been applied to the potential future population for the Glenfield Precinct.

**Table 7-2 Age profiles of similar high density development areas**

Age groups	Macquarie Park	Epping Park	Average of Macquarie Park and Epping Park	Campbelltown LGA
0 to 4 years	6.0%	8.3%	7.2%	7.4%
5 to 11 years	3.6%	7.9%	5.8%	10.1%
12 to 17 years	2.1%	4.0%	3.1%	8.1%
18 to 24 years	23.2%	16.7%	20.0%	10.1%
25 to 34 years	30.7%	29.3%	30.0%	14.8%
35 to 49 years	18.0%	19.1%	18.6%	19.5%
50 to 59 years	5.6%	7.2%	6.4%	12.6%
60 to 69 years	5.1%	4.7%	4.9%	10.2%
70 to 84 years	3.7%	2.0%	2.9%	6.1%
85 and over years	2.0%	0.8%	1.4%	1.1%

The above tables demonstrate that the higher density developments in Macquarie Park and Epping Park have resulted in an incoming younger population (median age of 28 to 29 years) with an average of 2.1 to 2.7 persons per dwelling. These may include young families, due to the prevalence of persons between 25 to 34 year's old (30.7% to 29.3%) when compared to Campbelltown of 14.8% for the same age group. The developments have also resulted in decreased levels of owned dwelling and therefore increased levels of renting.

### 7.3 Projecting residential and employment population

Based on dwelling yield numbers and population projections provided by DPIE, the potential residential development in the Precinct could deliver in the range of 4,950 to 9,000 new dwellings. Based on an occupancy rate of 2.6, the population could be between 12,870 and 23,400, as indicated in Table 7-3.

This compares to 2,819 dwellings and a projected population of 7,042 included in the 2015 Glenfield Social Infrastructure Assessment. Given the significant increase in both dwellings and population projected for Glenfield, an updated social infrastructure assessment is required.

**Table 7-3 Potential Future Population – Glenfield**

2015 Social Infrastructure Assessment forecast		Current Low Development Scenario		Current High Development Scenario	
Dwellings	Population	Dwellings	Population	Dwellings	Population
2,819	7,042	5,750	14,950	9,000	23,400

Based on the above information, Table 7-4 shows the indicative population for the Glenfield Precinct.

**Table 7-4 Indicative population of Glenfield**

Age groups	Indicative population (based on the average of Macquarie Park and Epping Park age profiles)		
	Low growth scenario	High growth scenario	Percentage
0 to 4 years	1076	1685	7.2%
5 to 11 years	867	1357	5.8%
12 to 17 years	463	725	3.1%
18 to 24 years	2990	4680	20.0%
25 to 34 years	4485	6996	30.0%
35 to 49 years	2781	4329	18.6%
50 to 59 years	957	1474	6.4%
60 to 69 years	733	1147	4.9%
70 to 84 years	434	679	2.9%
85 and over years	209	328	1.4%
Total	14,950	23,400	100%

## 8. Social infrastructure needs assessment

### 8.1 Development of a recommended rates of provision for social infrastructure

GHD has conducted research on best practice both nationally and internationally to identify rates of provision that assist with the planning and development of social infrastructure. The rates of provision identified used to assess the social infrastructure has been developed in consultation with 20 Councils across New South Wales. They have been developed not as a benchmark or threshold but rather to assist Councils with the planning of facilities whilst taking into consideration the local context particularly with regards to the assessment of need.

The rates of provision has been provided for social infrastructure that would be typically be provided at a local or district area either by Council or a private operator. For social infrastructure provided by state government agencies at the regional level, we have based our assessment on the Growth Centre Framework that has been developed for the Greater Macarthur Area as discussed in Section 2.3.

The Social Infrastructure Assessment for the Glenfield Precinct has been based on the projections for the future residential community for both low and high development scenarios. The assessment has considered the principles identified by Council in their Draft Community Facilities Strategy. We understand that this strategy could include a number of recommendations regarding existing facilities, including those servicing the Glenfield Precinct. Once the draft Community Facilities Strategy has been adopted by Council, the recommendations in this report should be reviewed to ensure alignment with Council's Strategy.

### 8.2 Community centres, libraries and cultural facilities

During the meeting with Council, concerns were raised that new facilities proposed for the precinct will detract away from existing facilities. The 2015 Glenfield Social Infrastructure Assessment recommended that older style community halls be redeveloped into a larger contemporary multi-purpose community centre. The *Community Facilities Strategy 2018* has, according to Council, made some recommendations with regard to new facilities within Glenfield that will also support the growing demand as a result of increasing population across the North East District and LGA including a multipurpose community centre. This facility should be located close to the train station with good connections to public and active transport networks.

**Table 8-1 Social infrastructure assessment for community centres, libraries and cultural facilities**

Community Facility Type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
Multi-purpose community centre	<p>Local</p> <p>1 space: less than 20,000 people</p> <p>The space should be an appropriate size to cater for the population and a range of activities. The floor space should be based on approximately 60-80 sqm/1,000 people</p> <p>District</p> <p>1 centre: 20,000:50,000 people</p> <p>The centre should be a minimum of 500m<sup>2</sup> and up to 1,000m<sup>2</sup> in size</p>	<p>One local multi-purpose community space with an approximate floor size of between 900m<sup>2</sup>-1,200m<sup>2</sup>.</p> <p>The facility will need to be developed in accordance with the principles outlined in Council's <i>Community Facility Strategy 2018</i>.</p>	<p>One local multi-purpose community space with an approximate floor size between 1400m<sup>2</sup>-1,900m<sup>2</sup>.</p> <p>Recommendations within Council's <i>Community Facility Strategy 2018</i> highlights the need for a district level facility including community centre, place-based library, community arts and performing arts. The size of the facility should be determined in consultation with Council and should be located close public transport with quality active transport connections. Additionally, it is recommended the operations at Glenfield Community Hall be integrated into the new district centre.</p>

Community Facility Type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
Library	All libraries to be developed in accordance with the benchmarks stipulated in People Places: A Guide for Public Library Buildings in NSW. These guidelines recommend a floor space of 35 m <sup>2</sup> per 1,000 people for a service population of 35,001 to 60,000 people. A further 20% of floor area is included to allow for circulation space.	The State Library People Places Population Based Area Calculator indicates that 1,032m <sup>2</sup> of floor space would be required. The facility will need to be developed in accordance with the principles outlined in Council's <i>Community Facility Strategy 2018</i> .	The State Library People Places Population Based Area Calculator indicates that 1,095m <sup>2</sup> of floor space would be required to support the future population. Recommendations within Councils <i>Community Facility Strategy 2018</i> highlights a new place-based library (2,858 m <sup>2</sup> floor space) be developed in Glenfield to accommodate the site and surrounding suburbs growth. This could be incorporated into a multipurpose community centre and should be located close to public transport with quality active transport connections.
Cultural space	Local 1 cultural space for up to 20,000 people The space can be integrated into another council facility such as a library, tourism centre or multipurpose centre District 1 cultural space/centre for 20,001 to 50,000 The facility can either be a standalone facility or integrated with another Council facility	1 local cultural space Consider colocation with other social infrastructure. The size of the facility is to be determined in consultation with Council in accordance with their <i>Community Strategic Plan</i> and <i>Community Facility Strategy 2018</i> .	1 local cultural space Recommendations within Councils <i>Community Facility Strategy 2018</i> highlights the need for a district level community arts centre (1,250m <sup>2</sup> floor space) in the North East District. This could be incorporated into a multipurpose community centre and should be located close to public transport with quality active transport connections.

### 8.3 Childcare

Although the private sector and not-for-profit organisations usually provide childcare services, it is still the responsibility of councils to conduct an audit of the services and facilities within their LGA to assess both current needs, and the capacity of existing services to accommodate the needs of the future population. Councils can support the private sector and not-for-profit providers in the provision of additional childcare places through:

- Encouraging the development of additional childcare centres through private or not-for profit providers.
- Supporting a family day-care scheme.
- Assisting with identifying or providing locations suitable for new childcare centres.
- Incorporating a childcare facility in any future multipurpose community centres.
- Implementation of planning controls such as floor space bonuses for developments that include the provision of childcare within the development or requirements that specify a minimum number of places for children under the age of two

The rate of provision for the Glenfield Precinct has been taken from the *City of Sydney Child Care Needs Analysis (2013)*. This benchmark has been selected because it has been developed for a high density residential and employment area. Although the density proposed for Glenfield is not as high as within the City of Sydney, the benchmark has been applied because it was the most of generous of those reviewed.

**Table 8-2 Social infrastructure assessment for childcare**

Community Facility Type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
Childcare	1 place: 2 resident children aged 0 - 5 years. Space required for childcare centres can be found at NSW Planning and Environment Draft Child Care Planning Guidelines. E.g. Typical site area required for 100-place childcare centre is 2363m <sup>2</sup> .	It is estimated that there will be 1,297 children aged 0-5 in total. Therefore 648 childcare places will be required. It is anticipated that the majority of these places will be provided by the private sector.	It is estimated that there will be 2,030 children aged 0-5 in total. Therefore 1,015 childcare places will be required. It is anticipated that the majority of these places will be provided by the private sector.  Council's <i>Community Facility Strategy 2018</i> highlights the need for three additional long day care facilities in the North East District and one preschool facility in Glenfield, with the potential for a level of partnership with the private sector. Community consultation also identified the community's desires for integrated long day care and preschool facilities.

## 8.4 Education

Consultation with the Department of Education determined that the existing government public and high schools would have the capacity to accommodate the projected growth in population. Both Casula and Ingleburn High Schools have been recommended for embellishment to accommodate growth and service the Glenfield area. There are also a proposed new 1,000 place primary school and 2,000 place Secondary school at Edmondson Park which could accommodate Glenfield Students.

The Department of Education recommended that a new primary school would be required. The new indicative layout plan (section 7.1) identifies a site location for this to the north of the existing HAHS buildings.

Consultation is also required with the Department of Regional Development, Skills and Small Business to ascertain whether a new TAFE would be constructed in close proximity to the Glenfield Precinct.

## 8.5 Health centres

The 2015 Glenfield Social Infrastructure Assessment stated that the growth forecast for the Greater Macarthur corridor has been factored into health services planning. Given the amount of growth in the area and additional projects such as the Western Sydney Airport that will be within the remit of SWSLHD, there is concern regarding the cumulative impact that each development will have on existing health facilities. SWSLHD will undertake a regional review as part of the development of their Strategic Plan to look at future asset planning.

There are plans to redevelop and expand Campbelltown Hospital to accommodate the projected population growth within the area, and this was mentioned in the 2015 Glenfield Social Infrastructure Assessment. However for the Glenfield Precinct, residents will most likely access Liverpool Hospital as it is the closest hospital. SWSLHD understand that the projected population growth will place pressure on existing facilities and additional facilities or embellishment of existing facilities will be required to accommodate the needs of future residents.

NSW Health has identified the need for a community health infrastructure project. Further planning for this will occur, as a Special Infrastructure Contribution Framework is prepared. During the consultation with SWSLHD they mentioned the importance of having a primary care facility co-located with other social infrastructure and positioned in close proximity to public transport. This has therefore been included as a recommendation.

**Table 8-3 Social infrastructure assessment for health care**

Community facility type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
Primary care clinic	One facility per 15,000 to 18,000	One primary care clinic to be provided in close proximity to the train station.	One primary care clinic to be provided in close proximity to the train station.

## 8.6 Emergency services

Each emergency service provider has a different operational model that determines the threshold for service provision, as outlined in Table 8-4. Ongoing engagement should be undertaken with the emergency service providers to determine the facilities they will require to support the potential future population.

**Table 8-4 Social infrastructure assessment for emergency services**

Community Facility Type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
Ambulance	Rate of provision is based on the number of calls to 000.  As a population rate one hub could be required to support 250,000 people.	NSW Ambulance advised that their new facility at Liverpool has sufficient service provision for Glenfield	
Fire	Rate of provision is based on ensuring that there is a maximum call out time of ten minutes  Site should be approximately 2,000 – 3,000 m <sup>2</sup>	Fire and Rescue advised that their current infrastructure has sufficient service provision for Glenfield	
Police	Rate of provision is based on crime rate. Major centres require one police station. Town centres require a police shop front. Land area for a police shopfront is 150 m <sup>2</sup> Land area for a police station is 2,000 m <sup>2</sup>	NSW Police advised that a possible new 2000 m <sup>2</sup> site will be require to accommodate a new police station that would service the Greater Macarthur Corridor.	

## 8.7 Open space and recreation

The 2015 Glenfield Social Infrastructure Assessment identified a number of key priorities that Council have requested for open space in the Greenfield precinct including:

- reconfiguring the open space close to the station to improve the public domain
- a review of Seddon and Kennett Parks to resolve the conflicts caused by the proximity of the sports field to the road and to improve opportunities for passive recreation
- the development of a masterplan that integrates new residential development within a network of open spaces.

These recommendations are in alignment with Council's *Open Space Strategic Plan 2018* with regard to the increase in population forecast for the Glenfield Precinct, and are consistent with the recently released *Draft Greener Places Design Guide and Framework*, Government Architect New South Wales (2020). Table 8-5 provides an overview of the open space and recreation facilities recommended for the Glenfield Precinct. Ongoing consultation with Council is required to ensure that the facilities identified are in accordance with Councils Sport and Recreation Strategy and also the State of Play policy. Council has committed to providing a range of play spaces across the LGA that cater to all ages, the planning of the open space and recreation facilities will therefore need to ensure that this objective is achieved.

**Table 8-5 Social infrastructure assessment for open space and recreation facilities**

Community Facility Type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
Local Park	<p>A minimum of 1 local or multipurpose park: 3,000 to 5,000 people or 400m radius of 90% of residents.</p> <p>Minimum size of 3,000 m<sup>2</sup></p> <p>If the above rate cannot be achieved then consideration should be given to embellishing existing facilities. Local parks could be enhanced with additional facilities that are typically installed in a District level park, enabling the park to be more multipurpose and cater to a greater population. If there are significant land constraints then civic spaces and plazas should also be considered as an alternative.</p>	<p>3-4 local parks each to be a minimum of 3,000 m<sup>2</sup></p> <p>These spaces will need to be developed in accordance with the principles outlined in Council's <i>Open Space Strategic Plan 2018</i>.</p> <p>Engagement with Council may identify local park facilities that could be upgraded to meet future residents within Glenfield. Considerations should also be given to the wider blue-green network and opportunities for enhancement through connecting active and public transport networks.</p>	<p>4-6 local parks each to be a minimum of 3,000 m<sup>2</sup></p> <p>These spaces will need to be developed in accordance with the principles outlined in Council's <i>Open Space Strategic Plan 2018</i>.</p> <p>Engagement with Council may identify local park facilities that could be upgraded to meet future residents within Glenfield. Considerations should also be given to the wider blue-green network and opportunities for enhancement through connecting active and public transport networks.</p>
District Park	<p>1 District park: 20,001 –50,000 people</p> <p>2-5 ha in size</p> <p>Within a 2 km radius of 90% of all dwellings</p>	N/A	<p>1 District Park between 2-5ha in size</p> <p>This spaces will need to be developed in accordance with the principles outlined in Council's <i>Open Space Strategic Plan 2018</i> and <i>The State of Play: Strategic planning and management of play spaces in the City of Campbelltown 2016-2036</i>.</p> <p>This district park should incorporate destination play and picnic spaces, public amenities and car parking. Considerations should also be given to the wider blue-green network and opportunities for enhancement through connecting active and public transport networks.</p>

Community Facility Type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
Sportsground	Local 1 sports ground (comprising two playing fields) per 5,000 people (minimum 5 ha) Consider shared used of school sports grounds. District Two double sports grounds (four playing fields per 20,000 – 50,000 people. (minimum of 10 ha)	Three sportsgrounds (six fields) developed in accordance with Campbelltown Sport and Recreation Strategy (2016-2036). The sportsgrounds could be provided as one double sportsground and one single sportsground.	Two double sportsgrounds (eight playing fields) and developed in accordance with <i>Campbelltown Sport and Recreation Strategy</i> (2016-2036). The sportsgrounds could be provided as one double sportsground and two single sportsgrounds.
Outdoor sports court	Local 1 multipurpose court: 10,000 people 2 tennis courts: 10,000 people District 2 basketball courts: 40,000 4 netball courts: 40,000 8 tennis courts: 20,000 – 50,000 people	Two multipurpose court and Four tennis courts and developed in accordance with Campbelltown Sport and Recreation Strategy (2016-2036). This could be captured by the proposed 'new facility' at the high school. Subject to discussion between SINSW and Council	Three multipurpose court and eight tennis courts and developed in accordance with <i>Campbelltown Sport and Recreation Strategy</i> (2016-2036). This could be captured by the proposed 'new facility' at the high school. Subject to discussion between SINSW and Council
Youth focussed outdoor recreation facility	1 youth recreation facility: 20,001 to 50,000 people	N/A	One youth recreation facility such as a skate or bmx park could be collocated with the community facility. The size and type of the facility is to be determined in consultation with Council in accordance with their <i>Community Strategic Plan</i> .
Leisure/aquatic centre	1 Indoor aquatic/swimming facility with 25m – 50m pools: 20,000 to 50,000 people	N/A	One indoor aquatic/swimming centre. It is noted that the Glenfield Precinct is within the catchment of the Macquarie Fields aquatic facility. Provision of an indoor aquatic facility should be investigated in the future within the catchment of the Glenfield Precinct.

## 9. Summary of recommendations

The following presents a summary of recommendations for the provision of social infrastructure for the Glenfield Precinct. It has been provided for both the high and low development scenarios.

**Table 9-1 Summary of social infrastructure recommendations**

Community Facility Type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
Multi-purpose community centre	<p>Local</p> <p>1 space: less than 20,000 people</p> <p>The space should be an appropriate size to cater for the population and a range of activities. The floor space should be based on approximately 60-80 sqm/1,000 people</p> <p>District</p> <p>1 centre: 20,000:50,000 people</p> <p>The centre should be a minimum of 500m<sup>2</sup> and up to 1,000m<sup>2</sup> in size</p>	<p>One local multi-purpose community space with an approximate floor size of between 900m<sup>2</sup>-1,200m<sup>2</sup>.</p> <p>The facility will need to be developed in accordance with the principles outlined in Council's <i>Community Facility Strategy 2018</i>.</p>	<p>One local multi-purpose community space with an approximate floor size between 1400m<sup>2</sup>-1,900m<sup>2</sup>.</p> <p>Recommendations within Council's <i>Community Facility Strategy 2018</i> highlights the need for a district level facility including community centre, place-based library, community arts and performing arts. The size of the facility should be determined in consultation with Council and should be located close public transport with quality active transport connections. Additionally, it is recommended the operations at Glenfield Community Hall be integrated into the new district centre.</p>

Community Facility Type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
Library	All libraries to be developed in accordance with the benchmarks stipulated in People Places: A Guide for Public Library Buildings in NSW. These guidelines recommend a floor space of 35 m <sup>2</sup> per 1,000 people for a service population of 35,001 to 60,000 people. A further 20% of floor area is included to allow for circulation space.	<p>The State Library People Places Population Based Area Calculator indicates that 1,032m<sup>2</sup> of floor space would be required.</p> <p>The facility will need to be developed in accordance with the principles outlined in Council's <i>Community Facility Strategy 2018</i>.</p>	<p>The State Library People Places Population Based Area Calculator indicates that 1,095m<sup>2</sup> of floor space would be required to support the future population.</p> <p>Recommendations within Councils <i>Community Facility Strategy 2018</i> highlights a new place-based library (2,858 m<sup>2</sup> floor space) be developed in Glenfield to accommodate the site and surrounding suburbs growth. This could be incorporated into a multipurpose community centre and should be located close to public transport with quality active transport connections.</p>
Cultural space	<p>Local</p> <p>1 cultural space for up to 20,000 people The space can be integrated into another council facility such as a library, tourism centre or multipurpose centre</p> <p>District</p> <p>1 cultural space/centre for 20,001 to 50,000 The facility can either be a standalone facility or integrated with another Council facility</p>	<p>1 local cultural space</p> <p>Consider colocation with other social infrastructure. The size of the facility is to be determined in consultation with Council in accordance with their <i>Community Strategic Plan</i> and <i>Community Facility Strategy 2018</i>.</p>	<p>1 local cultural space</p> <p>Recommendations within Councils <i>Community Facility Strategy 2018</i> highlights the need for a district level community arts centre (1,250m<sup>2</sup> floor space) in the North East District. This could be incorporated into a multipurpose community centre and should be located close to public transport with quality active transport connections.</p>

Community Facility Type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
Childcare	1 place: 2 resident children aged 0 - 5 years. Space required for childcare centres can be found at NSW Planning and Environment Draft Child Care Planning Guidelines. E.g. Typical site area required for 100-place childcare centre is 2363m <sup>2</sup> .	It is estimated that there will be 1,297 children aged 0-5 in total. Therefore 648 childcare places will be required. It is anticipated that the majority of these places will be provided by the private sector.	It is estimated that there will be 2,030 children aged 0-5 in total. Therefore 1,015 childcare places will be required. It is anticipated that the majority of these places will be provided by the private sector.  Council's <i>Community Facility Strategy 2018</i> highlights the need for three additional long day care facilities in the North East District and one preschool facility in Glenfield, with the potential for a level of partnership with the private sector. Community consultation also identified the community's desires for integrated long day care and preschool facilities.
Primary care clinic	One facility per 15,000 to 18,000	One primary care clinic to be provided in close proximity to the train station.	One primary care clinic to be provided in close proximity to the train station.
Ambulance	Rate of provision is based on the number of calls to 000.  As a population rate one hub could be required to support 250,000 people.	NSW Ambulance have a suitable facility in Liverpool to provide service to Glenfield	

Community Facility Type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
Fire	<p>Rate of provision is based on ensuring that there is a maximum call out time of ten minutes</p> <p>Site should be approximately 2,000 – 3,000 m<sup>2</sup></p>	Fire and Rescue have sufficient infrastructure to provide service to Glenfield	
Police	<p>Rate of provision is based on crime rate. Major centres require one police station. Town centres require a police shop front. Land area for a police shopfront is 150 m<sup>2</sup>. Land area for a police station is 2,000 m<sup>2</sup></p>	NSW Police advised that a possible new 2,000 m <sup>2</sup> site will be required for a new police station that could service the Greater Macarthur Corridor.	
Local Park	<p>A minimum of 1 local or multipurpose park: 3,000 to 5,000 people or 400m radius of 90% of residents. Minimum size of 3,000 m<sup>2</sup></p> <p>If the above rate cannot be achieved then consideration should be given to embellishing existing facilities. Local parks could be enhanced with additional facilities that are typically installed in a District level park, enabling the park to be more multipurpose and cater to a greater population. If there are significant land constraints then civic spaces and plazas should also be considered as an alternative.</p>	<p>3-4 local parks each to be a minimum of 3,000 m<sup>2</sup></p> <p>These spaces will need to be developed in accordance with the principles outlined in Council's <i>Open Space Strategic Plan 2018</i>.</p> <p>Engagement with Council may identify local park facilities that could be upgraded to meet future residents within Glenfield. Considerations should also be given to the wider blue-green network and opportunities for enhancement through connecting active and public transport networks.</p>	<p>4-6 local parks each to be a minimum of 3,000 m<sup>2</sup></p> <p>These spaces will need to be developed in accordance with the principles outlined in Council's <i>Open Space Strategic Plan 2018</i>.</p> <p>Engagement with Council may identify local park facilities that could be upgraded to meet future residents within Glenfield. Considerations should also be given to the wider blue-green network and opportunities for enhancement through connecting active and public transport networks.</p>

Community Facility Type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
District Park	<p>1 District park: 20,001 –50,000 people 2-5 ha in size</p> <p>Within a 2 km radius of 90% of all dwellings</p>	N/A	<p>1 District Park between 2-5ha in size</p> <p>This spaces will need to be developed in accordance with the principles outlined in Council's <i>Open Space Strategic Plan 2018</i> and <i>The State of Play: Strategic planning and management of play spaces in the City of Campbelltown 2016-2036</i>.</p> <p>This district park should incorporate destination play and picnic spaces, public amenities and car parking. Considerations should also be given to the wider blue-green network and opportunities for enhancement through connecting active and public transport networks.</p>
Sportsground	<p>Local 1 sports ground (comprising two playing fields) per 5,000 people (minimum 5 ha) Consider shared used of school sports grounds.</p> <p>District Two double sports grounds (four playing fields per 20,000 – 50,000 people. (minimum of 10 ha)</p>	Three sportsgrounds (six fields) developed in accordance with Campbelltown Sport and Recreation Strategy (2016-2036). The sportsgrounds could be provided as one double sportsground and one single sportsground.	Two double sportsgrounds (eight playing fields) and developed in accordance with <i>Campbelltown Sport and Recreation Strategy</i> (2016-2036). The sportsgrounds could be provided as one double sportsground and two single sportsgrounds.

Community Facility Type	Rate of provision	Low development scenario recommendations	High development scenario recommendations
Outdoor sports court	Local 1 multipurpose court: 10,000 people 2 tennis courts: 10,000 people District 2 basketball courts: 40,000 4 netball courts: 40,000 8 tennis courts: 20,000 – 50,000 people	Two multipurpose court and Four tennis courts and developed in accordance with Campbelltown Sport and Recreation Strategy (2016-2036). This could be captured by the proposed 'new facility' at the high school. Subject to discussion between SINSW and Council	Three multipurpose court and eight tennis courts and developed in accordance with <i>Campbelltown Sport and Recreation Strategy</i> (2016-2036). This could be captured by the proposed 'new facility' at the high school. Subject to discussion between SINSW and Council
Youth focussed outdoor recreation facility	1 youth recreation facility: 20,001 to 50,000 people	N/A	One youth recreation facility such as a skate or bmx park could be collocated with the community facility. The size and type of the facility is to be determined in consultation with Council in accordance with their <i>Community Strategic Plan</i> .
Leisure/aquatic centre	1 Indoor aquatic/swimming facility with 25m – 50m pools: 20,000 to 50,000 people	N/A	One indoor aquatic/swimming centre. It is noted that the Glenfield Precinct is within the catchment of the Macquarie Fields aquatic facility. Provision of an indoor aquatic facility should be investigated in the future within the catchment of the Glenfield Precinct.

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# Appendices

## Appendix A - Demographic profile for the Glenfield Precinct

Indicator	Glenfield (suburb)	Campbelltown LGA	Greater Sydney Region
Total population	9 633	157 006	4 823 991
<b>Age</b>			
Median age	35	34	36
Under 18 years	25.4%	25.6%	22.2%
<b>Cultural Diversity</b>			
Indigenous persons	1.4%	3.8%	1.5%
Persons born in Non Main English Speaking countries	41.6%	25.2%	30.0%
Language spoken at home other than English	50.1%	30.4%	35.8%
<b>Household Characteristics</b>			
Family households	82.2%	79.3%	73.6%
Lone person households	15.3%	18.4%	21.6%
Group household	2.5%	2.3%	4.7%
Average household size	3	3	2.8
<b>Family Characteristics</b>			
Couple family with children	56.1%	48.8%	49.5%
Couple family without children	26.5%	27.9%	33.4%
One parent family	15.9%	21.7%	15.2%
Other family	1.2%	1.6%	1.8%
<b>Other Characteristics</b>			
Need for assistance	4.1%	5.9%	4.9%
<b>Dwelling Characteristics and Tenure Type</b>			
Fully owned	24.1%	25.2%	30.2%
Owned with a mortgage	44.5%	40.7%	34.5%
Rented (total)	31.4%	34.2%	35.3%
Renting State or territory housing authority	14.2%	29.7%	12.4%
<b>Employment and Income</b>			
Median household income (\$/weekly)	\$1 757	\$1 459	\$1 750
Median individual income (\$/weekly)	\$712	\$632	\$719
<b>Education Status</b>			

Indicator	Glenfield (suburb)	Campbelltown LGA	Greater Sydney Region
Completion of year 12 (or equivalent)	59.2%	46.9%	59.5%
<b>Transport</b>			
Households without a motor vehicle	7.1%	7.9%	11.4%
Households with one or more motor vehicles	92.9%	92.1%	88.6%

## Appendix B Existing Social Infrastructure Audit

### Childcare facilities within 5km of Glenfield Precinct

Facility name	Type	Number of places	Vacancy
Railway parade Early Learning (Angels Garden Children Services)	Long Day Care	27	No
Tai's Family Day Care	Family Day Care	NA	Yes
Glenfield Pre-School Kindergarten	Preschool	29	Yes
Sunshine Early Learning	Family Day Care	NA	Yes
Pinks and Blues Family Day Care	Family Day Care	NA	Yes
Anju's Educational and Family Day Care	Family Day Care	NA	Yes
Darshan's Family Day Care	Family Day Care	NA	Yes
Bambino's Kindergarten	Preschool	45	Yes
Neha's Family Day Care	Family Day Care	NA	Yes
Rasha's Family Day Care	Family Day Care	NA	No
Niven's Family Day Care	Family Day Care	NA	Yes
Park View Family Day Care	Family Day Care	NA	Yes
Glenwood Before and After School Care	OSHC	NA	Yes
Glenfield Before and After School Care	OSHC	NA	Yes

### Education facilities within close proximity of Glenfield Precinct

Facility name	Type	Public/ Private
Glenfield Public School	Primary School	Public
Glenwood Public School	Primary School	Public
Hurlstone Agricultural High School	High School	
James Meehan High School	High School	
Macquarie Fields High School	High School	
Ingleburn High School	High School	
Casula High School	High School	
Lurnea High School	High School	
Macarthur Adventist College	High School	
All Saints Catholic Senior College	High School	
St Marks Coptic Orthodox College	High School	
Campbell House High School	Special School	
Glenfield Park School (K-12)	Special School	
Ajuga School (K-12)	Special School	
Les Powell School (High School)	Special School	
Lawrence Hargrave School (High School)	Special School	
Mainsbridge School (K-12)	Special School	
Passfield Park School (K-12)	Special School	
TAFE NSW Macquarie Fields	Tertiary Facilities	
TAFE NSW Liverpool	Tertiary Facilities	
TAFE NSW Miller College	Tertiary Facilities	
University of Woollongong, South West Sydney Campus	Tertiary Facilities	
Western Sydney University, Bankstown	Tertiary Facilities	

### Health centres close to Glenfield Precinct

Facility name	Type	Public/ Private
Liverpool Hospital	Hospital	Public
Fairfield Hospital	Hospital	Public
Bankstown-Lidcombe Hospital	Hospital	Public
Campbelltown Hospital	Hospital	Public
Ingleburn Community Health Centre	Health Centre	Public
Hoxton Park Community Health Centre	Health Centre	Public
Macquarie Fields Early Childhood Health Centre	Childhood Health Centre	Public
Ingleburn Early Childhood Health Centre	Childhood Health Centre	Public
Liverpool Early Childhood Health Centre	Childhood Health Centre	Public
Moorebank Early Childhood Health Centre	Childhood Health Centre	Public

### Community centres, youth and cultural facilities, town halls and libraries within 5km of Glenfield Precinct

Facility name	Type	Features
Casula Powerhouse Arts Centre	Cultural facility	
Glenfield Community Hall	Town Hall	Hall, clubrooms, toilets, Glenfield 1st Scouts Hall
Glenquarie Neighbourhood Centre	Community Centre	Joined with Glenquarie Library
Glenfield 1st Scouts hall	Community Centre	Joins with Seddon oval, Glenfield Community Hall
Glenfield Park Guides Hall	Community Centre	Joins with Glenfield Park
Mac Fields Mens Shed	Community Centre	
1st Macquarie Fields Scouts Hall	Community Centre	Joins onto Macquarie Field Park
Family Community Services	Community Centre	
Glenfield Scout Activity Centre	Community Centre	
Greg Percival Community Centre	Community Centre	Library arts building
Wattle Grove Youth Centre	Community Centre	
George Bates Hall	Community Centre	
Casula Community Centre	Community Centre	Joins with library and preschool
S2S Community	Community Centre	

Facility name	Type	Features
Youth Off The Streets and Koch Centre for Youth Learning	Youth Centre	Multipurpose indoor and outdoor courts, fitness equipment, meeting rooms, toilets, music rooms, commercial kitchen, BBQ areas
Mission Australia DMS	Youth Centre	
Global Islamic Youth Centre	Youth Centre	
Casula Library	Library	Joined with Casula Community Centre and pre school
Glenquarie Library	Library	Joined with Glenquarie Neighbourhood Centre

#### Local open space and facilities within 1km of the site

Name of Park	Address	Facilities
Kennett Park	Fawcett Street, Glenfield	Baseball Field, cycleway, toilets
Glenfield Park	Bougainville Road, Glenfield	Cycleway, playground
Lalor Park	Lalor Street, Glenfield	
Blinman Oval	Harrow Road, Glenfield	Cricket, soccer, rugby league
Atlantic Boulevard Reserve	Hadlow Avenue, Glenfield	Playground

### District open space and facilities within 5km of the site

Name of Park	Address	facilities
Seddon Park	Railway Parade, Glenfield	Cricket, Rugby League, Cycleway, Playground, toilets
Bunbury Curran Park	Victoria Road, Macquarie Fields	Playground, cycleway
Macquarie Fields Park	Fourth Avenue, Macquarie Fields	Playground, toilets, cricket, soccer, clubrooms
Trobriand Park	Karius Street, Glenfield	Play set
James Meehan Oval	Brooks Street, Macquarie Fields	Toilets, cricket, soccer
Hazlett Park	Bensley Road, Macquarie Fields	Toilets, cricket, soccer
Bob Prenter Reserve	Fields Road, Macquarie Fields	AFL, Athletics, toilets, grandstand
Milton Park	Railway Parade, Macquarie Fields	Rugby league, soccer, cycleway, toilets
Memorial Oval	Memorial Avenue, Ingleburn	AFL, Cricket, playground, toilets
Wood Park	Wagtail Crescent, Ingleburn	AFL, Cricket, playground, toilets
Ingleburn Reserve	Picnic Grove, Ingleburn	BBQ, playground, toilets, bushwalking
Georges River Parkway Reserve	Georges River Road, Airs	Bushwalking, Cycleway
Macquarie Fields Skate Park	Victoria Road Macquarie Fields	Skate park, toilets
Macquarie Fields Multipurpose Courts	Victoria Road Macquarie Fields	Basketball, volleyball, soccer, playground, outdoor fitness, toilets
Macquarie Fields Leisure Centre	52 Fields Road, Macquarie Fields	Indoor sports, swimming pool, toilets, BBQ
Macquarie Road Reserve	Macquarie Road, Macquarie Fields	Cycleways, toilets
Milton Park Softball Complex	Macquarie Road, Macquarie Fields	Softball, cycleway
Leacock Regional Park	Leacocks Road, Casula	
Macleod Park	Ulladulla Drive, Prestons	Outdoor gym, playground, liberty swing, basketball court, toilets, cycleway

### Regional open space and facilities within 10km of the site

Name of Park	Address	Facilities
Chipping Norton Lakes	A number of parks along Chipping Norton Lakes	Series of interconnecting parks including BBQ, playground, toilets, cycleway, swimming, jetty
Willowdale Park	Jamboree Avenue, Denham Court	BBQ, playground, toilets, amphitheatre
Simmo's Beach	Fifth Avenue, Macquarie Fields	Cycleways, playground, toilets, bushwalking, BBQ

### Emergency Service Close to Glenfield Precinct

Name of Service	Address	Facilities
Macquarie Fields LAC	10 Brooks Street Macquarie Fields	Police Station/LAC
Fire and Rescue NSW Macquarie Fields	8 Brooks Street Macquarie Fields	Fire Station
Fire and Rescue NSW Ingleburn Fire	41 Carlisle Street Ingleburn	Fire Station
Casula Fire Brigade	2 Maple Road Casula	Fire Station
Fire and Rescue NSW Liverpool Fire Station	Anzac Road Liverpool	Fire Station
Liverpool Ambulance Station/ Paramedics	1 Hoxton Park Road Liverpool	Ambulance/ Paramedics

GHD  
133 Castlereagh St Sydney NSW 2000

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T: +61 2 9239 7100 F: +61 2 9239 7199 E: [sydmail@ghd.com.au](mailto:sydmail@ghd.com.au)

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1	C. Lau	M Lander		M. Lander		13/11/18
2	J. Glasby	M. Lander		M. Lander		16/10/20



Level 15 / 133 Castlereagh Street,  
Sydney NSW 2000

📞 61 2 9239 7100

✉️ [sydmal@ghd.com](mailto:sydmal@ghd.com)

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