

Client

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Project

Social Infrastructure and Open Space
Assessment - East Leppington Precinct

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Executive Summary

This report provides demographic analysis and an assessment of the social infrastructure required to support residential development within the East Leppington Precinct of the South West Growth Centre of Sydney. The report has been prepared for the Department of Planning and Infrastructure (DP&I) as one of a number of specialist technical studies required to inform the planning process for the precinct. The study has been undertaken by Elton Consulting in association with Parkland Environmental Planners, who have had responsibility for the open space and recreation advice and analysis.

This Report contains ten chapters.

Chapter 1 provides an introduction to the study, describes its development context and outlines the study scope and process.

Chapter 2 outlines the policy background to the study, identifying objectives for the provision of social infrastructure and open space for the precinct within the Metropolitan Plan for Sydney, South West Sub-regional Strategy, Growth Centres SEPP and Development Code, and policies of Camden, Campbelltown and Liverpool Councils. These policies and objectives provide the framework and criteria against which the Indicative Layout Plan (ILP) for the precinct is assessed.

Chapter 3 outlines principles for the provision of social infrastructure and the approach to the planning of social infrastructure and open space adopted in this study, drawing from the objectives of the policy framework in Chapter 2.

Chapter 4 examines the social context of the East Leppington Precinct, including the social profile of the population of the surrounding area and existing services, facilities, open space and recreational facilities. In terms of local and district social infrastructure, it finds that the Precinct contains no existing community facilities, services or open space which might be used or adapted for use by the future population of East Leppington.

Some local level facilities and open space areas are located in adjacent areas. However these are not within local walking distance for the future East Leppington population and have been provided to meet the needs of their local catchments. As such, they generally will not have capacity to also meet the needs of the future East Leppington population. In particular, it is noted that there are some sporting fields in nearby areas with spare capacity, but these

will not be conveniently accessible for local sporting activity by the future East Leppington population.

In time, as the adjacent Growth Centre precincts develop, some of their existing facilities are likely to be redeveloped to meet the needs of their future populations. Any spare capacity which currently exists in facilities and open space within Camden and Liverpool LGAs is likely to be taken up by population growth in other release areas already approved.

This means that future demand for local level facilities, services and open space will need to be addressed by new social infrastructure to be provided within the East Leppington Precinct.

Chapter 4 also considers the availability of district and regional facilities and the extent to which they may be able to meet demand arising from development in East Leppington Precinct. The needs of the future East Leppington population for regional level facilities, services and open space will be met by existing facilities and open space and by those proposed to be developed within the North Leppington Precinct. There will be no need to provide any regional facilities or open space within the East Leppington Precinct.

Chapter 5 considers the future population of the East Leppington Precinct. Based upon an anticipated yield of 4,386 dwellings across the precinct derived from the ILP (version 12.6), it is estimated that the future population of the Precinct will be about 14,493 people at completion. About 3,485 people will live within the Liverpool LGA component of the precinct, about 2,174 in the Camden LGA component and about 8,834 people will live within the Campbelltown LGA component. This population is expected to have reasonably similar characteristics to households in other recent release areas in South West Sydney.

Chapter 6 examines requirements for local and district level community facilities to be located within the East Leppington Precinct. Recommendations include:

- One public primary school, to be provided by DEC
- Neighbourhood level retail services for daily needs
- A neighbourhood level multi-purpose community centre of around 600 - 620sqm, as a base for local community activities and services, to be owned and managed by Campbelltown Council
- Possibly three or four child care centres to be provided by the private sector, depending on size and supply in nearby areas
- Places of worship, according to local demand and with sites purchased through the market

- Local medical centre / GPs, according to market demand and accommodated in commercial premises
- Residential aged care facilities, with sites to be acquired through the market.

The draft ILP makes appropriate provision for recommended community facilities.

Chapter 7 considers requirements for local and district level open space and recreation facilities to be located within East Leppington. The study has identified a need for:

- About 41.02 hectares of local and district open space, based on the Liverpool and Campbelltown Councils' standard of 2.83 ha/1000 people. This open space would be owned and maintained by Liverpool, Camden and Campbelltown Councils.
- Two district/key suburb parks, focused on the area near Leppington House Park and in the north-east of the Precinct.
- Local parks within walking distance of most dwellings
- Two sports parks with double playing fields and sports courts (5 hectares each)
- Five playgrounds for young children – two in the district parks and in three local playgrounds
- A network of walking and cycling trails along the creek line and linking to the wider network, particularly to the Leppington Major Centre.

The actual rate of provision proposed within the Indicative Layout Plan (ILP version 12.6) of 26.0197ha falls well short of the recommended quantum based on the application of the Council and DPI standard (41.02 ha). The actual rate of provision is equivalent to only 1.79 ha/1000 persons, compared to the adopted standard of 2.83 ha/1000.

This shortfall includes both informal/passive open space and active open space for sporting facilities, and occurs across each of the LGA components of the Precinct.

Importantly, only one double playing field is proposed, in contrast to the two recommended. While there may be existing capacity within sports grounds in nearby suburbs of Campbelltown, these existing facilities will not be locally accessible to the East Leppington population. The proposed under-provision of sporting fields in the precinct has the risk of impacting on sports fields in adjoining precincts and LGAs, which are closer to East Leppington. It also has the risk of diminishing

opportunities for physical activity and an interest in participating in sports.

The proposed low rate of provision of open space and sporting facilities is of concern from an open space and recreation planning perspective, as we believe that an insufficient quantum of open space will be provided in the precinct to meet the future needs of the East Leppington population. Demand will therefore be placed on resources and facilities in adjacent areas, which have not been planned to cope with this. The low rate of provision also sets an unfortunate precedent for the planning of future precincts within the Growth Centre.

Regional active and informal open space will be catered for in the Western Sydney Parklands, and the regional aquatic and indoor recreation facility within the adjacent Leppington Town Centre.

Chapter 8 provides a conclusion, summing up the findings and recommendations of the study.

Chapter 8 also includes a table and map identifying the areas of land within the precinct that provide open space, sporting facilities, schools and other community facilities.

1 Introduction

This report provides demographic analysis and an assessment of the social infrastructure required to support residential development within the East Leppington Precinct. The report has been prepared for the Department of Planning and Infrastructure (DP&I) as one of a number of specialist technical studies required to inform the planning process for the precinct. The study has been undertaken by Elton Consulting in association with Parkland Environmental Planners, who have had responsibility for the open space and recreation advice and analysis.

1.1 Background to the study

In 2006 the NSW Government announced plans outlining the future of land releases in the South West Growth Centre of Sydney. The South West Growth Centre straddles the local government areas (LGAs) of Liverpool, Campbelltown and Camden.

The South West Growth Centre is approximately 17,000 hectares in size and comprises 18 precincts, in which approximately 110,000 new homes are planned over the next 30 years. At full development, the Growth Centre will have a population of up to about 300,000 people. Development will be characterised by staged delivery of infrastructure co-ordinated with land releases, and a focus on **sustainability to achieve world's best practice standards**.

The East Leppington Precinct lies within the eastern part of the South West Growth Centre and is situated to the east of Camden Valley Way. Its western boundary is almost entirely formed by Camden Valley Way and the Leppington Precinct, which was released for planning in late 2011. The north western corner of the Precinct also adjoins the south eastern boundary of the Leppington North Precinct, which has been exhibited for public comment and is expected to be rezoned later in 2012. The north eastern boundary is formed by the Sydney **Catchment Authority's Sydney Water Supply Channel**. Land immediately to the northeast, south and southeast lies outside the South West Growth Centre.

In total, the Precinct covers 463 ha and straddles three Council boundaries (see Figure 1):

- 299 ha (65%) lies within Campbelltown Council
- 106 ha (23%) lies within Liverpool Council

- 58 ha (13%) lies within Camden Council.

East Leppington and Leppington are the sixth and seventh precincts to be released in the South West Growth Centre, after Edmondson Park, Oran Park, Turner Road, Austral and Leppington North.

Under the guidance of the Department of Planning and Infrastructure (DP&I), precinct planning for East Leppington will involve the preparation of:

- An Indicative Layout Plan (ILP) to guide planning and assessment of the precinct.
- An amendment to State Environmental Planning Policy (Sydney Growth Centres) 2006 to facilitate the formal rezoning
- A Development Control Plan
- A Section 94 Contributions Plan
- An Infrastructure Staging and Delivery Plan.

These will be underpinned by a precinct planning report and supported by specialist technical studies.

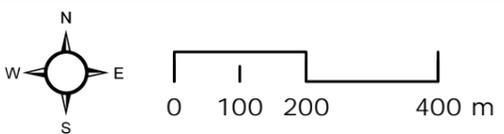
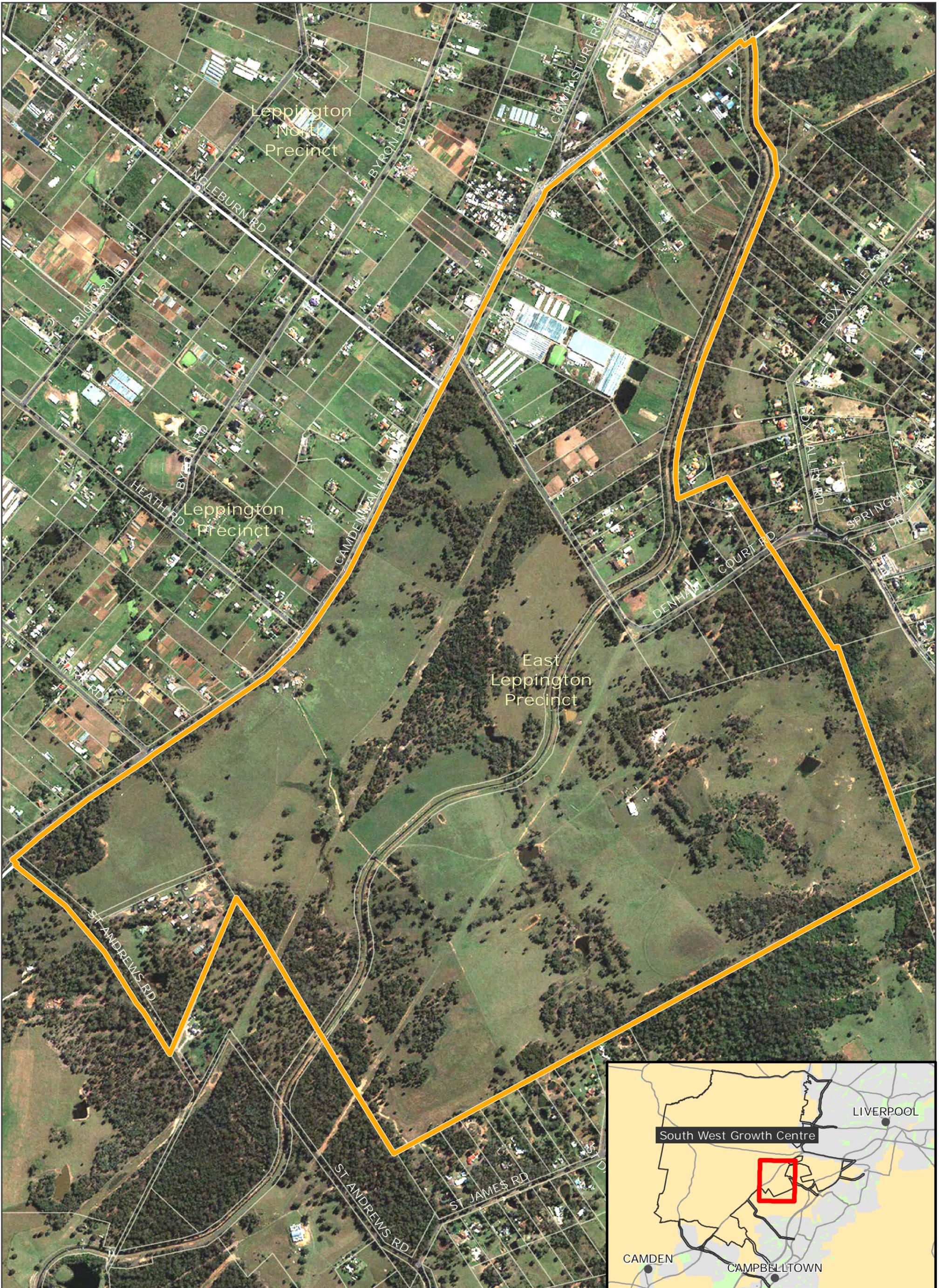
1.2 Development context

East Leppington Precinct is located approximately equidistant between Liverpool city centre, 15 kms to the north east and Campbelltown city centre, 15 kms to the south. Approximately three quarters of the precinct is currently owned by Stockland Corporation, and comprises rural uses. The remainder consists of smaller rural enterprises, rural residential properties, market gardens, bushland and other rural holdings.

The precinct is fragmented by several large infrastructure corridors which run broadly parallel to Camden Valley Way, including the Sydney Water Supply Channel, two underground gas pipelines, electricity transmission lines and the Bonds Creek system. To the east and south, the 'Scenic Hills' form an important landscape feature which has been zoned Environmental Protection – Scenic by Campbelltown City Council.

Under the structure plan for the South West Growth Centre, East Leppington is expected to accommodate around 4,400 dwellings, with about 14,500 new residents. It will also contain 2-3 neighbourhood centres along major roads.

Proposed major infrastructure in the region will include the South West Rail Link (which passes just north of the Precinct and is expected to be operational by 2016), the future Leppington Major Centre which will be developed to the northwest, railway stations at Leppington and Edmondson Park, and other district and regional level facilities to be



East Leppington Precinct
South West Growth Centre (November 2011)

Disclaimer: The information contained on this map is, to the best of the Government's knowledge, correct. However, no warranty or guarantee is provided by the Government and no liability is accepted for any loss or damage resulting from any person relying upon or using the information contained in the map.



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located within the Leppington North and Leppington Precincts.

Significant residential development is set to occur in the areas adjacent to the East Leppington Precinct that form part of the Growth Centre (including Leppington, Austral, Edmondson Park and Catherine Fields). Beyond the Growth Centre boundaries to the north are further areas of recent residential development in the southern suburbs of Liverpool. To the south and east, separated from the Precinct by open space and conservation buffers, are established suburbs of Campbelltown, including Kearns, Raby, St Andrews and Ingleburn (which contains some pockets of new development).

1.3 Scope of this study

This study provides specialist advice to support the preparation of the East Leppington Precinct Plan with regard to:

- Demographic forecasts of the size and nature of the future population of the Precinct
- Social infrastructure, human services and open space which will be required to meet the future needs of the East Leppington community, taking into account existing facilities both within the study area and in surrounding areas
- Identification of design, spatial and locational criteria for recommended social infrastructure and their application in the ILP, taking into account changing community expectations and contemporary leading practice principles
- Implementation strategies for the delivery of social infrastructure
- Opportunities for integration of open space with conservation, recreation, drainage, education and other infrastructure outcomes, and linkages to networks in the surrounding area.

1.4 Study process

Preparation of this report has involved:

- Discussions and meetings with representatives of the Department of Planning and Infrastructure (DP&I) and the three councils
- Review of data contained within the *Draft Social Infrastructure and Open Space Assessment* (Urbis, January 2012) and incorporation of that data into this report where appropriate
- Review of existing plans, policies and background studies from Liverpool, Camden and

Campbelltown Councils, the former Growth Centres Commission and the NSW DP&I

- Analysis of the social context of East Leppington, including demographic analysis of the surrounding district population (using 2006 ABS census data for the local area) and social trends analysis undertaken previously by Elton Consulting for south western Sydney
- An assessment of the existing community facilities and open space in the East Leppington precinct and surrounding areas and detailed understanding of the facilities to be provided in the surrounding areas through the Growth Centres planning process
- Review of the draft Indicative Layout Plans for the precinct and feedback on their provisions
- Analysis of information provided by DPI from its discussions with relevant government agencies and the three councils about existing services, future requirements of the forecast population and delivery arrangements
- Identification of other social planning matters that have emerged during the research and are considered to contribute to positive social outcomes.

It should be noted that this report has been revised slightly from the original social infrastructure assessment report (dated 14 June 2012) that was placed on exhibition with the Draft ILP for East Leppington. The revisions have been made for the sake of consistency with the draft ILP Version 12.6, and to assist in the preparation of a Section 94 Contributions Plan for the precinct.

2 Policy framework

A range of policies have been examined to provide context and guidance for the planning and delivery of social infrastructure (community facilities, human services and open space) for the East Leppington Precinct.

These policies also provide the criteria against which the Indicative Layout Plan for the Precinct may be reviewed. More broadly, the policy review has also identified the social objectives directed at ensuring that the communities created within the Precinct will be socially sustainable.

The policy review has considered:

- The Metropolitan Plan for Sydney 2036
- The Southwest Subregion Draft Subregional Strategy
- State Environmental Planning Policy (Sydney Region Growth Centres) 2006
- The Growth Centres Development Code
- The strategic and social planning policies of Liverpool, Campbelltown and Camden Councils
- Other relevant policies and studies

A brief outline of relevant issues contained in these policies is presented below.

2.1 Metropolitan Plan for Sydney 2036

The Metropolitan Plan for Sydney 2036, (NSW Government) provides a framework for the economic, social and environmental growth of the city to 2036. The sustainable delivery of housing is identified as a key factor in ensuring sustainable growth. To accommodate a 40% population growth in the metropolitan area by 2036, the Plan proposes about 70% of new housing will be delivered in existing urban areas (infill development) and 30% in new **release areas on Sydney's fringe**.

The Plan includes nine key strategic directions, of which the following are of particular interest to this study:

2.1.1 Growing and renewing centres

A hierarchy of centres across Sydney is proposed, comprising:

- Central Sydney and North Sydney – together identified as **'Global Sydney'**
- **Three 'Regional Cities'** - Parramatta, Penrith and Liverpool. Regional cities are described as **'capitals' of their regions and are planned to** contain a full range of business, government, health, retail, cultural, entertainment and recreational activities. They are significant employment destinations with a substantial commercial core and a major transport hub. They are projected to employ at least 30,000 people by 2036.
- **'Major Centres'** - significant locations for shopping, business and services, as well as employment destinations. Major centres have a walking catchment of approximately 1 kilometre. Leppington Major Centre is proposed as the Major Centre that will service the needs of the future South West Growth Centre. The other Major Centre proposed in the south west is Campbelltown-Macarthur.
- **'Town Centres'** are predominantly in residential settings consisting of a large group of shops, schools, community facilities and services. They have a walking catchment radius of approximately 800 metres.
- **"Village Centres' and 'Neighbourhood Centres'** are small centres catering to the day-to-day needs of local residents. They consist of a group of shops, services and compatible activities. One local centre and two neighbourhood centres are proposed within the East Leppington Precinct.

The Metropolitan Plan proposes 80% of all new housing should be within walking distance of a centre (of all sizes).

2.1.2 Achieving equity, liveability and social inclusion

The Plan highlights the importance of planning for equity, liveability and social inclusion to ensure a socially sustainable Sydney in 2036. Adequate employment opportunities, appropriate and affordable housing as well as physical and social infrastructure are identified as key to achieving the vision.

This strategic direction identifies four key objectives:

- Ensure equity, liveability and social inclusion are integrated into plan making and planning decision making
- Ensure appropriate social infrastructure and services are located near transport, jobs and housing

- Provide healthy, safe and inclusive places based on active transport
- Continue to identify, enliven and protect places of special cultural, social and community value.

These objectives are closely tied to the objectives of this study and have influenced the recommendations for social infrastructure made in this report.

2.2 Southwest Subregion Draft Subregional Strategy

The NSW Government's Draft South West

Subregional Strategy follows the direction of the Metropolitan Plan and provides a focused planning approach for the Sydney South West Region.

The Strategy identifies that the South West Subregion is earmarked for substantial growth. The **government's focus for the subregion is to plan for population growth, particularly along the urban-rural fringe in the South West Growth Centre, and to provide the subregion with developed regional open space as an alternative to current provision.**

Key directions relating to this study are:

- Consolidate and strengthen Liverpool as the **subregion's Regional City**
- Enhance local centres (in line with the hierarchy of centres and direction proposed in the Metropolitan Plan for Sydney 2036)
- Improve access to retail, office, health, education, leisure, entertainment and cultural facilities and community and personal services
- Ensure equitable access to parks and public places for all residents in the subregion
- Ensure open space areas and facilities are managed sustainably to cater for residents and visitors to the subregion
- Ensure opportunities exist for all residents to pursue cultural activities in the subregion
- Increase access to quality parks and public places and provide a diverse mix of parks and public places
- **Improve Sydney's major sporting and cultural event facilities.**

2.3 Growth Centres SEPP

State Environmental Planning Policy (Sydney Region Growth Centres) 2006 provides the statutory planning framework for the Growth Centres and

establishes the broad planning controls for their development. In particular, it identifies areas of open space and environment conservation to be protected, areas that are flood prone or major creek lands and transitional lands that need to be further assessed in the precinct planning process.

The objectives of the SEPP include to:

- Enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity
- Provide controls for the sustainability of land in those growth centres that has conservation value
- Provide for the orderly and economic provision of infrastructure in and to those growth centres.

The SEPP also provides objectives for Public Recreation: Regional and Local Zones, which includes the following relevant objective:

- To enable the land to be used for regional open space or recreation purposes that are consistent with the protection of its natural and cultural heritage values.

2.4 Growth Centres Development Code

The Growth Centres Development Code provides the basis for the planning and design of precincts and neighbourhoods within the Growth Centres, and provides a guide to the incorporation of best practice standards. The Development Code contains a large number of objectives to guide the planning and provision of community facilities and open space. They include:

- Achievement of quality design outcomes
- Infrastructure investment to keep pace with development
- A range of housing types to suit the needs of all members of the community
- Planning to enable residents to walk to shops for daily needs
- Easy access to town centres with a full range of shops, recreational facilities and services, along with smaller village centres and neighbourhood shops
- A range of land uses to provide the right mix of houses, jobs, open and recreational spaces.

Specific objectives of the Development Code address particular elements and include to:

- Increase housing choices
- Provide facilities and services at a local level, including parks, libraries, shops, schools, and health facilities
- Improve walking and cycling pathways, especially between residential areas and shops and schools
- Integrate existing infrastructure
- Provide, protect and maintain a range of open space opportunities throughout the entire precinct
- Provide a range of commercial and retail opportunities
- Enhance safety, maximise surveillance and minimise opportunities for crime
- Utilise public places and public buildings to promote community identity.
- Maximise accessibility and convenience of social facilities and services through co-location
- Facilitate social and community facilities that meet the future requirements of the population
- Provide for the social needs of future communities
- Enable adequate land to be made available for the provision of social infrastructure
- Facilitate the timely provision of community facilities and services
- Locate community facilities within the centres and neighbourhoods
- Create opportunities for the optimal use of land and resources, educational and community facilities.

Specific Development Code objectives with regard to community facilities include to:

- Provide community facilities within walking distance of residential neighbourhoods and transport nodes
- Provide access to a wide range of social and community facilities catering for different social groups and age groups
- Create good access to new areas of open space and community facilities
- Improve access to existing parks and recreational facilities
- Minimise the impact of access ways on the environmental qualities of public open space
- Provide good, but unobtrusive, access.

The Code also provides objectives in relation to the location, co-location and multiple use of community services and facilities in order to:

- Facilitate efficient use of resources and services through maximising opportunities for joint, shared or multiple-use of open space and community facilities
- Ensure that adequate social, cultural and community facilities are appropriately located in relation to public open spaces
- Facilitate the viability of social facilities by means of appropriate location and distribution

The Development Code's objectives relating to public open space aim to balance the dual function of the undeveloped land for both recreational purposes and stormwater management systems. In addition the land needs to be accessible and useable by the public for a wide range of activities. Specific open space objectives include to:

- Integrate stormwater management and water sensitive urban design with networked open space
- Provide a balance of useable and accessible open space with neighbourhood and district stormwater management
- Protect recreational uses
- Provide an interconnected network of open spaces
- Integrate public open space into the urban structure to maximise land use efficiency
- Facilitate the provision of public open space of an appropriate quality and quantity
- Facilitate the provision of public open space and its development as part of the subdivision process
- Provide a diverse mix of open spaces and community facilities designed to cater for a range of uses and activities
- Facilitate the provision of sporting and recreation facilities that can meet the needs of future communities
- Provide amenity to residential areas
- Avoid pressure to existing open space systems in surrounding areas.

Additional open space objectives with regard to urban spaces and connections include to:

- Provide public open space that is pleasant, safe and usable both during daytime and at night
- Integrate open space with the mix of uses in the town centre to form a focal point
- Provide residents with accessible passive and active recreational opportunities
- Provide open space that promotes local character and identity
- Provide play spaces which are designed and located to be safe and convenient and to assist in childhood development
- Retain existing stands of remnant vegetation and to associate them with passive recreational facilities
- Provide open space for a diversity of interests catering for a wide range of users.

The Development Code also contains a set of Precinct Development Parameters which provide some guidance in establishing benchmarks and thresholds for the planning of open space and social infrastructure in precincts.

2.5 Camden Council policies

The study has reviewed the following Council planning policies:

- Camden 2040 – Community Strategic Plan to 2040 (2010)
- Camden Children and Families Strategic Plan (2005-2010)
- Camden Community Plan (2004-2009)
- Camden Cultural Plan (2008-2013)
- Camden Library Strategic Plan (2003-2010)
- Camden Recreation and Leisure Strategy (2005)
- Sustainable Camden Report (2009-2010)
- Camden Youth Strategic Plan (2005-2010)

In 2009, Camden Council consulted with its community to prepare a long term strategy for **services and facilities to meet the community's needs** in the context of population growth planned in the NSW Metropolitan Strategy. Key themes which emerged include the high value the community

places on the rural setting, friendly community, trees, parks and open space.

Camden 2040 sets out a vision for the future of Camden in light of the large-scale population growth and urban development proposed to occur in the LGA. It identifies the strategies that will be required to achieve balanced and quality environmental, social, economic and governance outcomes for the community during the period of this growth, and beyond.

Priorities for the future for Camden include public transport, recreation, community, health and education services and infrastructure.

The Camden Council policies together provide a sound framework for considering the social sustainability of the East Leppington Precinct and more specifically their requirements for social infrastructure and open space. In summary, key Council objectives include:

1. Achieving housing choice, affordability and population diversity, to create social mix and a balanced community
2. Creating a pleasant and safe environment which promotes a sense of security, health, well-being and quality of life, with liveable neighbourhoods and spaces for social interaction
3. Ensuring access to and participation in a range of quality recreation and leisure experiences, realising a sense of well-being, inclusiveness and identity
4. Providing a range of facilities, services and open space that reflect the **local community's** values and aspirations, promote the health and well-being of residents, support their lifestyle choices, and encourage the development of social capital.
5. Providing convenient and equitable access to employment, education, shops, and facilities in the precinct and wider region, through public transport and mobility strategies
6. Creating an identity and image for Camden that promotes sense of place, and protection of cultural, historical and environmental values
7. Integrating with surrounding communities and the wider region, both physically and socially, in ways that promote inclusion and social cohesion and fair access to resources

2.6 Liverpool Council policies

The study has reviewed the following Council planning policies:

- *Growing Liverpool 2021* (2011)
- *Liverpool Community Strategy* (2009)
- *Liverpool City Recreation Strategy 2020*

2.6.1 Growing Liverpool 2021 (2011)

This Community Strategic Plan for Liverpool describes Liverpool as the dominant business, retail and services centre for the South West Sydney Region and notes that it will continue to grow as the South West is developed. It also notes that Liverpool is one of the most culturally diverse cities in NSW, with one third of its residents born overseas and almost half speaking a language other than English at home. The objectives and strategies emphasise:

- Quality of design in public spaces
- Design for safety to foster community pride and prevent crime
- **Preservation of the area's landscape and cultural heritage** as the region develops
- The need to provide a mix of housing types and infrastructure and support housing affordability
- Support for socially inclusive and healthy communities, including raising awareness of and access to available services
- **Celebration of the area's rich variety of cultures** and promoting a sense of identity and belonging
- Provision and maintenance of well designed community facilities and recreation areas in accordance with identified service levels
- Access to education and training
- Encouraging business and employment opportunities
- Encouraging community participation, engagement and awareness.

2.6.2 Liverpool Community Strategy (2009)

The Liverpool Community Strategy sets out desired outcomes for Liverpool City, and a vision for a community which is socially inclusive, family friendly, safe, healthy, culturally rich, accessible and has access to a diverse range of learning and employment opportunities.

The strategies to achieve these outcomes that are particularly relevant to this study include:

- Increase occurrence of and opportunities for participation in community activities, programs

- Support the community services sector in delivering coordinated programs and services
- Improve affordable and accessible services, activities and spaces for young people
- Improve informal recreation and leisure opportunities that cater for families
- Improve child friendly spaces and services
- Promote and expand sporting programs and facilities
- Enhance the physical amenity of public and open spaces
- Improve access to services (including health services) particularly for communities in need
- Increase education and employment opportunities
- Improve walking and cycling infrastructure
- Improve community pride and identity
- Support delivery of local infrastructure and services in areas of urban development
- Increase affordable housing options for purchase and rent.

2.6.3 Liverpool City Recreation Strategy 2020

This strategy reviewed and mapped existing city wide recreation infrastructure and provides a framework for future provision, following consultation with key stakeholders such as sporting clubs and users.

Relevant details of this strategy are provided in Chapter 7, along with open space requirements for the East Leppington Precinct.

2.7 Campbelltown Council policies

The study has also reviewed and taken into consideration planning policies for Campbelltown Council, including:

- Revised Social Plan 2012-2012
- Open Spaces and Community Facilities Review and Appendices Report (May 2009)

Campbelltown City Council's *Revised Social Plan, 2010-2012* notes Campbelltown will increasingly become a centre for the region due the location of services, facilities, infrastructure, transport, education and employment. The *Revised Social Plan*

discusses ongoing and emerging social trends, and highlights the key strategic challenges which will continue to affect quality of life within the LGA as the city grows from a mainly residential area to a major regional city.

Key points relevant to the Social Infrastructure and Open Space Assessment include:

- A changing population demographic with new infrastructure requirements – while Campbelltown was originally developed for young families and contains a large number of sporting fields, play equipment, childcare centres, it now requires greater focus on services and facilities appropriate for an older population (eg passive recreation, meeting places for seniors, focus on meeting the needs of people with decreasing mobility), including innovative design and multi-use facilities
- New patterns of migration where more affluent second and third home buyers seek new and larger accommodation in nearby regions and highly qualified residents on lower and middle incomes from a range of cultural backgrounds move into the area from other parts of south western Sydney
- Increasing demand for a greater range of housing types and tenures, including medium and higher density forms near transport and employment centres and private rental properties
- A continuing level of socio-economic disadvantage overall, with pockets of serious social disadvantage - some areas have particularly high rates of single parent families, high rates of early school leaving, low rates of post-school education and extremely high unemployment rates for young people and those of indigenous backgrounds. This has consequent effects on health outcomes and participation in community life
- Need for affordable and accessible public transport to facilitate participation in community life, employment, education and accessing services and facilities
- A need for more local employment.

3 Principles and approach

3.1 Principles for sustainable community infrastructure

Based on the objectives contained within the State and local government planning policies outlined in the previous section, the following principles to guide the provision of sustainable social infrastructure in East Leppington Precinct have been determined.

1. Timely and co-ordinated provision: provide facilities, services and open space in an efficient, timely and co-ordinated way to support the pattern of development. This means ensuring that facilities, services and open space are available to residents as early as possible and they are not disadvantaged through delays in delivery
2. Efficient use of limited resources: make most efficient use of limited resources, through designing community facilities and open space to be multipurpose, co-located with other facilities and able to accommodate shared and multiple use arrangements
3. Safe and vibrant facilities: cluster related facilities and services, preferably within designated centres or hubs, to promote civic identity, safety and focal points for the community
4. Accessible services: ensure facilities, services and open space are accessible by public transport and located to maximise access for pedestrians and cyclists
5. Adaptable design: ensure flexibility in the design and use of facilities, so they can respond and adapt as needs change. Where possible, buildings and open space areas should be capable of delivering a range of services and activities, rather than designated for single uses or specific target groups that may quickly become outdated
6. Equitable access: promote equitable access for all sections of the population, through the distribution, design and management of facilities. In particular facilities should be affordable for their target population
7. Sustainable buildings: provide environmentally and economically sustainable buildings
8. Viable funding: ensure viable levels of resourcing, particularly recurrent funding for staff, programs and on-going maintenance - not just initial capital development
9. Service innovation and co-ordination: promote innovation and creativity in the way agencies come together to deliver and integrate services that aim to enhance community capacity and resilience
10. Responsible management: develop sustainable ownership, governance, management and maintenance arrangements for facilities.

In addition, the following principles specifically relating to the provision of recreation facilities and open space are proposed:

- Open space should be largely publicly provided to ensure public access
- Meet future community needs: Provide, protect and maintain a diverse range of open space and recreation opportunities to cater for a range of uses and activities
- Provide for all age groups, genders, cultural diversity, physical abilities and socio-economic status
- Be provided to avoid exerting pressure on existing and planned open space and recreation facilities in surrounding areas
- Quality and quantity: Quality of open space is more important than quantity
- Be linked and connected physically and visually in an open space network
- Incorporate universal access principles
- Establish a non-vehicular system that connects major activities and open spaces to encourage walking and cycling
- Be distributed throughout the precinct according to a local, district and regional hierarchy
- Reflect and complement the natural and visual character of the local topography, vegetation, riparian corridors and other natural features
- Retain existing vegetation and fauna habitat for visual amenity, to protect biodiversity and for wildlife corridors

- Protect and conserve watercourses, water bodies and wetlands and incorporate natural areas and riparian corridors into the open space system where possible
- Public utility, telecommunications etc. services and installations should not compromise the recreational and environmental function of open space
- Maximise opportunities to locate appropriate recreation opportunities in Western Sydney Parklands consistent with its Plan of Management
- Capitalise on features unique to the area, such as views from elevated areas
- Provide public open space along drainage lines to create multi-use corridors
- Integrate a network of open space with stormwater management and water-sensitive urban design and balance usable and accessible open space with stormwater management
- Respect and protect indigenous and historical cultural heritage items and landscape units
- Reflect Crime Prevention through Environmental Design (CPTED) principles, with parks having a frontage to a road where possible for passive surveillance.

Underpinning the above principles of open space provision are the benefits of open space to the community, which is worth providing. The numerous benefits of open space include:

- Personal - improved physical and psychological health
- Social and community – strengthened family and community ties, and reduction of crime and anti-social behaviour
- Environmental – contrast to urban development, access to natural settings, improved visual landscape, and improved air quality from presence of trees
- Economic – attracts new residents to an area, property prices are higher adjacent to parks, and savings in health costs from increased physical exercise.

3.2 Approach to planning social infrastructure

In social infrastructure planning, facilities and open space resources are commonly considered at three levels:

- Local neighbourhood level services and facilities, available within about five - ten minute walking distance for most residents, and generally provided for a population of about 5,000 – 15,000 people. These core services are required by most new residents from the outset of settlement to meet their local everyday neighbourhood needs. Without access to such basic services, residents are likely to be significantly inconvenienced or disadvantaged and for this reason it is considered that these services should ideally be available from the time the first residents move into an area, or as soon as possible afterwards. Neighbourhood level facilities include:
 - Corner shop, general store
 - Local shops and services
 - Spaces for informal meeting and gathering
 - Spaces for local activities such as a neighbourhood community centre
 - Childcare centres
 - Local parks and playgrounds
 - Primary school
 - **Doctor's surgery**, medical centre
 - Churches
 - Public telephones and post boxes.
- District level services are more specialist services which operate on a broader district catchment (about 15,000 – 50,000 people). These will vary according to the particular characteristics and needs of the population. They are usually staged to respond to the achievement of population thresholds, with numbers sufficient to support their provision. They will include:
 - A large cluster and variety of shops and commercial services
 - A high school and other learning facilities
 - Civic and cultural facilities, including a branch library and community arts spaces
 - Entertainment, leisure facilities and services
 - Sporting and recreation facilities
 - Larger areas of open space for passive recreation
 - A range of medical and community health services
 - Individual and family support services, and services addressing particular issues such as welfare, legal aid, employment, housing
 - Facilities and services for particular sections of the population, such as young people, older people, people with a disability, people

- from culturally and linguistically diverse communities
- Larger places of worship
- Emergency and safety services.
- Sub-regional and regional level services, comprising major facilities for a population of over about 100,000 people, and including:
 - Health services
 - Tertiary education facilities – TAFE colleges and university
 - Major cultural and civic facilities – eg large performing arts venue, exhibition space, local government branch office, major library
 - Specialist higher order entertainment and leisure facilities
 - Major recreation and sporting facilities – eg stadium, regional park, botanic gardens.

Social infrastructure is provided by a wide variety of agencies, including all levels of government, non-government organisations and the private sector. At this precinct planning phase, the strategy needs to focus on the facilities which may have significant land requirements, to ensure that sufficient land is identified in appropriate locations to meet future need. This focuses particularly on facilities and services provided by local government and State Government agencies (such

as schools). Services provided by the Commonwealth Government (eg employment **services, some family services, veterans’ services,)** have land requirements that are likely to be relatively modest, and most likely will use available commercial office space within designated centres. Such sites can be identified in subsequent detailed levels of planning.

Sites for facilities provided by the non-government and private sectors are usually acquired through the private market and will need to be considered at a later stage of development as demand is established. At the same time, it is recognised that some types of private / non-government facilities may have significant land requirements. These include private schools, private hospitals and medical services, churches, private childcare services, commercial gym and fitness facilities, residential aged care facilities and entertainment facilities such as cinemas, hotels and restaurants. The Precinct Plan will need to allow sufficient scope and flexibility to accommodate such uses as demand emerges.

3.3 Approach to open space planning

The hierarchy of open space outlined in the following table has been adopted in this study.

Table 3.1: Hierarchy of Open Space

Categories	Catchment	Uses
Regional Park	Provides for active and passive needs of the wider population who may travel from a 15-25 kilometre radius catchment. Space requirement 25 hectares minimum.	May have conservation, passive and sporting recreation opportunities. Attracts a wider range of users and has more extensive infrastructure of parking, amenities and facilities including picnic and barbecue areas, food and beverage outlets, and hire equipment. Regional sporting facilities include the capacity to host events with spectators and are classified by the number of competitors and spectators they can accommodate. Proximity to public transport and road networks are essential.
District Park	Provides for active and passive needs of the precinct and a wider catchment area within 10-20 minutes drive. Space requirement 5-10 hectares	Range of uses include competition standard sports field, courts and ovals as well as informal recreation facilities, lighting and gardens. Parking, landscaping and ancillary buildings (such as amenities) need to be included in quantum of open space. Playing fields for sport located outside flood prone land. Leisure centres and other built facilities may be located on district open space.
Local Park	Active: Provide for suburb catchment only Space requirement 3-5 hectares per park Passive: Provide for passive recreation at the neighbourhood level Space requirement 0.2-2.5ha per park Provide for local residents located within walking distance	Active local open space: Predominantly a destination park with competition standard sports facilities and amenities, and passive recreation and social areas. Passive local open space: Informal play spaces area for community/family gatherings with kickabout area but no formal sports markings. A range of play equipment, cycletracks and age appropriate settings and facilities.

of dwellings

Conservation Area	Conservation objectives dominate design and inclusions.	Primarily concerned with the protection of significant flora and fauna but may provide passive recreation opportunities if appropriate to conservation objectives.
Riparian Zones	Provide for drainage and flood storage areas.	Retained or enhanced in their natural state they may protect areas of native vegetation. Suitable for linear walkways and cycleways as well as seating, picnic and barbecue areas.
Linkages	Design considerations should focus on safety and security as well as amenity for users.	Provide for active transport, walking, cycling within residential areas, as well as along roads between suburbs and centres, and alongside conservation corridors.