

## 6 Community facility requirements

This chapter considers the community facilities and human services that will be required to meet the needs of the future East Leppington population, estimated to reach approximately 14,500 people over the next 10-15 years. Open space, sporting and recreation facilities are considered in the following chapter.

### 6.1 Indicative Layout Plan

The draft ILP for the East Leppington Precinct (version 12.6) is presented in *East Leppington Precinct Indicative Layout Plan* (Figure 5).

Key features include:

- A local centre to be located on Camden Valley Way surrounded by an area of medium density dwellings
- One additional neighbourhood centre within Liverpool Council area
- A primary school to be located in Campbelltown LGA, on Heath Road. This centre will adjoin Sydney Water Canal and be diagonally opposite a sportsground
- Predominantly low density residential areas, with areas zoned for medium density residential development around centres and parks
- The Scenic Hills in the south east corner, zoned as Environmental Management
- Proposed areas of open space as indicated in the ILP Version 12.6.

### 6.2 Local and district standards for provision


























The population of East Leppington will be large enough to justify the provision of a range of local neighbourhood facilities. Residents of East Leppington will also contribute to demand for district and regional level facilities in the wider area. A wide range of services and facilities are likely to be provided in the surrounding areas of Leppington North, Leppington and Austral to meet some additional needs of East Leppington residents.

Standards and benchmarks, expressed as a recommended rate of provision per number of people, are commonly used in social infrastructure planning to provide initial guidance to the number of facilities likely to be required for a population of a given size. The standards for provision adopted for local and district level community facilities by DP&I (*Growth Centres Development Code*), Camden, Campbelltown and Liverpool Councils are summarised below.

Table 6.1 shows the indicative need for facilities within East Leppington precinct based on these standards. These preliminary estimates are then adapted to the likely characteristics of the precinct and subjected to more detailed analysis.



**East Leppington Precinct**  
Indicative Layout Plan

-  Precinct Boundary
-  Contours (2m)
-  LGA Boundary
-  Local Centre
-  Mixed Use
-  Neighbourhood Centre
-  Medium Density Residential
-  Low Density Residential
-  Very Low Density Residential
-  School
-  Community Use
-  Passive Open Space
-  Active Open Space
-  Environmental Conservation
-  Environmental Management
-  Bonds Creek
-  Drainage and Infrastructure
-  Temporary Access - Existing Denham Court Road
-  Electrical Substation
-  Potential drainage basins (detention/bio-retention)
-  Major Road
-  Local Road
-  Upper Canal
-  Existing Easements
-  Major Ridgeline



0 50 100 200 500m

Approximate scale:  
5,000 @ A0 or 10,000 @ A2

5 June 2013



**Planning &  
Infrastructure**

AUSTRAL

LEPPINGTON  
NORTH

LEPPINGTON

DENHAM  
COURT

HEATH ROAD

CAMDEN VALLEY WAY

CAMDEN LGA  
CAMPBELLTOWN LGA

HEATH ROAD

ST ANDREW'S ROAD

Primary School

Lookout Point

Leppington House Park

Lookout Knoll

ST JAMES ROAD

DENHAM COURT ROAD

LIVERPOOL LGA  
CAMPBELLTOWN LGA

LIVERPOOL LGA

CAMPBELLTOWN LGA

SPRINGFIELD DRIVE

HUNTINGDALE DRIVE

DENHAM COURT ROAD

SCENIC HILLS

THE COTTAGE CREEK



Table 8.1: Recommended rates of provision for local and district level facilities

Facility	DP&I <sup>1</sup>	Camden Council	Campbelltown Council	Liverpool Council
<b>Community centres and cultural facilities</b>				
Libraries	1:33,000	39sqm:1,000 +20% extra for circulation space		42sqm per 1,000 people
– Branch	1:40,000			
– District/central				
Multipurpose community centre in smaller activity centre	1:6,000 people 2000-2,500sqm	42 sqm per 1,000 people 2.5 x floor area for land		Indicative 1: 10,000 people Average size 600sqm <ul style="list-style-type: none"> <li>To be located in activity centres with shops, schools etc.</li> <li>Facilities are to provide flexible multipurpose spaces and spaces for outreach services.</li> <li>Smaller 600sqm facilities contribute to the overall level of provision of 60-85sqm per 1,000 people</li> </ul>
Multipurpose community centres in larger activity centre	1 per 20,000 people Community service centre: 1 per 60,000 people	22sqm per 1,000 people 2.5 x floor area for land		Indicative 1 per 60,000 people, with a built area of about 1,500 sqm <ul style="list-style-type: none"> <li>To be located in larger activity centres and commercial and transport hubs to provide flexible multipurpose spaces and provide a base for organisations and the delivery of services</li> <li>Larger 1,500sqm facilities contribute to the overall level of provision of 60-85sqm per 1,000 people</li> </ul>
<b>Community services</b>				
Children's services (places)		Not provided by Council		<ul style="list-style-type: none"> <li>No longer provided by Council as a stand alone purpose built facility. The size and layout of the multipurpose community facilities now provide <b>appropriate and adaptable spaces for delivering children's services in line</b> with the Children Services Regulation, should the need for additional child care places arise in the future</li> </ul>
– Preschool/daycare	1:5 (for pop. 0-4 years)			
– After-school care	1:25 (for pop. 5-12 years)			
Youth centres	1:20,000	89sqm:1,000 + outdoor space		<ul style="list-style-type: none"> <li>No longer provided by Council as a stand alone purpose built facility. The size and layout of multipurpose community facilities now provide appropriate and designated spaces for delivering youth services, programs and activities.</li> <li>Outdoor spaces (eg half court basketball courts, skate parks), are now standard provisions for informal activities and programs for young people</li> </ul>

<sup>1</sup> Note: Formerly the Growth Centres Commission (GCC)

## 6.3 Community facility requirements

Taking account of the above rates of provision and discussions with Liverpool, Camden and Campbelltown Councils and the relevant State Government departments, the recommended provision of facilities for the East Leppington Precinct is outlined below.

### 6.3.1 Neighbourhood level services

#### Local activity centres

Residents of East Leppington will require access to shopping and other commercial services. One local centre and two neighbourhood centres are proposed for the precinct – one neighbourhood centre is near the primary school and community centre and a second neighbourhood centre is located in the northern portion of the Precinct. The local centre is located at the intersection of Camden Valley Way and Heath Road. The specific nature of these centres has not been determined and will be influenced by the surrounding development.

The ILP has made provision for commercial and mixed use space within these centres and this should be sufficient to accommodate a number of neighbourhood and local level services such as supermarkets and other shops, personal services, a medical centre, private childcare centre or places of worship.

#### Community centre

Community centres provide space for a variety of community activities and classes (eg yoga, playgroups, craft groups, after school activities for kids), for organisations and community groups to meet, for sessional and outreach services and for private functions, such as birthday parties. They also provide sources of community information and a focal point for community development initiatives and the building of community networks and support structures.

Community centres may be provided at a variety of scales to meet the needs of different sized catchment populations. At the local level, they may comprise a simple community hall available for hire, ranging through to a large multi-storey building incorporating a variety of functional spaces at the urban core level. In recent times, many councils have moved away from providing small, stand alone community centres for local neighbourhood populations, on the grounds of their management and maintenance costs, lack of flexibility, limited use, security problems and lack of capacity for staffing. Instead, leading practice now supports the provision of larger multi-purpose facilities for a larger population catchment that can provide a variety of higher quality social and recreational amenities and combine a variety of functions. Having larger facilities also increases opportunities to base services

with staff in the centres, thereby increasing their levels of activity.

A multi-purpose community centre will incorporate:

- A variety of large and smaller spaces suitable for a range of social, leisure and cultural activities. These might include a hall suitable for large gatherings, performances and physical activity such as gymnastics or dance classes, and rooms suitable for creative activity such as photography or pottery
- Meeting rooms, also suitable for adult education or training activity
- Office space for a community development worker, and for other human service providers
- Rooms for the delivery of services such as baby health clinic, counselling or family support services, either as outreach, sessional or full-time services
- Kitchen suitable to support private functions such as birthday parties
- Plenty of storage to meet the needs of a variety of user groups
- Adjacent **outdoor space with children's play** equipment and barbecue, to provide for spill over social events and activities for children.

Campbelltown Council does not use standards to guide its planning of community facilities. For the sake of consistency with adjacent Growth Centre precincts, the Camden and Liverpool Councils' standards have been considered. Application of the Camden standard (42 sqm/1000 people) suggests that a population of about 14,500 people would generate demand for a community centre with total GFA of around 610m<sup>2</sup>. The higher Liverpool standard (60 sqm/1000 people) suggests a need for a facility of around 870 sqm.

Campbelltown Council has advised that it would support provision of a community centre similar to that delivered for Blair Athol, comprising approximately 350 sqm. This recognises that a larger regional community centre will be delivered within the Leppington Major Centre.

However, a facility of only 350 sqm is not considered adequate for East Leppington, on grounds that:

- The forecast population of 14,500 people for East Leppington is considerably larger than that of Blair Athol, which is only a small suburb with several thousand people



- As outlined previously, leading practice no longer supports the building of such small centres, on the grounds of their lack of flexibility, limited use, security problems, lack of capacity for staffing and associated management and maintenance costs
- The proposed regional community centre in Leppington Major Centre will act as a community service resource hub for the whole region, rather than providing a venue for local activities and programs.

It is acknowledged that currently there is no identified funding source to build a community centre in East Leppington, regardless of its size. However, this study has been requested to identify future facility requirements, on the basis that the developer contribution system and other funding sources may change in future.

The following level of provision is recommended:

- One multi-purpose community centre of about 600 - 620 sqm, to be located in or close to the local centre
- This will require a site of up to 2,500m<sup>2</sup> to allow for parking, setbacks and landscaping
- Ideally the centre should directly adjoin or incorporate some open space to allow for children's play activities, spillover social activities and outdoor community events, such as festivals and markets. Adjoining open space opens up the potential for greater multiple usage of a community centre.

Leading practice location and design criteria for community centres include:

- Being accessible by public transport, with good walking and cycling connections
- Located on a main street with street frontage for optimum visibility and accessibility.
- Design for safety, security and capacity for casual surveillance
- Located in places where people already have cause to congregate and that have an existing level of human activity, such as shops or schools, so as to provide a place for social interaction and gathering
- Clustered with other facilities, to promote convenient access and help create a focal point for community activity
- Sensible relationships with surrounding uses to reduce incompatibilities with neighbours, including traffic and noise impacts on neighbours

- Ensuring sites have room to grow, expand and adapt, to provide flexibility as community needs change
- Adjacent to sporting, recreation and leisure facilities to create a health and activity focus.

A site for the community centre has been identified in the draft ILP (version 12.6), adjacent to the local centre and open space associated with the riparian corridor, with sporting fields nearby. This location satisfies the location criteria outlined above.

The community centre falls within Campbelltown LGA and will be owned and managed by Campbelltown Council, although it will also address the needs of those sections of the East Leppington population living in the Camden and Liverpool components. Cost sharing arrangements will need to be determined accordingly.

### Schools

The Department of Education and Communities (DEC) *Advisory Notes for School Site Selection* sets out the following criteria for the provision of schools in areas of new residential development:

- One public primary school per 2,000 to 2,500 new dwellings
- One public high school per 6,000 to 7,500 dwellings (ie catchment of three primary schools)
- Provision and timing of new schools takes account of a number of other factors, including:
  - Possible diversion of some students in new areas to existing schools
  - The impact of existing or proposed non-government schools
  - The type and speed to residential development
  - Possible need for additional sites to cater for temporary enrolment peaks
  - The nature of the population.
- Primary schools require a site area of approximately 3 ha. There is little scope to reduce this until precise demand can be assessed, as a site of this size is required to carry demountable classrooms through peaks in demand. There may be opportunities to vary the site size later as detailed planning occurs in response to specific sites and if joint use of facilities can be negotiated
- High schools require a site of approximately 6 ha, although there may be some scope to reduce this if schools are co-located with community sporting fields
- Special needs schools for children with a disability are typically co-located with a primary school. These schools require up to 1.5 ha added to a 3



ha primary school site, resulting in a site of 4.5 ha. The need for special schools is subject to assessment by the DEC.

Locational guidelines for DEC schools include:

- Schools should be located relatively central to their residential catchment (within approximately 1.6kms by road) and on distributor or collector roads to alleviate noise and traffic problems.
- High schools should be located at a distance from commercial centres, especially where liquor outlets may be located
- Urban design features should include:
  - Has a number of frontage (three frontages required)
  - Main street frontage should not be located opposite a T-intersection
  - Desirable to be adjacent to a community playing field
  - Allows for security and privacy through visibility and appropriate surrounding development
  - Is not overly overshadowed by surrounding development
  - Considers future form and structure of centres, towns and future development.
- Land should not be located within or immediately adjacent to:
  - Land zonings for: Industrial (IN1 – IN4), Conservation (E1-E4), Waterways (W1-W3)
  - Special uses such as: airports, correction centre, electricity substations, mobile phone towers, sewage treatment plants, sewage systems, transmission lines, waste disposal facility, waste or resource management facility, waste or resource transfer station, water recycling facility, water supply system, wind farms and the like
  - Inappropriate retail and commercial development such as bottle shops, brothels, home occupation (sex services), methadone clinics, pubs, registered clubs, restricted premises, sex service premises or the like
  - Development with potential undesirable impacts or risks such as: airport flight paths, bulky goods premises, crematorium, depots, freight transport facility, hazardous or offensive development, hostel, hotel or motel accommodation, intensive agriculture, mining and extraction industries, tourist and visitor accommodation, vehicle repair workshops or the like.

Other design requirements for new school sites include:

- Sites should have a slope no greater than 1:10

- Sites must not be located within or immediately adjacent to land mapped as within the 1 in 100 year flood level
- Sites should have a substantially regular shape
- Schools should not be within or adjacent to land mapped as Bush Fire Prone or on a site that requires an Asset Protection Zone
- Site will not give rise to significant issues associated with dust, smoke, odours or the like
- Sites must not be contaminated, waste filled, have high soil erosion, stability or acid sulphate concerns
- Sites should be free of ecological and heritage concerns or restrictions
- Site should allow for other socially inclusive uses such as election days, community markets, emergency meeting points etc.

#### Primary school

Based on a DEC standard of 1 primary school for 2,500 dwellings, there is likely to be demand for at least one new primary school within the precinct.

A site for the proposed school is located in the southern portion of the precinct, adjacent to the local commercial centre and community centre. While not immediately adjacent to playing fields, the ILP shows sports fields are proposed within 200 metres of the school site.

With around 4,386 dwellings proposed for East Leppington, it is likely that not all of the future demand will be accommodated within one new primary school. Part of the future demand will need to be met by another school.

At this stage, the location of a second school to accommodate part of the East Leppington student demand has not been determined. It is understood that the Department of Education and Communities is considering how this need might be met, in the context of proposed development in the surrounding area, including the future Leppington Precinct across Camden Valley Way and planned residential developments to the south west of the East Leppington Precinct. However, given that the proposed school within the East Leppington Precinct will be located in the central / southern part of the precinct, it is unlikely that a second school site to serve the wider district would be located within the East Leppington Precinct.

It is understood that DEC will advise on its further requirements as planning for the wider region proceeds.



DEC advises that demand for a new primary school is generally reached with the sale of around new 400 lots, although this is dependent on the capacity of schools in surrounding areas and State government approval processes.

#### High school

East Leppington will not be large enough by itself to warrant the provision of a new high school. However, it will contribute significantly to high school demand in the wider area.

It is understood that DEC is considering how future high school needs might be met across the broader district, and has been unable to confirm requirements within the timeframe for this study.

As noted in Chapter 4, existing high schools in the surrounding area are generally at or close to capacity. However, as students may travel further (than to a primary school) to reach a high school, there may be scope to adjust catchment boundaries to generate capacity in some schools. In addition, some high schools are on large sites that may have capacity for school expansion.

At this stage, it has been assumed that high school need in East Leppington will be met by either existing high schools in surrounding areas or those to be located within adjoining precincts. No provision has been made in the ILP for a high school in the East Leppington Precinct.

Schools provide a vital role in the building of social networks and community identity. School facilities such as halls and classrooms can also be made available for community use, subject to approval by school principals. In particular, it is noted that a condition of funding of school halls built under the **Federal Government's *Building the Education Revolution*** stimulus program is that they be made available for wider community use when not required for school use. In this way, use of school halls can complement the facilities provided in council community centres, expanding the range of activities and programs available to a local community. However, it should be noted that community use of school facilities, while promoted at a policy level, is still often difficult to achieve in practice, especially in schools that have been built through private partnership (PPP) arrangements (which may limit public use of their facilities).

Catholic and private schools will be provided according to the future socio-economic, cultural and religious profile of the population, and will acquire sites as needed through market processes.

Accommodation for other lifelong learning activities (eg community colleges, evening classes, U3A) can be provided through other types of facilities such as community centres and schools, without the need for

purpose-built facilities. These needs should be considered in the design of such facilities.

#### **Children's services**

Camden, Campbelltown and Liverpool Councils have each advised, in accordance with their current directions, that they will not be providing Council operated childcare centres in the East Leppington Precinct. As such, and as is common with the provision of childcare in most new developments, childcare in East Leppington will be left to market forces (through private sector providers) and to responses from the not for profit, community based non-government child care sector, as demand develops.

Childcare centres are generally a permitted use within residential areas and do not necessarily require land to be designated at the master planning stage. However, there can be benefits in identifying sites for childcare centres within neighbourhood and district centre hubs, even if these are ultimately developed by private operators, for the following reasons:

- To ensure some childcare is provided in central and conveniently accessible locations, and to reinforce the role of the hub as the focal point for the community
- To locate childcare adjacent to complementary land uses such as schools and community centres
- To help avoid childcare centres locating inappropriately in residential areas with amenity impacts on adjoining residents (particularly in terms of traffic congestion)
- To encourage the provision of multi-purpose **children's services which incorporate a mix of long** daycare, pre-school, occasional care and out of school hours care for primary school children
- To allow for government / community sector provision of childcare for sections of the population not profitable for the private sector, such as children aged 0-2 years, children of shift workers and those with special needs.

A number of different forms of childcare and activities for young children are generally provided in a community, including long daycare, family daycare, pre-school, occasional care and playgroups. It is not appropriate at this stage of the planning process to try to anticipate need for the various types of services. Instead, leading practice encourages planning of multi-purpose childcare centres, which can adapt as precise needs are identified or provide a mix of services.

Planning for childcare will also need to address the need for out of hours school care for primary school



aged children. Such need is usually met through multi-purpose childcare centres, through before and after school programs co-located within schools or through vacation care programs in community centres. Most Councils provide spaces within multi-purpose community facilities to accommodate **children's services**, particularly for services like playgroups, before and after school care and vacation care.

### **Health and community services**

In terms of local and district health services, the Precinct population will be too small to warrant community health facilities in its own right. These needs will be met by facilities outside the precinct, as discussed below.

Commercially zoned areas within the local or neighbourhood centres will provide spaces suitable for privately operated GP medical centres and allied health services such as dentists and physiotherapists.

The proposed multi-purpose community centre will provide spaces for the delivery of support services and programs for a range of target groups, including families, children, young people, older people and people with a disability. These services are likely to be provided by non-government and community based organisations, perhaps on a sessional or outreach basis.

Other community services are predominantly provided at district, sub-regional and regional levels, rather than a local level. The bulk of these services will be located within the Leppington Major Centre.

In addition to meeting the accommodation needs of community services, recurrent funding for staffing, programs and activities will need to be provided through a variety of government programs to enable government, non-government and community-based organisations to deliver services.

### **Facilities and services for young people**

At the local neighbourhood level, the needs of young people for space for social and leisure activities may be met through the multi-purpose community centre, open space and a well designed public domain. There will also be a need for accommodation for youth workers and for youth support services which can be met within the community centre. No specific facilities designated just for young people are proposed.

Sports and recreation facilities will also cater for the needs of young people, and are discussed in both chapters 4 and 7.

### **Facilities and services for older people**

The social, leisure and recreational needs of older people may be met through mainstream services and facilities for the whole community, and through

programs and activities for older people delivered within the multi-purpose community centre.

Leading practice now steers away from providing age-specific buildings, such as senior citizens centres, which can only be used by specific sections of the population and which thereby run the risk of being under-utilised for much of the week or as the population changes. Instead, the usual practice now is to provide multi-purpose facilities which have flexibility to incorporate activities for different target groups as required. The design of multi-purpose facilities needs to consider the requirements of older people and people with a disability. It will be important to incorporate universal design principles in all community facilities to ensure their flexibility and adaptability and avoid expensive retro-fitting later.

The community centre proposed for the East Leppington Precinct will have sufficient space to accommodate activities for older people. The inclusion of office and service delivery spaces for human services within this facility may address some of the accommodation needs of community aged care services.

Provision will also need to be made within East Leppington for residential aged care facilities (hostels and nursing homes) for a population of the size estimated. These facilities are funded by the Commonwealth Government according to planning benchmarks based on numbers of people aged 70+. As these numbers cannot be forecast at this early stage of planning, it is not possible to predict precise needs now. However, such facilities will be required in the longer term as the proportion of older people in the population increases.

Residential aged care facilities are permitted uses within residential neighbourhoods (in keeping with the principle of integrating, rather than segregating older people and people with a disability) and so may be provided within any of the South West Growth Centre precincts, without the need to identify sites at this stage. Sites for these facilities are purchased through market processes and do not need to be identified at the precinct planning stage. Site criteria include proximity to shops, services, community facilities and public transport, and so should be located close to district and neighbourhood centres.

A further key issue for residential care facilities (and retirement housing more generally) is the high cost of land in suitable locations that provide good access to services. As a result, residential care facilities are often forced to locate on the urban fringe, with the risk that older people will be isolated from mainstream community life. It will be important that sites for residential care facilities that are suitably located are identified as planning for these precincts continues.



It should be noted that most of the accommodation needs of older people and people with a disability can be met through well designed and located self-care housing that allows them to live independently within the community, and that less than 10% of people in these groups will seek entry to residential care facilities providing supported accommodation. This reinforces the importance of encouraging a mix of housing types and sizes in each neighbourhood, in order to provide housing choice for older people and people with a disability.

### Entertainment and leisure

Facilities such as restaurants and clubs will be provided on a commercial basis according to market demand, with suitable land available within the local and neighbourhood centres within the East Leppington Precinct. Key considerations for developers include:

- Ways of encouraging the early provision of entertainment facilities at the outset of development, given the existing shortage in the surrounding area;
- Ensuring entertainment opportunities are affordable, particularly for young people;
- Including both indoor and outdoor entertainment opportunities.

### Places of worship

As well as providing places of worship, churches can provide an important base for community development, youth, volunteer and welfare support activities in new communities, and are important in building community spirit and identity. Churches may also provide halls and other spaces which can be utilised for community activities by the general community. Religious organisations may also be providers or partners in the provision of other community facilities and human services (particularly for young people, older people and disadvantaged groups). For these reasons, it is important that places of worship be established within the South West Growth Centre.

The acquisition of sites for places of worship is generally left to market forces, according to their ability to purchase sites, and it is difficult to specifically identify sites in the precinct planning process. However, the relatively high cost of zoned and serviced sites, particularly in central, accessible locations, often precludes places of worship from establishing in new communities.

At the same time, it is recognised that that not every religious organisation needs its own facility, and that such organisations may also utilise other community facilities for their meetings, (such as community centres and schools), particularly as these are often not used by others when demand for space for

religious activity is at its highest (for example on a Sunday morning for Christian denominations).

The following issues should be taken into consideration in the future planning of places of worship within the East Leppington Precinct:

- Places of worship can contribute significantly to community identity and activity. They should be located close to other types of community facilities to create synergies and help provide a focal point for the community (eg located within centres)
- Places of worship need to be readily accessible and visible, and located so as not to impact on adjoining residential areas
- Given the limited utilisation of such facilities across the week, it is important that opportunities for shared or joint use be explored with other types of facilities, or multiple church groups, in the interests of making the most efficient use of land resources. This includes shared provision of parking and meeting/activity space
- Church design and placement can offer significant urban design benefits in terms of providing iconic buildings, landmark features, community identity and way finding.

As specific sites for places of worship are not currently identified for East Leppington, it will be important that consideration be given to the issues raised above as detailed planning of the Precinct gets underway.

### 6.3.2 District and regional level services

The new population will require access to a variety of district, sub-regional and regional level services, generally provided for larger population catchments. These types of facilities and services are generally best located in larger activity centres that are well served by public transport, to maximise access for the whole catchment.

As discussed in Chapter 4, the Precinct Plan for the Austral and Leppington North Precincts has made provision for a number of regional and sub-regional facilities and services to be located within the Leppington Major Centre. The catchment for these facilities and services includes the East Leppington Precinct. No regional or district facilities and services are proposed to be located within the East Leppington Precinct. Proposed new facilities for the Leppington Major Centre that will serve the East Leppington population include:

- A major performing arts and cultural centre
- A large multi-purpose community resource hub



- A library
- A regional Integrated Primary and Community Care health facility
- A TAFE campus
- Possibly a courthouse, police station and emergency services facility.

A variety of government and non-government human services supporting individual and family well-being (such as welfare, family support, youth, aged care) is also expected to locate in the Leppington Major Centre, accommodated in either the community resource hub or commercial premises. The development of East Leppington and the wider South West Growth Centre will give rise to a need to expand existing human services in the area in line with population growth. This will require increases in recurrent funding through State and Federal government health, welfare and community programs for staffing and accommodation.

Leppington Major Centre is also likely to include private sector regional services such as specialist and allied health services and entertainment and leisure services such as cinemas, clubs and pubs.

Beyond the facilities and services in the Leppington Major Centre, the East Leppington population will also use:

- University of Western Sydney Campbelltown Campus (which has sufficient spare capacity to accommodate increased demand)
- Liverpool, Campbelltown and Camden Hospitals. Projected population growth across the South West Growth Centre has been factored into planning for hospital inpatient and ambulatory care services across the region. The strategy to address increased health demand includes increasing the capacity of Liverpool, Camden and Campbelltown Hospitals (letters to the Department of Planning from Sydney South West Area Health Service / South Western Sydney Local Health Network dated 16 December 2010 and 8 March 2011).

## 6.4 Conclusion

This section has outlined requirements for neighbourhood level and district / regional community facilities and human services to meet the needs of the future population of the East Leppington precinct and principles for their design and location.

The following facilities will be required within the precinct to meet the local neighbourhood needs of East Leppington residents:

- 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 in suitable locations for recommended facilities.

Residents of the East Leppington Precinct will rely on district and regional level facilities and services available or proposed in the wider area, primarily in the Leppington Major Centre. The East Leppington Precinct is not considered suitable for the location of any district or regional facilities as it does not contain a district or major centre, and is in close proximity to the future Leppington Major Centre, where such facilities will be located.