

72 & 82-86 Menangle Road Camden

Community and Social Infrastructure Needs Analysis



Prepared for:
FPD Planning
1 July 2026

HiIPDA
CONSULTING

Acknowledgment of Country

HillPDA acknowledges the Traditional Custodians of Country throughout Australia and their continuing connection to land, waters, culture, and community.

We acknowledge the Gadigal people of the Eora Nation and Wurundjeri Woi-wurrung and Bunurong / Boon Wurrung peoples of the Kulin Nation, the traditional owners of the land on which this report is prepared, and we show our respect for elders' past and present.

Disclaimer

HillPDA has prepared this Report with due care for the Report's stated purpose in accordance with your instructions and our contract. This Report is confidential to you, and you must not disclose it to any other person without HillPDA's written permission.

If any person other than you relies or acts on this Report, then HillPDA expressly disclaims all liability to that person. Changes to applicable information, legislation, and schedules occur on an ongoing basis, and it is the responsibility of the reader to obtain the most up-to-date versions of these materials. HillPDA is not liable for any errors or omissions in this Report nor for any loss or damage (including consequential loss) arising from your or others' reliance on this Report.

HillPDA makes no warranty in relation to:

- a. any information or assumption(s) which you or any 3rd person provides and on which this Report is based; or
- b. the achievability of any forecast, projection, or forward-looking statement in this Report.

The unauthorised use or copying of this Report in any form is prohibited without HillPDA's express written consent.

Liability limited by a scheme approved under Professional Standards Legislation.

Quality assurance

This document is for discussion purposes only unless finalised and approved by a Principal of HillPDA.

Version	Date	Prepared by	Reviewed by	Approved by
DRAFT	16 June 2026	JR	EJC	
FINAL	1 July 2026	JR	EJC	EJC

CONTENTS

1.0	Introduction	6
1.1	The proposal	6
1.2	The site.....	6
2.0	Social baseline.....	9
2.1	Social locality	9
2.2	Community profile	10
2.3	Housing need	10
2.4	Summary	12
3.0	Social infrastructure	14
3.1	What is social infrastructure?	14
3.2	Audit.....	14
4.0	Needs assessment	22
4.1	Projected population	22
4.2	Projected community and social infrastructure needs	23
5.0	Conclusion.....	29
5.1	Key findings.....	29

Tables

Table 1: Community profile for the social locality	10
Table 2: Overview of open space and recreation facilities near the site	15
Table 3: Overview of education facilities near the site (bold indicates local enrolment area schools)	17
Table 4: Overview of childcare facilities near the site.....	18
Table 5: Overview of community facilities near the site	19
Table 6: Projected on-site population post-development	22
Table 7: Projected population by service age group	22
Table 8: Projected social infrastructure need	23

Figures

Figure 1: The site.....	7
Figure 2: The social locality	9
Figure 3: Open space and recreation facilities near the site	15
Figure 4: Education facilities near the site	17
Figure 5: Childcare facilities near the site	18
Figure 6: Community facilities near the site.....	19

Figure 7: The site's relationship to Camden town centre (including land use zoning)	20
Figure 8: Landscape masterplan for the site	25

INTRODUCTION

1.0 INTRODUCTION

This Community and Social Infrastructure Needs Analysis has been prepared by HillPDA as part of the Environmental Impact Statement (EIS) for a State Significant Development (SSD) application and concurrent rezoning for a social and affordable housing development at 72 and 82-86 Menangle Road, Camden.

The site is located at 72 and 82-86 Menangle Road, Camden, in the Camden Local Government Area (LGA) and has a combined site area of 7,184sqm.

The SSDA seeks approval for the construction of two residential flat buildings comprising a total of 95 social and affordable housing dwellings.

1.1 The proposal

The SSD application seeks consent for the following:

- Site preparation works including excavation.
- Construction of two residential flat buildings containing 95 dwellings for the purpose of social and affordable housing.
- Construction of one level of basement parking for each residential flat building.
- Associated landscaping and communal open space.
- Infrastructure servicing.

A detailed description of the project is included in the EIS.

1.2 The site

The site is located at 72 and 82-86 Menangle Road, Camden in the Camden Local Government Area (LGA). The site comprises 9 lots and has a combined site area of 7,184sqm. The lots are legally described as Lot 73-77 in DP21405, Lot 86 in DP21405, and Lots 1-3 in DP24039.

The site is currently occupied by three 1960s brick cottages, the former Camden Nurses' Quarters, and a former NSW Health car park.

The site has frontage to Menangle Road and Gilbulla Avenue. It is located opposite Camden Hospital and is approximately 600 metres from the Camden Town Centre, which provides a range of essential services, retail, and civic facilities.

A bus stop is located directly in front of the site on Menangle Road and Don Moon Memorial Reserve is located less than 250 metres from the site.

To the south and east, the site is surrounded by low density residential housing. The site and its immediate surrounds are shown in Figure 1.

Figure 1: The site



Source: HillPDA; SIX Maps (2026).

SOCIAL BASELINE

2.0 SOCIAL BASELINE

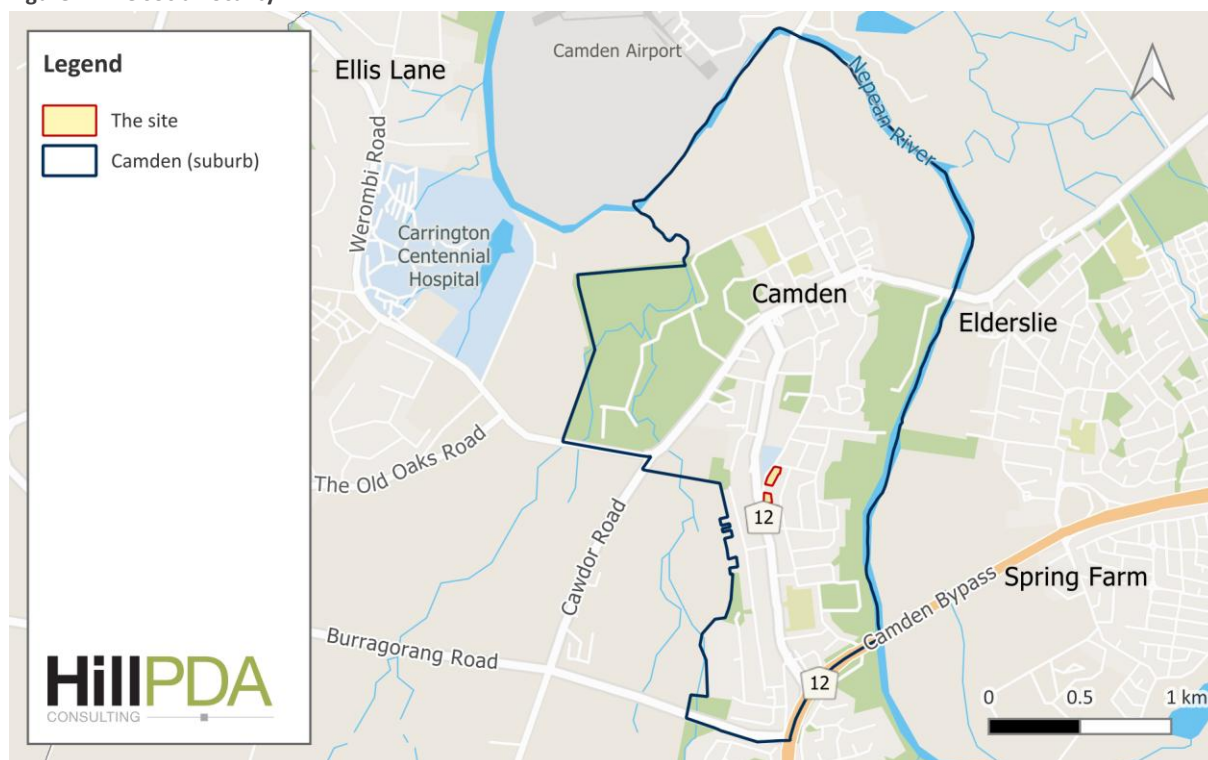
2.1 Social locality

This chapter identifies and describes the social locality – a representative area employed for the purposes of analysing socio-demographic factors relevant to social and community infrastructure need.

The term ‘social locality’ is used to define the area surrounding a project, proportional to both the nature of the project and its potential infrastructure need. Once established, a social locality can be utilised to assess and consider the existing social environment and to anticipate how it may be impacted by changes arising from a project.

The suburb of Camden has been selected to encompass a representative local community, as illustrated in Figure 2. Where relevant, Greater Sydney has been used as a comparator area (represented by the Greater Sydney Greater Capital City Statistical Area [GCCSA]).

Figure 2: The social locality



Source: HillPDA; ArcGIS (2026); ABS (2021, 2025).

2.2 Community profile

The table below presents a summary of the salient community characteristics of the social locality and of Greater Sydney as a comparator area.

Table 1: Community profile for the social locality

 Population and housing	- At the 2021 Census, there were 3,378 residents in the social locality. - Residents of the social locality lived in 1,434 private dwellings with an average household size of 2.4 people, lower than the Greater Sydney average of 2.7.
 Age profile	- At the 2021 Census, the social locality had a median age of 43, much older than the Greater Sydney median of 37. - The social locality had slightly fewer children under 10 (10.4%) compared to Greater Sydney (12.3%). It also had far more people aged 65 or older (23.5%, compared to 15.2%).
 Indigenous status	At the 2021 Census, 4.1% of residents in the social locality identified as Aboriginal and/or Torres Strait Islander, more than double the rate recorded across Greater Sydney (1.7%).
 Language spoken at home	- At the 2021 Census, only a small proportion of households in the social locality spoke a language other than English at home (8.7%), significantly lower than that recorded across Greater Sydney (42%). - Of non-English languages spoken at home in the social locality, the most common were Italian (0.6%), Spanish (0.5%), German (0.4%), Croatian (0.4%), and Arabic (0.4%).
 Education	In 2021, a much lower proportion of social locality residents aged 15+ reported that their highest level of educational attainment was a bachelor degree or above (18.6%) compared to Greater Sydney (33%).
 Household structure	- In 2021, around one third of households in the social locality were family households (64.5%), significantly lower than the proportion recorded across Greater Sydney (73%). - The social locality had a correspondingly much higher share of single-person households (33.5%) than Greater Sydney (23%), as well as a much lower share of group households (1.9%, compared to 4%). - Of family households, less than half (43.5%) were couple families with children, similar to the proportion recorded across Greater Sydney (45%).
 Work	- As at 2021, the most common occupations for employed residents in the social locality were <i>Professionals</i> (21.7%), followed by <i>Technicians and Trades Workers</i> (15.9%), <i>Clerical and Administrative Workers</i> (14.4%), <i>Managers</i> (12.3%), and <i>Community and Personal Service Workers</i> (11.1%). - The most common industries of employment for employed residents in the social locality were <i>Hospitals</i> (4.2%), <i>Secondary Education</i> (3.4%), <i>Primary Education</i> (3.3%), <i>Supermarket and Grocery Stores</i> (3.2%), and <i>Electrical Services</i> (2.8%).

Source: ABS 2021 Census All persons QuickStats (2022).

2.3 Housing need

2.3.1 Dwelling structure

As at the 2021 Census, the vast majority of dwellings in the social locality were separate houses, accounting for 73.8 per cent of all dwellings, much higher than the equivalent proportion recorded across Greater Sydney (44 per cent). Semi-detached dwellings constituted 17.2 per cent of the social locality's dwellings, slightly higher than the proportion recorded across Greater Sydney (13 per cent), whilst there was a small proportion of apartment dwellings (8.4 per cent), significantly below the share across Greater Sydney (31 per cent).

2.3.2 Income and housing costs

In terms of income and housing costs, the social locality recorded a median weekly household income of \$1,650, substantially lower than that of Greater Sydney (\$2,077). Meanwhile, the median weekly rent in the social locality was \$400, lower than that of Greater Sydney (\$470), whilst the median monthly mortgage repayment was \$2,143, lower than Greater Sydney's (\$2,427).

In 2021, dwellings in the social locality were most commonly owned with a mortgage (34.1 per cent, much higher than Greater Sydney's 26 per cent). Around 30 per cent of dwellings were owned outright, compared to 27 per cent across Greater Sydney. Rented dwellings, meanwhile, constituted around a third of all occupied private dwellings (32.7 per cent), somewhat lower than the 36 per cent recorded across Greater Sydney.

Rental stress / mortgage stress refers to situations in which households spend more than 30 per cent of household income on housing. The social locality exhibited approximately equivalent rates of rental stress (35.5 per cent of rental households) compared to Greater Sydney (35 per cent). Meanwhile, fewer households in the social locality experienced mortgage stress (16.4 per cent) than Greater Sydney as a whole (20 per cent).

2.3.3 Social housing

According to Homes NSW, only around 1.3 per cent of homes in the Camden LGA are social or affordable housing, much less than the regional average of around 5 per cent.

Data from the NSW Department of Communities and Justice (DCJ) indicates that (as at 30 April 2026) there were a total of 579 social housing applicant households on the waitlist for the Camden Allocation Zone (GW13). Of these, 469 households were on the 'general' waitlist, whilst 110 households were on the 'priority' waitlist.

The median wait time for general social housing applicant households (that were successfully housed in the last 12 months) across South West Sydney was 18.2 months as at 31 March 2026, much higher than the median waiting time for NSW as a whole (15.1 months). For priority applicants, the South West Sydney district recorded the longest median waiting time of all DCJ districts (7.9 months), almost double the median waiting time for NSW as a whole (4.5 months).

The above figures, however, are not necessarily representative of the typical waiting times for applicants, as they are only inclusive of those households that have successfully been housed. To further contextualise this matter, the DCJ website provides an indicative guide for expected waiting times for different social housing allocation zones. As at 30 June 2025, published expected waiting times for general applicants in the Camden Allocation Zone were 5-10 years for studio/1-bedroom properties, 2-bedroom properties, and 3-bedroom properties. For 4 or more bedroom properties, the expected wait time was 10+ years.

Detailed data provided by Homes NSW for the Camden suburb indicates that existing social housing tenants are overwhelmingly older, with 89.8 per cent of households having senior or elderly household members and the average household head being 72 years old. In terms of household / family structure, the vast majority of social housing households in Camden were single residents.

Overall, these findings indicate a high level of need for additional social housing, in particular, smaller dwellings that are suited to older residents with various accessibility requirements.

2.3.4 Alignment with local housing need

The proposal directly responds to identified local housing need by increasing the supply of social and affordable housing in Camden, where existing provision is limited and wait times are extended. The proposal also addresses unmet need in terms of housing diversity by providing a significant amount of new apartment dwellings, the majority of which would be one- and two-bedroom units.

The proposal would also support the needs of an older resident population, reflective of both existing social housing demographics and those of the Camden area. By providing social housing in the form of a new residential unit development, the proposal would deliver dwellings of a high standard of accessibility, supporting older residents and residents with disabilities to live in a dwelling better suited to their needs and to age in place. In this regard, the proposal aligns with demonstrated housing demand and would make a positive contribution to addressing local housing needs.

2.4 Summary

Based on the analysis of the social baseline, the social locality has the following characteristics, which are relevant to the proposal's potential social and infrastructure impacts.

- An older age profile than Greater Sydney, with a median age of 43 and a comparatively high proportion of residents aged 65 and over
- A limited degree of cultural diversity, with most households speaking English only at home, but with an Aboriginal and Torres Strait Islander population share that is more than double the Greater Sydney average
- A housing profile dominated by separate houses, with relatively limited apartment supply
- Lower household incomes than Greater Sydney, combined with comparable rental stress and lower mortgage stress, indicating ongoing affordability pressures for renters and lower-income households
- A substantial unmet need for social and affordable housing, reflected in the very low existing share of social housing in Camden, a significant waiting list in the Camden Allocation Zone, and long expected waiting times across dwelling sizes.

SOCIAL INFRASTRUCTURE

3.0 SOCIAL INFRASTRUCTURE

This chapter analyses community needs by undertaking a social infrastructure review and demand calculation to determine estimated need and provision post-development.

An audit of social infrastructure in the area surrounding the site (i.e., within approximately one kilometre) has been conducted using GIS software and has drawn from a range of data sources, including:

- NSW DPHI Points of Interest Layer
- Australian Department of Education MySchool database
- Australian Children's Education and Care Quality Authority (ACECQA) Child Care Finder.

3.1 What is social infrastructure?

Social infrastructure is comprised of the facilities, spaces, services and networks that support the quality of life and wellbeing of communities. Social infrastructure is important to a community as it provides the tangible infrastructure to support the safety, health and wellbeing of that community which allows individuals to be happy, safe and healthy, to learn, and to enjoy life. A network of social infrastructure contributes to social identity, inclusion, and cohesion and is invariably used by all at some point in their lives. Access to high-quality, affordable social services has a direct impact on the social and economic wellbeing of all community members.

This report has considered the following types of community and social infrastructure:

- Education – child care, schools, tertiary facilities
- Community and culture – libraries and community centres
- Active and passive recreation – such as parks, sporting ovals and social clubs, halls etc
- Local amenities and services – such as shopping and neighbourhood centres.

Social infrastructure facilities generally operate at three levels of provision. Under the Camden Council *Spaces and Places Strategy 2020*, these are classified as:

- Regional (serving the entire LGA and surrounding areas)
- Local (serving the LGA or multiple suburbs in the LGA)
- Neighbourhood (serving a single suburb or small local area).

The different scales of infrastructure service different sized catchments. Catchments refer to both geographical areas and the size of the population serviced. For example, a neighbourhood facility (such as a small park with a playground) is intended to serve residents in the surrounding suburb and nearby streets, usually within walking distance of their homes. A regional facility (such as a large sporting facility with multiple fields, embellishments, and activations), however, is intended to cater to a much wider population, serving the entire LGA and residents of neighbouring LGAs.

3.2 Audit

3.2.1 Open space and recreation

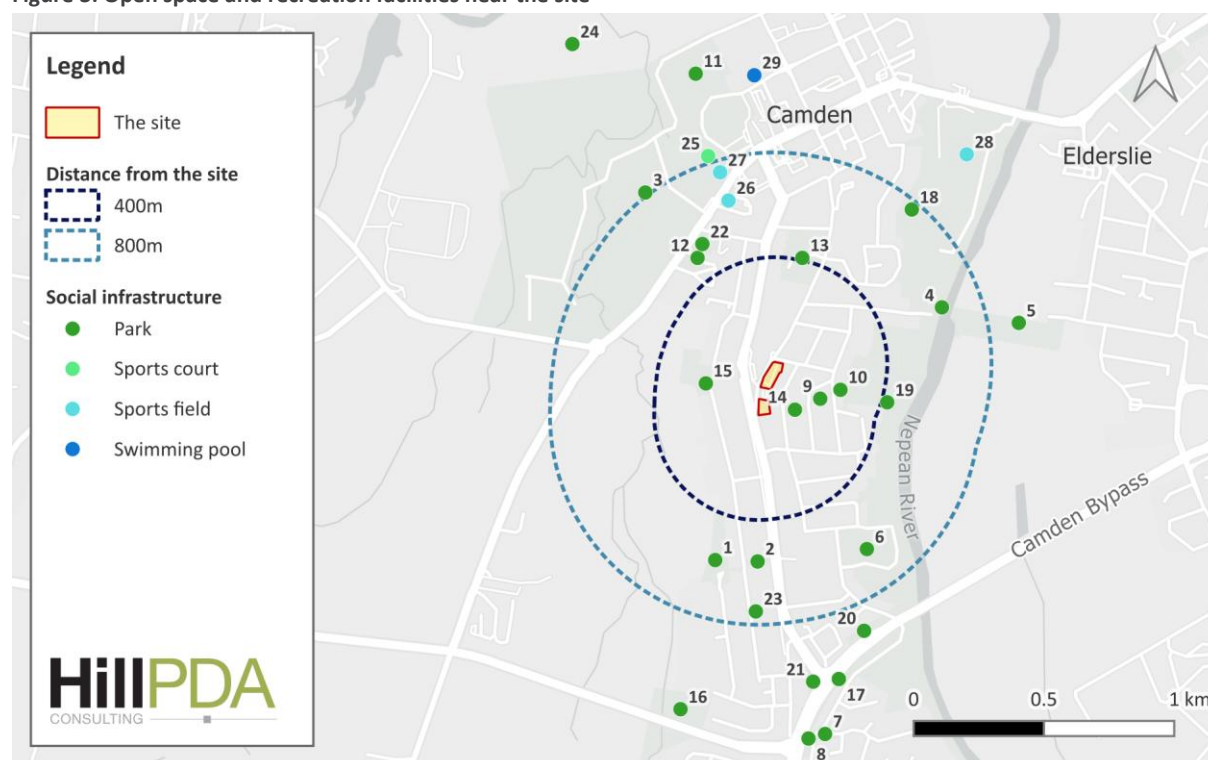
There are several open space and recreation facilities of varying size and utility within approximately one kilometre of the site. This includes a total of 31 parks, fields and courts, and a swimming pool. Approximately half of these are located within 800 metres of the site, with six located within 400 metres. There is also one park (Don Moon Reserve – map ID 14) located less than 100 metres from the site.

In addition to the open space and recreation facilities near the site, the Camden Council *Sportsground Strategy 2020-2024* identifies four regional sportsgrounds in the LGA: Narellan Sports Hub, Kirkham Park, Onslow Park,

and Ron Dine Reserve. Of these, only Onslow Park (map ID 11) is located near the site, approximately 1.2 kilometres to the north.

Figure 3 and Table 2 below provide details of the open space and recreation facilities near the site.

Figure 3: Open space and recreation facilities near the site



Source: DPHI (2026); HillPDA.

Table 2: Overview of open space and recreation facilities near the site

ID	Name	Type	Notes	Dist.
1	Engesta Reserve	Park	Grassy roadside reserve.	0.6km
2	Pindari Reserve	Park	Small park with playground, trees, shaded areas.	0.6km
3	Camden Bicentennial Equestrian Park	Park	Large centre for equestrian activities.	0.9km
4	John Peat Reserve	Park	Park with BBQ, shaded picnic area, cycle path, fitness station, playground, and public toilets.	0.7km
5	River Road Reserve	Park	Grassy reserve with fenced off-leash dog park, including play/agility equipment, separate areas for large and small dogs, shaded area, and seating.	1.0km
6	Belgenny Reserve	Park	Large reserve with two oval fields / three rectangular fields, BBQ facilities, cycleway, covered picnic area, playground, and fitness station.	0.7km
7	Greenway Reserve	Park	Small park with fenced playground area, shaded areas, and seating.	1.3km
8	Unnamed	Park	Grassy roadside reserve.	1.3km
9	Unnamed	Park	Grassy roadside reserve.	0.2km
10	Unnamed	Park	Grassy roadside reserve.	0.3km
11	Onslow Park	Park	Regional park featuring four ovals with cricket pitches, four cricket nets, BBQ facilities, amenities building, covered picnic area, and playground.	1.2km
12	The Common	Park	Grassy roadside reserve.	0.5km
13	Macarthur Park	Park	Local park with walking track, grassed area, landscaping, picnic facilities, toilets, and playground.	0.5km
14	Don Moon Memorial Reserve	Park	Small local reserve with playground and BBQ facilities.	0.1km
15	Little Reserve	Park	Small pocket park with playground.	0.3km

ID	Name	Type	Notes	Dist.
16	William Starr Reserve	Park	Grassy roadside reserve.	1.2km
17	Caroline Chisholm Reserve	Park	Grassy roadside reserve.	1.1km
18	Wetlands Reserve	Park	Grassy reserve with wetlands and bushland areas.	0.8km
19	Macquarie Reserve	Park	Bushland reserve with shared path.	0.5km
20	Roden Cutler Reserve	Park	Grassy roadside reserve.	1.0km
21	Hume Reserve	Park	Grassy roadside reserve.	1.1km
22	Camden Apex Park	Park	Local park with BBQ facilities, covered picnic area, and playground.	0.6km
23	Septimus Reserve	Park	Grassy roadside reserve.	0.8km
24	Ferguson Reserve	Park	Oval field and surrounds including grassy and riverfront swampland areas.	1.5km
25	Unnamed	Sports court	8 tennis courts and amenities building.	0.9km
26	Unnamed	Sports field	Bowling greens associated with Camden RSL Club.	0.7km
27	Unnamed	Sports field	Bowling greens associated with Camden Bowling Club.	0.8km
28	Rotary Cowpasture Reserve	Sports field	Large open field with nine softball diamonds.	1.1km
29	Camden War Memorial Pool	Swimming pool	Council-operated swimming pool with 50 metre outdoor pool, learn to swim pool, changerooms, kiosk, picnic area, and water playground.	1.1km

Source: DPPI (2026); HillPDA.

Overall, the site is very well-located in terms of access to passive and active recreation facilities. There are five parks / reserves within around 400 metres of the site, with a further 15 within around 800 metres. There are two playgrounds located within around 400 metres of the site, with a further five within around 800 metres. There is also one fenced off leash dog areas near the site, around 1 kilometre away.

The parks and open space facilities near the site are considered to meet the day-to-day recreation needs of current and future residents. Whilst there was only one active recreation facility identified near the site – Belgenny Reserve (map ID 6) – there were several others available within around 1.5 kilometres. Further, it is noted that the Camden LGA has a range of other open space and recreation facilities in other parts of the LGA, however, due to the lack of proximity to the site, these would likely serve to meet residents' more occasional needs only.

In total, a desktop review of open space near the site suggests that there is around 2.6 hectares of open space (across both passive and active areas) within 400 metres of the site boundary, and a total of around 15.8 hectares within around 800 metres of the site.

3.2.2 Education

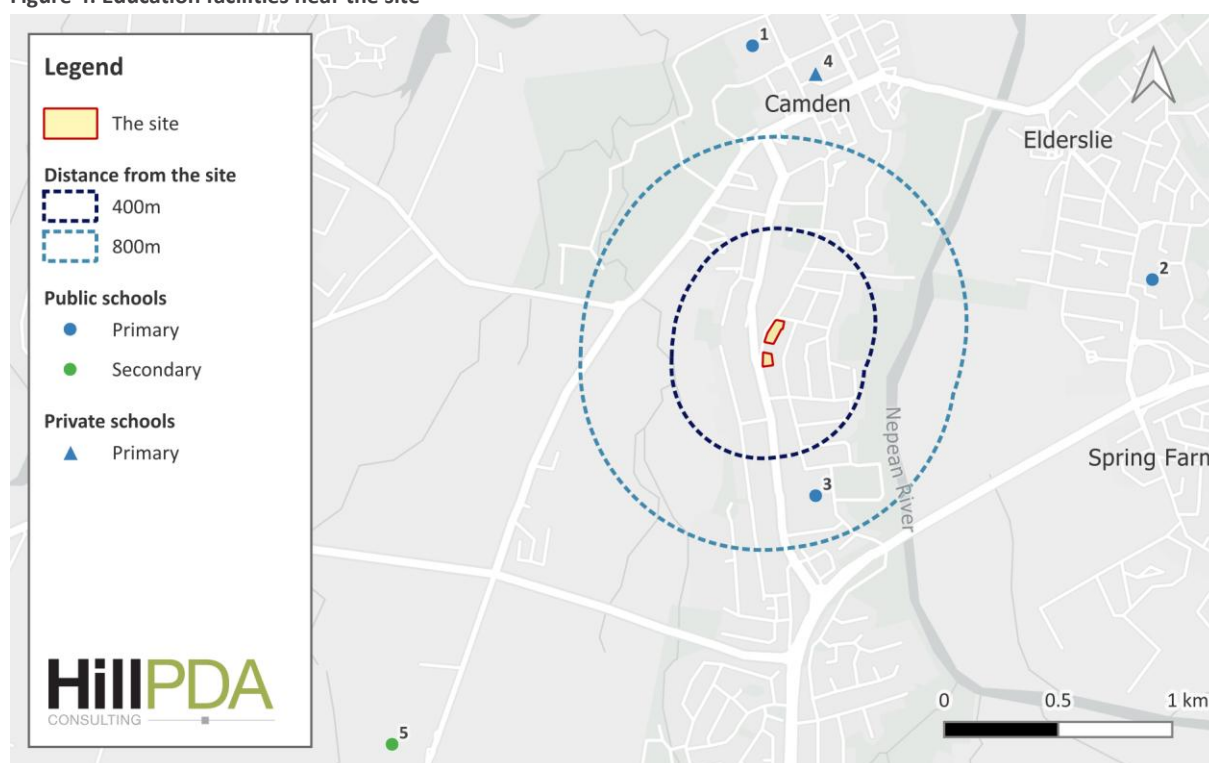
There is one school located within approximately 800 metres from the site: Camden South Public School (a public primary school). Further afield, there are an additional four schools located near the site, two more public primary schools, a private primary school, and a public high school. These are shown in Figure 4, with further details provided in Table 3.

For primary schooling, the site is within the local catchment area for Camden South Public School, and for secondary schooling, it is within the local catchment area for Camden High School. Data from the NSW Department of Education suggests that there is a mixed level of capacity in the existing school infrastructure, with Camden Public School and Camden High School having availability for non-local enrolments, whilst Mawarra Public School and Camden South Public School having limited and very limited non-local enrolment availability respectively.

Under this categorisation system, limited and very limited non-local enrolment availability ratings indicate that schools are at or near the capacity of the schools' permanent infrastructure, though it is noted that these ratings do not limit schools' obligation to accept new local enrolments.

It is also noted that the Western Sydney University (Campbelltown campus) and Campbelltown TAFE are accessible from the site, located approximately 13 kilometres to the east, in Campbelltown.

Figure 4: Education facilities near the site



Source: HillPDA; NSW Department of Education (2026).

Table 3: Overview of education facilities near the site (bold indicates local enrolment area schools)

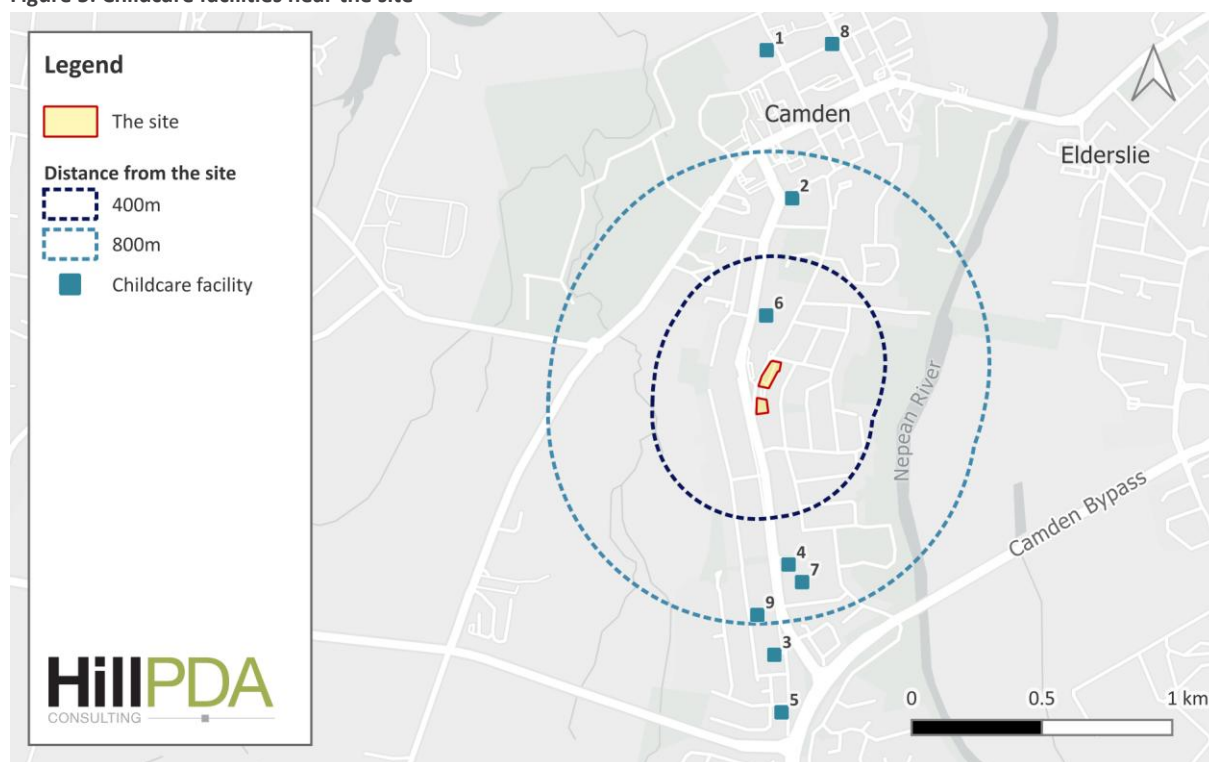
ID	Name	Type	FTE enrolment	Non-local enrolment avail.	Dist.
1	Camden Public School	Public primary	313	Availability	1.2km
2	Mawarra Public School	Public primary	386	Limited	1.6km
3	Camden South Public School	Public primary	712	Very limited	0.6km
4	St Paul's Catholic Primary School	Private primary	n/a	n/a	1.1km
5	Camden High School	Public secondary	912	Availability	2.3km

Source: HillPDA; NSW Department of Education (2026).

3.2.3 Childcare

Within a short distance of the site, our desktop audit revealed that there was a total of nine child care facilities, comprising six long day care (LDC) centres and three out of school hours care (OSHC) centres. In total, these facilities have 574 approved childcare places, of which 333 were LDC places and 241 were OSHC places. As at the time of preparing this report (June 2026), four of the nine child care facilities were observed to have some degree of vacancy, including three LDC centres and one of the OSHC centres. These are shown in Figure 5 and Table 4 below.

Figure 5: Childcare facilities near the site



Source: HillPDA; ACECQA (2026).

Table 4: Overview of childcare facilities near the site

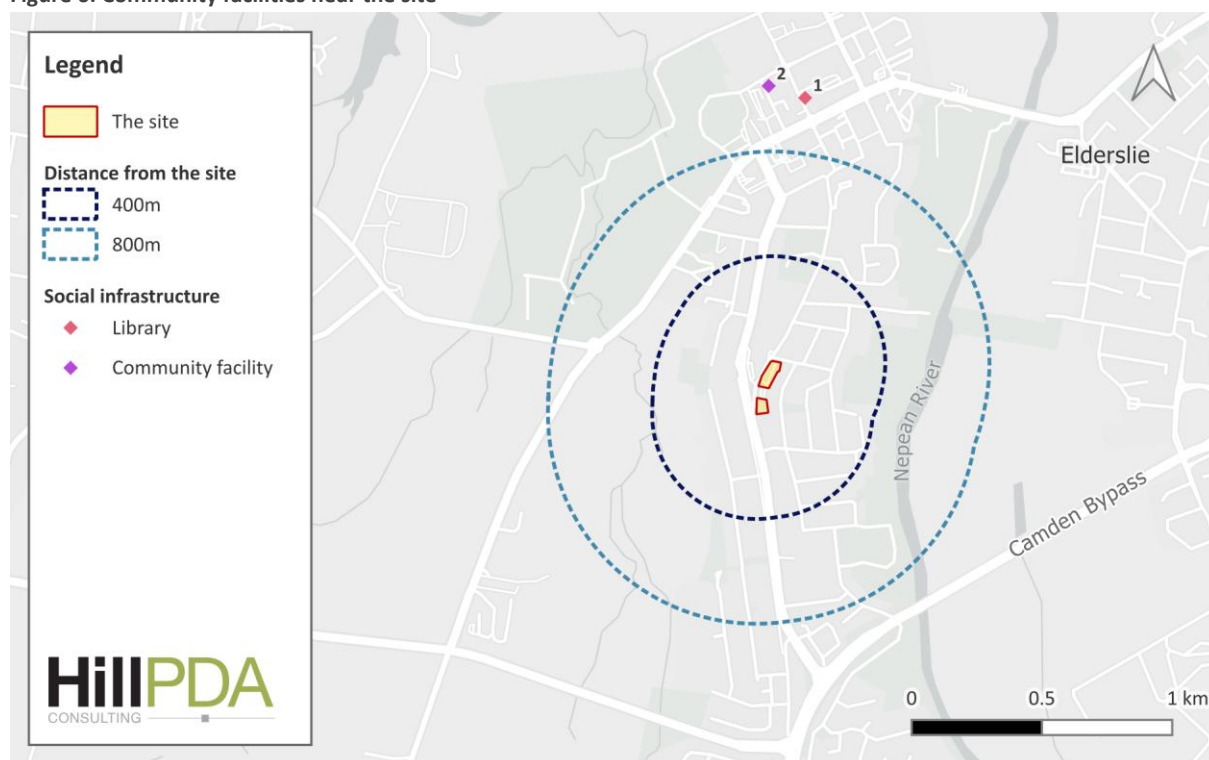
ID	Name	Type	Approved places	Vacancy	Dist.
1	TeamKids – Camden Public School	Outside school hours care	45	n/a	1.2km
2	Leaping Learners Early Education Centre Camden	Long day care	84	Yes	0.6km
3	Blinky Belle Pre-School and Long Day Care Centre	Long day care	29	No	0.9km
4	Early Expressions Childcare	Long day care	44	n/a	0.6km
5	Kindy Patch Camden	Long day care	39	Yes	1.1km
6	Sally Waggs Kindergarten	Long day care	57	No	0.2km
7	TeamKids – Camden South Public School	Outside school hours care	100	n/a	0.7km
8	ASPIRE OSHC	Long day care	80	Yes	1.2km
9	Camden Baptist OOSH	Outside school hours care	96	Yes	0.8km

Source: HillPDA; StartingBlocks (2026).

3.2.4 Community facilities

There are three community facilities located near the site: Camden Library, the Camden Civic Centre, and the Camden Senior Citizens Centre. These are located in Camden's town centre, approximately a 15-minute walk or five-minute drive or bus trip from the site. Community facilities near the site are shown in Figure 6 (excepting the Senior Citizens Centre).

Figure 6: Community facilities near the site



Source: HillPDA; NSW DPPI (2026).

Table 5: Overview of community facilities near the site

ID	Name	Type	Notes	Dist.
1	Camden Library	Library	Branch library offering a range of services and programs. Includes small multipurpose spaces for study.	1.0km
2	Camden Civic Centre	Community facility	- Recently refurbished centre intended to serve both the LGA and wider Macarthur region in terms of arts, culture and community connection. - The centre includes facilities for touring exhibitions and performances, multipurpose spaces, creative studios and more.	1.1km
-	Camden Senior Citizens Centre	Community facility	Community facility offering events and activities for older people, including indoor sports, social games, themed dinners, dancing, and exercise programs.	0.8km

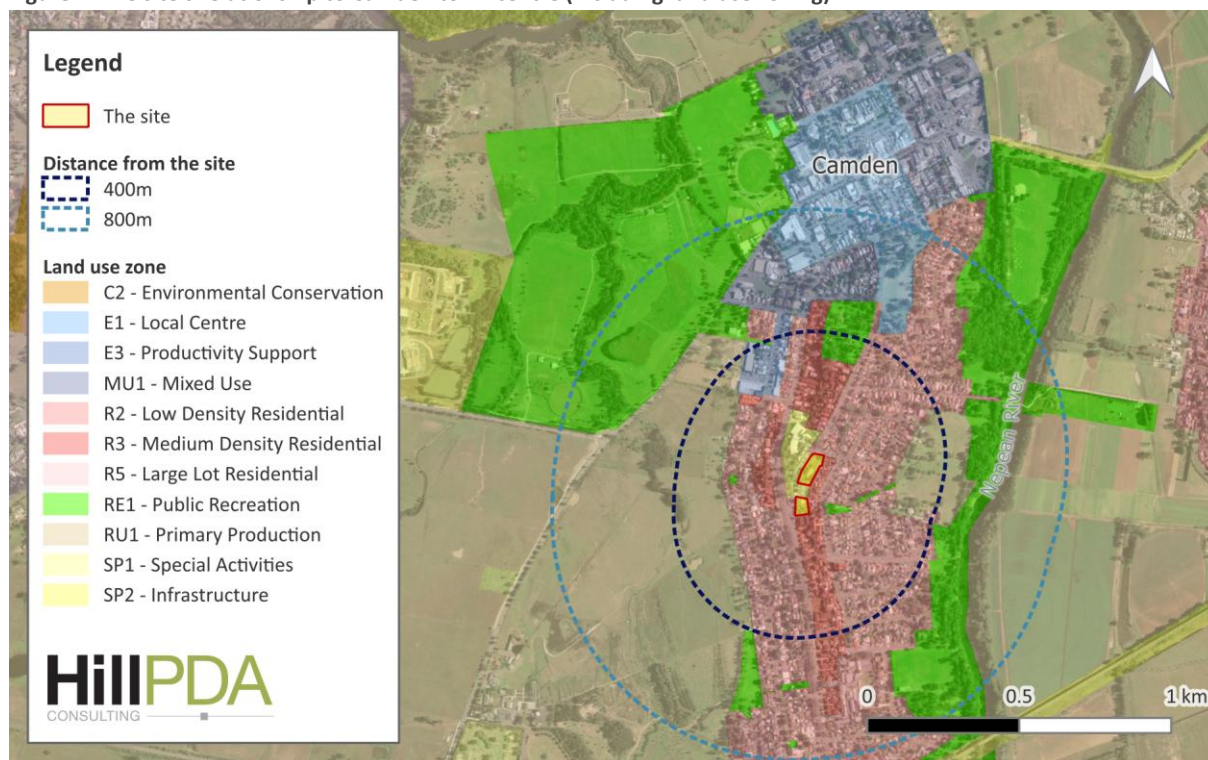
Source: Camden Council (2026).

3.2.5 Local amenities and services

The site is located less than one kilometre south of Camden's town centre. As shown in Figure 7, much of the centre is zoned for mixed use and commercial activities. This affords the site convenient access to a wide range of local commercial services and amenities, including (but not limited to):

- Various cafes, restaurants, and takeaway venues
- Specialty food retailers
- Supermarkets and independent grocers
- Pubs, hotels, breweries, and an RSL
- Convenience and specialty retailers
- Personal services including hairdressers, personal trainers, and beauticians
- A range of professional services businesses
- Healthcare services including dentists, physiotherapists, general practitioners, and Camden Hospital (located immediately adjacent to the site).

Figure 7: The site's relationship to Camden town centre (including land use zoning)



Source: HillPDA; NSW DPPI (2026).

NEEDS ASSESSMENT

4.0 NEEDS ASSESSMENT

4.1 Projected population

The proposal would enable a new population to live on-site. This would generate additional social infrastructure need, which can be calculated by comparing projected on-site populations to infrastructure provision rates.

Population growth can be calculated by comparing the proposed development's yields with relevant average household sizes (for dwellings in three or more storey buildings). Due to a limited supply of comparable dwellings in the social locality or Camden LGA (i.e., social or community housing dwellings in high density buildings), our analysis has utilised data representing social and community housing across Greater Sydney as a whole.

It is noted that the below projections are intended for the purposes of this social and community needs assessment report. Should the proposal proceed, the eventual on-site population and age breakdown is likely to differ from these preliminary results. Should the eventual population more closely resemble Camden's existing social and community housing demographics, there may be a greater proportion of older residents and larger household sizes. Nonetheless, these projections are considered adequate for the purposes of informing consideration of social and community infrastructure needs. Any variation in the actual population compared to these projections is unlikely to be of a significant enough scale to alter the key findings of this report.

Table 6 shows the estimated on-site population post-development. This is based on a yield schedule for the proposal prepared by DKO Architects, dated June 2026, which show plans for a total of 95 apartment dwellings ranging from one-bedroom units to three-bedroom units. As shown in the table, the site is projected to host a resident population of around 132 post-development.

Table 6: Projected on-site population post-development

Dwelling size	Yield	Average household size*	Projected population
1-bedroom	53	1.11	59
2-bedroom	35	1.60	56
3-bedroom	7	2.51	18
Total	95	-	132

Source: ABS, *TableBuilder* (2022).

* Average household size is for residents of social or community housing units in buildings with three or more storeys. Due to an insufficient sample size for the Camden LGA, data for Greater Sydney has been utilised.

Social infrastructure needs are strongly influenced by people's age. Age ranges can be determined by applying 'service age group' proportions, representing broad life stages, to the estimated total population.

Table 7 projects the on-site population by service age group. Though the eventual resident profile may differ somewhat, the below numbers are considered a reasonable approximation of the future population.

Table 7: Projected population by service age group

Service age group	Projected % of population*	Estimated population within proposal
Babies and pre-schoolers (0 to 4)	3.4%	5
Primary schoolers (5 to 11)	4.7%	6
Secondary schoolers (12 to 17)	4.0%	5
Tertiary education and independence (18 to 24)	6.4%	8
Young workforce (25 to 34)	9.5%	13
Parents and homebuilders (35 to 49)	16.6%	22
Older workers and pre-retirees (50 to 59)	16.4%	22
Empty nesters and retirees (60 to 69)	17.0%	22
Seniors (70 to 84)	17.7%	23
Elderly aged (85 and over)	4.2%	6
Total	100.0%	132

Source: ABS, *TableBuilder* (2022).

* Based on residents of social or community housing units in buildings with three or more storeys in Greater Sydney.

As shown above, the population at the site is projected to be heavily weighted to older residents, with almost 40 per cent aged 60 years or older. Less than 20 per cent of the projected residents would be younger than 25, and there would be just 16 children resident at the site.

It is noted that this projection is based on data for Greater Sydney as a whole. Whilst this is considered to be appropriate for the purposes of this report, it is anticipated that the eventual resident population may differ in composition and size.

4.2 Projected community and social infrastructure needs

In assessing the nature and level of social infrastructure need, historic practice has been to apply a population-based approach which relies on thresholds for social infrastructure provision. Recent research has revealed that such models can be limited in outer-suburban settings, where they can lead to more limited social infrastructure access in areas with lower densities, presenting risks of double disadvantage or deprivation amplification. A response to addressing these issues is to apply an access-based social infrastructure model (one that considers location/access, as well as population).

An indicative level of social infrastructure need that will arise from the proposal can be ascertained using standards from a variety of sources, as well as average servicing levels derived from aggregate statistical data. To inform the assessment undertaken in this report, HillPDA reviewed the following relevant strategic planning documentation:

- *Spaces and Places Strategy 2020*
- *Active Ageing Strategy 2016-26*
- *Camden Libraries Strategy 2021-25*
- *Sportsground Strategy 2020-24*
- *Children and Families Strategy 2023-27*
- *Youth Strategy 2022-26*.

This section has also been informed through informal consultation with a representative of Camden Council. A HillPDA representative attended an online meeting with the Council representative to discuss community and social infrastructure provision and need, as well as demographic and cultural considerations relating to the existing community in Camden.

Following from the above, we have derived a set of social infrastructure benchmarks for use in this assessment. With the exception of the childcare provision benchmarks (sourced from the *Parramatta Community Infrastructure Strategy*), the below shows how selected benchmarks from Camden's *Spaces and Places Strategy 2020* have been applied to the projected population calculated above. The resulting social infrastructure demand is shown in Table 8.

Table 8: Projected social infrastructure need

Type	Benchmark	Existing*	The proposal		Additional need
			Parameter	Need	
Library	1 facility: 40,000 residents	1	132	<0.1	Negligible
Community centre	1 facility: 20,000 residents	1 ^a	132	<0.1	Negligible
Civic / cultural centre	1 facility: 30,000 residents	1 ^a	132	<0.1	Negligible
Long day care	1 place: 2.48 children 0-4 years	333	5 children	2 places	Negligible
OSHC	1 place: 2.7 children 5-11 years	241	6 children	2 places	Negligible
Aquatic facility	1 facility: 100,000 – 150,000 residents	1	132	<0.1	Negligible
Play space	1 play space: 2,000 residents	7	132	0.1 spaces	Negligible
Parks and open space	2.83 ha: 1,000 residents	15.8	132	0.37 ha	1 local space
Sports fields	1 per 1,850 residents	3	132	0.1	Negligible
Sports courts	1 per 2,000 residents	1	132	0.1	Negligible

*Within (approx.) 800 metres of the site (excluding district or regional scale social infrastructure).

a: Camden Civic Centre serves as both a community centre and civic / cultural centre.

The proposed development seeks approval for the construction of a set of two residential flat buildings for the purposes of social and affordable housing, comprising 95 dwellings across a mix of unit sizes. The population projections show that an additional 132 people could reside at the site, assuming full development. This represents an increase in population for the immediate locality, although this is within the context of both significant need for social and affordable housing and steady long-term growth projected for the social locality in the future.

Overall, the projected demand for social infrastructure is negligible in scale, and would (in general) be accommodated by the existing infrastructure near the site. The following sections consider social infrastructure provision in more detail.

4.2.1 Open space and recreation

There are a wide range of open space and recreation facilities of varying size and utility within a short distance of the site, including a large number of small parks and reserves as well as several larger facilities. Our desktop audit found that there is approximately 15.8 hectares of open space near the site, across a mixture of active, passive, and natural open space areas.

Qualitatively, much of the open space in the immediate vicinity of the site is of limited utility, with several of the identified open space areas presenting as unembellished grassed areas adjacent to major roads, with others containing only limited activations or embellishments (such as seating, shaded areas, and picnic facilities only). Despite this, the site provides a high degree of access to open space in general, with several large open space areas a short walk away from the site. This includes a walking / cycling trail along the Nepean River that links various open space assets.

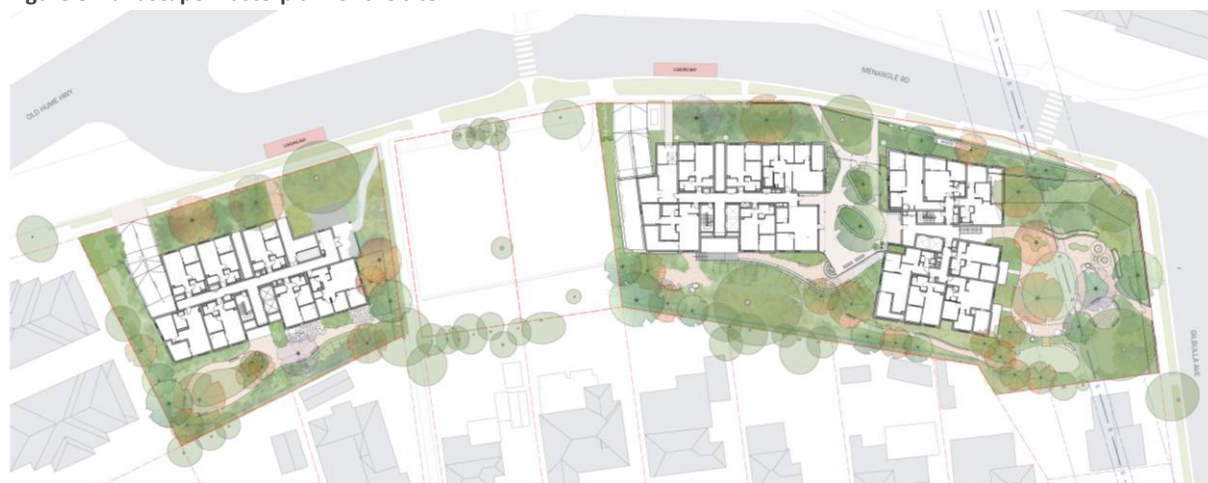
Overall, it is anticipated that the day-to-day needs of the projected 132 residents at the site would be met by the existing provision, with sufficient access to more embellished and activated open space facilities available in the wider area for less frequent use.

Our assessment concludes that the proposal would contribute a small amount of additional demand for a neighbourhood park and play space which would be met by the existing infrastructure in the surrounding area. Nonetheless, given the projected age profile of the future residents at the site, the proposal would benefit from providing open space with a high degree of embellishment, suited to passive recreation and socialising – serving as a ‘third space’ for residents.

Opportunities for informal recreation / unstructured play would also benefit residents at the site and surrounds. Further, as the sporting facilities located near the site are specific to lawn bowls and tennis, providing a means for informal active recreation on-site is also recommended (such as a grassed area suited for kicking or throwing a ball). Whilst it is not anticipated that a large proportion of the residents at the site would be children or young adults, including an informal space suited to this type of activity would benefit the small number of residents in those age groups, as well supporting residents to welcome guests or family with children to their home.

It is noted that the proposal includes a total of 3,636 square metres of communal open space area that could be utilised to meet the above purposes. The communal open space areas at the site have been designed to suit the anticipated older resident demographic and will include a high level of accessibility. Further detail will be developed as the project progresses; however, the preliminary designs include walking paths, seating, shaded areas, and Connecting with Country elements. Figure 8 shows an extract of the landscape plans for the site, showing the communal open space area.

Figure 8: Landscape masterplan for the site



Source: Jane Irwin Landscape Architecture (2026).

4.2.2 Education

Primary schools

There is one public primary school located around 600 metres to the south of the site: Camden South Public School. According to 2026 enrolment data, the school has a full time equivalent (FTE) enrolment of 712 students and was indicated as having very limited non-local enrolment availability. The other primary schools near the site, Camden Public School and Mawarra Public School, reportedly had higher non-local enrolment availability, suggesting some degree of capacity in the local system.

There was also one private primary school located near the site, providing an additional option for any future local parents. It is noted that schools will accept all students from within the local enrolment area. Schools Infrastructure NSW undertake capacity modelling and enrolment projections based on a range of data sources. Any infrastructure development requirement spurred by new growth would be delivered on an as-needed basis by Schools Infrastructure NSW.

Based on the population projections for the site, it is anticipated that the proposal would generate a population of just 6 additional primary school aged residents (5-11 years old). Considering the above capacity considerations, there appears to be some degree of additional headroom in local public primary schools to accommodate demand arising from the proposal.

High schools

As indicated earlier, the site is within the drawing catchment of the single public high school located near the site: Camden High School. Camden High School – a coeducational school – recorded a total of 912 FTE enrolments in 2026, whilst it was shown as having non-local enrolment availability (the highest of the three classifications provided by the NSW Department of Education).

No private high schools were identified within the immediate surrounds of the site.

Our projections suggest an additional population of around 5 high school aged residents (12-17 years old) arising from the proposal. This additional population is likely to have a negligible impact on demand.

4.2.3 Childcare

Within an approximately 800-metre catchment of the site, there are six long day care (LDC) centres with a total capacity of 333 places and three out of school hours care (OSHC) centres with total capacity of 241 places. Of these facilities, three of the LDC centres and one of the OSHC centres were recorded as having vacancies as at the time of preparing this report (June 2026).

The proposal is projected to result in an additional 10 children aged four years or younger at the site. Our assessment found that there would be demand for an additional 4 LDC places as a result of the proposal. Given the existing capacity of 333 approved LDC places and three centres with vacancies, it is likely that the additional demand arising from the proposal would be able to be accommodated within the existing supply.

In terms of OSHC demand, the proposal is projected to result in an additional 14 children aged between 5 and 11 years, generating demand for an additional 5 OSHC places. Compared to the existing provision of 241 approved places, this represents an insignificant increase in demand that is likely to be accommodated within the existing supply.

4.2.4 Community facilities

There were three community facilities identified near the site, including a library, civic centre, and a senior citizens centre. The location of these facilities within the Camden town centre provides convenient access supporting regular utilisation by future residents at the site.

The identified facilities provide a range of services, functions, and spaces suited to the vast majority of community and cultural uses. Notably, the Camden Civic Centre has recently been refurbished and offers an improved and expanded range of facilities.

Our assessment found that the proposal would generate a negligible amount of additional demand for libraries, community centres, and civic / cultural centres, which is considered able to be met by the existing facilities.

It is noted, however, that the Camden Civic Centre may not be ideally suited to residents' day-to-day community facility needs due to its dual purpose as a community and civic / cultural centre. The anticipated older demographic of the residents at the site suggests that its location near the Senior Citizens Centre could serve as a significant social benefit. Future residents at the site would have a high degree of access to visit the centre for social and recreational opportunities.

It is likely that future residents at the site may benefit from the provision of a small amount of floor area within the site suited to casual, day-to-day activities (such as hosting birthday parties or community group meetings). This would also bolster the proposal's ability to avoid adding to existing demand for such facilities, limiting the scope for any impact on the existing community.

As outlined above, the additional demand for community floor area projected to be generated by the additional population at the site would be negligible. However, it is anticipated that the day-to-day needs of residents noted above would be met by the provision included within the plans for the site. This includes the provision of two communal multipurpose spaces totalling 72.6 and 33 square metres each.

4.2.5 Local amenities and services

As shown in the audit, future residents at the site would have a high degree of access to Camden Town Centre, within walking distance of their home. Whilst consideration of the demand or supply of specific goods and services is outside the scope of this assessment, the proposal is considered to be well-supported by the existing provision of local amenities and services. Future residents at the site would also have easy access to the nearby strategic centre in Narellan, including the Narellan Town Centre Shopping Centre, as well as Campbelltown and Macarthur, which serve as a major health and medical precinct with a University of Western Sydney campus and a TAFE campus.

The provision of additional housing for 132 social and affordable housing residents in an area well-located in terms of access to amenities and services would be a significant social benefit. This would be particularly noteworthy given the observed shortfall of social and affordable housing, as noted in earlier sections of this report.

CONCLUSION

5.0 CONCLUSION

HillPDA were engaged by FPD Planning to prepare this *Community and Social Infrastructure Needs Analysis* to inform the preparation of a concurrent SSDA and rezoning proposal for a site on Menangle Road, in Camden. This report has provided an overview of some of the key considerations in planning for the site's future: the provision and availability of social infrastructure and the current and anticipated future composition of the local community.

5.1 Key findings

To inform an understanding of the proposal and its context, we undertook an analysis of the social baseline, providing detailed information about the composition and key features of the existing community in Camden. Some of the key findings pertaining to this report are:

- Camden has an older age profile than Greater Sydney, with a median age of 43 and a comparatively high proportion of residents aged 65 and over
- The social locality demonstrates a limited degree of cultural diversity, with most households speaking English only at home
- There was, however, a much higher Aboriginal and Torres Strait Islander population compared to Greater Sydney
- The vast majority of housing in the social locality were separate houses, with relatively limited apartment supply
- The social locality had somewhat lower household incomes than Greater Sydney, combined with comparable rental stress and lower mortgage stress, indicating ongoing affordability pressures for renters and lower-income households
- There was a substantial unmet need for social and affordable housing, reflected in the very low existing share of social housing in Camden, a significant waiting list in the Camden Allocation Zone, and long expected waiting times across dwelling sizes.

With the social baseline established, this report then presented an audit of the social infrastructure available to current and future Camden residents. Key findings included:

- There is a selection of (generally public) education facilities near the site, with local public primary and secondary schools nearby
- The local schools presented a mixed of outcomes in terms of capacity, with the school nearest to the site having very limited capacity, whilst other nearby schools had greater capacity
- The site has good access to a range of open space and recreation facilities, with several parks and reserves nearby
- There are nine childcare facilities within a short distance of the site, including six long day care centres and three OSHC services, with some observed vacancy indicating existing capacity in local childcare provision
- The site is also well located in relation to Camden town centre, with convenient access to community facilities, library services, shops, health services and other day-to-day amenities that support regular community use
- The site is also well-located in terms of community facilities, with the Camden Civic Centre and Camden Library both accessible from the site.

Following the audit of existing social infrastructure provision, we undertook an assessment of the anticipated needs arising from the proposed development. We project that, based on the proposed development, the site could host an additional residential population of approximately 132 people, across a mix of age groups. Our assessment found that the additional social infrastructure needs arising from this population would generally be met by the existing provision in and around the site. Specifically, we found that:

- Additional demand for childcare places and education facilities was minimal compared to the existing provision near the site, given the small scale of the proposal and its projected age distribution
- Additional demand for open space and recreation facilities was generally limited, and the proposed provision within the site is considered sufficient to meet the day-to-day needs of the future residents
- Additional demand for community and cultural facilities was assessed as low overall, and the proposed provision of two communal spaces is considered sufficient to meet the day-to-day needs of future residents and reduce reliance on existing off-site facilities.

Overall, the proposed development is likely to result in a very small increase to the demand for social infrastructure in the local community. The existing social infrastructure in the surrounds generally has capacity to accommodate most day-to-day needs, and the provisions included within the site under the proposal would address the identified additional demand generated by the projected population at the site.

The provision within the site of passive / natural open space, opportunities for informal active recreation and unstructured play, and community spaces would address the anticipated additional demand, providing benefits to future residents at the site and minimising the need for additional off-site facilities. Overall, from a community and social infrastructure perspective, the proposal is supported.

In addition to social and community infrastructure needs, this report has considered housing provision and need in the local area. The proposal's mix of predominantly one- and two-bedroom apartments, together with a smaller number of three-bedroom dwellings, would address identified local needs by increasing housing diversity in a locality dominated by separate houses and providing dwelling types suited to smaller households, older residents and people requiring more accessible housing.

The proposal would also enable the delivery of 95 social and affordable housing dwellings at a well-located site in Camden, where existing social housing provision is limited, wait times are extended, and housing affordability is becoming an increasing concern. The proposal would therefore make a positive contribution to meeting general housing need as well as the specific unmet need for social housing.



SYDNEY

Level 3, 234 George Street
Sydney NSW 2000
GPO Box 2748 Sydney NSW 2001
t: +61 2 9252 8777
f: +61 2 9252 6077
e: sydney@hillpda.com

MELBOURNE

Suite 114, 838 Collins Street
Docklands VIC 3008
t: +61 3 9629 1842
f: +61 3 9629 6315
e: melbourne@hillpda.com

WWW.HILLPDA.COM