

THE GREENS GLEDSDOOD HILLS (LIQC330019634)
LOCAL IMPACT ASSESSMENT (CLASS 1)

EXECUTIVE SUMMARY

- Western Suburbs League Club (Campbelltown) Ltd (“West”) will operate a new Registered Club known as The Greens Gledswood Hills (“the Club”), which is located in the Camden Local Government Area (LGA), classified as in Band 2 by the Independent Liquor and Gaming Authority as part of the *Gaming Machines Amendment Act 2008 No 99*. As such, a Class 1 Local Impact Assessment in a Band 2 LSA is submitted requesting a poker machine threshold increase of 20 poker machines.
- The Club currently has a gaming machine threshold of 0, thus an increase of 20 poker machines would bring this total to 20.
- An increase of 20 poker machines would result in a variety of positive outcomes for NSW and particularly Camden and the surrounding area.
- As this is a new Registered Club we cannot use the calculation of *15% of average profit of existing gaming machines before tax x GMT increase x 5 years* as there are no gaming machines to use in the calculation. The Club is prepared to make financial contributions of \$10,000 per year for five years to the Responsible Gambling Fund.

West has a proven record of contributing well in excess of its legal obligation via Clubgrants of providing financial support to many charity and sporting groups within the Macarthur Region and has no intention of changing this genuine approach.

- The Club will adhere to all harm minimisation and responsible gambling measures stipulated in the *Gaming Machines Regulation 2002* and the *Gaming Machines Act 2001*. Furthermore, West has adopted the Clubs NSW *Registered Clubs Responsible Conduct of Gambling Code of Practice – Best Practice Guidelines* principles and is a member of the *BetSafe* Responsible Gambling Program.
- The Club has a serious commitment to responsible gaming and ensures all gaming staff complete a Liquor Administration Board approved Responsible Conduct of Gambling course.
- The Club provides a voluntary pre commitment system, so all members may set their own maximum spend limits. This is a very serious investment to address harm minimisation.
- The venue is not in the immediate vicinity of a school, place of worship or hospital (**Attachment A**)

- DA approval for a new registered club and golf academy, maintenance shed, outdoor seating area, car parking, landscaping associated site works and use of the 9 hole golf course was received on 17 April 2018. DA/2015/840/1

1 INTRODUCTION

The following submission outlines an application for a threshold increase of 20 poker machines for The Greens Gledswood Hills pursuant to the amended *Gaming Machines Act 2001*.

The History - The Camden Valley Golf Resort was established in 1964 and operated a 27 hole golf course. Throughout the years many of the NRL League Club's had a Share in this operation. Wests acquired one of the twelve Shares in 2005 and another Share in 2007. In 2009 due to financial difficulty within the Partnership, Wests acquired the remaining nine Shares.

Since then Wests has provided member amenities at the Country Club Gledswood Hills as well as Lakeside Golf Club Camden. As a part of a deal with the residential developer being Sekisui House, there has been a commitment to return 27 holes of golf to the community. Therefore the El Caballo Blanco land has been developed into a standalone nine hole golf course, a small Registered Club for people that will use this 9 hole course, driving range and golf shop. Wests continues to operate 18 holes of Golf at Lakeside Golf Club Camden. **(Attachment B)**

In accordance with the Guidelines as issued by the Independent Liquor and Gaming Authority under Section 36C of the Gaming Machines Act 2001 (the Act) a Class 1 Local Impact Assessment is submitted herewith, detailing the benefits the Club will provide to the local community as well as the range of harm minimisation and responsible gaming measures employed by the Club.

This application demonstrates that the proposed increase in gaming machines for the venue will create a positive contribution to the Local Community. We consider the local community to include not just the Camden LGA but suburbs within Liverpool and Campbelltown Council areas. Western Suburbs League Club (Campbelltown) Ltd has a Club membership of 74,380 of which is made up of 4,561 members from the Liverpool LGA and 20,068 members from the Camden LGA, 40,983 from the Campbelltown LGA plus other LGA's 8,768.

1.1 The Club

The Greens Gledswood Hills is located in the Camden Council Local Government Area, classified as in a Band 2 LSA of Cobbitty-Leppington in the Council area of Camden. The Club is located at 880 Camden Valley Way, Gledswood Hills, NSW, 2557. The Camden Local Government Area is situated in the south west of Sydney approximately 60 kilometres from the Sydney Central Business District. The LGA covers a total land area of approximately 200 square kilometers and is bounded by Liverpool City Council in the north, Campbelltown City Council in the east and Wollondilly Shire Council in the south and west.

West's is the premier operator of licensed facilities in the Camden LGA and ever increasing local demand has provided the opportunity for a unique golfing and hospitality facility. At a time when the viability of golf clubs is threatened we see this venue as a 'golfing facility with a difference'.

The Club building is approximately 800sqm in size and is primarily aimed at servicing patrons of a Greg Norman Signature 9 hole par three golf course, with golf driving range.

- Restaurant/Outdoor dining/sports bar/terrace/lounge area
- Golf Academy for Junior Golf Development
- Golf Professional providing tuition to the Public
- 9 hole Greg Norman Signature par three course
- Driving Range
- Golf Shop

Approximately 33 employment opportunities for the community will be required for green keeping staff, catering, bar, management, golf professionals and cleaners.

Further, it intends to cater for the community with the estimated increase in demand, due to an estimated 8,000 to 10,000 residents moving into the area per year for the next twenty years. The 20 poker machines will be required in the short term to meet such growing patronage.

The Metropolitan Plan for Sydney 2036 was released by the NSW Government in December 2010. This plan responds to the challenges of Sydney's faster than expected population growth. As Camden is set to accommodate significant population growth over the next 25 years (**Attachment C**), it has been identified that 155,000 new dwellings are needed in the south west area of Sydney (100,000 new dwellings by 2031 – in addition 55,000 new dwellings will be provided via infill or Greenfield areas). The planned major centre of the South West Growth Centre will be located in the Camden LGA at Leppington, with a new rail line now open from Glenfield to Leppington. This station is just 10.4km from the Club.

Growth Centre, Socio and Demographic Analysis

Catherine Fields (where the Club is) was rezoned for development in December 2013. The Catherine Fields (Part) Precinct totals some 320 hectares. The future community will include 3,200 homes with over 10,000 residents. See (**Attachment D**) for the NSW Government statement.

State Environmental Planning Policy (Sydney Regional Growth Centres 2006)

The following provisions apply to the extent that they are relevant to the application as made:

Relevant Clause	Comments
<p>2 Aims of Policy</p> <p><i>The aims of this Policy are (in conjunction with amendments to the regulations under the Act relating to precinct planning) as follows:</i></p> <p>(a) <i>to co-ordinate the release of land for residential, employment and other urban development in the North West and South West growth centres of the Sydney Region,</i></p> <p>(b) <i>to enable the Minister from time to time to designate land in those growth centres as ready for release for development,</i></p> <p>(c) <i>to provide for comprehensive planning for those growth centres,</i></p> <p>(d) <i>to enable the establishment of vibrant, sustainable and liveable neighbourhoods that provide for community well-being and high quality local amenity,</i></p> <p>(e) <i>to provide controls for the sustainability of land in those growth centres that has conservation value,</i></p> <p>(f) <i>to provide for the orderly and economic provision of infrastructure in and to those growth centres,</i></p> <p>(g) <i>to provide development controls in order to protect the health of the waterways in those growth centres,</i></p> <p>(h) <i>to protect and enhance land with natural and cultural heritage value,</i></p> <p>(i) <i>to provide land use and development controls that will contribute to the conservation of biodiversity.</i></p>	<p>Proposal satisfies the stated aims of the plan given that:</p> <ul style="list-style-type: none"> • The use is permitted in the zone and therefore the State Government have identified a Club use as being an appropriate use under the zoning hierarchy. • The use supports future residential zoned lands and will continue to offer Club facilities to members and guests • The proposal preserves and protects to the extent necessary the surrounding environmental qualities given that there are no additional disturbed areas. • To the extent necessary the proposal preserves the current and future environmental quality and amenity. • The proposal maintains all natural features of the site and will not unduly impact on biodiversity. • The proposal retains the Clubs viability in the local area as a local employer. • Proposal satisfies the underpinning objectives of the EP and A Act 1979 which is to allow for the orderly and economic use of the land.

A Macroplan assessment for Catherine Field (Part) Precinct has been undertaken by the NSW Department of Planning and Infrastructure (**Attachment E**) The Report outlines whilst there will be many first home owners they will not make up the bulk of the population. This is due partly to the cost of approximately \$790,000 for a house and land project. Clearly, the average income of people moving into the area is increasing. Most sales are likely to be to second and subsequent home buyers. Most owners are being drawn from Campbelltown, Liverpool, Fairfield and other parts of Camden. The Report outlines how most residents will be families with children but notes the trend of downsizing and the dwelling mix being constructed which will change the age profile in comparison to prior Land Releases in the South West:

- 20% First Home Buyers
- 60% Second Home Buyers (and beyond)
- 20% Investors

Catherine Fields/Gledswood's developments and occupancy numbers.

The Macroplan Report on the amount of people being per dwelling should average.

- Low density on large lots: 3.2 persons per dwelling
- Apartments (high rise): 1.8 persons per dwelling.

	Residential House blocks either built or approved for construction	Current status
Harrington Grove	1,150	75%
Oran Park precinct	7,500	33%
Turner Road precinct Gregory Hills The Hermitage	4,020	50%
The Crest/Gledswood Hills	870	Started
Emerald Hills	1,300	Started
Leppington Stage 1	2,500	Long term
Willowdale	3,000	33%
Catherine Fields South	3,100	Started
Manooka Valley	400	Started
TOTAL	23,840	

Since the current population of Camden is 72,660 **see Attachment F** and expected to rapidly grow to 212,656 in 2036, the demand for local facilities is immense.

There are numerous residential developers cashing in on re-zoning. Land for sale within a 5km radius is in abundance **see Attachment G**. The urban growth sprawl of Sydney is

certainly in the south west. Regrettably, often residential sales occur well before community facilities are provided. We want to play our part in addressing this.

2 BENEFITS TO THE LOCAL COMMUNITY

POSITIVE OUTCOMES

Granting the gaming machine threshold increase shall improve the social and economic benefit for the Local Community:

- The objective is for the Club to trade viably and provide a place for local residents to socialise.
- Substantial growth area and the new residential development in close proximity.
- There are currently only 4 small Licensed Clubs in the Camden LGA. Yet the growing population of the Camden LGA is currently 72,660.
- This Club is small club. The Club needs to diversify its revenue base. Extra revenue means greater security for greater prospects of more jobs and more shifts for those in the local community, which make up most of the workforce. Even the Productivity Commission Chairman (2002, p5) suggests additional employment in gambling related industries in “areas where unemployment is very high” may be considered a positive contribution to economic activity.
- The importance of such a facility to most of those who attend as their regular social outing should not be understated.

2.1 Encourage Spend in the Local Region

Increased revenue from extra gaming machines could provide further scope to diversify the Club's service and entertainment mix and thus attract visitors from outside the region which will create further revenue injections into the community. A more attractive entertainment and gaming venue could also prevent Camden residents from visiting venues outside the area and thus spending their money in other regions. For these patrons it is important that we maintain and possibly expand our promotional offering.

2.2 Overall Decrease in Poker Machines in NSW

Pursuant to the current legislation, to gain an increase of 20 poker machines, the Club would be required to buy 30 permits and thus relinquish 10 to the State Government. This would lead to a decrease of 10 poker machines operating in the State.

3 HARM MINIMISATION AND RESPONSIBLE GAMBLING MEASURES

In order to provide a responsible gambling environment and comply with the relevant legislation, Wests has adopted the Clubs NSW *Registered Clubs Responsible Conduct of Gambling Code of Practice – Best Practice Guidelines* principles and is a member of the BetSafe Responsible Gambling Program. The Club has lodged a *Responsible Gambling Affidavit* with the Liquor Administration Board. Furthermore, it has made all necessary changes to comply with the requirements of *Gaming Machines Regulation 2002* and the *Gaming Machines Act 2001*.

Importantly, the Regional Coordination Program Regions, stipulated that only 0.3% of the adult population in the South West has a prevalence for problem gambling (**Attachment H**). This is the lowest of any NSW region.

The 2011 NSW Gambling Prevalence Survey consisted of 10,000 computer assisted telephone interviews conducted from September to November. A selected sample approach was utilized where all respondents were screened and classified as regular gambler, non-regular gambler and selectively interviewed depending on their gambling status. A total of 4428 people conducted the full interview. The survey interview contained 85 questions including: gambling activity (type of activity, frequency, mode/venue, duration).

When the PGSI is applied only to regular gamblers in 2011 (as it was in 2006) the prevalence rate halves (0.4%). Sixty five per cent of the NSW population had participated in at least one activity in the last 12 months. This represents a 4 percentage point decrease from the 2006 figure (69%). the study also showed that the South West Sydney region, which includes the Campbelltown LGA, has the lowest rate of problem gambling of any region in NSW (0.3% of the adult population).

As in 2006, the most popular gambling activity was lottery products (41%), followed by instant scratch tickets (28%), pokies/gaming machines (27%), horse/greyhound races (24%), Keno (14%), sports betting (8%), table games in a casino (7%), private card games for money (3%), bingo (3%) and casino or pokies-style games on the internet (2%).

3.1 Gaming Machines Regulation 2002

The Club has adopted the following responsible gaming practices to comply with the above regulation:

- One of each of the six permissible gambling warning notices and one of two permissible problem gambling notices is located on each gaming machine in suitably sized letters (Clause 25).
- Notices supplying information on the chances of winning prizes on gaming machines are displayed in each part of the Club where gaming machines are located (Clause 21).
- "Think about your choices" Counselling signage notice is clearly displayed in the vicinity of the Club's main entrance (Clause 26).
- An approved problem gambling notice is clearly presented on each of the club's automatic teller machines (Clause 27). Moreover, the Club as located all ATM and EFTPOS machines in areas where there are no gaming machines.
- A fully functional clock is visible to any person playing a gaming machine.
- Approved Player Information Brochures are readily available and noticeably displayed in all gaming machine areas in English. A Player Information Brochure is made available in any of the twelve required languages as soon as practicable after a request. The Club has signage directing patrons to approach supervisory staff if they require a brochure in a language other than English.

3.2 Cheque Handling Procedures

In terms of cashing cheques and making cheque payments, the Club has adopted the following procedures in accordance with legislation:

- Cheques are not cashed by the Club at all, despite legislation allowing a maximum of one cheque to be cashed per person per day.
- All cheques presented for prizes that exceed \$5,000 or more are paid by crossed cheques payable to the patron. The Club uses ClubNet cashier system that facilitates the use of cheques being written for this purpose. When a gaming machine cancel credit of greater than \$5,000 is processed, the system automatically prints a receipt for the appropriate cheque value. This receipt is then transferred to administration where a cheque is written and available to the player within two working days.

3.3 The Payment of Prizes

All prizes are awarded or paid to a prize winner on request or in the following manner:

- Monetary prizes: within 48 hours of request;
- Non Monetary prizes: within the time undertaken in any material specifying available non-monetary prizes. If the Club has stated no such time in any relevant material, the prize will be awarded within 48 hours.

3.4 Cash Advances or Credit

The Club does not provide any cash advances or other forms of credit to any member or guest for the purposes of gambling.

3.5 Self-Exclusion Scheme

The Club has adopted the *BetSafe* self exclusion scheme. Appropriate staff training has ensured that staff know when to talk to patrons about self-exclusion and how to process their request. As part of this scheme, the Club:

- Does not refuse any person requesting self-exclusion to be excluded from participation in the scheme. If a request is made, the Duty Manager will explain the process to the person and present the relevant documentation.
- Ensures that all participants sign a written undertaking not to gamble in the Club which clearly states the period of exclusion. Furthermore, the Club does not allow a participant to withdraw from the undertaking without the consent of *BetSafe* who will ensure the participant undergoes a rigorous assessment process to ascertain the progress the person has made in managing their gambling problems. The Club employs a minimum three month exclusion period as per the *BetSafe* model.
- Allows a participant to obtain independent legal or professional advice before signing the appropriate forms.
- Ensures all appropriate information about gambling related counselling and treatment services available to patrons is displayed on relevant signage or in brochures within the Club.
- Ensures staff are equipped to identify participants by displaying a recent photograph in areas accessible only to gaming staff as well as a folder with the details of all participants in it. The importance of identifying and removing participants is emphasised in staff training.

- Displays signs in the gaming area and reception foyer advertising the availability of the self-exclusion scheme.

3.6 Voluntary Pre Commitment.

One of the compelling reasons to change providers and go with International Gaming Technology is that their company is the first and only provider in NSW to offer patrons the opportunity to set their personal daily spend limit on cash based poker machines. From an ability of harm minimization, this is a very seriously expensive system and shows our commitment to players.

3.7 Advertising, Promotions and Inducements to Gamble.

"Pre-commitment remains the key"

The most targeted and potentially effective measure is to give people the capacity to control the behavior of their future selves - to pre-commit - since lack of control, impulsiveness and periodic guilt are commonplace among regular gaming machine gamblers. The essential element of an effective pre-commitment system is the capacity of gamblers to set a binding spending limit that, when exceeded, no longer enables them to play." (Productivity Commission, Overview XXX).

The Club does not use the word *Casino* in any description or promotion of the Club in signs, advertising or promotional material which is visible or audible from outside the premises. The Club's gaming machine signs comply with Section 44 of the *Gaming Machines Act 2001*. The Club will not publish in any form information that identifies a winner of a prize of more than \$1,000 in value, if requested not to do so in writing.

3.8 Problem Gambling Counselling

The Club has adopted the *BetSafe* self exclusion scheme. Appropriate staff training has ensured that staff know when to talk to patrons about self-exclusion and how to process their request. As part of this scheme, the Club:

- Does not refuse any person requesting self-exclusion to be excluded from participation in the scheme. If a request is made, the Duty Manager will explain the process to the person and present the relevant documentation.
- Ensures that all participants sign a written undertaking not to gamble in the Club which clearly states the period of exclusion. Furthermore, the Club ensures all members returning after a period of self exclusion, sign a Statutory Declaration acknowledging completion of their self exclusion period and control of their gambling spend. The Club employs a minimum three month exclusion period as per the *BetSafe* model.
- Allows a participant to obtain independent legal or professional advice before signing the appropriate forms.
- Ensures all appropriate information about gambling related counselling and treatment services available to patrons is displayed on relevant signage or in brochures within the Club.
- Ensures staff are equipped to identify participants by displaying a recent photograph in areas accessible only to gaming staff as well as a folder with the details of all

participants in it. The importance of identifying and removing participants is emphasised in staff training.

- Displays signs in the gaming area and reception foyer advertising the availability of the self-exclusion scheme.
- Offers multi-venue self-exclusions as part of the new online scheme developed by BetSafe.

3.9 Staff Training and Rostering

All staff who undertake any gaming-related duties have all completed a Liquor Administration Board approved Responsible Conduct of Gambling course. Furthermore, as a member of *BetSafe*, all staff have been trained in the *BetSafe* program and additional training has been provided for gaming area staff and Duty Managers in assisting problem gamblers and processing self exclusions. This training goes beyond the minimum requirements of the legislation and focuses on how staff can properly assist problem gamblers.

The Club has prepared three helpful workbooks which are distributed to all Club employees and regularly maintained and updated to reflect changing legislation and operating requirements, including:

- The Employee Handbook, which provides detailed information on responsible conduct of gambling, responsible service of alcohol and a range of other relevant work policies.
- Job Descriptions and Training Manuals, which outlines and describes the responsibilities, duties and skills required to complete tasks in all areas of the Club. This ensures all staff understand all aspects of their work, including those duties relating to the responsible conduct of gambling.
- BetSafe Manual, which is available to all staff for training and revision purposes for responsible gaming procedures.

3.10 Monitoring Procedures.

To ensure that all the above procedures are maintained so that the Club provides a safe gambling environment, regular and thorough monitoring checks are completed as follows:

- Gaming machine sticker warnings are checked on a daily basis by gaming staff
- The Gaming Manager completes a monthly compliance checklist
- A full audit based on the Office of Liquor and Gaming and Racing's Club Audit Program is conducted on an annual basis and the local police are invited to participate.

This monitoring process is thorough and exceeds the minimum requirements, further emphasizing the Club's commitment to ensuring a safe gambling environment to its patrons.

4 CONCLUSION

As evidenced by the preceding information, the Club has undertaken a number of measures to ensure that gambling activities are conducted in a responsible manner. In addition to joining the *BetSafe* program Wests has gone beyond the legislative requirements by undertaking a number of voluntary initiatives such as a voluntary pre commitment system, warning signage in car parks, help signage in bathrooms and telephone areas and providing no cheque cashing. Wests takes its commitment to responsible gaming extremely seriously.

The potential positive impacts to the community of Camden (and also NSW more generally) in combination with the extensive harm minimisation and problem gambling initiatives undertaken by the Club indicate a low range increase of 20 poker machines in the Club will result in a net positive outcome to the region. Such an increase does not even keep pace with the additional proportion of people moving into the area in comparison to poker machine numbers in percentage terms:

Camden LGA

EGM comparison	EGM	Camden Population	Avg Camden Per 1,000	Avg NSW per 1,000
5 Registered Clubs Camden RSL Club, Camden Sports Club, Camden Golf Club, Lakeside Golf Club Camden, Camden Valley Country Club	348	72,600		
7 Hotels Camden Hotel, Crown Hotel, Plough & Harrow Hotel, Merino Tavern, Camden Valley Inn, Mt Annan Club Hotel, Narellan Hotel,	127	72,600		
TOTAL	475	72,600	6.5	12.5

As can be seen from the table above, the amount of EGM's in the Camden LGA is 6.5 machines per 1,000 people vs the NSW average of 12.5 machines per 1,000 people. Therefore, the Camden LGA of EGM's is almost half the State Average. Again, the population is growing at a substantial rate.

Club & Hotel Licence comparisons	Camden per 100,000 population	NSW per 100,000 population
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12 Registered Club & Hotel Licences	16.6	47.6
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As can be seen from the table above, there is approximately 2.5 times more Clubs and Pubs across the State than what there is in the Camden LGA.

The Legislation and Guidelines provide that for the Threshold Application to be approved, that the applicant must show that the Club will operate gaming machines in a responsible manner and we believe over an extended period of time we have proven this. Further, that there must be a benefit to the local community and we also believe the details within this submission outline the same.

Therefore, we firmly believe that the criteria on both counts has been met and respectfully request that the Threshold Application be approved.



Tony Mathew B. Bus
Chief Executive Officer
By Order of the Board of Directors.

Attachment A



NEWS

Shark's own creation

A NINE hole par three golf course designed by, arguably Australia's most recognised former professional golfer, Greg Norman, has been given the green light to go ahead in Gleditswood Hills.

Developers Sekisui House announced last week its \$11 million project located in The Hermitage estate had received development approval.

Construction on the course, which is also being constructed in partnership with Weis Leagues Campbelltown, is expected to begin in the next few months and will be complete by early 2018.

Mr Norman said he was excited to be involved with the project.

"Together we will be delivering a world class golf course in Sydney," he said.

"The Hermitage estate is the idyllic location to showcase my unique and wholly sustainable golf course designs while providing award-winning facilities for the residents and the local community."

"I have a deep-rooted passion for continuing to devel-



ON COURSE: Former professional golfer Greg Norman and Sekisui House chief executive Toru Abe announce approval has been given to build a nine hole course at The Hermitage.

op and support the game of golf in Australia.

"This project will provide a wonderfully unique golfing experience in a growth corridor of NSW."

Sekisui House chief executive Toru Abe said having the course designed by Mr Norman was a major win for the Macarthur region.

"The partnership with Mr

Norman to create a world class golfing experience at The Hermitage, is not just a reflection of our commitment to our valued customers, but also a reflection of our corporate philosophy," he said.

"We believe that modern life can share an affinity with the land, appreciating natural open green spaces to help

raise the quality of life for many Australians for generations to come.

"With worldwide recognition, Mr Norman represents commitment and excellence in his field of sport and entrepreneurialism."

The course, which will stretch over 1885 metres and include an average hole distance of 152 metres, will also

include a driving range and practice facilities.

There are also plans to have an 18-hole golf course located within the estate.

Greg Norman Golf Course Design was established almost 30 years ago.

The company has designed more than 90 golf courses throughout the continent.

Golf plan on course



Peter Way

CONSTRUCTION of the \$11 million Greg Norman-designed golf course at The Hermitage at Gledswood Hills will start next year.

It will be the former world number one's first designed and built par three golf course in Sydney.

The Hermitage developers Sekisui House, Greg Norman Golf Design and Wests Leagues Club, owner of Camden Valley Country Club, announced details of the project last week.

The Macarthur Chronicle Camden edition reported on the front page in May 2014 that 'The Shark' would add his legendary touch to the design. Last week Norman said the golf course deal marked a significant commercial agreement and the start of a special partnership. "Together we will be delivering a world-class golf course in this exciting growth corridor of south-west Sydney," he said.

"The Hermitage estate is



Greg Norman visits The Hermitage ahead of work starting on the new golf course and (inset) The Shark was lethal as the world's number one golfer.

\$11 MILLION PROJECT GIVEN STARTING DATE

the idyllic location to showcase my unique and sustainable golf course designs while providing award-winning facilities for the residents and the community. "I have a deep-rooted passion for continuing to develop and support the game of golf in Australia.

The project includes the nine-hole golf course and a

driving range. The course will stretch more than 1365m with an average distance of 152m for each hole. It will be developed inside the old EJ Caballo Blanco thermopark site and will also include a putt-putt course.

Wests Leagues Club chief executive Tony Mathew said the golf course development was an "enormous oppor-

tunity". "It will provide golfing opportunities for all people not just the avid golfer," he said.

Mr Mathew said the Camden Valley Country Club would also receive a \$15 million extension.

Greg Norman Golf Course Design is recognised as one of the signature golf course design firms in the world.

SHARK ATTACK

WHAT: 9-hole golf course and driving range at The Hermitage, Gledswood Hills
WHEN: Construction to start mid 2016 and be completed by early 2018

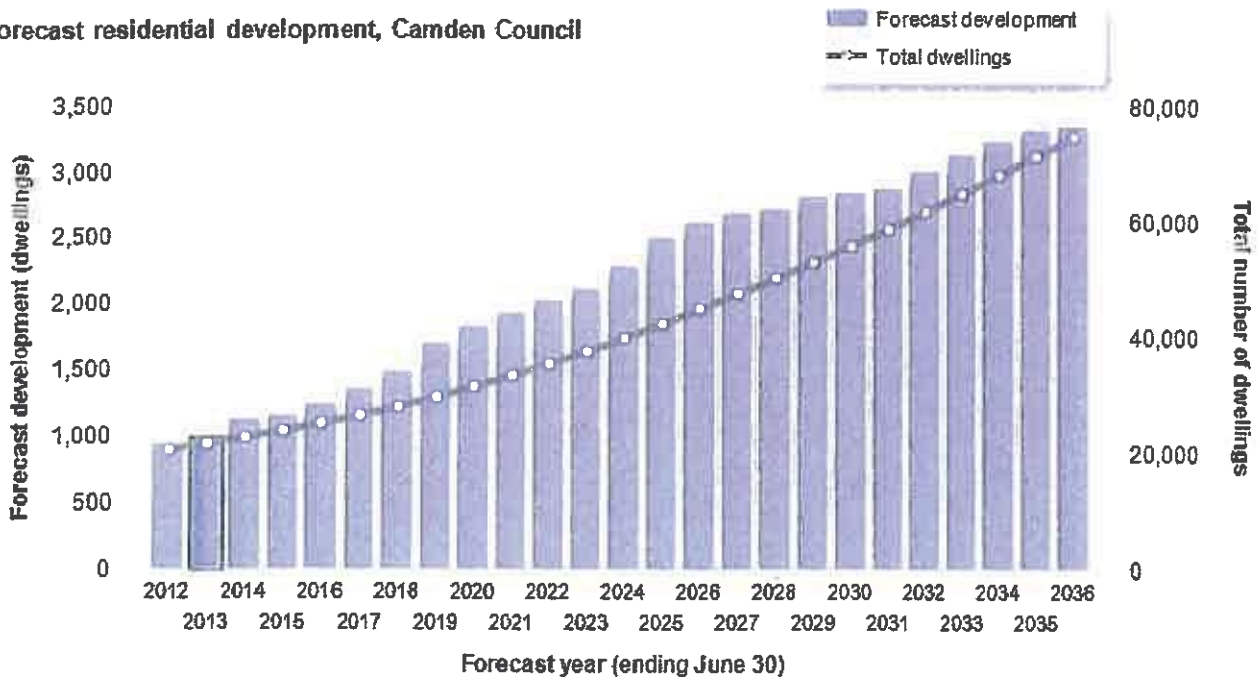
PROJECT: The course will feature Greg Norman's signature sustainable design principles, paying respect to the existing topography of the land, heritage of the site and biodiversity conservation

Residential development - Camden Council

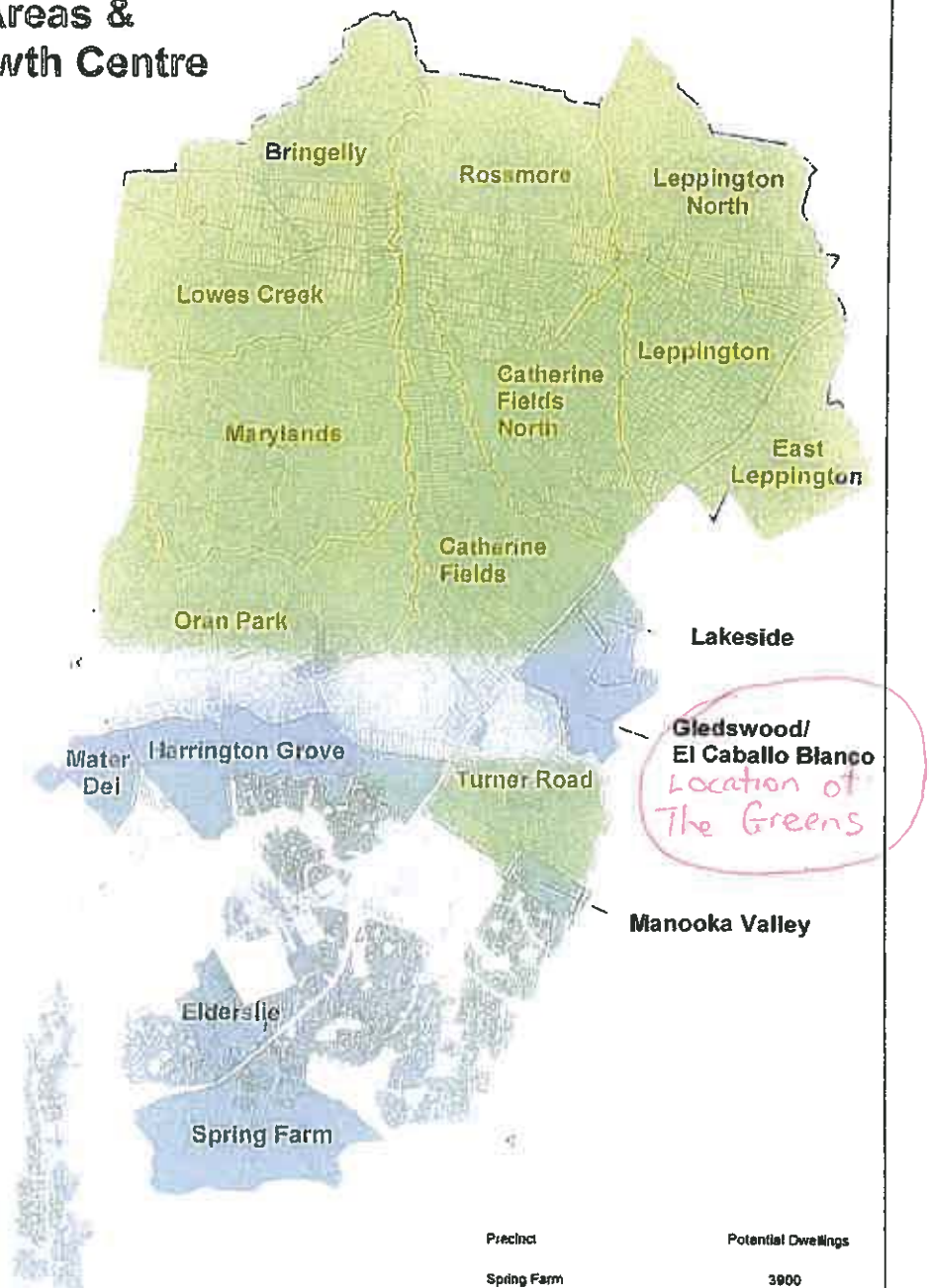
Principal forecast land assumptions 2012-2036:

- Northern Development Precincts - 33,545 additional dwellings
- Oran Park Precinct - 7,470 additional dwellings
- Turner Road Precinct & Central Hills - 5,370 additional dwellings
- Spring Farm - 3,347 additional dwellings
- Harrington Park - Kirkham - 1,644 additional dwellings
- Elderslie - 1,639 additional dwellings
- Mount Annan - 472 additional dwellings
- Currans Hill - 472 additional dwellings
- Camden - 461 additional dwellings
- Narellan - Smeaton Grange - 438 additional dwellings
- Grasmere - Ellis Lane - Cawdor - Bickley Vale - Cobbitty Hills - 193 additional dwellings
- Camden South - 91 additional dwellings
- Narellan Vale - 78 additional dwellings

Forecast residential development, Camden Council



Urban Release Areas & South West Growth Centre



KEY

- South West Growth Centre
- Urban Release Area



Scale 1:100000

Precinct	Potential Dwellings
Spring Farm	3900
Lowes Creek	2000
Catherine Fields	8000
East Leppington	3000
Oran Park	7540
Catherine Fields North	9500
Leppington	12000
Rossmore	9000
Bringelly	5000
Turner Road	4020
Leppington North	12000
Marylands	9000
Lakeside	380
Gledswood / El Caballo Blanco	600
Harrington Grove	4274
Mater Dei	125
Elderslie	1991
Manooka Valley	400

4 Population and Demographic Forecasts

4.1 Comment on MacroPlan Report

The MacroPlan report contains several iterations of population forecasts that are revised as dwelling forecasts and occupancy rates are revised. These are unnecessarily misleading as the initial projections have been based on an average household size derived largely from Prestons, a new release area in Liverpool LGA. Liverpool suburbs have a much bigger average household size than Camden suburbs, by virtue of their different cultural mix, and this accounts for the adopted household size of 3.4 persons for low density dwellings. This is larger than the average Camden new release area and inappropriate to use in the Camden context.

This error seems to have been realised by the time the final population forecasts are presented (Table 9), which have adopted lower occupancy rates derived from Currans Hill and Mount Annan.

The MacroPlan report anticipated that the precinct would contain 2,972 dwellings, with a population of 8,800 people, based on the development scenario outlined in the draft ILP. These figures now need to be revised in relation to the final ILP.

In terms of demographic characteristics, the MacroPlan report focuses just on the characteristics of first home buyers, assuming that the bulk of the population of the precinct will be first home buyers although not making explicit what this proportion will be. While there is likely to be a reasonable proportion of first home buyers, we do not support the assessment that this group will make up the bulk of the population, based on recent trends in the surrounding area. As most of the dwellings will be separate houses there is likely to be a reasonable proportion of second and subsequent home buyers, as these types of dwellings are less affordable for first home buyers. Also the report does not consider recent trends for older people downsizing to new, smaller dwellings.

We agree with the overall conclusion that the bulk of households will be families with children, but given recent trends and the mix of dwelling types proposed, it is likely that the population will be more diverse than new release areas of the past. There is likely to be a greater mix of both younger and more

established families, as is occurring in adjoining release areas, and this will influence the age profile.

The MacroPlan report has modelled the forecast age profile on that of first home buyers at a national level, and the Liverpool suburbs of Cecil Hills, Prestons and Horningsea Park. These suburbs are not necessarily representative of the different Camden market. These issues are discussed further in the following sections.

4.2 Average household size

As population forecasts are based upon assumptions of average household size, determination of this variable is important.

The MacroPlan report has proposed using the following assumptions of average household size, based upon experience in Currans Hill and Mount Annan (source of data unknown):

- Low density, large lot residential and environmental living: 3.2 persons per dwelling
- Medium density: 2 persons per dwelling.

The Precinct Plans for the adjoining precincts of Oran Park and Turner Road were based on the following assumptions about average household size:

- Detached (low density) dwellings: 3.3 persons per dwelling
- Attached / semi-detached (medium density) dwellings: 2.4 persons per dwelling
- Apartment (high density) dwelling: 1.8 persons per dwelling.

These assumptions were based upon average household size in nearby release areas derived from the 2001 ABS Census, which was the most recent census data available at that time. Over the past decade, average household size in south-west Sydney has changed only slightly.

Data on average household size for different dwelling types in new release areas in Camden, and for the LGA as a whole, from the 2011 ABS Census is presented in the following table.

Table 1: Persons per dwelling, Camden release areas, 2011 ABS Census

Location	Detached (low density) dwelling	Medium density dwelling	High density dwelling
Harrington Park	3.4	0	0
Mount Annan	3.3	3.2	0
Currans Hill	3.1	2.5	0
Elderslie	2.9	1.7	1.3
Camden LGA	3.1	2.1	1.5

This table suggests that an average household size of 3.2 persons per dwelling for low density dwellings is a realistic assumption, based upon averaging across the four release areas included in the sample.

For the small lot (20 dwellings/ha) homes, it is understood that most of these areas will probably comprise detached 3-4 bedroom dwellings on a 300-400 sqm lot, consistent with the Department's recently released Housing Diversity Package. Accordingly, they are likely to contain a similar mix of households as dwellings of the same size on larger blocks. An occupancy rate of 3.2 persons/dwelling is also proposed for the small lot dwellings.

Deriving average household size for medium density (attached) dwellings from the release area examples is less reliable, as numbers of such dwellings in the different release areas are relatively small. Averaging across the three release areas that contain medium density dwellings results in an average household size of 2.5 persons. This is consistent with more recent anecdotal information as to the types of households moving into the smaller dwellings in nearby release areas such as Oran Park and Gregory Hills, where a significant proportion of these dwellings are being occupied by young couples yet to have children or young families with 1-2 children, as these dwellings are more affordable than larger lot homes. It is clear that in the short term, these households are likely to be larger than two people.

Accordingly, we support the MacroPlan recommendation to adopt an average household size of 3.2 persons for detached dwellings. This rate should apply across the R2 low density residential areas, including both the 15 dwellings/ha and 20 dwellings/ha areas. However, the data suggests that the MacroPlan recommendation of 2 persons per dwelling for medium density homes is too low, and we recommend instead adopting 2.5 persons per dwelling for medium density types of housing (zoned R3 areas).

4.3 Population numbers

Dwelling forecasts for the final ILP have been revised since the draft ILP was prepared. The final ILP assumes a yield of around 3,229 dwellings.

The dwelling forecasts contained within the final ILP, and associated population forecasts based upon assumptions of average household size outlined above, are provided in the following table.

Table 2: Forecast population size

Dwelling type	No. of dwellings	Av household size (persons)	No. of people
Medium density (25 dw/ha)	173	2.5	432
Small lot (20 dw/ha)	208	3.2	665
Low density (15 dw/ha)	2,722	3.2	8,710
Large lot	118	3.2	378
Environmental living	7	3.2	22
Oran Park House	1	3.2	3
Total	3,229		10,210

This table indicates that the future population of the Precinct, based upon the development scenario outlined in the final ILP and Precinct Plan, will be **about 10,210 people**.

It should be noted that the planning controls provide for minimum dwelling densities and it will be permissible to develop at higher densities. Therefore the final dwelling yields and population numbers could be significantly higher than these forecasts suggest.

4.4 Population characteristics

The proposed dwelling mix is reasonably similar to that currently being constructed within the Gregory Hills development (ie the Turner Road Precinct), and it can be assumed that the Precinct will appeal to a population with similar characteristics to that moving to Gregory Hills. Characteristics of the population moving to Gregory Hills (based on the initial 600 or so dwellings) are understood to include:

- About 20% are first homebuyers, being predominantly young couples yet to start a family or with one or two young children
- About 60% are second home buyers / upgraders. The majority of these are families with children across a span of age groups (pre-school, primary and high school). However there is also a small

but significant proportion of empty nester couples seeking to downsize to smaller dwellings

- The remaining 20% are investors, with dwellings likely to be made available to tenant households. These will comprise a mix of household types
- The majority of new residents are drawn from other parts of south west Sydney – primarily upgrading from Campbelltown, Liverpool and Fairfield and other parts of Camden.

Based upon this profile, it is assumed that families with children will be the predominant household type in the Precinct. These families will span a mix of life cycle stages with children of different ages. The provision of smaller lot dwellings will also ensure that the development appeals to households without children, including both young couples and empty nester households. There will also be some older people (70+), particularly grandparents moving to be close to their children, but generally the proportion of older people and lone person households is expected to be low, based upon experience in surrounding areas.

Our assumption is that first home buyers will make up a lower proportion of households than assumed in the MacroPlan report and that the age profile will be older as a result. This will not change the age profile presented in Table 12 of the MacroPlan report significantly, as its age cohorts are very broad. Moreover, a more mature and mixed age profile will not impact on requirements for social infrastructure. Flexible and multi-purpose facilities capable of meeting a variety of needs across the population spectrum will be required if a socially sustainable community is to be developed within the Precinct.

5 Community Facility Requirements

5.1 Comment on MacroPlan Report

The MacroPlan assessment has been overly reliant on the application of numerical standards for determining community facility requirements and has struggled to make sense of the standards without really understanding how these types of facilities are delivered and operate. The focus on numerical standards has meant that the assessment lacks consideration of other factors such as the needs of the population, opportunities and constraints of the site, its contextual location, and leading practice in the provision of social infrastructure. As a result, it is unable to confidently make recommendations as to what is required.

The heavy reliance on the Growth Centre standards to assess requirements is misplaced, as the Growth Centre standards are intended as a guide only.

The MacroPlan assessment does not provide sufficient guidance to the draft ILP with regard to principles for the design, location and distribution of social infrastructure.

The assessment does not take sufficient account of proposed facilities in Oran Park town centre, only 3 kms away, and the extent to which they should be expanded to address some of the demand from the Precinct.

It notes that the population will not be large enough to trigger provision of district or regional facilities within the Precinct, but does not identify how these needs should be met by facilities in the wider area. The report needs to identify how the Precinct will contribute to cumulative demand for district level facilities so that costs can be apportioned accordingly.

Issues specific to the various types of community facilities are discussed further in the following sections.

5.2 Issues raised in submissions

Several of the submissions received during the public exhibition of the draft ILP have raised issues relating to the planning of community facilities for the precinct. These are outlined below. The proposed responses to these issues are included in the following sections.

Table 3: Community facility issues raised in submissions

Raised by	Issue
Camden Council	Proposed co-location of primary school and open space should not be relied upon until arrangements are negotiated
Hixson Pty Ltd	Proposes re-location of community centre from neighbourhood centre to sporting fields
Hixson Pty Ltd and Catholic Education Office	Seeks re-configuration of road network around Catholic schools to improve accessibility
Greenfields Development Company No. 2	Proposes re-location of the primary school to flatter land and to be closer to Oran Park
YMCA NSW	Expresses desire for proposed community centre to provide facilities for young people and adopt YMCA service model
NSW Family and Community Services	Concern at apparent lack of provision for childcare, pre-schools and out of school care

5.3 Revised community facility requirements

5.3.1 Community centre

The MacroPlan report recommended that a local youth / community centre of between 370 sqm and 800 sqm be provided to meet the needs of a forecast population of 8,800 people. The report recommended that this facility be located within the proposed neighbourhood centre, but noted that it might also be co-located with a sporting field.

In the planning of local community facilities for the other Growth Centre precincts, Camden Council has required the application of its standards:

- 42 sqm per 1,000 people for a local community centre
- An additional 13 sqm/1,000 for district level facilities, to be provided as additional floorspace to a local facility.

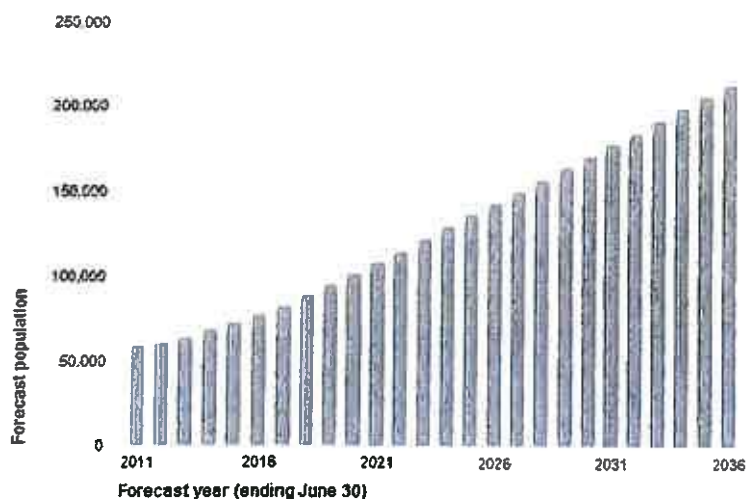
For the revised forecast population of 10,210, this generates a requirement for:

- A local community centre of 429 sqm
- Contributions equivalent to 133 sqm for a district community centre.

The ways in which these requirements should be met are discussed below.

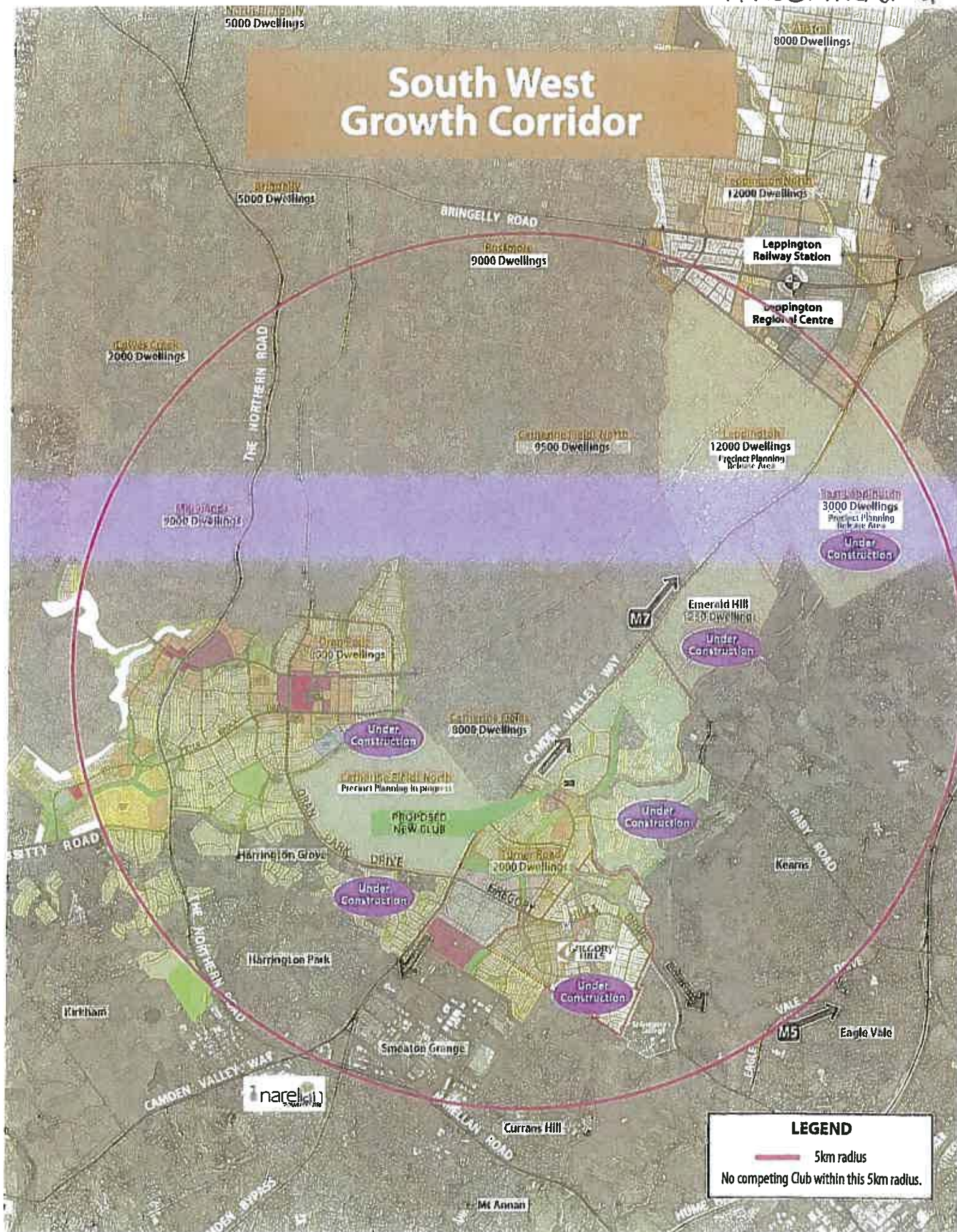
Forecast population

Camden Council



they are 'projecting' something into the future. But the term projection implies that it is a continuation of current trends. At .id, we prefer the term 'forecast' because what we are doing is much more than just projecting a trend.

This population forecast is just one of a family of demographic and economic resources available for this area and other areas across Australia. The full suite of resources includes community profiles, population forecasts, social atlases and economic profiles. You can be confident using them for planning, research and advocacy as they are compiled and maintained with the latest data by population experts, .id. Access them online in the Demographic Resource Centre



7 Problem Gambling Prevalence by Demographics

7.1 Problem Gambling Prevalence by Regional Coordination Program Regions

The prevalence of problem gambling in NSW varied by Regional Coordination Program Regions²⁴, from 0.3% in South West Sydney through to 1.6% in the Riverina/Murray region.

Table 12
PGSI categories by Regional Coordination Program Regions

	North Coast	Hunter	South East	Western Sydney	New England / North West	Western NSW
<i>n</i> =	1145	1285	443	1223	280	478
Non gamblers (in last 12 months)	28.0%	30.4%	40.3%	36.6%	36.7%	27.5%
Non-problem gamblers	60.2%	55.8%	53.5%	53.3%	55.1%	62.6%
Low risk	8.6%	11.1%	4.8%	6.0%	7.1%	8.2%
Moderate risk	2.1%	2.2%	0.2%	3.6%	0.0%	0.8%
Problem gambling	1.1%	0.5%	1.2%	0.5%	1.0%	0.9%

	Riverina /Murray	South West Sydney	Central Sydney	Illawarra	Central Coast
<i>n</i> =	468	701	2740	744	503
Non gamblers (in last 12 months)	27.8%	39.1%	38.9%	29.1%	29.2%
Non-problem gamblers	56.4%	44.1%	49.8%	59.5%	54.2%
Low risk	9.9%	12.3%	7.6%	7.9%	11.0%
Moderate risk	4.4%	4.2%	3.1%	2.4%	4.7%
Problem gambling	1.6%	0.3%	0.8%	1.1%	0.8%

²⁴ See Appendix B for a list of the Local Government Areas within each Regional Coordination Program Region.