

Potts Hill Social Impact Assessment

Prepared for
Landcom and Sydney Water Corporation

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Executive Summary

This Social Impact Assessment (SIA) report identifies the potential social issues arising as a result of the redevelopment of the Potts Hill Reservoirs site and recommends mitigation measures to address these issues. It has been undertaken to accompany the application for a Concept Plan/Project Approval lodged by Landcom and Sydney Water under Part 3A of the Environmental Planning and Assessment Act. It also addresses several issues identified in the Director-General's Requirements for the Environmental Assessment report.

It provides a detailed assessment of the existing social context of the site including;

- Social issues identified in the *Sydney Metropolitan Strategy* including housing and employment
- Relevant social policies adopted by Bankstown City Council, Auburn Council and Landcom
- Socio-demographic profile of the existing communities adjoining and within reasonable proximity of the site
- Existing provision of community infrastructure including constraints and capacity
- Information provided from a workshop with relevant human service agencies and Landcom's initial community consultation program.

As a result of this research, the following social issues for the Potts Hill project have been identified:

- **Need to minimise relative social and economic inequities between the existing community and the incoming residents** - given the significant level of social disadvantage in the local area, it is essential that the Potts Hill project actively provides a range of housing opportunities which are accessible to existing local buyers and potential tenants. The Bankstown and Auburn LGAs are very diverse and mixed communities with young families and older residents; low and moderate income earners; Anglo and non-Anglo residents; home buyers and public/private renters. The Potts Hill project should similarly support this diversity and seek to integrate the project with the existing community.
- **Additional demands on the existing stretched community infrastructure** – as the project is located in an established, middle ring area of Sydney, much of the existing community infrastructure is dated and in need of upgrading. In addition, services and facilities are working to address the needs of existing residents many with high levels of social disadvantage. The impact of this project, together with other proposed developments in the Central West region as part of the *Sydney Metropolitan Strategy*, are likely to have a cumulative impact on existing community infrastructure. Both Bankstown and Auburn LGAs are expected to accommodate a projected 19,000 new dwellings by 2031.
- **Limited employment benefit to local residents** – although this project provides for an additional 535 permanent employees, it is unlikely that many of these jobs will be for local residents. Rather they will be taken by existing workers relocating with their existing employers. With unemployment consistently well above the Sydney average in this area and the high level of youth in vocational training but often unable to transition to permanent employment, skills development and employment opportunities need to be considered.
- **Significant need to address local housing issues as part of the Potts Hill project** – housing affordability is a significant issue in Sydney and in particular, south west

Sydney. For residents of Bankstown and Auburn LGAs, access to affordable housing for purchase or rental is difficult. Added to this is the area's growing aged population with access to appropriate aged housing and care particularly limited. The need to provide a range of affordable and/or culturally appropriate housing options, including housing and care options for older residents, is important for this project.

- **Potential to increase resident and worker dependency on private transport** – although the project is well-located in terms of access to public transport infrastructure, the reality is that the existing bus and rail services are limited in the Birrong area. Evidence of increasing use of private transport by Birrong residents together with car parking/traffic issues in the local area and Chullora Industrial Area are of concern. Specific initiatives will be required to ensure that improved public transport services are available and residents/employees are encouraged to utilise services.
- **Existing cultural and community tensions** – both Bankstown and Auburn LGAs have a long history as being major centres for new immigrants to Australia. This has resulted in a culturally diverse community with many new immigrants arriving on humanitarian grounds or on temporary protection visas (TPVs). Added to this is the high level of social disadvantage which further widens the gap between people and often becomes a source of resentment, tension and misunderstanding. This project needs to recognise this issue and, as highlighted by in the human service stakeholders consultation (see Section 4.1) build on the strengths of this diversity.
- **Difficulty for established existing community to support change** – it is evident that residents directly adjoining the Potts Hill site together with residents in the broader local area (i.e. Birrong, Yagoona, Regents Park, Sefton, Chester Hill and Berala) may find change difficult. With the large proportion of older residents and extended families coupled with the high level of resident stability, this project is likely to be a significant change to the Birrong area and for local residents. This will be further exacerbated by one in four residents being poor English speakers while the area's cultural diversity and high level of social disadvantage may make it difficult for residents to be engaged in the project.
- **Environmental health and safety issues related to construction stages will need to be managed** – given that the project requires on-site earth works and extensive construction particularly in the residential precinct, the potential environmental health issues during the construction stage will need to be carefully managed. Issues such as noise and dust for local residents will need to be addressed while personal safety related to increased heavy transport movements, particularly around Birrong Boys High School, Birrong Girls High School, Birrong Public School and Regents Park Public School, will also be important.

To address these issues, mitigation measures/opportunities are proposed (see Table 5). These mitigation measures, if applied, will result in a development which is more socially sustainable.

The Potts Hill project should contribute towards:

- A healthy and inclusive community
- Expanded/upgraded community infrastructure
- Improving local resident work skills
- Housing mix
- Public and active transport provision and linkages
- Valuing existing community assets
- Community engagement

In considering this application for a Concept Plan Approval, the preparation of a Statement of Commitments and/or agreements with Council/other government agencies will be required. It is recommended that for either/both documents;

- The Concept Plan Approval and subsequent Project Applications address the requirements of the Potts Hill Social Impact Assessment Report (in particular Table 5)

In summary, the Potts Hill application has already sought to address many of the potential social issues which may occur as a result of the project. This SIA, together with the proposed Social Plan to be prepared following development approval, provide an important framework for ensuring the social sustainability of both the existing community and the new residents and employees of Potts Hill.

1 Purpose of this Report

The sustainable growth of Sydney is one of the key planning challenges for NSW. It requires a balance between environmental, economic and social outcomes to successfully achieve a sustainable community. The proposed redevelopment of the Potts Hill site located in the Bankstown Local Government Area (LGA) is an example of the where these three planks of sustainability need to be carefully addressed.

This Social Impact Assessment (SIA) report, prepared by Heather Nesbitt Planning, identifies the potential social issues arising as a result of the redevelopment of this site and recommends mitigation measures to address these issues. It has been undertaken to accompany the application for a Concept Plan/Project Approval lodged by Landcom and Sydney Water under Part 3A of the Environmental Planning and Assessment Act. It also addresses several issues identified in the Director-General's Requirements for the Environmental Assessment report.

As Bankstown City Council (BCC) does not have any specific social impact assessment guidelines, the methodology used in this report is based on best practice social impact assessment guidelines used by several NSW Councils and international research¹. This approach is considered reasonable by Council officers who have been consulted for this report.

This report draws heavily on the *Potts Hill Social Due Diligence Report 2006* prepared for Landcom by Community Dimensions and Heather Nesbitt Planning. This confidential report was undertaken as one of several studies for the early economic and risk analysis assessment of the project and provides an extensive research base for this SIA.

2 Proposed Development

The Potts Hill site is located in south-western Sydney on the northern boundary of the Bankstown LGA. Broadly bounded by Rookwood Road to the east; Brunner Road to the south; Cooper Road to the west and Sydney Water's supply line and southern Sydney freight line to the north, the site is located on the border of the Auburn LGA. An adjacent site included in the proposal is located off Bagdad Street to north-west of the Potts Hill site.

Sydney Water has used the 216 hectare site as part of its network of storage and service facilities for the Sydney region. However, assessment of the site has identified land which is not required for the operations of the facility and subsequently, Landcom and Sydney Water have entered into an agreement for Landcom to acquire and develop part of the site surplus land for other appropriate land uses.

The project proposal provides for;

- **Residential Uses** – 25 hectares with a potential yield of over 400 dwellings is proposed on the western portion of the site adjoining Cooper Road. A range of housing products are envisaged including detached homes, townhouses and multiunit dwellings to a maximum height of three storeys. It is estimated that this will accommodate some 1,300 new residents.
- **Employment Land** – 15 hectares of employment land has been identified off Brunner and Cooper Roads. This land is suitable for a business park with key government agencies already identified as being accommodated on the site. This will include a new facility for Sydney Water staff and an electricity substation and works depot for Energy Australia. In total, the site will accommodate around 850 employees, an additional 535 workers from the current employment level.
- **Public Open Space** – approximately 4.9 hectares of public open space has been identified adjacent to the water supply canal to be dedicated to BCC.

¹ See City of Sydney, Newcastle and Randwick Social Impact Assessment Guidelines. Reference is also made to Social Impact Assessment guidelines as recommended by the International Association of Impact Assessment, 2003.

The Potts Hill site adjoins the existing suburbs of Birrong, Yagoona, Regents Park and Lidcombe. It is centrally located near major road and railway infrastructure which have high levels of accessibility to many areas of Sydney.

Adjoining land uses are:

- **West** – primarily detached residential housing with some townhouses. The local Birrong shops, Birrong railway station, Birrong Girls High school and Birrong Boys High school are located within walking distance of the site's western edge.
- **South** – primarily detached residential housing with some townhouses together with a smaller Sydney Water depot and secondary storage facility
- **East** – some detached residential housing with much of the eastern site boundary fronting Rookwood Road separating the site from the Chullora industrial area. The Greyhound Social Club is close to the site and fronts Potts Park which is leased from Bankstown City Council (BCC) to the Potts Park Trust. It is not envisaged that the Greyhound Club will expand in response to the Potts Hill project and therefore any redevelopment of the club have not been considered as part of this SIA.
- **North** – detached and multiunit housing interspersed between the freight railway line and the Potts Hill site.

3 Existing Social Context

It is important to understand the social context of the proposed Potts Hill project and in particular, its connection to other social planning policies, the existing community and the existing facilities and services within the community. This context has important implications for the site and need to be considered in the planning of the Potts Hill project.

3.1 Social Planning Framework

3.1.1 Sydney Metropolitan Strategy

The *Sydney Metropolitan Strategy* establishes a framework for the sustainable growth of the Sydney region.² The Potts Hill site is located in the West Central subregional grouping of Councils covering Auburn, Parramatta, Bankstown, Fairfield and Holroyd LGAs.

The West Central subregion is expected to accommodate an additional 95,000 dwellings by 2031 with some 19,000 new dwellings in each LGA. This target is currently being tested with a draft subregional strategy yet to be released. Similarly, employment in the Bankstown centre is expected to increase by some 4,000 to 14,000 persons (40%) by 2031 and employment in the Bankstown Airport/Milperra by 22.5% to 20,000 persons by 2031.

Important strategies which are of major relevance to the social sustainability of the project proposal are;

- Embed skills development in major redevelopment projects (A3.1) through:
 - Preparing guidelines to include a local skills development component in redevelopment and renewal project (A3.1.1)
 - Ensuring Landcom and the Department of Housing (where practical) include local skills development components in urban renewal projects (A3.1.2)
 - Promoting the use of these skills development guidelines by the private sector, local government and other government agencies (A3.13)

² See *City of Cities – A Plan for Sydney's Future*, NSW Department of Planning, December 2006 and subsequent subregional strategies

- Including local skills development as a component in the approval of Major projects where feasible (A3.1.4)
- Increase integration of employment and housing markets (A3.2)
 - Ensure LEPs zone for a mix of housing types across Sydney to ensure diversity in the supply of local labour (A3.2.1)
- Ensure that appropriate self care housing is provided for seniors and people with a disability by ensuring Local Environment Plans provide an adequate amount of appropriately located housing for seniors and people with a disability (C2.2)
- Provide a mix of housing and identify locations for affordable housing projects, including housing close to employment, transport and services (C2.3)
- Incorporate housing affordability objectives in urban renewal planning, encourage agencies responsible for urban renewal to assess impacts on the affordability of housing and use mitigative measures (C4.1)

3.1.2 Bankstown City Council Policies and Plans

BCC has developed a range of strategies and plans which are relevant to the social sustainability of the project proposal including;

- *Strong Communities Better Living, Social Plan 2004-2009* provides a detailed assessment of social issues and target group needs across the LGA. Specific community issues raised include participation, environment, safety, image, information/communication, health/recreation, arts/culture, housing/accommodation, employment and transport.
- *Children and Families Strategy 2005-2009; New Connections – Older Residents Strategy and Policy, 2004; and Multicultural Bankstown Strategy 2007-2012* which provide policy directions on addressing the needs of these key target groups in the LGA.
- *Bankstown Housing Strategy 1997* which identifies the development of nine urban villages across the LGA for increased housing density including Yagoona. Birrong is not identified in this strategy.
- *Hume Highway Corridor Section 94 Contributions Plan 2006-2016* which highlights the need for additional community and open space facilities in the local area (which includes Potts Hill) as a result of the potential population increase of 5,000 new residents along the Hume Highway corridor. Although the Potts Hill site is not identified as an affected property in the plan, the contributions plan identifies the need for improved open space (at Gazzard Park), provision of public art works and upgrading of the Yagoona Community Centre (\$1.3M works) as a result of increased population in the local area.

3.1.3 Auburn Council Policies and Plans

As an immediately adjoining area, it is also important to consider the policies and strategies of Auburn Council which impact on social sustainability. These include;

- *Auburn Strategic Social Plan 2005-2010* identifies the key social issues facing the Auburn LGA and provides an action plan to address these issues. Important actions include;;
 - Significant improvement in Auburn's profile of relative disadvantage

- A distribution of community services in the LGA based on comparative need
 - A culture of lifelong learning throughout the LGA
 - A stronger community cultural life
- *Auburn Cultural Plan 2007-2017* builds on the existing cultural assets of the LGA and identifies new opportunities for cultural development, place making and creative expression.
- *Auburn Council Draft Section 94 Development Contributions Plan 2007* identifies Regents Park as a key centre in the Auburn LGA with provision for expansion of the existing community centre, library and open space to meet community needs.

3.1.4 Landcom's Social Sustainability Requirements

In July 2007, Landcom, the NSW government's land developer adopted its *Social Sustainability Policy*. Consistent with its responsibility to be an innovative and best practice development agency, the policy provides the third plank to Landcom's sustainability reporting. The policy is based on the social determinants of health and their relationship to land use planning as recognised by the World Health Organisation.³

The policy aims to ensure that Landcom developments are socially sustainable places to live, work, learn and visit by:

- **Providing opportunity for mixed communities with diversity in housing and land use.** Mixed communities ensure effective utilisation of existing housing and infrastructure; support local economic development; and provide for different lifecycle groups.
- **Providing housing product that will enable ageing in place.** This enables people to remain within their existing area, maintaining established community networks and effectively using the housing and infrastructure provided.
- **Providing housing product for moderate income households.** Access to affordable housing is essential to overall social well-being and Landcom seeks to provide opportunities for delivering housing products for moderate income households.
- **Integrating socially, culturally and physically with the existing community.** Inclusive development promotes social and cultural harmony while providing improved access to existing services, infrastructure and community networks.
- **Ensuring access between new and existing areas.** This ensures access to existing services and infrastructure while supporting healthy/active lifestyles and sustainable transport options.
- **Contributing towards community infrastructure which address community needs.** These needs include lifelong learning, community health, transport, food, employment, information/technology, community safety, public art and social support services.
- **Supporting the development of community networks between new and existing community members.** Social interaction and community building are essential to overall social wellbeing, supporting the development of governance structures and local leadership to address community needs. Community consultation and community development programs are an integral part of this process.
- **Benefiting the existing community members as well as the new.** This ensures sustainability through the better use and coordination of existing and future resources.

³ See Wilkinson R and Marmot M, *The Solid Facts*, World Health Organisation, 2003

These aims are supported by several Landcom strategies and policies and support many of the priorities identified in the *Sydney Metropolitan Strategy*, Regional Plans, *NSW State Plan* and other government policies.

As part of this policy, Landcom requires that a Strategic Social Plan be prepared at the development approval stage to provide more detailed actions for delivering the mitigation measures proposed in earlier social sustainability reports.

3.2 Existing Social Profile

As information from the 2006 Census has only been partially released, with further information available in 2008, the following sections provide socio-demographic profiles of:

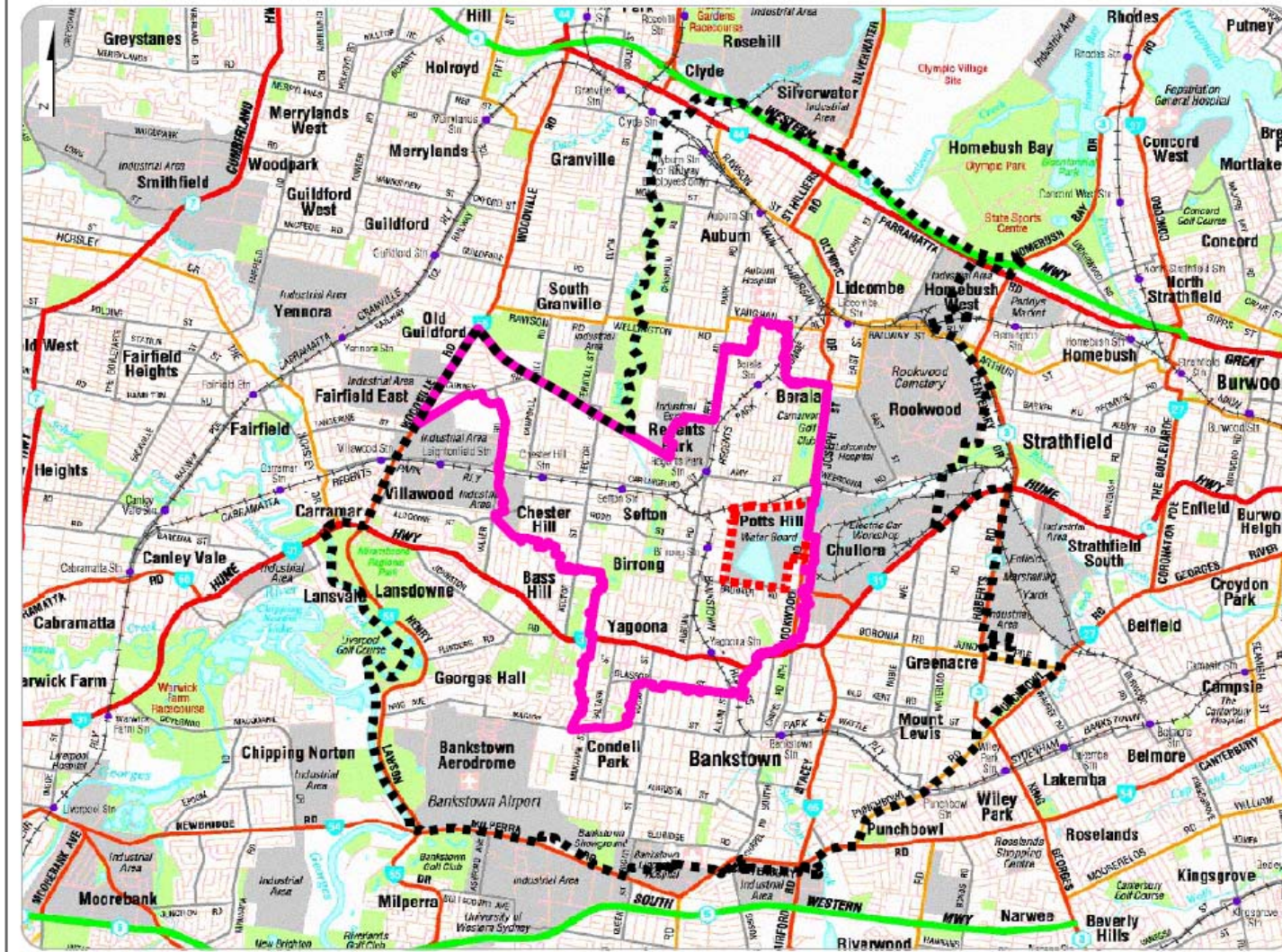
- **Adjoining Area Residents** – based on the 2006 Census for Census Collector Districts (CCDs) 1340704, 1340305, 1341210, 1341208, 1341205 and 1341209. These CCDs directly adjoin the Potts Hill site.
- **Local Area Residents** – based on the 2006 Census and covers the suburbs of Birrong, Yagoona, Sefton, Chester Hill, Regents Park and Berala. These are considered to be the main suburbs which new residents from Potts Hill will relate to and from which existing residents will relate to Potts Hill (see Figure 1).
- **Bankstown City Residents** - based on the 2001 Census with further information to be available in 2008. Additional information has also been sourced from government agencies which collect LGA-wide data.

Appendix A provides detailed information on each of these areas with a summary of the key characteristics provided below.

3.2.1 Adjoining Area Residents

In 2006, a total of 5,500 residents lived in 1,800 dwellings directly adjoining the Potts Hill site. Important social characteristics of these residents are;

- **Almost one in four households are on low incomes** and are likely to be in receipt of government assistance such as the aged pension, unemployment benefit or single parent allowance. The greatest concentration of low income households are in the Regents Park area.
- **High proportion (21%) is aged 55 years or older** with these concentrated in Regents Park; south of the site on Brunner Road; and west of the site near Cooper Road. Both the Regents Park and Brunner Road areas have a high concentration of dwellings rented from NSW Housing. The Cooper Road area however has a high proportion of home ownership together with high occupancy rates suggesting that many older residents may be living in extended families.
- **High proportion of families with children aged under 18 years** (27%) compared to the Local Area (24%) and Sydney (24%). This is evident in all the CCDs.
- **Single parent families are significant** (22%) and exceed both the Local Area (16%) and Sydney (16%) averages. This may reflect the significant amount of public housing throughout the Adjoining Area.
- **Significant languages spoken other than English are Vietnamese, Arabic, Cantonese and Macedonian.** Consistent with the Local Area, one in four residents from a non-English speaking background have limited English language skills.
- **Significant proportion (10%) of dwellings is rented from NSW Department of Housing** and is spread throughout the Adjoining Area.

[illegible]

- **High proportion has no post school qualifications** with all areas almost double the Sydney average (29.5%). This is consistent with both the Local and LGA but has not been updated since the 2001 Census.
- **Slightly more mobile population than the Local Area but more stable than for Sydney.**
- **Most are employed in trades and labourer occupations.**
- **Connection to the internet is low** throughout the Adjoining Area.
- **Public transport usage varies considerably** with residents in Regents Park and off Cooper Street being significant users. However, usage rates for the other adjoining areas are considerably lower with those furthest from the railway station having usage rates less than the Local Area and Sydney. Public transport usage however is higher (17%) than for the LGA and Sydney (14%).

3.2.2 Local Area Residents

The Local Area had a population of 45,640 persons in 2006 living in the suburbs of Birrong, Yagoona, Sefton, Chester Hill, Regents Park and Berala. This is an increase of 1,420 residents from 2001 (or 3.2% increase). Important social characteristics of the Local Area are;

- **High level of social disadvantage of many households within the Local Area.** Figure 4 shows the high level of social disadvantage as measured by the SEIFA index of disadvantage in relation to the Local Area in 2001. The darker coloured CCDs are relatively more disadvantaged than other areas many with indexes of 740-900. In 2001, the relative level of social disadvantage for the Auburn LGA was 898.4, Bankstown LGA is 954.08 and Sydney SD 1017. Any CCDs with no shading have less levels of disadvantage than the Sydney average with none of the Local Area CCDs meeting this criteria. The Index of Relative Socio-Economic Disadvantage "has been constructed so that relatively disadvantaged areas (e.g. areas with low income earners) have low index values."⁴
- **High proportion (25%) of low income households** with weekly incomes less than \$500/week with this higher than for Sydney (17%)
- **Proportion of older residents aged 55 years and over (24%)** is relatively consistent with Sydney (22.5%)
- **Higher proportion (26%) of children aged under 18 years** compared to Sydney (24%)
- **More indigenous residents (0.7%)** although this is not reflected in the Adjoining Areas and potentially reflects the distribution of public housing providing for this specific target group.
- **A mix of households with and without children** reflecting the ageing population profile highlighted above. The proportion of children however remains significant and may indicate that Local Area families have several children.
- **Lone person households are significant (22%)** and, given the large aged population, this suggests that **some may be living in extended families.**
- **One in four residents from a non English Speaking Background have limited English skills** compared to Sydney (14%).

⁴ Australian Bureau of Statistics (2001) Socio-Economic Indexes for Areas, Cat no. 2039.0 – Based on this measure – Fairfield (Index = 849.2) is the most disadvantaged LGA in Sydney, Auburn (index = 898.4) and Bankstown (index = 954.08) are the 2nd and 7th respectively most disadvantaged LGAs.

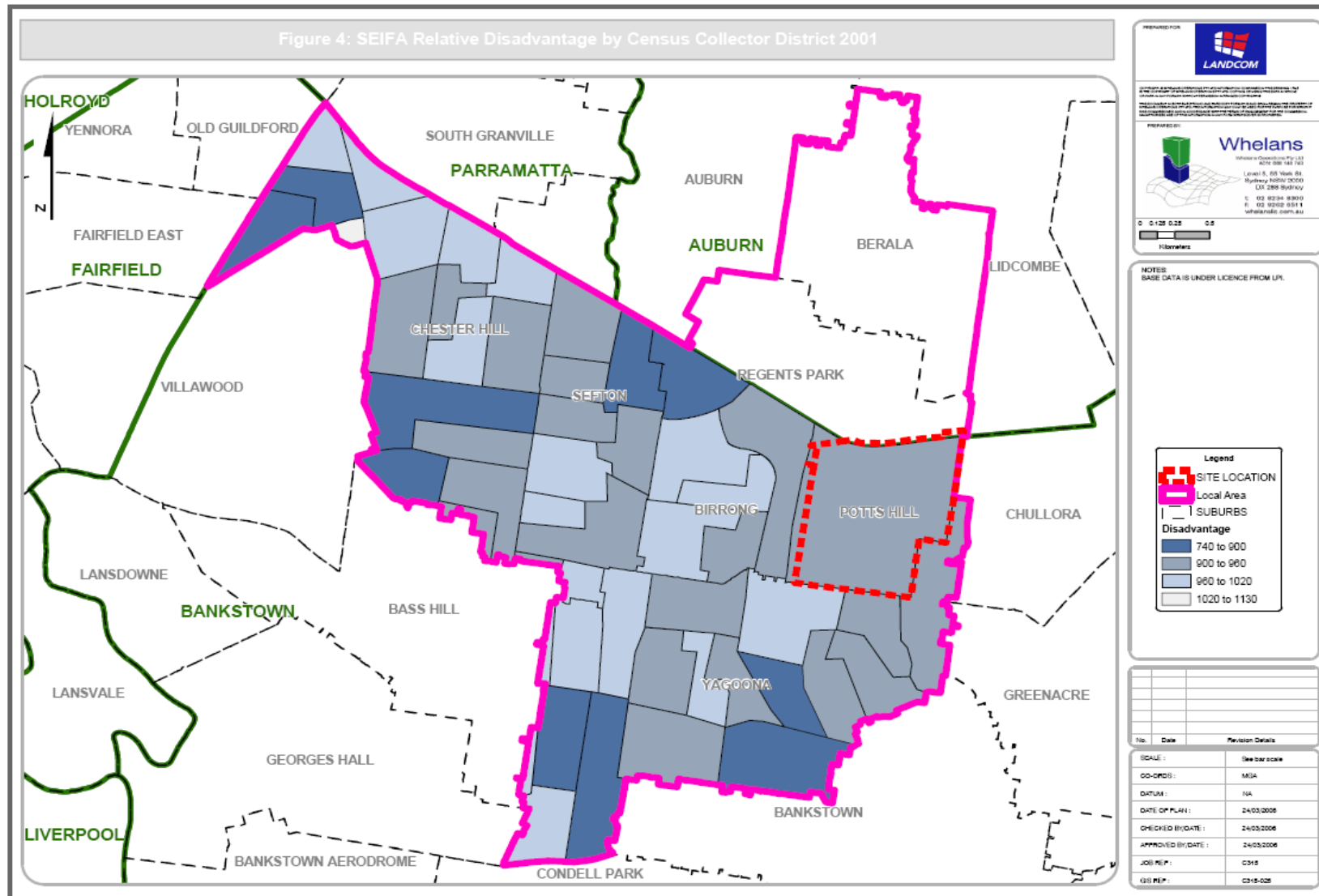
- **Main languages spoken at home other than English are Arabic, Vietnamese and Cantonese (in decreasing order)** with Arabic not as prevalent in the Adjoining Area.
- **Separate houses are the dominant housing type (77%)** with this more evident than for the LGA (66%) while the Adjoining Areas have a mix of dwelling types.
- **Occupancy rates vary considerably** compared to Sydney with higher separate house/total dwelling occupancy rates (at 3.1 and 2.95 persons per dwelling compared to 3.01 and 2.67 persons per dwelling). However, occupancy rates for townhouses and units are lower at 2.09 and 1.46 persons per dwelling compared to 2.39 and 1.94 persons per dwelling for Sydney.
- **High rate of home ownership (37%)** which is consistent with the large aged population in the Local Area. Importantly, the **home purchase however is less significant while private rental is also low** in the Local Area.
- **High proportion (10.3%) of public housing**
- **Home internet connection is low (52%) compared to Sydney (66%)**
- **Although the Local Area is well-served by public transport, usage rates are low.**

3.2.3 Bankstown City Residents

With 170,500 persons in 2006, Bankstown LGA's population continues to grow increasing by 3% since 2001. Significant socio-demographic features of the LGA are summarised below with full details provided in Appendix A.

Based on these data sources, the City has;

- **High level of social disadvantage relative to other LGAs in Sydney.** In 2001, the Bankstown LGAs was the 7th most disadvantaged LGA in Sydney with this measure *derived from attributes such as low income, low educational attainment, high unemployment, jobs in relatively unskilled occupations and variables which reflect disadvantage rather than measure disadvantage.* (as defined in Bankstown City Council's, *Community Atlas*, 2001). Neighbouring Auburn LGA was the 2nd most disadvantaged.
- **This is highlighted by the high proportion (23%) of households with weekly incomes less than \$500/week** but this is slightly lower than the Local Area (25%) and both are considerably higher than Sydney (17%).
- **Almost one in four residents (23%) from non-English speaking backgrounds have limited English language skills.** The main languages spoken at home other than English are Arabic, Vietnamese and Cantonese (in decreasing order)
- **High proportion (26%) of preschool and school aged children** compared to Sydney (24%) with this consistent with the **predominance of couple families with children** (53% compared to 49% for Sydney). These families are also likely to have several children or have extended families as reflected in the slightly higher occupancy rates (2.9 for all dwellings compared to 2.7 for Sydney). Importantly, in 2001 both Auburn and Bankstown LGAs had higher infant mortality rates than NSW at 8.8 and 7.9 respectively compared to NSW at 6.4.
- **Proportion of older residents aged 55 years and over (24%) is consistent with the Local Area** and higher than for Sydney (20%). This is also supported by the slightly lower proportion (21%) of lone person households compared to both the Local Area (22%) and Sydney (23%).



- **Significant proportion of low income rental households in housing stress.** In 2001, the Bankstown LGA had 59% of low income households in rental stress compared to 60% for Sydney and Auburn. The median market rent in the Bankstown LGA increased from \$218/week to \$240/week from 2001-2005. Importantly, the 2006 Census highlights that the LGA has a lower proportion (12%) of private rental than Sydney (19%) although this is offset by the significant proportion (10%) of public housing dwellings compared to Sydney (5%).
- **High proportion of low income households purchasing homes in housing stress.** In 2001, the Bankstown LGA had 54% of low income households in home purchase stress compared to 50% for Sydney. Auburn had similarly above average levels at 53%. The median home purchase price in the Bankstown LGA increased from \$292,000 to \$395,000 from 2001-2005.
- **Consistently high rates of unemployment with similar labour force characteristics as the Local Area.** Both Bankstown and Auburn LGAs rates of unemployment are consistently higher than for Sydney. In June 2007, unemployment in Auburn had decreased to 8.7 from 9.6 in the same period in 2006 but has increased for Bankstown to 5.9 in June 2007 from 5.5 in 2006. Sydney's unemployment rate has remained constant at 4.6 for both periods. Residents are primarily employed in trade/labourer and clerical/sales occupations similar to the Local Area, while in 2001, the proportion of residents with no post school qualifications was double that of Sydney.
- **Minority of residents work locally with many travelling to various locations throughout Sydney primarily by car.** Research undertaken by WSROC indicates that one in three Bankstown workers and less than one in four Auburn workers are employed in their local LGA with the majority (47% and 40% respectively) working in non-Western Sydney locations. This may reflect the central location and good transport infrastructure of both LGAs. Travel times to work by both car and public transport are consistent with the rest of Sydney (around 30-40 minutes). In 2006, public transport usage rates were consistent with Sydney while travel to work by car was higher (80%) than Sydney (60%). The proportion of workers (2.8%) who walk to work was lower than Sydney (4.2%).
- **Significant health issues related to child and maternal health, mental illness and domestic violence** – data provided in Table A3 identifies significant health issues evident in both the Bankstown and Auburn LGAs with these reflected in indicators such as infant mortality, child immunisation rates, domestic apprehended violence orders and mental health related hospital separations. These health outcomes are significant in terms of the high level of relative social disadvantage of both LGAs compared to the Sydney region.

3.3 Existing Community Infrastructure

In established LGAs such as Bankstown and Auburn, existing community infrastructure is typically available for new residents to use. However, this infrastructure may already be at capacity and/or in need of upgrading to meet the additional needs of new residents. Appendix B provides an inventory of community infrastructure available within the Potts Hill Local Area together with additional sub-regional/regional infrastructure provided within the Bankstown and Auburn LGAs. Figure 2 identifies the location of existing community infrastructure and Figure 3 the location of the existing open space.

The inventory provides information on:

- Child care services
- Preschools
- Playgroups

- Education facilities
- Health services
- Youth services
- Aged services including aged housing
- Housing support services
- Public open space and recreation
- Licensed clubs
- Community centres
- Public libraries
- Emergency services

In addition, new/upgraded facilities are planned at;

- Regents Park – expanded library and community centre
- Yagoona – upgraded community centre and park

4 Consultation Outcomes

Input from key stakeholders is an important component of an SIA. The views of human service agencies which service this community provides an important insight into local social issues and potential impacts on existing services as the result of a new development.

Views of local residents and business members are also important and provide an improved understanding of important social issues to be addressed.

This SIA uses information taken from a consultation with human service agencies together with feedback from a community survey undertaken for Landcom to further inform the planning process. The outcomes of both consultations are summarized below.

4.1 Human Service Agencies

A workshop was held with human service agencies on Thursday 8th November 2007 at Birrong Bowling Club. The aims of the workshop were;

- Provide information to human service agencies about the Potts Hill project
- Consult with human service agencies about the potential social issues and resultant social requirements/opportunities for the Potts Hill project
- Engage human service agencies in the planning process for the site and gain commitment for long term involvement in the project
- Use the above information to inform the SIA report

The Workshop Agenda and Project Summary Sheet were sent to agencies prior to the workshop while plans and maps for the site were distributed at the workshop. Presentations were made by Landcom's Development Director and Consultant Planner. Other Landcom staff also attended including the Manager Social Sustainability and Manager Community Development. It should be noted that the residential projection for the site has increased slightly since this workshop from 1,000 residents to 1,300 residents.

Figure 2: Existing Local Area Community Infrastructure (Indicative locations only)

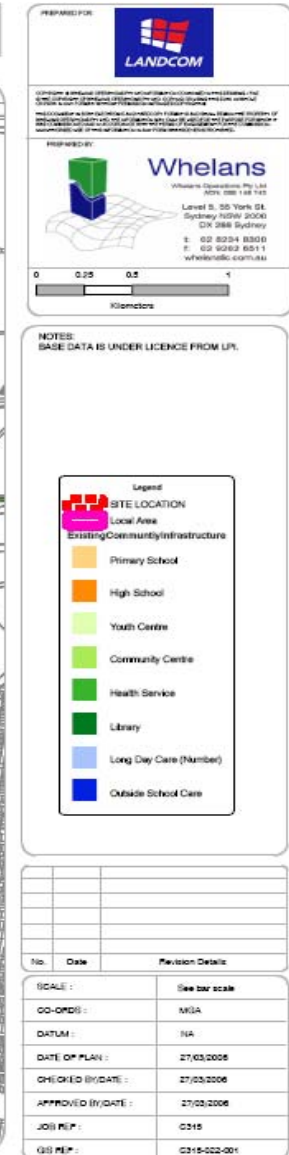
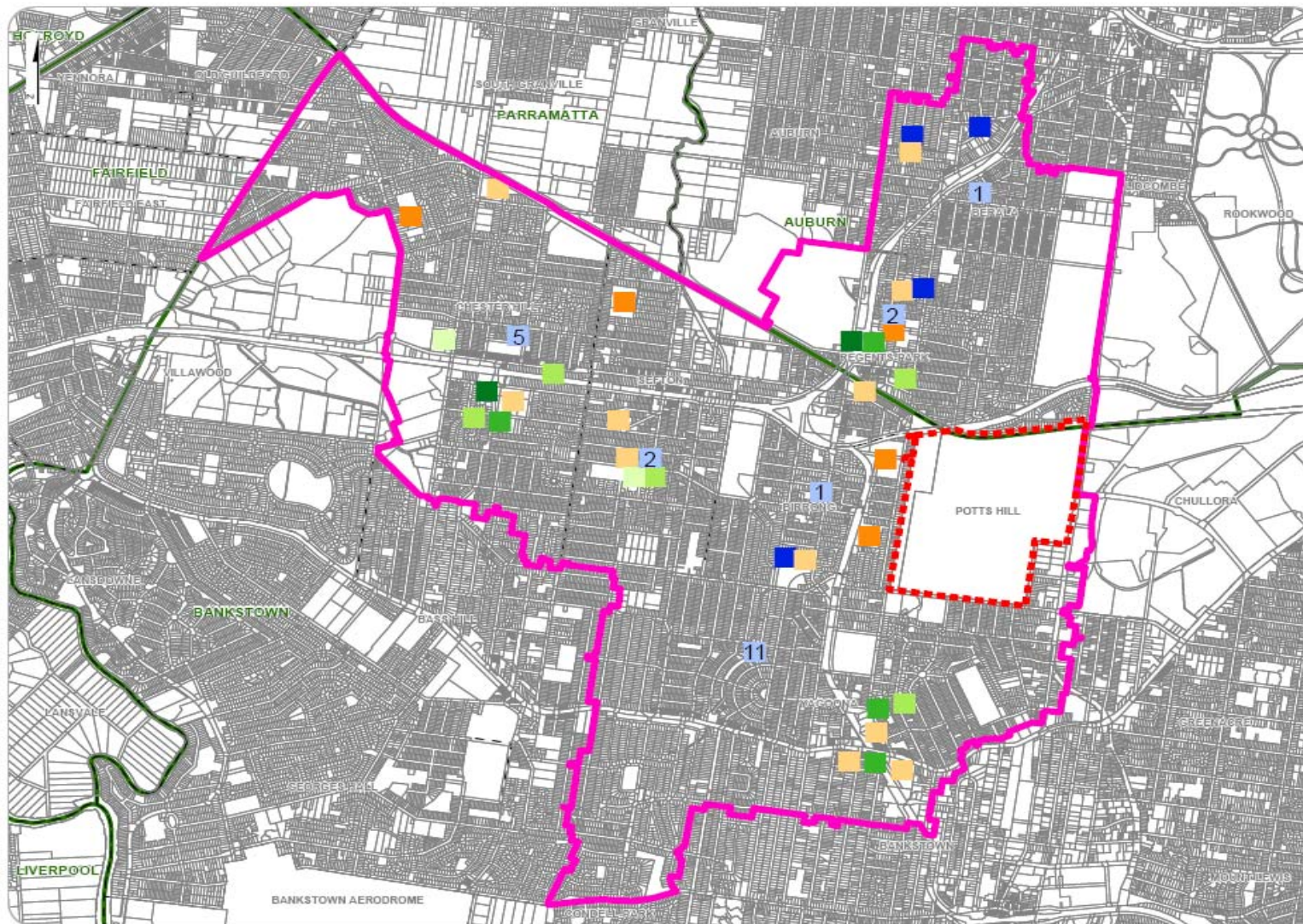
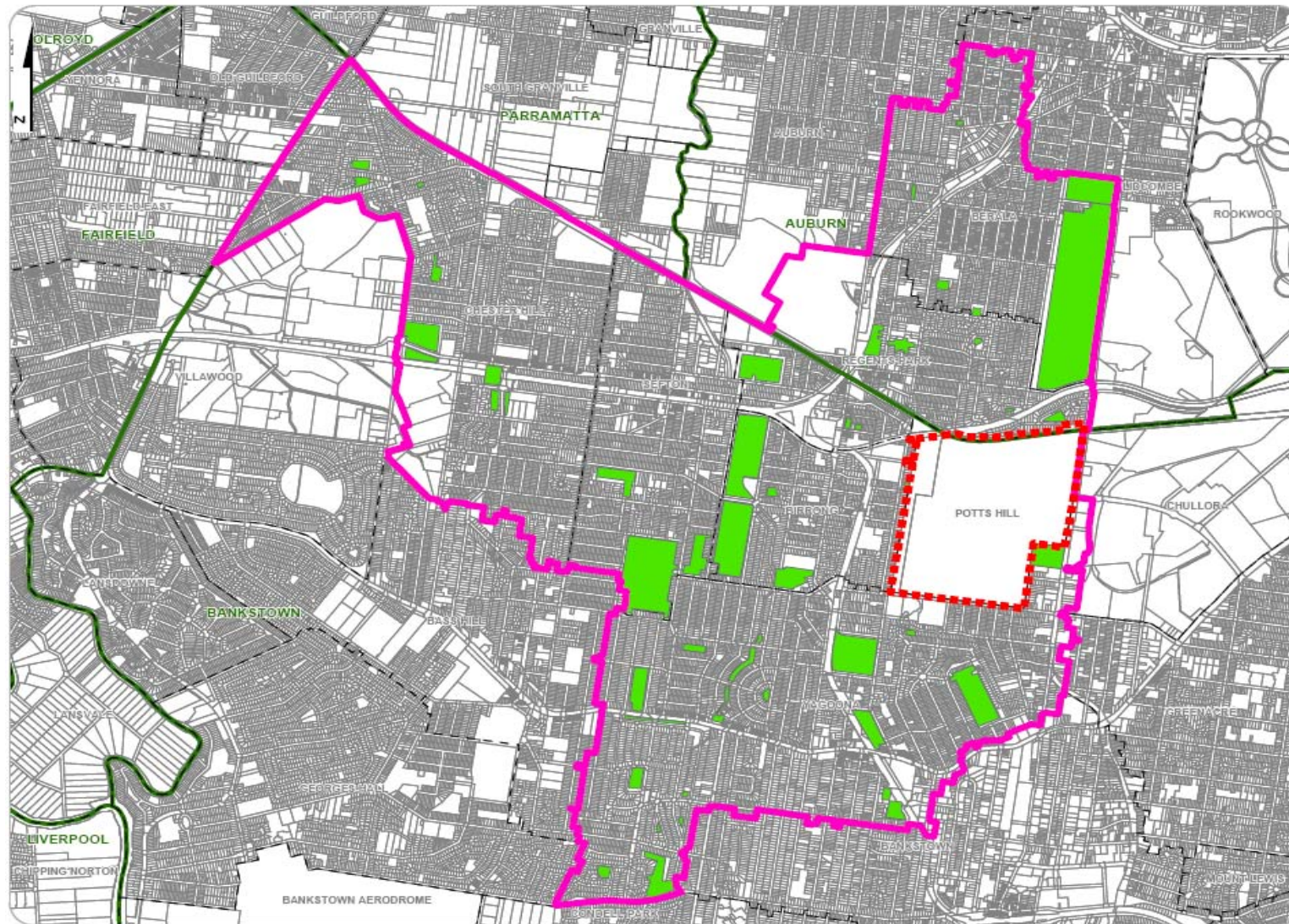


Figure 3: Existing Public Open Space



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0 0.125 0.25 0.5
Kilometers

NOTES:
BASE DATA IS UNDER LICENCE FROM LPI.

Legend
SITE LOCATION
Local Area
Open Space

No.	Date	Revision Details
SCALE: (See bar scale)		
CO-ORDS:	MGA	
DATUM:	NA	
DATE OF PLAN:	27/03/2008	
CHECKED (Y/DATE):	27/03/2008	
APPROVED (Y/DATE):	27/03/2008	
JOB REF:	C215	
ISS REF:	C215-024001	

A total of 19 attendees representing a range of agencies participated in the workshop. A full report on the workshop outcomes is provided in Appendix D.

4.1.1 Social Issues Identified

The workshop identified the following important social issues resulting from the proposed development:

- **Major change for small community such as Birrong and its capacity to deal with change**
- **Increased demand for services and capacity of agencies to cope**
- **Access to and provision of transport services including private, public and active transport options**
- **Personal safety, particularly around railway station**
- **Increased demand for community facilities**
- **Increased demand for recreation facilities with affordability and provision for older children and informal recreation important**
- **Need for jobs/skills training for local residents as proposed employment will not be appropriate for local employment demand**
- **Importance of housing affordability and housing choice reflecting the existing diversity of the existing community**
- **Demand for aged housing and care**
- **Need for a healthy environment including address environmental sustainability issues**

4.1.2 Mitigation Measures

To address the social issues identified and key characteristics which impact on building socially sustainable communities, the workshop considered that the Potts Hill development should provide for:

- **Healthy Community** – which is safe; provides bicycle/pedestrian and public transport; builds social capital; and provides public art/community activities. NSW Health and Premiers Council for Active Living support health impact assessments for new developments.
- **'Ageing in Place'** - although any aged housing should be near transport.
- **Housing Mix** – a range of housing types, choice and affordabilities
- **Public and Active Transport** - including walking and cycling
- **Improved Access** - to the surrounding area and beyond
- **Multipurpose Community Space** – a place to house a range of community activities and services
- **Indoor Recreation Facilities** – as affordable recreation is limited
- **Skills Training** – as part of the development with the proposed employment uses not likely to meet local employment demands. Particular emphasis should be placed on high school students needing training/employment with one in three students in the area currently undertaking vocational training courses.
- **Community Engagement** – with local community involved in designing public areas, community facilities, developing programs etc.

- **Building on Existing Community Strengths and Supporting Inclusion** - this will encourage 'inclusiveness' and integration providing cultural and community benefits. Multigenerational programs should be considered to promote inclusion.
- **Linkages between Sydney Water and Community** – with historic, environmental and school tours of the site and operations. Opportunity to be more involved with the local community and schools.
- **Sustainable Community** – addressing impact on existing resources and the need to consider solar efficient services, grey water tanks and other ESD initiatives for the development.

4.1.3 Community Infrastructure Requirements

Based on the outcomes above, the workshop identified the following important 'hard' and 'soft' community infrastructure requirements for the Potts Hill development:

- **Public transport**
- **Access improvements**
- **Community facility**
- **Expanded local shopping facilities**
- **Skills/training programs**
- **Social capital/integration programs**
- **Expansion of some human services**
- **Walking and cycling facilities**
- **Youth recreation facilities**
- **Community safety initiatives**
- **Open space including children's playground and youth recreation facilities**
- **Traffic management including parking**

4.2 Local Residents

In November 2007, Manidis Roberts was engaged by Landcom to gain resident feedback from Birrong residents regarding the proposed development. An information sheet and accompanying resident survey was distributed to properties adjoining the site while the same form was also distributed as part of a Council Roadshow held at Birrong shops on 15th November. Landcom also attended this session to answer any questions related to the proposal.

To date only a small number of surveys have been returned and given this low response rate, **the survey results obtained are inconclusive**. Importantly however for the SIA, some of the key issues emerging are;

- Residents consider that Birrong is a good place to live as it is close to services and has a strong sense of community
- Residents don't like the amount of traffic in the area (in particular drag racing on local streets) and lack of some services
- Residents are concerned that the area will become noisy and highly trafficked as a result of the Potts Hill project
- Cooper Road residents are concerned about the loss of vegetation/privacy/high density development as a result of the Potts Hill project.

5 Needs Assessment

The following section assesses the impact of the proposed development on the existing community identifying specific social issues and community infrastructure needs.

5.1 Social Equity

Given the high levels of social disadvantage in the Local Area, Bankstown LGA and adjoining Auburn LGA (with indicators such as one in four households on low incomes, the majority of workers having no post school qualifications and high levels of unemployment), it is likely that there are insufficient existing support services for people with complex needs. The proposed Potts Hill project may further exacerbate these shortfalls unless mitigation measures are provided.

The community, including both new and existing residents and workers, need to be considered holistically and the Potts Hill development viewed in the context of improving the quality of life for all. This will bring benefits beyond the building of new houses and add considerable value to the urban renewal process as sought by the *Sydney Metropolitan Strategy* and other government policies and plans.

5.2 Cultural Diversity

Bankstown and Auburn LGAs house a significant proportion of new arrivals to Australia. As shown in Tables 1-3, most are from the 'Family Stream' where they are sponsored or nominated by a family member or fiancé in Australia and there is no test for skills or language ability.⁵ In addition, there are also a high number of humanitarian program settlers in the Auburn LGA. The Humanitarian Program includes refugees who have a special level of need and often require a complex level of health and social support services.

For both LGAs, the long history of immigration has resulted in communities with very high levels of cultural diversity. In Bankstown, residents not born in Australia are most likely to be born in Lebanon, Vietnam, China or Greece. More than 60 languages are spoken by residents born in more than 30 countries with emerging new groups from Samoa, Tonga and India.

Table 1: New Settlers Arriving in Auburn, Bankstown and NSW - 2004

	Auburn	Stream as a % of total arrivals in Auburn	Bankstown	Stream as a % of total arrivals in Bankstown	NSW	Stream as a % of total arrivals in NSW
Skill Stream	266	20	313	27	20873	49
Family Stream	568	43	734	65	18262	42
Humanitarian	488	37	88	8	3711	9
Other	3	0	0	0	56	0
Total	1325	100	1135		42902	

Source: DIMIA Settlement Data Base

⁵ DIMIA Settlement Data Base, available at www.settlement.immi.gov.au

Table 2: New Settlers Arriving in Auburn 1999 – 2004

	1999	2000	2001	2002	2003	2004
Skill Stream	242	314	295	312	362	266
Family Stream	461	390	464	554	570	568
Humanitarian	476	622	670	544	512	488
Other	61	12	2	2	2	3
Total	1240	1338	1431	1412	1446	1325

Source: DIMIA Settlement Data Base

Table 3: New Settlers Arriving in Bankstown 1999 - 2004

	1999	2000	2001	2002	2003	2004
Skill Stream	73	140	190	243	302	313
Family Stream	573	399	494	594	671	734
Humanitarian	218	44	90	151	79	88
Other	31	0	0	0	1	0
Total	895	583	774	988	1053	1135

Source: DIMIA Settlement Data Base

Social plans prepared by both Bankstown and Auburn Councils identify the high level of need of these new settlers. They also identify this diversity as a 'strength' in their communities. Both Councils have active programs promoting community harmony and cultural diversity while several schools are active in providing cultural support programs. Non-use of community services and facilities by residents from non-English speaking backgrounds remains an issue together with access to appropriate housing, employment and education opportunities.

The Potts Hill project needs to recognize the cultural context in which it is located and ensure that strategies are in place to build on this diversity. Without this approach, existing community and cultural tensions recently evident in Sydney will only be heightened through community perceptions of exclusion and segregation.

5.3 Employment

Identified in BCC's *Social Plan* 2004 and highlighted in Sections 3 and 4, it is evident that there is a need for targeted programs for young people many whom have no post school qualifications and/or have limited work opportunities. Although several higher educational facilities including Lidcombe and Bankstown TAFE's are located within the area, the need to bridge the gap between school, post-school qualifications and full-time employment still remains significant.

The Human Services Consultative Workshop (see Section 4.1) highlighted that the business park uses identified for the Potts Hill project are unlikely to provide appropriate work opportunities for local residents with the proposed uses being primarily relocations of existing government agencies with established workforces. Also these types of businesses will need workers with specific skills and training with these not likely to be available in the local labour force.

The opportunity to link the Potts Hill project with skills development and employment is significant. Programs to support local skills development and employment opportunities particularly for high school students/school leavers with the proposed business park could be developed. Local high schools in partnership with government funded workplace training organizations could be supported to deliver targeted programs as part of this development. This approach is consistent with the aims of the *Sydney Metropolitan Strategy* and Landcom's *Social Sustainability Policy* (see Section 3.1) and would achieve positive social outcomes for the community.

5.4 Community Infrastructure

The provision of adequate and appropriate community infrastructure, including facilities and services, is essential for all communities. The addition of 1,300 new residents to the Birrong community as a result of the Potts Hill development is likely to place pressure on the following services:

- **Significant need for preschool services** – preschool services are particularly important for children particularly those from socially disadvantaged backgrounds and those who do not use long day care. Preschools provide a transitional program for children starting school and enable them to begin school at a more equal level with other children. The NSW Department of Education (DET) has recently reinstated a joint program with NSW Department of Community Services (DOCS) to provide preschools in socially disadvantaged areas thereby improving long term educational outcomes for all children. Currently there is only one community-based preschool in the Local Area and it is likely that some new residents moving to Potts Hill will require access to preschool services. As highlighted in Sections 3 and 4, access to long day care services appears reasonable.
- **Vacation care and holiday recreational programs are limited** – with some 4,700 primary school aged children in the Local Area (i.e. 5-11 year olds), the provision of holiday activities and/or care is limited. Four centre-based services provide holiday care in the Local Area with these located at Chester Hill and Berala. Family Day Care carers also operate during the school holidays. Council does provide a free *Bus to the Beach* service for youth aged 17 years and under and their parents during the January school holidays.
- **Inadequate provision of supported accommodation, in-home support services and appropriate housing options for older people** - with almost one in four (24%) Local Area residents aged 55 years and over, the need for appropriate aged housing is evident. BCC have identified a shortfall of some 552 aged care places/care packages as at 2001 for their LGA. Three nursing homes/hostels are located in the Local Area together with three retirement villages with self care units. It is also likely that some public housing tenants are older residents. Only 170 aged care packages which provide in-home support services for older people are provided in the Bankstown LGA with the Aged Care Assessment Team (ACAT) indicating significant waiting lists particularly for people from Greek, Italian, Polish, Arabic and Latvian backgrounds. The Human Services Workshop identified that housing and care support services for older people were at capacity.
- **Ageing and low quality public infrastructure** – much of the existing public infrastructure in the Local Area and Bankstown LGA are more than 50 years old with facilities such as public schools, hospitals, libraries and community centres in need of upgrading. Already NSW Health has plans to upgrade Auburn Hospital and Auburn Community Health centre while both Auburn and Bankstown Councils are collecting Section 94 contributions to upgrade existing libraries and community centres in their LGAs. Timeframes however have not been established for the provision of upgraded Council facilities with these dependent on Section 94 funding availability.

Birrong train station, although well-located for residents, is not accessible for people with limited mobility (see Figure 5). This may contribute to the poor public transport usage rates for the area.

Likely to be significantly effected by the development of the Potts Hill site, both Birrong Girls and Birrong Boys High Schools have been recently upgraded and have increasing enrolments. However, Birrong and Yagoona Primary Schools are in need of upgrading and have undersized playground facilities. Similarly, Berala Primary School, one of the largest primary schools in NSW with over 1000 students, is at capacity. Although the number of students expected from Potts Hill will not be large, public school facilities will be 'stretched' with other nearby residential redevelopment projects further adding to school demand (e.g. Botanica at Lidcombe and the former RAAF site at Regents Park).



Figure 5: Facilities at Birrong Primary School are limited

5.5 Open Space and Recreation

Research undertaken for BCC indicates that the rate of provision of non-regional public open space in the northern part of the Bankstown LGA is less than the LGA average with 2.2 hectares per 1000 persons for Chester Hill/Sefton/Birrong and 1.6 hectares per 1000 residents for Yagoona compared to 3.4 hectares per 1000 persons for the LGA⁶. The rate of provision of non-regional open space in these areas and for the LGA overall has dropped to 3.13 hectares per 1000 persons in 2001 and to 2.65 hectares by 2016 (based on 538.5 hectares).

Council's report also considers that the Yagoona area lacks neighbourhood parks, district parks and bushland settings with this further exacerbated by poor accessibility to regional open space.

For Berala and Regents Park, access to public open space is similarly poor with the Auburn LGA having 1.75 hectares per 1000 persons of non-regional open space.⁷ Berala and Regents Park lacks large neighbourhood and district parks with the majority of public open space in the LGA concentrated along Duck River. Existing parks are small with only one sportsground in Berala/Regents Park (Guilfoyle Park). Access to the Duck River parklands may improve when the former RAAF base at Regents Park is redeveloped. Information from Auburn Council indicates that all sportsgrounds in the LGA are at capacity.

Overall, the Local Area lacks large neighbourhood and district parks providing both passive and active recreation opportunities. Parks with bushland settings are also limited in the Local Area.

Informal recreation opportunities for local youth are also lacking with built infrastructure such as half basketball/netball courts and skateboard ramps limited in the Local Area while

⁶ Clouston, Bankstown Open Space, *Recreation and Community Needs Plan*, May 2001

⁷ See Department of Infrastructure, Planning and Natural Resources, *Open Space Inventory of Metropolitan Sydney*, 2004

activities/programs for youth are primarily located in Bankstown and Auburn town centres. More than 3,900 young people aged 12-17 years live in the Local Area together with some five (5) high schools which provides for a significant concentration of young people. BCC is seeking appropriate sites for a skateboard park in North Ward (covers the Local Area) with existing facilities at Bass Hill and Greenacre and a proposed facility at Revesby.

The Human Services Consultative Workshop identified a significant need for informal and affordable recreation facilities for young people.

5.6 Housing

As outlined in Section 3.2.3, the level of 'housing stress' for both home buyers and renters is significant in the Bankstown and Auburn LGAs. Housing stress is particularly acute for low income households who pay more than 30% of their income in housing costs. While both areas may have lower prices and rents than some other areas in Sydney, they also have a large proportion of low income households and housing is therefore often not affordable for this group. This is particularly difficult for those renting privately.

Data collected for the *Potts Hill Social Due Diligence Report 2006* highlights that in Bankstown 56% of very low income families on Rent Assistance are paying more than 30% of income on rental costs. Similarly, research by Randolph and Holloway has identified Auburn as the least affordable LGA in Western Sydney.⁸

For moderate income households (typically defined as earning 80%-120% of the NSW average household income), the situation is similarly acute. In 2006, moderate income households were considered to be those with a combined income of \$45,000-\$67,000. These households could potentially purchase a home priced between \$175,000 - \$270,000 depending on interest rates. The availability of homes at this purchase price in Bankstown and Auburn and similarly across Sydney is limited. As shown in Table 4 below, this is made even more difficult for the profile of moderate income households in Bankstown and Auburn which tend to be families with children and extended households.

Table 4 Characteristics of Moderate Income Household in Auburn and Bankstown

	Lone Person	Couples with Children	One Parent families	Other related individuals	Couples without children	Group Household	Other household	Total
Auburn	13%	43%	5%	17%	13%	5%	1%	100
Bankstown	12%	41%	6%	20%	16%	3%	4%	
Sydney SD	24%	33%	6%	13%	19%	4%	1%	

Source: Faculty of the Built Environment (UNSW), 2004, *The Need for Moderate Income Housing in the Greater Sydney Region*

Cultural diversity also affects housing choice and location. People from varying non-English speaking backgrounds may have different lifestyles, interests and aspirations which impact on their housing needs and choices. As highlighted in Appendix C, Important characteristics which may impact on housing requirements are;

⁸ See Powell, M and Withers, G (2004) *Resource Paper National Summit on Housing Affordability*, Canberra, Available at www.housingsummit.org.au and also Randolph B, Holloway, D and Murray, D (2004) *The Need for Moderate Income Housing in the Greater Sydney Region* (Prepared for Landcom)

- Non-English speaking background households tend to be larger than those from a English speaking background.⁹
- Using data from the 2001 Census Betts and Healy¹⁰ found that “*Lebanese Muslim households are large and much more likely to be poor than are all households, or than Lebanese Christian households.*”
- The overseas born non English speaking background population is younger than the general population in the area.
- At the 2001 Census, compared with English speakers, people of non English speaking background are more likely to be renters.
- People born overseas are more likely to be living with family members.
- BCC have identified that the demand for informal care is lower for those born overseas and the demand for formal care is higher and that a likely impact could be that people of non English speaking background would be less visible in the informal care settings but have similar levels of need for hospital and medical support.



Figure 6: Typical detached housing adjacent to the site

⁹ Refer Bankstown City Council (1997) *Housing Strategy* – Non English Speaking Background households average 3.7 persons compared with 2.7 persons average for English speaking households. One in 6 Non English speaking households contain 7 or more persons compared with 0.7% of English speaking households (p25).

¹⁰ K Betts and E Healy, 'Lebanese Muslims in Australia and Social Disadvantage', *People and Place*, vol.14, no.1, 2006, pp24 -42.

In this context, different cultural groups may have particular preferences in relation to new housing developments, housing forms and design requirements. Appropriate financing and marketing strategies may also be required to attract local buyers.

In terms of housing for older residents, a high proportion of the housing stock in the Local Area was built in the 1950s with some now being refurbished or redeveloped. Some redevelopment has targeted as housing for older residents with villa style dwellings. However, other housing products may also be appropriate such as apartments/units; large homes for extended families; small homes designed for universal access; and/or supported aged housing such as hostels and assisted living units. It is important that the housing product mix does not limit the provision of opportunities for older people to live in the Potts Hill development.

5.7 Transport

Public transport provision is outlined in the Transport Consultant's report accompanying the Potts Hill Concept Plan. It is not intended to undertake additional research as part of this SIA, but it is essential to stress the importance of effective and efficient public transport for residents and workers. Long commuting times and traffic congestion impact on people's wellbeing while walking/cycling options help to increase physical activity and reduce obesity¹¹

The Human Services Consultative Workshop identified the need for improved public transport services in Birrong and along Rookwood Road (for workers) to accommodate the increased demands from the Potts Hill project (see Section 4.1). Provision of infrastructure including pedestrian and cycle paths which link to established networks; improved linkages to bus stops and Birrong railway station; and initiatives to support public and active transport usage were identified as important for the project.

5.8 Community Safety

Both Bankstown and Auburn Councils have Community Safety and Crime Prevention Plans to address both "perceived and real" community safety issues. Concerns about personal safety, property safety and crime prevention are evident in many communities throughout Australia with the incidence of crime in both Auburn and Bankstown reasonably consistent with Sydney averages (see Table A3).

These concerns need to be addressed as part of the planning process for the Potts Hill site. The preparation of a Crime and Safety Audit to address specific issues of concern as part of the Concept Plan process is important. Concerns regarding personal safety at Birrong railway station together with other 'hotspots' identified as part of the community consultation process need to be addressed. Similarly, Crime and Safety Audits for relevant project applications at Potts Hill should also be undertaken.

5.9 Communication and Technology

Important for improving work skills, undertaking home businesses and building community networks, access to home computers and broadband internet services is essential. Data from the 2006 Census highlight that many existing residents have below average home internet access with this supported by 2001 Census figures showing low home computer usage. Financial and cultural issues may be significant factors while the large aged population may not consider computer/internet access important. Public access computers with internet are available at all public libraries in the Auburn and Bankstown LGAs although the rate of provision

¹¹ See Wilkinson R and Marmot M (2003), *Social Determinants of Health: The Solid Facts*, 2003. Also *Premier's Council for Active Living* monthly bulletin and guidelines at www.pcal.nsw.gov.au/resources

in the Bankstown LGA is low compared with standards recommended by the State Library of NSW. Two public libraries are located in the Local Area at Chester Hill and Regents Park.

The Potts Hill project will need to provide high speed broadband connection to all dwellings and employment uses on the site. The opportunity exists to enhance the use of this infrastructure by supporting community-based technology programs to increase local skills and usage levels.



Figure 7: Birrong railway station has poor accessibility for people with limited mobility including older people, parents with young children and people with a disability

6 Conclusion and Recommendations

6.1 Summary of Social Impacts and Opportunities

Based on the information provided in earlier sections of this report, the following potential social issues have been identified for both the existing and incoming populations. These are;

- **Need to minimise relative social and economic inequities between the existing community and the incoming residents** - given the significant level of social disadvantage in the Local Area, it is essential that the Potts Hill project actively provides a range of housing opportunities which are accessible to existing local buyers and potential tenants. The Bankstown and Auburn LGAs are very diverse and mixed communities with young families and older residents; low and moderate income earners; Anglo and non-Anglo

residents; home buyers and public/private renters. The Potts Hill project should similarly support this diversity and seek to integrate the project with the existing community.

The project proposal, as outlined in Section 2, supports this approach and provides for a range of housing types and land uses (i.e. housing and employment). This approach needs to be maintained throughout the development process to ensure that the project does not result in a separate area which is not physically and socially connected with its surrounding community.

- **Additional demands on the existing stretched community infrastructure** – as the project is located in an established, middle ring area of Sydney, much of the existing community infrastructure is dated and in need of upgrading. In addition, services and facilities are working to address the needs of existing residents many with high levels of social disadvantage. The impact of this project, together with other proposed developments in the Central West region as part of the Sydney Metropolitan Strategy, are likely to have a cumulative impact on existing community infrastructure. Both Bankstown and Auburn LGAs are expected to accommodate a projected 19,000 new dwellings by 2031.

The project provides for 4.9 hectares of public open space which will help to address current open space shortfalls in the area (see Section 5.5). It will be important to ensure that this open space meets best practice requirements related to size, design and functionality. In addition, consideration needs to be given to development contributions towards upgraded/improved community facilities and services.

- **Limited employment benefit to local residents** – although this project provides for an additional 535 permanent employees, it is unlikely that many of these jobs will be for local residents but rather will be taken by existing skilled workers relocating with their existing employers. With unemployment consistently well above the Sydney average and the high level of youth in vocational training often unable to transition to permanent employment, skills development and employment opportunities need to be considered.

As highlighted in the *Sydney Metropolitan Strategy* (see Section 3.1.1), urban renewal projects provide a major opportunity to develop local skills and employment and for the Bankstown and Auburn LGAs this is particularly important. These opportunities need to be considered as part of the mitigation measures for the project.

- **Significant need to address local housing issues as part of the Potts Hill project** – housing affordability is a significant issue in Sydney and in particular, south west Sydney. For residents of Bankstown and Auburn LGAs, access to affordable housing for purchase or rental is difficult. Added to this is the area's growing aged population with access to appropriate aged housing and care particularly limited. The need to provide a range of affordable and culturally appropriate housing options, including housing and care options for older residents, is important for this project.

As outlined in Section 2, the project will provide a diversity of housing options with the provision of housing for older residents and housing for moderate income households to be further investigated.

- **Potential to increase resident and worker dependency on private transport** – although the project is well-located in terms of access to public transport infrastructure, the reality is that the existing bus and rail services are limited in the Birrong area. Evidence of increasing use of private transport by Birrong residents together with car parking/traffic issues in the local area and Chullora Industrial Area are of concern. Specific initiatives will be required to ensure that improved public transport services are available and residents/employees are encouraged to utilise services. Already the draft Design Guidelines for the site include the requirement for a transportation plan by potential business park developments. The inclusion of targets in the transportation plans would assist in achieving real change in current transport modes.

Similarly, active transport options also need to be provided with walking and cycling encouraged. As outlined in Section 2, provision has been made for pedestrian and cycle links as part of the Potts Hill project. Programs to activate this provision and promote public transport provision however will be required.

The traffic implications of the project and approaches to minimise private transport usage need to be addressed by other consultants working on this project.

- **Existing cultural and community tensions** – both Bankstown and Auburn LGAs have a long history as being major centres for new immigrants to Australia. This has resulted in a culturally diverse community with many new immigrants arriving on humanitarian grounds or on temporary protection visas (TPVs). Added to this is the high level of social disadvantage which further widens the gap between people and often becomes a source of resentment, tension and misunderstanding. This project needs to recognise this issue and, as highlighted by in the human service stakeholder consultation (see Section 4.1) build on the strengths of this diversity.

A range of mitigation measures and opportunities to address this issue are provided in Table 5.

- **Difficulty for established existing community to support change** – with information from the consultations conducted to date (see Section 4) together with the social profile (see Section 3.2), it is evident that residents directly adjoining the Potts Hill site together with residents in the broader Local Area (i.e. Birrong, Yagoona, Regents Park, Sefton, Chester Hill and Berala) may find change difficult. With the high proportion of older residents and extended families coupled with the high level of resident stability (proportion of residents at the same address is above the Sydney average), this project is likely to be a significant change to the Birrong area and local residents. This will be further exacerbated by one in four residents being poor English speakers while the area's cultural diversity and high level of social disadvantage may make it difficult for residents to be engaged in the project.

To address this issue, the project has already consulted with some local residents and human service agencies, but it is evident that further initiatives are required. A range of mitigation measures and opportunities to address this issue are provided in Table 5.

- **Environmental health and safety issues related to construction stages will be need to be managed** – given that the project requires on-site earth works and extensive construction particularly in the residential precinct, the potential environmental health issues during the construction stage will need to be carefully managed. Issues such as noise and dust for local residents will need to be addressed while personal safety related to increased heavy transport movements, particularly around Birrong Boys High School, Birrong Girls High School, Birrong Public School and Regents Park Public School, will also be important. Plans to address these issues need to be considered in reports undertaken by the project's transport consultant.

The Potts Hill project application has already progressed in addressing many of the issues outlined above as result of earlier work undertaken by Landcom.¹² Table 5 below brings together the potential social issues identified above together with the desired social outcomes and mitigation measures/opportunities proposed.

¹² As discussed earlier, Landcom has already undertaken a *Social Sustainability Due Diligence Report* for Potts Hill which provided input into the initial project planning. This is part of Landcom's *Social Sustainability Policy*.

This approach will ensure that the recommendations of this SIA report are progressed throughout the planning process and provide a framework for the preparation of a more detailed Social Plan if/when the application is approved. It also enables any subsequent Project Applications to be assessed against the desired social outcomes identified by this SIA.

Table 5: Social Impact Assessment and Mitigation Measures/Opportunities for Potts Hill

Potential Social Impact	Desired Social Outcome	Proposed Mitigation Measure/Opportunity
Relative social and economic inequities between the existing community and the incoming residents	Healthy and inclusive community	<ul style="list-style-type: none"> • Partner with appropriate agencies to provide community infrastructure both on and off site • Implement a skills development program for local residents, particularly local youth • Provide a range of housing products including flexibility in purchase and design approaches e.g. housing for extended families, culturally appropriate housing etc • Ensure marketing and financing strategies are appropriate to the local area's diverse population • Provide a component of housing for moderate income households • Ensure there are no physical and visual barriers between new development area and existing community
Additional demands on existing stretched community infrastructure	Expanded/upgraded community infrastructure	<ul style="list-style-type: none"> • Partner with appropriate agencies to provide new/expanded community infrastructure including facilities and services/programs • Build on existing services/programs/organisations to ensure services are available to new residents and employees • Provide high speed broadband access to all homes and employment uses in the project • Support provision of a community-based technology program to improve local skills and literacy

Significant local housing needs	Housing mix	<ul style="list-style-type: none"> • Provide a range of housing products including flexibility in purchase and design approaches e.g. housing for extended families, culturally appropriate housing etc • Provide a component of housing for moderate income households • Provide appropriate housing options suitable for older people already living in the area e.g. supported housing, homes for extended families, universal housing
Limited employment benefit to local residents	Skilled community	<ul style="list-style-type: none"> • Implement a skills development program for local residents, particularly local youth • Support provision of a community-based technology program to improve local skills and literacy
Increased resident and worker dependency on private transport	Public and active transport provision and linkages	<ul style="list-style-type: none"> • Prepare a Public and Active Transport Strategy for the site including initiatives for both residents and workers which: <ul style="list-style-type: none"> – improve physical access to public transport services – improve frequency of public transport services – provide walking and cycling infrastructure which connect to existing facilities/attractors – encourage use of public transport – encourage active transport i.e. walking and cycling – addresses car parking issues
Increased community and cultural tensions	Valuing existing community assets	<ul style="list-style-type: none"> • Build on existing services/programs/organisations to ensure services are available to both new and existing residents • Implement a skills development program for local residents, particularly local youth • Undertake a crime and safety audit for the Concept Plan and address concerns identified including safety concerns at Birrong Railway Station • Undertake a crime and safety audit for all subsequent development applications

		<p>and address issues raised</p> <ul style="list-style-type: none"> • Provide a component of housing for moderate income households • Implement a Welcome Program for new residents which provides information on the existing community and links them to existing services, organisations and networks
Difficulty for existing established community to support change	Community engagement	<ul style="list-style-type: none"> • Prepare and implement a consultation and communication program for the local community covering all stages of the development • Build on existing services/programs/organisations to ensure services are available to new residents and employees • Engage existing service providers and community organisations in the community infrastructure initiatives identified • Partner with appropriate agencies to provide community infrastructure both on and off site • Sydney Water develop opportunities to “open up” their existing facility for tours, educational activities and community partnerships
Environmental health and safety issues related to construction stages	Healthy community	<ul style="list-style-type: none"> • Prepare and implement a consultation and communication program for the local community covering all stages of the development • Ensure that the construction program for all site developments include mitigation measures to reduce dust, noise and other environmental factors • Ensure the Transport Strategy includes measures to ensure pedestrian and cyclist safety particularly around local schools and also during the construction stage of any subsequent Project Application.

6.2 Implications for Concept Plan Application and Recommendations

This SIA identifies important social issues which need to be addressed by the Potts Hill project. It provides a list of recommended mitigation measures many of which have already been included in the Concept Plan Application and/or should be further developed as part of a project Social Plan.

In considering this application for a Concept Plan Approval, the preparation of a Statement of Commitments and/or agreements with Council/other government agencies is required. It is recommended that in either/both documents;

- **The Concept Plan Approval and subsequent Project Applications address the requirements of the Potts Hill Social Impact Assessment Report (in particular Table 5)**

APPENDIX A: Social Characteristics

Table A1: Social Characteristics of Adjoining Area - Potts Hill site, 2006 Census

Social Characteristic	Total Adjoining Area %	Bankstown City (LGA)	Sydney Statistical Division %
Total Population 2006	5506		na
Age Groups			
0-4 years	7.5	7.5	6.6
5-11 years	11.0	10.1	9.1
12-17 years	8.6	8.7	7.9
18-25 years	10.3	11.1	11.4
26-34 years	11.4	12.1	13.8
35-44 years	16.0	13.9	15.3
45-54 years	13.6	12.9	13.5
55-64 years	9.0	9.7	10.2
65-74 years	5.2	6.7	6.2
75+ years	7.0	7.3	6.1
Same address as 5 years ago	60.7	63.0	56.0
Indigenous residents	0.5	0.7	1.1
Born in NESC with limited English spoken	24.3	22.9	14.3
Main languages spoken		Arabic Vietnamese Cantonese	Arabic Cantonese Greek
Household income less than \$500/week	23.6	23.3	16.7
Household income \$1400/week or more	22.2	26.7	37.2
Labour force participation	53	53.1	60.6
Unemployment rate	8.6	7.4	5.3
Professional/manager occupations	30.2	25.1	36.9
Clerical/sales/community service occupations	27.0	36.1	34.3

Trade/labourer/plant operator occupations	40.1	36.1	26.7
Internet access at home	52.8	55.2	65.9
Couples with children	63.2	52.7	49.3
Couples with no children	28.6	27.5	33.2
Single parent families	20.6	18.0	15.6
Lone person households	22.2	20.6	23.1
Separate houses	61.5	76.5	63.6
Semis	20.0	13.2	11.8
Unit	17.6	10.0	23.9
Occupancy rate separate house	3.18	3.1	3.01
Occupancy rate semi/townhouse	1.85	2.7	2.39
Occupancy rate unit	1.51	2.3	1.94
Occupancy rate all dwellings	2.93	2.9	2.67
Dwellings Owned	32.9	36.5	31.9
Dwellings being purchased	30.2	30.3	33.1
Dwellings private rental	15.3	12.4	19.4
Dwellings NSW Housing	10.1	9.8	4.8
Walk to work	1.4	2.8	4.2
Car to work	77.3	79.9	58.8
Public transport to work	17.3	13.6	13.6
Own one car	41.0	37.3	38.5
Own 3 or more cars	10.1	13.2	12.3

Source: Basic Community Profiles, ABS Census of Population and Housing 2001

Adjoining Area Description

Each of the CCDs adjoining the site had a 2006 population of some 800 residents and a total population of 5,506 persons living in 1,816 dwellings. This was an increase of some 300 residents from 2001. The location of each CCDs is outlined below.

- 1340704 (north of the site in Regents Park and bounded by Amy Street, Yukka Road and the water supply line) – 1106 residents
- 1340305 (north of the site in Regents Park and bounded by Rookwood Road, Amy Street, Yukka Road and the water supply line) – 673 residents
- 1341210 (includes the Potts Hill site and adjacent uses south of the site in Yagoona bounded by Powell Street, Lloyd Avenue and Rookwood Road) – 1040 residents
- 1341208 (south of the site in Yagoona and bounded by Brunner Road, Powell Street, Emery Avenue and part of Ashby Avenue) – 812 residents
- 1341205 (south of the site in Yagoona and bounded by Brunner Road, Ashby Avenue, Bowden Boulevard, Caldwell Parade, Farnell Road and the railway line) – 934 residents
- 1341209 (west of the site in Birrong and bounded by the railway line, water supply line, Bagdad Street, Cooper Road and Brunner Road) – 941 residents

Table A2: Social Characteristics of Local Area - Potts Hill site

Social Characteristic	Local Area		Bankstown City (LGA)	Sydney Statistical Division
	No.	%	%	%
Total Population	45638	Na	Na	na
Age Groups				
0-4 years	3298	7.2	7.5	6.6
5-11 years	4691	10.3	10.1	9.1
12-17 years	3886	8.5	8.7	7.9
18-25 years	5093	11.2	11.1	11.4
26-34 years	5116	11.2	12.1	13.8
35-44 years	6513	14.3	13.9	15.3
45-54 years	6142	13.5	12.9	13.5
55-64 years	4224	9.3	9.7	10.2
65-74 years	2944	6.5	6.7	6.2
75+ years	3544	7.8	7.3	6.1
Same address as 5 years ago	27118	59.4	63.0	56.0
Indigenous residents	318	0.7	0.7	1.1
Born in NESC with limited English spoken	5025	26.4	22.9	13.9
Main languages spoken	Arabic Vietnamese Cantonese		Arabic Vietnamese Cantonese	Arabic Cantonese Greek
Household income less than \$500/week	3659	25.0	23.3	16.7
Household income \$1400/week or more	3411	23.3	26.7	37.2
Labour force participation	18190	52.2	53.1	60.6
Unemployment rate	Na	8.6	7.4	5.3
Aged 15+ no qualifications (2001 data)	20557	59.5	59.4	29.5
Professional/manager occupations	3680	22.1	25.1	36.9
Clerical/sales/community service occupations	5697	34.3	36.1	34.3
Trade/labourer/plant operator occupations	5547	33.4	36.1	26.7
Uses computer at home (not asked in 2006 – 2001 statistic)	14208	32.2	31.9	43.7
Has Internet access at home	7595	52.0	55.2	65.9

Couples with children	6228	53.6	52.7	49.3
Couples with no children	3010	25.9	27.5	33.2
Single parent families	1902	16.4	18.0	15.6
Lone person households	3189	21.8	20.6	23.1
Separate houses	11179	76.5	76.5	63.6
Semis	2218	8.5	13.2	11.8
Units	2434	16.7	10.0	23.9
Occupancy rate separate house	Na	3.1	3.1	3.01
Occupancy rate semi/townhouse	Na	2.09	2.7	2.39
Occupancy rate unit	Na	1.46	2.3	1.94
Occupancy rate all dwellings	Na	2.95	2.9	2.67
Dwellings Owned	5352	36.6	36.5	31.9
Dwellings being purchased	4104	28.1	30.3	33.1
Dwellings private rental	2437	13.2	12.4	19.4
Dwellings NSW Housing	1510	10.3	9.8	4.8
Walk to work	362	2.5	2.8	4.2
Car to work	10677	73.1	79.9	58.8
Public transport to work	2308	15.8	13.6	13.6
Own one car	5826	41.2	37.3	38.5
Own 3 or more cars	1657	11.7	13.2	12.3

Source: Basic Community Profiles, ABS Census of Housing and Population 2006

Table A3: Other Social Characteristics of Auburn and Bankstown LGAs

Indicator	Auburn LGA	Bankstown LGA	NSW or other
SEIFA Index of Disadvantage	2001 LGA: 898 2 nd most disadvantaged LGA in Sydney	2001 LGA: 954 7 th most disadvantaged LGA in Sydney Birrongo/Regents Park: 953 8 th out of 16 suburbs in LGA	2001 Sydney SD: 1017 WSROC: 970
Life expectancy at birth	1998 – 2000 M: 77.6 F: 84.6	1993 - 1997 M: 75.5 F: 80.5	1998 – 2000 M: 77.7 F: 83.0
Leading causes of death	Heart disease and cancer	Heart disease and other circulatory conditions; and cancer.	na
Assaults per 100,000 residents			Sydney
2000	862.0	752.7	835.3
2001	770.3	858.2	905.8
2002	770.7	812.9	932.5
2003	885.1	757.5	932.5
2004	863.8	710.0	901.5
Domestic apprehended violence orders granted per 100,000 residents			Sydney
1997	267.0	200.3	237.9
1998	175.0	230.9	251.8
1999	196.4	172.4	257.6
2000	249.0	237.5	268.5
	374.9	308.2	313.0

2001	361.2	293.9	304.4
2002	319.0	342.1	310.0
2003			
Domestic and personal apprehended violence orders granted per 100,000 residents			Sydney
1997	298.3	250.9	305.7
1998	213.5	302.5	360.0
1999	279.1	278.2	375.5
2000	326.2	346.1	370.3
2001	513.0	433.7	431.4
2002	416.1	401.3	416.1
2003	407.4	473.9	426.3
Mental health related hospital separations standardised rate per 100,000			WSAHS
	95/96 – 1051.0	na	95/96 – 1420.9
	96/97 – 1722.6		96/97 – 1400.1
	97/98 – 1565.7		97/98 – 1442.4
	98/99 – 1332.4		98/99 – 1411.2
Infant mortality rate per 1000 live births	1990-98	1991-96	NSW 1991-96
	8.8	7.9	6.4
Proportion of children 24-27 months fully immunised	1998 - 59.2%	1998 - 60.7%	1998 – 62.3%
	2004 – 88%	2004 - na	2004 – 91%
Provision of child care (as at 2006)	1 place for every 4.8 children	1 place for every 5 children	na
Destination of work trips in 2001	Within the LGA	Within the LGA	GWS
	34%	23%	Within the LGA

	Outside LGA but within GWS 19% Outside GWS but within Sydney SD 47%	Outside LGA but within GWS 30% Outside GWS but within Sydney SD 40%	34% Outside LGA but within GWS 37% Outside GWS but within Sydney SD 29%
Average travel time to work by car AM	2001 – 24.5 minutes	2001 – 27.8 minutes	Rest of Sydney 2001 – 28.7 mins
Average travel time to work by public transport AM	2001 – 33.3 minutes	2001 - 45.8 minutes	Rest of Sydney 2001 – 34.2 minutes
Average distance to work by car AM	2001 – 12.0 kms	2001 – 13.0 kms	Rest of Sydney 2001 – 13.6 kms
Average distance to work by public transport AM	2001 – 17.1 kms	2001 – 20.5 kms	Rest of Sydney 2001 – 14.2 kms
Unemployment rate			Sydney
June 2004	7.2	7.9	5.1
Sept 2004	6.4	7.8	4.9
Dec 2004	6.4	7.5	4.7
March 2005	7.3	7.2	4.6
June 2005	7.9	6.6	4.5
Rate of provision of public access computers with internet at public libraries	1 per 2730 persons	1 per 8771 persons	State Library of NSW standard 1 per 3000 persons
Number of adults per gaming machine in 2004	47	47	NSW 54

Average gaming machine expenditure (net loss) per adult in 2004	\$1280	\$1270	NSW \$930
% of adults aged 18 years and over who are smokers	1998 – 24.4%	1998 - 22%	WSAHS 1998 – 23.9% NSW – 24%
% population eating recommended vegetables/bread/fruit in 1998	Veg. 17.3% Fruit. 56.4%	Not available but for SWSAHS Veg 20.5% Fruit 47.5%	WSAHS - Veg. 18.6% Fruit. 43.9%
% population aged 18 years and over considered to be overweight or obese based on 1995 and 1997 surveys	Na but not considered to be high due to consumption of traditional foods	48%	SWAHS – 44.5% NSW – 44%
Hospital separation rate per 100,000 population where diabetes in the principal diagnosis	1996/97 Total 96.2	1996/97 M: 86.7 F: 55.0	SWSAHS - 1996/97 M: 76.5 F: 55.0 WSAHS – 1996/97 Total 101.8
Walk for all trip purposes including work in 2001	34%	19%	35%
Adequate physical activity	44.1%	40.4%	WSAHS – 49.8%

APPENDIX B: Community Infrastructure

Table B1: Community Infrastructure in the Local and District Areas*

(* District Area infrastructure only provided for major/sub-regional services)

Service Type	Service/Facility Name	Local Area Location	District Area Location	Provider	Comments
Child Care	Bankstown Family Day Care	Provides services throughout the Bankstown LGA		Community-based	0-12 year olds; 415 places for 0-6 year olds
	Barnardo's Family Day Care	Provides services throughout the Auburn LGA		Community-based	0-12 year olds
	The Park Preschool	Maunder St REGENTS PARK		Private	2 – 6 years; 7.30am – 5.30pm
	Regents Park Preschool and Long Day Care Centre	52 Amy St REGENTS PARK		Private	2 – 6 years; 7am – 5.30pm
	Birrong Preschool Kindergarten	4 Shackelton Ave BIRRONG		Private	2- 5 year olds; 7.30am to 5.30pm
	Sefton Academy for Kids	10 Munro St SEFTON		Private	2- 5 year olds; 7.30am to 5.30pm
	Sefton Child Care Centre	42 Kara St SEFTON		Private	2- 5 year olds; 7am to 6pm
	White Bunny Child Care Centre	19 Church St YAGOONA		Private	2- 5 year olds; .7.30am to 5.30pm
	St Marys Child Care Centre	46 Hood St YAGOONA		Private	2- 5 year olds; 7am to 6pm
	Peachtree Kindergarten	60 McMillan St YAGOONA		Private	Closest centre to site; 2- 5 year olds; 7.30am to 5.30pm

	Bankstown Multicultural Children's Centre	51 Colechin St YAGOONA		Private	2-5 years; 7.30am-5.30pm
	Rosie Rabbit Child Care Centre	5 Cantrell St YAGOONA		Private	2-5 years; 7.30am-5.30pm
	Roger Rabbit Child Care Centre	5 Cantrell St YAGOONA		Private	3-5 years; 7.30am-5.30pm
	Just Little Kidz	102 Little Rd YAGOONA		Private	2-5 years; 7.30am-6pm
	Kids Heaven Child Care Centre	38 Elizabeth Cres YAGOONA		Private	2-5 years; 7.30am-5.30pm
	Bankstown Children's Educational Care Centre	109 Cantrell St YAGOONA		Private	2-5 years; 7.30am-6pm
	Lilliput Kindergarten	11 Ruby St YAGOONA		Private	2- 5 year olds; 7am to 5.30pm
	Chester Hill Child Care Centre	113 Proctor Pde CHESTER HILL		Private	2- 5 year olds; 7am to 5.30pm
	Chester Hill Community Child Care Centre	157 Waldron Rd CHESTER HILL		Community-based	0- 5 year olds; 7am to 5.30pm
	Little Angels Child Care Centre	120 Gurney Rd CHESTER HILL		Private	2- 5 year olds; 7am to 6pm
	Little Lulu Preschool	45 Fuller St CHESTER HILL		Private	2- 5 year olds; 7am to 6pm
	Sunshine Kindergarten Long Day Care Centre	33 Treloar Cres CHESTER HILL		Private	2- 5 year olds; 7am to 5.30pm

Preschool	Berala Jack and Jill Preschool	106 Cambridge St BERALA		Private	3-5 years; 9am – 3pm
	Yagoona Lions Preschool	425a Hume Hwy YAGOONA		Community-based; Kindergarten Union	3-6 year olds; 25 places; Council owned facility located on heavily trafficked road.
	The Park Preschool	6 Maunder St, REGENTS PARK		Private	2-6 year olds; 7am to 5.30pm
	Regents Park Preschool Kindergarten	52 Amy St, REGENTS PARK		Private	2-6 year olds; 7am to 5.30pm
Outside School Hours Care	Bankstown Family Day Care	Provides services throughout the Bankstown LGA		Community-based	0-12 year olds
	Noah's Little Ark OOSH	19 Crawford St BERALA		Private	5-12 year olds
	Berala OOSH	Harrow Rd BERALA (at Berala PS)		Community-based	5-12 year olds
	St Peter Channel OOSH	68 Kingsland Rd BERALA		Community-based	5-12 year olds
	Barnardo's Family Day Care	Provides services throughout the Auburn LGA		Community-based	0-12 year olds
	Birrong After School Inc (after school only)	Birrong Public School BIRRONG		Community-based	5-12 year olds
	Chester Hill OOSH	Chester Hill Community Centre, Chester Hill Rd, CHESTER HILL		Community-based	5-12 year olds

Family Support	Community for Kids Program	CHESTER HILL		Burnside Uniting Care	Supported playgroup and parenting classes; 3 year program; also at Villawood
	Bankstown Families First Program and Multicultural Families First Project for SW Sydney		Chapel Rd BANKSTOWN		Auspices a range of family support programs throughout the LGA. A second program operates in Fairfield, Liverpool and Bankstown for CALD families and includes parenting programs for families from pregnancy to children 3 years old.
	Bears Castle Playgroup	Community Centre, Batt St SEFTON		Community-based	
	Yagoona Baptist Playtime	Baptist Church Hall, The Crescent YAGOONA		Church	
	Yacketty Yack's Playtime	Anglican Church Hall YAGOONA		Church	
Education	Karningul School	1A Auburn Rd REGENTS PARK (on same site as Regents Park primary)		NSW Department of Education and Training	Public school for special needs; 2005 enrolments 7 students
	Birrong Primary School	132 Auburn Rd BIRRONG		NSW Department of Education and Training	Less than 1 km from site; 2005 enrolment 460 students; SW DET region
	Chester Hill North Primary School	Campbell Hill Rd CHESTER HILL		NSW Department of Education and Training	2005 enrolment 529 students; many walk to school and high NESB
	Sefton Infants School	180 Rodd St SEFTON		NSW Department of Education and Training	K-2 with 2005 enrolment of 60 students
	Regents Park Primary School	1 Auburn Rd REGENTS PARK		NSW Department of Education and Training	Est 1899; 2005 enrolment 292 students; SW DET region; also provides programs for specialist programs for secondary students who

					are school refusers.
	Berala Primary School	Harrow Rd BERALA		NSW Department of Education and Training	2005 enrolment of 1031 students; one of the largest schools in the State; est 1924
	Chester Hill Primary School	Proctor Pde CHESTER HILL		NSW Department of Education and Training	2005 enrolment 578 students
	Yagoona Primary School	Hume Hwy YAGOONA		NSW Department of Education and Training	520 students with 95% from NESB; 1.5 km from site
	St Johns Primary School		Cnr Queen & Alice Sts AUBURN		
	Alfaisal Collage		149 Auburn Rd AUBURN	Private	
	Auburn Adventist Primary School		3 Macquarie Rd AUBURN	Private	
	Minda School		Joseph St AUBURN		
	St Joseph the Worker		2 New St AUBURN	Catholic Education	
	St Peter Chanel Primary	43 Regent St, REGENTS PARK		Catholic Education	
	Christ The King Primary School	2 Cantrell St YAGOONA		Catholic Education	
	Immaculate Heart of Mary School	10 Kerinea Rd SEFTON			
	Birrong Girls High School	Cooper Road BIRRONG		NSW Department of Education and Training	Gifted and talented classes for Years 7/8; 2005 enrolment 814 students; SW DET region
	Birrong Boys High School	Rodd St BIRRONG		NSW Department of Education and Training	Est 1958; 2005 enrolment 498 students; SW DET region.
	Sefton High School	Munro & Hector St SEFTON		NSW Department of Education and	50% from local area and 50% from selective testing; majority are NESB;

				Training	2005 enrolment 1037 students
	Chester Hill High School	Kenward Ave CHESTER HILL		NSW Department of Education and Training	2005 enrolment 1162 students; high NESB; intensive English language centre provided.
	La Salle Catholic College		544 Chapel Rd BANKSTOWN	Catholic Education	
	Al Sadiq College	170 Cooper Road YAGOONA		Private	Private Islamic primary school for K-4 with 120 students and plans to expand to Y6.
	St Euphemina's Greek Orthodox College		202 Stacey St BANKSTOWN	Private	
	Christian Community High School	59 Regents St REGENTS PARK		Private	
	Southern Cross College			Private	
	Sule Collage		21-25 Queen St AUBURN	Private	
	Bankstown TAFE				
	Lidcombe TAFE				
	University of Sydney – Cumberland Campus				
Health	Yagoona Health Centre	425 Hume Hwy YAGOONA		Sydney South West Area Health Service for NSW Health	Public dental clinic and mental health services
	Yagoona Early Childhood Health Centre	Cooper St, YAGOONA		Sydney South West Area Health Service for NSW Health	Early childhood health services to children and families
	Regents Park Early Childhood Health Centre	Amy St, REGENTS PARK		Sydney West Area Health Service for NSW Health	Early childhood health services to children and families
	Chester Hill Early Childhood Health Centre	Chester Hill Rd CHESTER HILL		Sydney South West Area Health Service for NSW Health	Early childhood health services to children and families
	Bankstown Community Health Service		36-38 Regent St BANKSTOWN	Sydney South West Area Health Service for NSW Health	Provides child and family health, drug and alcohol etc

	Auburn Community Health Service		Northumberland Rd AUBURN	Sydney West Area Health Service for NSW Health	Planned expansion and potential relocation; provides wide range of community health services
	Bankstown-Lidcombe Hospital		Eldridge Rd BANKSTOWN	Sydney South West Area Health Service for NSW Health	Linked to Liverpool Hospital; houses aged care assessment team (ACAT)
	Auburn Hospital		Norval St AUBURN	Sydney West Area Health Service for NSW Health	Planned expansion to provide improved paediatric and other services.
	St Josephs Private Hospital		Queen St AUBURN		
Public Open Space and Recreation	Gazzard Park	Cooper Rd YAGOONA		BCC	2 hectares; District parkland; used for junior cricket and Yagoona Autumn Fair; picnic area and shelters.
	Potts Park	144 Rookwood Rd YAGOONA		BBC	Community land classified as Sportsground. Leased to Potts Park Trust to 2015 and used as a greyhound racing track. Total area is 3.23 hectares.
	O'Neill Park	150a Nobbs Rd YAGOONA		BBC	Sportsground and District Playground – concrete cricket pitch, lights, 3 soccer fields, playground, BBQ and amenities. Total area is 7.3hectares.
	Graf Park	29 George Street YAGOONA		BCC	Sportsground – concrete cricket pitch, 2 cricket nets, 2 rugby league fields, lights, shelters and amenities. Total area is 5.97 hectares
	Rose Park	Ferrier Rd SEFTON		BCC	6 synthetic tennis courts
	Maluga Park	Cnr Gascoigne Rd and Rodd St BIRRONG		BCC	Passive park – duck pond, lakes, landscaped grounds, adventure playground and walking trails
	Jim Ring Reserve including Birrong Swim	Cnr Gascoigne and Wellington Sts		BCC	2 cricket pitches, 6 netball courts, 5 soccer fields, playground, recently

	Centre	BIRRONG			upgraded swimming centre with 50 metre pool
	Guilfoyle Park	Regent St REGENTS PARK		AC	Sportsground with cricket wicket, nets, rugby league field and hardcourts for netball/basketball; also children's playground
	Cutcliffe Reserve	Cnr Cutcliffe Ave & Lewis St REGENTS PARK		AC	Neighbourhood park with playground
	Dawes Avenue Reserve	Cnr Dawes Ave & Smith St REGENTS PARK		AC	Neighbourhood park with playground
	Dunbar Reserve	Cnr Dunbar Ave and Kingsland Rd REGENTS PARK		AC	Neighbourhood park with playground; adjacent to water supply line
	Greatrex Reserve	Greatrex Cres REGENTS PARK		AC	Neighbourhood park
	Grey Box Gum Reserve	Cnr Park & St Johns Rd BERALA		AC	Neighbourhood park
	Jack and Jill Reserve	Between Cambridge and Tilba Sts BERALA		AC	Neighbourhood park with playground
	Kennington Oval	REGENTS PARK		AC	
	Kibo Park	Cnr Bradley Av, Kibo Rd & Fourth Ave BERALA		AC	Neighbourhood park with playground
	Leonie Cres Reserve	Leonie Crescent BERALA		AC	Neighbourhood park
	Spencer Park	Spencer St BERALA		AC	Neighbourhood park with playground
	St Johns Reserve	St Johns Ave REGENTS PARK		AC	Neighbourhood park
	Vivian Reserve	Vivian Cres BERALA		AC	Neighbourhood park with playground

	York Street Park	Between Lidbury & York Sts BERALA		AC	Neighbourhood park with playground
	Carnarvon Golf Course	Nottinghill Rd BERALA		Semi private	18 hole golf course
	Sefton Public Golf Course	160 Rose St SEFTON		BCC	18 hole golf course, kiosk and BBQs
	Wran Leisure Centre		Gundaroo St VILLAWOOD	BCC	Indoor swim centre
Licensed Clubs	Greyhound Social Club	140 Rookwood Rd YAGOONA			Located adjacent to Potts Park.
	Birrong Bowling and Recreation Club	Cnr Gasciogne Rd & Rod St BIRRONG			
	Carnarvon Golf Club				
	Rosnay Golf Club				
Housing Support	NSW Housing Area Office		Chapel Rd BANKSTOWN	NSW Housing	Provides public housing services to the region
Emergency Services	Bankstown Ambulance Station		Cnr Meredith St and Rickard Rd BANKSTOWN	NSW Ambulance Service	
	Bankstown Domestic Violence Response Team		Bankstown Police Station BANKSTOWN	NSW Police	
	Flemington Local Area Command (NSW Police)		Susan Street AUBURN	NSW Police	
Aged Services	Chester Hill Seniors	Chester Hill Rd CHESTER HILL		Community-based	Meet in new Chester Hill Community Centre
	Yagoona Seniors	Cooper Rd YAGOONA		Community-based	Meet in Yagoona Community Centre

	Home Care Service of NSW	Kitchener Road, BANKSTOWN		Dept of Disability, Ageing and Home Care	
	Yagoona Nursing Home	253 Cooper Rd YAGOONA		Private	150 nursing home/hostel places
	Abel Tasman Aged Care Service	222 Waldron Rd CHESTER HILL		Private	50 nursing home/hostel places
	Grevillia Court Retirement Village	4 Wilkins St YAGOONA		Private	
	Yagoona Village	6-8 Church Rd YAGOONA		Uniting Church	24 self care units
	Chester Hill Village	88 Jocelyn St CHESTER HILL		Private	
	Berala Aged Care		St Johns Road AUBURN	Private	On border of Local Area with 93 nursing home beds including 21 dementia beds. Total of 4 nursing homes in the Auburn LGA.
	Auburn Council Independent Living Units		Various locations in Auburn and Lidcombe	AC	77 independent living units with priority for Auburn residents
Youth Services	Roundabout Youth Centre	104 Carlingford Rd SEFTON		Community-based	Old roller skating rink and shelter used for youth programs.
	Bill Lovelee Youth Centre	Abbott Park CHESTER HILL		Community-based	
	Bankstown PCYC		55 Meredith St BANKSTOWN	Community-based	Major youth recreation facility with "chill" rooms, internet and structured programs.
Community Centres	Chester Hill Community Centre	Chester Hill Rd CHESTER HILL		BCC	Recently upgraded and expanded

	Sefton Community Centre	Old St Johns Church Batt St SEFTON		BCC	Small hall built in 1960s used by playgroups
	Yagoona Community Centre	Cooper Rd YAGOONA		BCC	The site is considered to be in the catchment area for this facility which is to be upgraded as part of Council's S94 plan.
	Regents Park Community Centre	Regents St REGENTS PARK		AC	Capacity for 100 people with basic kitchen; used by seniors groups and others. New centre planned through S94 contributions.
	Chester Hill Neighbourhood House	Waldron Rd CHESTER HILL		Community-based	Provides community development programs primarily to NSW Housing tenants; has Aged and Disability Worker, runs youth program and OOSH services.
Public Libraries	Chester Hill Public Library	Chester Hill Rd CHESTER HILL		BCC	
	Bankstown City Library		62 The Mall BANKSTOWN	BCC	Central library
	Regents Park Public Library	Amy St REGENTS PARK		AC	
	Auburn Library		Susan St AUBURN	AC	Central library

Source: Bankstown City Council, *Community Directory*, accessed November/December 2005 at www.bankstowncity.nsw.gov.au and Auburn Council, *Community Directory* accessed November/December at www.auburn.nsw.gov.au

APPENDIX C: Specific Tables derived from 2001 Census for Potts Hill Social Sustainability Due Diligence Report 2006

Table C1: Local Area low income households with/without children by language group*

Language Spoken	Dwellings with no children	% of all dwellings with low income households	Dwellings with children under 15 years	% of all dwellings with low income households	Total dwellings with low income households
English	1809	53	156	5	1965
Arabic	142	4	150	4	292
Vietnamese	81	2	86	3	167
Cantonese	64	2	69	2	133
Other	699	20	142	4	841
Total	2795	81	603	18	3398

* low income is < \$400 per week and language group is by head of household

Table C2: Local Area moderate income households with/without children by language group*

Language Spoken	Dwellings with no children	% of all dwellings with moderate income households	Dwellings with children under 15 years	% of all dwellings with moderate income households	Total dwellings with moderate income households
English	770	32	365	15	1135
Arabic	82	3	142	6	224
Vietnamese	75	3	149	6	224
Cantonese	59	3	129	5	188
Other	352	15	258	11	610
Total	1338	56	1043	43	2381

* moderate income is \$800 - \$1,199 per week and language group is by head of household

Sydney averages:

16% of low income households have children under 15 years

34% of moderate income households have children under 15 years

Table C3: Local Area weekly household income by language group*

Weekly Household Income	English	% of all households	Arabic	% of all households	Vietnamese	% of all households	Cantonese	% of all households	Other	% of all households	Total Households
< \$400	1965	16	292	2	167	1	133	1	841	7	3398
\$400 - 799	1663	13	401	3	229	2	218	2	697	6	3208
\$800 - 1199	1135	9	224	2	224	2	188	2	610	5	2381
\$1200 or more	1685	14	236	2	383	3	255	2	849	7	3408
Total	6448	52	1153	9	1003	8	794	7	2997	24	12395

* language group is by head of household

Sydney averages:

11% of households are low income (i.e. less than \$400) and speak English
27% of households are high income (i.e. \$1200 or more) and speak English

Table C4: Local Area unemployed by language group*

Unemployed by Age Group	English	% of all unemployed	Arabic	% of all unemployed	Vietnamese	% of all unemployed	Cantonese	% of all unemployed	Other	% of all unemployed	Total Unemployed
15-24 years	177	11	121	7	55	3	27	2	100	21	480
25-49 years	252	16	145	9	201	12	78	5	238	15	914
49 years and older	89	6	26	2	18	1	28	2	62	4	223
Total	518	32	292	18	274	16	133	8	400	40	1617

Sydney averages:

20% of unemployed people are 15-24 years old and speak English
31% of unemployed people are aged 15-24 years old
7% of unemployed people are Arabic speaking

Table C5: Loan repayments of Local Area moderate income home purchasers by language group*

Monthly Loan Repayments	English	% of MIH	Arabic	% of MIH	Vietnamese	% of MIH	Cantonese	% of MIH	Other	% of MIH	Total MIH
< \$600	41	7	0	0	6	1	9	1	10	2	66
\$600-\$799	26	5	3	0	9	1	13	2	6	1	57
\$800 - \$999	51	9	9	1	14	3	9	1	15	2	98
\$1000 - \$1199	43	7	6	1	18	3	12	2	19	3	98
\$1200-\$1399	48	8	6	1	16	3	13	2	23	4	106
\$1400-\$1599	16	3	7	1	6	1	9	1	9	1	47
\$1600 or more	23	4	13	2	7	1	14	2	36	6	93
Not Stated	10	2	6	1	0	0	9	1	0	0	24
Total	258	44	50	8	76	13	86	15	119	20	589

* moderate income for home purchasers is \$800 - \$1,199 per week and language group is by head of household

Table C6: Weekly Rent of Local Area moderate income private renters by language group*

Monthly Rent	English	% of MIH	Arabic	% of MIH	Vietnamese	% of MIH	Cantonese	% of MIH	Other	% of MIH	Total MIH
< \$200	77	15	7	1	18	3	12	2	36	7	150
\$200-\$299	170	33	34	7	10	2	9	2	101	19	324
\$300 - \$399	6	1	0	0	0	0	0	0	9	6	15
\$400 or more	6	1	0	0	0	0	0	0	6	2	12
Not Stated	12	2	3	0	0	0	0	0	3	0	18
Total	271	52	44	8	28	5	21	4	155	30	519

* moderate income for private renters is \$800 - \$1,199 per week and language group is by head of household

Table C7: Language and Country of Birth Characteristics of Public Housing Tenants in Bankstown and Auburn compared with the Characteristics of the Local and District Areas

	Auburn – public housing tenants (1)	Bankstown – public housing tenants (1)	Local Area – total population (2)	District Area – total population (2)	Sydney Statistical District – total population
% Born in NESC	53	36	37.3	41.6	22.7
Main Languages spoken other than English (%)	Arabic = 10 Turkish = 4 Vietnamese=1	Arabic =11 Vietnamese=4 Greek = 1	Arabic = 12 Vietnamese= 10 Cantonese = 7	Arabic = 19 Vietnamese= 7 Cantonese = 6	Arabic = 4 Cantonese=3 Greek = 2

(1) Department of Housing – unpublished tables

APPENDIX D: Human Service Stakeholders Consultative Workshop - Outcomes Final Report

Introduction

As part of the preparation of a Social Impact Assessment (SIA) report to accompany the Potts Hill Concept Plan Application, a workshop was held with human service agencies on Thursday 8th November 2007 at Birrong Bowling Club.

The aims of the workshop were;

- Provide information to human service agencies about the Potts Hill project
- Consult with human service agencies about the potential social issues and resultant social requirements/opportunities for the Potts Hill project
- Engage human service agencies in the planning process for the site and gain commitment for long term involvement in the project
- Use the above information to inform the SIA report to be prepared by Heather Nesbitt Planning

The Workshop Agenda and Project Summary Sheet were sent to agencies prior to the workshop while plans and maps for the site were distributed at the workshop. Presentations were made by Landcom's Development Director and Consultant Planner. Other Landcom staff also attended including the Manager Social Sustainability and Manager Community Development. The workshop was facilitated by Heather Nesbitt, Heather Nesbitt Planning.

A total of 19 attendees representing a range of agencies participated in the workshop. This Final Report provides a summary of the workshop outcomes and has been distributed to agencies for their information and comment.

Summary of Outcomes

Key outcomes of the workshop, as outlined below, are based on the Workshop Agenda format shown in Appendix 1.

Local Area Overview

Key characteristics of the area in which the Potts Hill Reservoirs site is located are:

- **Significant population diversity** including a range of household types (i.e. families and older residents); many multigenerational households; and many residents from different cultural backgrounds (reflected in school populations with growing number of African students and students with refugee backgrounds).
- **Significant housing diversity but affordable** with the area having many older homes affordable for families. Some older houses are being upgraded.
- **New businesses are moving to Bankstown** as it has large workforce; but transport is an issue for many; new business parks have grown and now 24 hour sites e.g. Chullora Industrial Area
- **Traffic congestion is an issue** with Brunner Road used as a short-cut. Many roads are already 'at capacity' with parking congestion around existing railway stations and shopping areas.
- **Ministry of Transport supports walking and cycling infrastructure on site** with their advice to the workshop detailing provision of supportive infrastructure and approaches to encourage modal shift.
- **Enrolments at Birrong Boys and Birrong Girls High Schools are increasing;** students also travel to school by train; recent upgrades to Birrong Boys High School
- **Area needs more Department of Education preschools** which are very affordable for low-income families and provide educational programs
- **Department of Community Services consider the area to be currently well-serviced for long day care** with 477 long day care places within reasonable proximity to the site. A total of 13 centres provide 111 places for children aged under 2 years

old. Several Family Day Carers are located in Birrong (12 carers) while the Birrong Preschool and Long Day Care Centre does provide for 3-5 year olds. The Chester Hill Neighbourhood Centre indicated that Before/After/Vacation Care is provided at Chester Hill but is at capacity while Birrong Public School has an after school program with vacancies.

- **Chester Hill Neighbourhood Centre provides emergency relief** for people in crisis.
- **Area adjoins Auburn LGA** and in particular, Regents Park Town Centre. Council has plans for further growth of the town centre and this needs to be considered. Any proposed retail facilities as part of the Potts Hill centre should not impact on Regents Park.
- **Private schools will also be affected** by the development with three Muslim schools in the area.
- **Existing health services are available** but depending on the population growth, early childhood and school aged services are likely to be in greatest demand. General practitioners may be required with recommended provision being 1 GP per 1500 residents.
- **A healthy environment is important** and development must address potential health impacts including environmental factors - air, water and noise - together with built environment – support active transport and community building.
- **Area has a high deficiency in all types of aged care places while aged care services** are also at capacity
- **Services provided by NSW Fire Brigades are adequate** to meet the additional needs as a result of this proposal. Stations are located at Bankstown, Lidcombe and Chester Hill.

Social Issues

The workshop identified the following important social issues resulting from the proposed development:

- **Major change for small community such as Birrong and its capacity to deal with change**
- **Increased demand for services and capacity of agencies to cope**
- **Access to and provision of transport services including private, public and active transport options**
- **Personal safety, particularly around railway station**
- **Increased demand for community facilities**
- **Increased demand for recreation facilities with affordability and provision for older children and informal recreation important**
- **Need for jobs/skills training for local residents as proposed employment will not be appropriate for local employment demand**
- **Importance of housing affordability and housing choice reflecting the existing diversity of the existing community**
- **Demand for aged housing and care**
- **Need for a healthy environment including address environmental sustainability issues**

Mitigation Measures

To address the social issues identified and key characteristics which impact on building socially sustainable communities, the workshop considered that the Potts Hill development should provide for:

- **Healthy Community** – which is safe; provides bicycle/pedestrian and public transport; builds social capital; and provides public art/community activities. NSW Health and Premiers Council for Active Living support health impact assessments for new developments.
- **'Ageing in Place'** - although any aged housing should be near transport.
- **Housing Mix** – a range of housing types, choice and affordabilities
- **Public and Active Transport** - including walking and cycling
- **Improved Access** - to the surrounding area and beyond
- **Multipurpose Community Space** – a place to house a range of community activities and services
- **Indoor Recreation Facilities** – as affordable recreation is limited
- **Skills Training** – as part of the development with the proposed employment uses not likely to meet local employment demands. Particular emphasis should be placed on high school students needing training/employment with one in three students in the area currently undertaking vocational training courses.
- **Building on Existing Community Strengths and Supporting Inclusion** - this will encourage 'inclusiveness' and integration providing cultural and community benefits. Multigenerational programs should be considered to promote inclusion.
- **Linkages between Sydney Water and Community** – with historic, environmental and school tours of the site and operations. Opportunity to be more involved with the local community and schools.
- **Community Engagement** – with local community involved in designing public areas, community facilities, developing programs etc.
- **Sustainable Community** – addressing impact on existing resources and the need to consider solar efficient services, grey water tanks and other ESD initiatives for the development.

Infrastructure Requirements

Based on the outcomes above, the workshop identified the following important 'hard' and 'soft' community infrastructure requirements for the Potts Hill development:

- **Public transport**
- **Access improvements**
- **Community facility**
- **Expanded local shopping facilities**
- **Skills/training programs**
- **Social capital/integration programs**
- **Expansion of some human services**
- **Walking and cycling facilities**
- **Youth recreation facilities**
- **Community safety initiatives**

- **Open space including children's playground and youth recreation facilities**
- **Traffic management including parking**

Organisations Consulted

A total of 22 human service agencies were invited to the workshop with those marked with an asterisk (*) unable to attend/send a representative or provide information.

- Auburn Council – Manager Strategy and Policy; Corporate Planner
- Bankstown City Council – Community Development Manager, Open Space and Recreation Manager (represented by others), Crime and Safety Officer (represented by others), Strategic Planner, Business Investment Officer
- Birrong Public School - Principal
- Bankstown North Public School – Principal
- Birrong Boys Public High School – Principal
- Birrong Girls Public High School – Principal
- Canterbury Bankstown Career Connections – Manager (represented by Workplacement Coordinator and Career & Transition Support)
- Chester Hill Neighbourhood Centre – Centre Coordinator
- NSW Department of Ageing, Disability and Home Care – Manager Planning SW Region
- NSW Ambulance Services – Operations Manager Western Sydney Division*
- NSW Department of Community Services – Partnership and Planning Metropolitan SW Region (represented by several officers including Children's Services Advisors and Community Projects Officers)
- NSW Department of Education – Director SW Region
- NSW Department of Education – Area Demographer (represented by others)
- NSW Department of Education – Assets Granville (represented by others)
- NSW Department of Housing – SW Region*
- NSW Fire Brigades – Corporate Strategy Division (sent information)
- Sydney South West Area Health Service – Deputy Director Health and Service Planning (represented by Director Population Health)
- NSW Ministry of Transport – Community Liaison Officer; Manager Bus Network Development; Manager Transport Planning (sent information)
- NSW Police – Community Liaison Officer Bankstown Local Area Command*
- Pacific Education and Resource Exchange Wesley Mission – Manager*
- Regents Park Public School – Principal
- SW Sydney Institute of TAFE – College Manager, Lidcombe TAFE*
- Roundabout Youth Service (represented by Chester Hill Neighbourhood Centre)
- Uniting Aged Care – Regional Director SW Region*

Evaluation

A Workshop Evaluation was distributed to all attendees for their feedback and comment. Unfortunately only 5 evaluations were completed representing a 26% response rate. The outcomes of these evaluations were;

- Four respondents considered that the workshop provided sufficient information about the project and that the workshop format and content enabled participants to input into the project (i.e. answered yes to Questions 1 and 2).
- One respondent considered the workshop could have been better in terms of providing more information about the project and an improved format to enable greater input into the project (i.e. answered OK but could have been better to Questions 1 and 2).
- Concerns about the 'noise levels' of the air conditioner/fridge in the meeting room were identified by several participants.
- One respondent identified concerns about the already 'at capacity' road system in the area and parking congestion around existing railway stations and shopping areas. This respondent also raised concern about the capacity of existing educational facilities (i.e. TAFE, private schools etc) and the need for additional DET preschools in the area. Other issues identified included the impact on existing resources and the need to consider solar efficient services, grey water tanks and other ESD initiatives for the development.

Appendices

- Workshop Agenda
- Project Summary Sheet
- Workshop Evaluation Sheet



**PROPOSED REDEVELOPMENT AT POTTS HILL RESERVOIRS
SITE**

Human Services Stakeholders Consultative Workshop

AGENDA

2-4pm Thursday 8th November 2007

Birrong Bowling and Recreation Club

Cnr Rodd and Gascoigne Road, Birrong

1. PURPOSE OF WORKSHOP AND INTRODUCTIONS

Heather Nesbitt, Consultant

2. CONCEPT PLAN OVERVIEW

Camille Abbott, Landcom and Vince Berkhout, Cite Urban Strategies

3. LOCAL AREA OVERVIEW

Group discussion

**4. IDENTIFICATION OF POTENTIAL SOCIAL ISSUES AND MITIGATIVE
MEASURES**

Group discussion

**5. FEEDBACK ON SPECIFIC “HARD” AND “SOFT” INFRASTRUCTURE
REQUIREMENTS**

Group discussion

5. WORKSHOP SUMMARY AND WHERE TO NOW

If you have further comments after the meeting please contact project consultant
Heather Nesbitt on 0414 501 372 or heathern@ozemail.com.au



PROPOSED REDEVELOPMENT AT POTTS HILL RESERVOIRS SITE

Project Summary

Description

- Located on northern boundary of Bankstown LGA. Broadly bounded by Rookwood Road, Brunker Road, Cooper Road and Sydney Water's supply line.
- Development area is 40 hectares identified as available for other uses by Sydney Water.
- Landcom, on behalf of Sydney Water, has lodged a Concept Plan Application under Part 3A of the Environmental Planning and Assessment Act 1979 with the NSW Department of Planning.
- An estimated 300 residential lots are proposed accommodating some 900-1000 new residents together with 700-800 employees in the employment areas. The development will include a new 4 hectare public park and pedestrian/cycle facilities.

Social Context

- In 2006, the area adjoining the site housed some 5,500 residents in 1,800 dwellings.
- Existing adjoining land uses also include Birrong shopping centre, Birrong Railway station, Birrong Girls High School, Birrong Boys High school, Greyhound Social Club and Chullora Technology Park.
- The broader Local Area comprises of Birrong, Yagoona, Sefton, Regents Park, Berala and Chester Hill and has a population of 45,600 persons. The area has an ageing population although there are a significant proportion of households with children. A high proportion of households have weekly incomes less than \$500/week while Department of Housing accommodation is significant. The main languages spoken other than English are Arabic, Vietnamese and Cantonese. Public transport usage and home computer/internet usage is low.
- These characteristics generally reflect the social profile of the Bankstown and Auburn LGAs. In 2001, Auburn and Bankstown LGAs were the 2nd and 7th respectively most disadvantaged LGAs in Sydney (SEIFA disadvantage index).
- Existing community infrastructure in the Local Area includes;
 - Birrong shops
 - Birrong PS, Regents Park PS, Bankstown North PS, Birrong Boys HS, Birrong Girls HS
 - Birrong Preschool and Long Day Care centre
 - Chester Hill, Yagoona and Regents Park Community Centres and Early Childhood Services
 - Chester Hill and Regent Park Libraries
 - Chester Hill Neighbourhood Centre
 - Roundabout Youth Service at Chester Hill
 - Birrong Post Office
 - Medical centre at Yagoona
 - Birrong railway station and local bus service
 - Local churches and clubs
 - Parks and recreation facilities
- Other community infrastructure in the broader area includes hospital/community health services at Auburn and Bankstown; Bankstown and Lidcombe TAFEs, UWS Cumberland Campus and several community/emergency/employment services in Auburn and Bankstown.

WORKSHOP EVALUATION

Potts Hill Reservoirs Site

Human Services Stakeholders Consultative Workshop

November 2007

Your comments on today's workshop are important. We want to ensure that consultation with key stakeholders has been an integral part of this project. Please complete the questionnaire below so that we can evaluate the effectiveness of this component of the project.

1. Do you think today's workshop provided you with sufficient information on the issues and opportunities for the proposed redevelopment of the proposed redevelopment of the Potts Hill Reservoirs Site? (Tick one box only)

- ☐ Yes
- ☐ OK but could have been better
- ☐ No, not at all

Comment.....
.....

2. Do you think the format and content of the workshop was appropriate to enable participants to provide their input to the project? (Tick one box only)

- ☐ Yes
- ☐ OK but could have been better
- ☐ No, not at all

Comment.....
.....

3. Do you have any other comments on today's workshop?

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