

Airds Bradbury Social Sustainability and Health Impact Assessment



Integrated Social Sustainability and Health Impact Assessment Stage 1 Report

Prepared for Landcom
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1. Executive Summary

1.1 Purpose

The Airds Bradbury Renewal Plan provides the opportunity to improve the quality of life and health of not only the existing and future populations of Airds and Bradbury but also of the broader Campbelltown Local Government Area. The negative health and social impacts of the existing development are significant and long-standing with recognition by government and the community that positive change is needed.

To inform the preparation and implementation of the Concept Plan for the renewal, the key landowners of Housing NSW, Landcom, Campbelltown City Council and NSW Department of Planning have agreed to the preparation of an *Integrated Social Sustainability and Health Impact Assessment and Plan*.

The purpose of this integrated study is to provide:

- A Social Sustainability Due Diligence Assessment identifying the potential social risks and opportunities of the proposed renewal
- A Health Impact Assessment identifying the potential health impacts of the proposed renewal using the *Healthy Urban Development Checklist*¹
- .

The objective of this approach is to identify and address the potential social and health issues as a result of the renewal plan and provide constructive, deliverable solutions for integration into the Concept Plan and its implementation.

The integration of Social Sustainability Due Diligence Assessment and Health Impact Assessment provides the opportunity for the social issues to be addressed within a social and health perspective and enables the collaboration and engagement with key health agencies (including Sydney South West Area Health Service and Centre for Health Equity and Training, Research and Evaluation).

In particular the study addresses the following key issues:

- Improved health outcomes particularly related to existing health feedback from the Airds Bradbury community

¹ Healthy Urban Development Checklist.
NSW Health; 2009. http://www.health.nsw.gov.au/pubs/2010/hud_checklist.html

- Integration with and reduced stigmatisation of Airds Bradbury by its surrounding neighbourhoods and broader Campbelltown LGA
- Social infrastructure requirements for incorporation into a Planning Agreement / Project Plan and delivery by government / other agencies and organisations.

1.2 Framework of the Project

The project has been conducted within an Integrated Social Sustainability and Health Impact Assessment Framework set out in Section 3 (Methodology). The framework is comprehensive and incorporates an integrated approach to Social Impact Assessment and Health Impact Assessment. This includes the identification of social, health, cultural and economic impacts of the Renewal process (Section 13).

The project also incorporates a comprehensive social and health profile of Airds Bradbury and its geographic area of influence (Section 8), a community infrastructure assessment (Section 12) and provides an analysis of the social and health impacts of the Concept Plan (Section 15) including recommendations relating to improvements in relation to the Renewal Process.

Stage 2 of this project will lead to the development of a strategic social plan based on:

- Relevant actions already underway as part of the *Airds Bradbury People's Plan June 09-June 11* and engagement processes used to inform the Concept Plan;
- Community infrastructure requirements to inform the preparation of a Voluntary Planning Agreement and Project Delivery Agreement;
- Health impact assessment and Housing NSW requirements for monitoring and evaluation;
- Further improvements to the Concept Plan and its implementation which may be achieved as part of the ongoing planning and implementation process which can be delivered by the project partners;
- Community renewal phases adopted by Housing NSW in developing social plans for redevelopment areas as provided in Appendix 1. The four community renewal activity phases of engagement, support, integration and sustainability are used as progressive stages of the SSP.

The SSP is to be prepared and implemented by Housing NSW and other stakeholders after further consultation with stakeholders on the implementation of the renewal program.

This document has been prepared based on the Concept Plan submitted for approval under Part 3A of the EP&A Act.

1.3 Social Assessment

Based on the existing and future socio-demographic profiles of the Study Area, the following changes to the population structure and profile are expected:

- Significant decrease in the total population of the Study Area by 2016 as a result of the rehousing of public housing residents from Airds Bradbury.
- Up to 7 households (some 26 residents) will be relocated from Airds Bradbury each month over the next 5 year period with this having major implications for both those undergoing relocation and those remaining in the area.
- Total number of public housing residents will more than halve from 2010 to 2026 with this as a result of both the demolition of existing Housing NSW townhouses and sale of existing cottages to private home purchasers.
- Decrease in the number of Aboriginal residents in the Study Area particularly the number of indigenous children and youth.
- Decrease in the number of older residents aged over 65 years old with 40% of the existing residents (203 persons) in this age group to be rehoused (this excludes those living in existing cottages).
- Slow increase in the number of new private residents moving to the area as home construction/sale of Housing NSW cottages is expected to be 50-100 dwellings per annum over a 15 year period to 2026.
- Major increase in the total number of private residents from around 1,000 persons in 2006 to over 4000 persons by 2026.
- Decrease in the level of social disadvantage in the Study Area with new residents expected to be middle income households more consistent with the socio-demographic profile of suburbs such as St Helen's Park.
- Proportion of residents from non-English speaking background is expected to remain relatively consistent but potentially from different cultural backgrounds
- Generally strong link and networks of new residents with the existing Campbelltown community with the majority of home purchasers expected to be from the Campbelltown LGA.

- Small proportion of new residents may be new migrants to Australia with 8.5% of new home purchasers in the Campbelltown LGA in 2006 from overseas. These residents will lack the strong networks and links with the broader Campbelltown community but are likely to be reliant on others from similar cultural backgrounds living with the District Area.
- New residents will be primarily couple families with children and couples with no children. Some may be young couples yet to establish families and others older couples with no children. Given that the new dwellings will be targeted towards affordable home purchase, it is likely that the majority will be first home buyers (around 60%).
- Potentially high level of private car dependence consistent with the District Area. The majority of new residents will be working parents/couples with established employment within the Campbelltown LGA or SW Sydney region. Car ownership is expected to be high with the majority travelling to work or Campbelltown station by car.

The rehousing of existing public housing residents from Airds Bradbury presents significant challenges. As highlighted above, the majority of households to be rehoused will be single parent and couple families with children. A significant number of indigenous families and older residents will also be rehoused.

Housing NSW expects that some public housing residents will be rehoused in Airds Bradbury through the reallocation of vacancies within the precincts which are not to be redeveloped. But for the vast majority, the rehousing process will target public housing vacancies in the Campbelltown LGA and broader Western Allocation Zone. The limited availability of vacancies in public housing stock in the LGA is of concern with data provided by Housing NSW indicating that vacancies are low and that other Housing NSW redevelopment projects in the LGA (e.g. Claymore, Macquarie Fields) has and will continue to significantly reduce local public housing supply.

This is very different from the experience of the Minto Renewal Project where 90% of households were rehoused in the Campbelltown LGA with many rehoused within the Minto estate and the broader suburb of Minto.

This will place significant stress on all residents to be rehoused particularly as the majority are vulnerable groups for whom existing connections and support services provided by government and non-government agencies in Airds Bradbury are particularly important. Specific groups of concern are:

- Single parent families and couple families with dependent children particularly children with a disability
- Indigenous families particularly those with children and indigenous residents with a disability or chronic health condition
- Older residents and residents with a disability or chronic health condition

1.4 Social Sustainability and Health Impact Assessment

The impacts of the renewal process are likely to be diverse and unequally distributed. In this regard, particular attention must be given to the existing population and the vulnerability of many residents.

Benefits or positive impacts identified within the Assessment include:

- Improvements in public amenities such as parks and streets
- The provision of more appropriate housing
- Improved public domain safety through the redesign of the current layout of the area
- Improved connectivity in terms of access and legibility of the area – road and pedestrian links to adjoining suburbs may reduce social isolation for existing and new residents
- Better linkages may result in easier access to physical activity and healthy food and related better health outcomes
- Reduced stigmatization of the area through the renewal process

These benefits are significant.

The Assessment also identifies negative impacts or risks as fully identified at Section 14. Key issues of concern relate to:

- Rehousing process and the issues that may arise e.g. support for residents moving elsewhere and gaps created locally when people move on
- Initial population decline and then slow increase may affect existing community services e.g. schools, children's services, youth services
- Aboriginal residents and indigenous services
- School children and local schools particularly changes in demographics and school population
- Employment/skills/ training services

- Access to health/social services/facilities particularly for rehoused and remaining public housing residents
- Encouraging the use of existing local services by existing residents and new public/private residents
- Social/support services as Airds Bradbury changes
- Building a socially cohesive community
- Availability of public transport and active transport

In this context, the implications of both the market evidence and from best practice elsewhere reveals that in terms of the renewal of Airds Bradbury a number of elements need to be addressed concurrently, including:

- Physical renewal
- Development of a robust partnership with all key stakeholders
- Design and construction of community facilities and infrastructure
- Constructing a suburb where it is not possible to identify public or social housing from private housing
- Need for both people and place based mechanisms
- Need to address both local issues and links to the broader community
- Community empowerment at appropriate levels
- Partnerships between the public, private and community sectors
- Requirement for long term well-resourced support programs

The rehousing of existing public housing residents from Airds Bradbury presents significant challenges. As highlighted above, the majority of households to be rehoused are single parent and couple families with children. A significant number of indigenous families and older residents will also be rehoused. The availability of vacancies in public housing stock in the LGA is of concern. A lack of vacancies and public housing

supply in the LGA highlights the likelihood that the majority of Airds Bradbury public housing residents will be rehoused in areas outside the Campbelltown LGA.

It is considered at this stage that the Concept Plan does not provide sufficient strategies to address the needs for public housing in Airds Bradbury and Campbelltown LGA as a result of this and other community renewal projects.

Accordingly, it is recommended that the implementation of the Project Plan:

- Ensure that an appropriate level of support is available to meet the needs of specific groups of concern including single parent families and couple families with dependent children, Indigenous families particularly those with children, residents with a disability or chronic health condition and older residents. If an appropriate level of support cannot be provided to meet the needs of these groups then consideration should be given to increasing the level of social housing provision for these particular groups.
- Aim to provide a minimum of 10% of new dwellings to meet universal design requirements
- Ensure housing stock includes a range of affordable entry level/first home buyer products suitable for different household types

1.5 Strategic Social Plan

A Strategic Social Plan (SSP) will be prepared by Housing NSW, together with a range of local stakeholders, to address the social and health impacts identified in this report.

The following overarching strategies have been identified as a basis for the development of the draft SSP (Stage 2 of this study):

- **Integration** – the SSP should provide actions which are people and place-based while also building links with the local and broader community
- **Engagement** – the SSP should promote and support partnerships with key stakeholders while also facilitating a high level of community empowerment
- **Delivery** – the SSP should support the delivery of the key components identified to achieve positive social outcomes with these being the physical environment, community infrastructure, removal of physical differentiation between public and private housing and long term resourced support programs.

2. Introduction

The Airs Bradbury Renewal Project is a community renewal project in a major public housing area located near Campbelltown in south-west Sydney. The area consists of 1,542 homes, including public housing cottages, double storey townhouses and two seniors' complexes, plus about 91 privately owned homes.

The project will use the Living Communities approach that has been developed at Bonnyrigg and Minto, which has the 3 integrated goals of:

1. Improving services and providing residents with better opportunities
2. Supporting the local community to build its strengths, skills and overall capacity
3. Improving homes and public areas.

The project overall is a long term project, but most of the work and activities will be carried out over the next 8 years. A long term sales program for upgraded public housing stock will be commenced during this time following the preparation of an Integrated Marketing and Sales Strategy and clarity in long term development options through the integrated Concept Plan. This sales program will continue beyond the 8 year period and will be considered part of business as usual activities.

For more than 10 years, Housing NSW has invested significant resources in Airs Bradbury. Through the Community Renewal Strategy (CRS) which involves "de-radburnising" and upgrading properties, Housing NSW has improved most of the properties including arranging separate title for cottage lots. However, while some townhouses had CRS improvements, other townhouse precincts have not been upgraded. Because of the uncertainty surrounding their longer term viability, there is now a significant back log of maintenance works.

There have been important achievements in community engagement. In 2002, Housing NSW, with Campbelltown Council and other partners, sponsored a Place Project to progress the social and economic renewal of the area and to build the capacity of the Airs Bradbury community. This resulted in significant improvements in social capital and community leadership in the area and in the establishment of the groundbreaking Local Enterprise Centre. With significant community consultation, an initial master plan was prepared in 2003 for the former transport corridor between Airs and Bradbury. These initiatives have resulted in Airs Bradbury being a much more active and capable community with significantly better services and opportunities than it had 10 years ago.

Over the next 15-20 years, the project aims to reduce the concentration of public housing in Airs Bradbury so that it has a mix of tenures and functions much like surrounding suburbs, thereby eliminating the stigma experienced by residents. This will be achieved by building new private housing in the former transport corridor and by offering public housing homes for sale as homes become vacant.

The Airs Bradbury Renewal Plan provides the opportunity to improve the quality of life and health of not only the existing and future populations of Airs and Bradbury but also of the broader Campbelltown Local Government Area. The negative health and social impacts of the existing development are significant and long-standing with recognition by government and the community that positive change is needed.

To inform the preparation of a Concept Plan for the renewal, the key landowners of Housing NSW, Landcom, Campbelltown City Council and NSW Department of Planning have agreed to the preparation of an *Integrated Social Sustainability and Health Impact Assessment and Plan*.

The purpose of this integrated study is to provide:

- A Social Sustainability Due Diligence Assessment identifying the potential social risks and opportunities of the proposed renewal
- A Health Impact Assessment identifying the potential health impacts of the proposed renewal using the *Healthy Urban Development Checklist*²
- Recommendations to be responded to through the Strategic Social Plan (SSP), which will provide an implementation framework and action plan to address the social and health impacts identified.

The objective of this approach is to identify and address the potential social and health issues as a result of the renewal plan and provide constructive, deliverable solutions for integration into the Concept Plan and its implementation.

The integration of Social Sustainability Due Diligence Assessment and Health Impact Assessment provides the opportunity for the social issues to be addressed within a social and health perspective and enables the collaboration and engagement with key health agencies (including Sydney South West Area Health Service and Centre for Health Equity and Training, Research and Evaluation).

In particular the study addresses the following key issues:

- Improved health outcomes particularly related to existing health feedback from the Airs Bradbury community
- Integration with and reduced stigmatisation of Airs Bradbury by its surrounding neighbourhoods and broader Campbelltown LGA

² Healthy Urban Development Checklist.
NSW Health; 2009. http://www.health.nsw.gov.au/pubs/2010/hud_checklist.html

- Social infrastructure requirements for incorporation into a Planning Agreement / Project Plan and delivery by government / other agencies and organisations.

The Strategic Social Plan will cover the full length of the renewal project, with separate work plans covering each of the four project phases. These four project phases (see Table 1) are:

- Engagement
- Support
- Integration
- Sustainability.

Table 1: Housing NSW – A Four Phased Approach to Developing Social Plans in the Context of Redevelopment

Project Phase	1. Engagement	2. Support	3. Integration	4. Sustainability
Master Plan Activity	Development of master plan including social health impact assessment	Early implementation - Revolving - Demolition - Civil works - Mainenance and upgrading of housing to be demolished	Main implementation - On-going reviews of activities and progress - View developments (majority private) - View developments (majority private)	Late implementation and on 1 - New dwellings (majority private) - New residents (majority private)
Community Renewal Focus	Developing a social health impact assessment with housing residents and other stakeholders	Supporting social housing residents	Community working with private residents	Sustainability of development processes and on 1
Community Renewal Activity	- Stakeholder engagement strategy and plan - Capacity building to support resident input into planning - Stakeholder engagement planning process - Development of community renewal structures, processes and plans to build positive working relations as and mitigate risks identified in the social health impact assessment	- Community building - Provision of services to disadvantaged - Build resilience of those living - Build capacity of those staying	- Whole of community focus - Work across the community, including private, public, and community - Build a strong, cohesive and tolerant community - Communication and marketing to create a positive view of change while also facilitating sales	- Build capacity of residents and NGOs and - Transfer surplus of community renewal to NGOs and/or residents or - Gradually exit over a period of years

3. Methodology

This study includes the provision of:

- A Health Impact Assessment identifying the potential health impacts of the proposed renewal plan using the *Healthy Urban Development Checklist*

- A Social Sustainability Due Diligence Assessment identifying the potential risks and opportunities of the proposed renewal – such an assessment includes considerations relating to the social impact of the project

Impact Assessment is defined as the process of identifying the future consequences of a current or proposed action. The “impact” is the difference between what would happen with the action and what would happen without it.³

There are many definitions of Health Impact Assessment (HIA), however the most widely accepted one is from the Gothenburg Consensus Paper:

“A combination of procedures, methods and tools by which a policy, program or project may be assessed and judged for its potential effects on the health of the population and the distribution of these impacts within the population. (ECHP 1999)”⁴”

Varncley provides a definition of Social Impact Assessment:

“SIA is best understood as an umbrella or overarching framework that embodies the evaluation of all impacts on humans and on all the ways in which people and communities interact with their socio-cultural, economic and biophysical surroundings. SIA thus has strong links with a wide range of specialist sub-fields involved in the assessment of areas such as: aesthetic impacts (landscape analysis); archaeological and cultural heritage impacts (both tangible and non- tangible); community impacts; demographic impacts; development impacts; economic and fiscal impacts; gender impacts; health and mental health impacts; impacts on indigenous rights; infrastructural impacts, institutional impacts; leisure and tourism impacts; political impacts (human rights, governance, democratisation etc); poverty; psychological impacts; resource issues (access and owner- ship of resources); impacts on social and human capital; and other impacts on societies”⁵

Accordingly, Health Impact Assessment is strongly related to Social Impact Assessment. The difference is really one of emphasis and disciplinary mix – the two frameworks basically cover the same territory but with a different emphasis.⁶

In this document, Health Impact Assessment has been used as the basis of the Social Sustainability Assessment. In particular, the brief for this project includes the development of a Health Impact Assessment identifying the potential health impacts of the proposed renewal plan using

³ International Association for Impact Assessment - refer <http://www.iaia.org/>

⁴ HIA Connect – refer http://www.hiaconnect.edu.au/faq.htm#Other_IA

⁵ Frank Varncley, *Impact Assessment and Project Appraisal*, volume 21, number 1, March 2003, pages 5–11, Beech Tree Publishing, 10 Watford Close, Guildford, Surrey GU1 2EP, UK

⁶ National Assembly of Wales, *Developing Health Impact Assessment in Wales*, http://www.hiaconnect.edu.au/files/Developing_HIA_in_Wales.pdf

the *Healthy Urban Development Checklist*. The checklist identifies 10 key factors together with detailed considerations (as detailed in Table 2 below) which have been used to inform the Health Impact and Social Sustainability Due Diligence Assessments.

Table 2: Summary of Considerations for Healthy Urban Development Checklist

Healthy food	Does the future plan or policy take into account how and where the existing or future population will access healthy food? What impact will a plan or policy have on surrounding agricultural lands? Will a plan or policy support local food production?
Physical Activity	Does a plan or policy promote or encourage physical activity and / or provide and necessary infrastructure to support active transport, such as bicycle and pedestrian pathways? Will the plan or policy provide or promote access to public open spaces and recreational facilities?
Housing	Does a plan or policy account for an affordable range of housing with a variety of housing types and sizes? Will it encourage physical activity and discourage car dependency through locating housing close to shops, schools, services and public transport hubs? Will future housing allow for ageing in place?
Transport and physical connectivity	Has public transport provision being accounted for in the plan or policy? Does a plan or policy reduce car dependence and encourage active transport? Are infill development and/or an integration of new development with existing development encouraged? Is telephone and internet connectivity encouraged?
Quality employment	Will a plan or policy improve the location of jobs to housing and commuting options? Will it increase access to a range of quality employment opportunities? Is access to job training increased?
Community safety and security	Has crime prevention and fostering a sense of security being incorporated into the plan or policy?
Public open space	Is access to green space and natural areas provided for? Are public open spaces safe, healthy, accessible, attractive and easy to maintain? Will a plan or proposal promote quality streetscapes that encourage activity? Will it engender a sense of cultural identity, sense of place and incorporate public art? Does it address the preservation and enhancement of places natural, historic and cultural significance?
Social infrastructure	Will a plan or policy provide access to a range of facilities to attract and support a diverse population? Does it respond to existing (as well as projected) community needs and current gaps in facilities and/or services? Will it provide for early delivery of social infrastructure? Is an integrated approach to social infrastructure planning promoted? Does it maximise efficiencies in social infrastructure planning and provision?

Social cohesion and social connectivity	Will a plan or policy provide environments that will encourage social interaction and connection amongst people? Does it promote a sense of community and attachment to place? Will local involvement in planning and community life be encouraged? Is social disadvantage minimised and equitable access to resources promoted? Does it avoid community severance, division or dislocation?
Environment and health	Does the plan or policy contribute to enhancing air quality? Will it contribute to enhancing water quality, safety and supply? Are disturbance and health effects associated with noise, odour and light pollution minimised? Has it considered the potential for hazards (both natural and manmade) and addressed their mitigation? Does it avoid locating urban development in vector catchments?

Health Impact Assessment is seen as including 6 key steps which have been defined by the UNSW Centre for Health Equity Training, Research and Evaluation and NSW Health as outlined in Table 3 below. The Health Impact 6 step process has been addressed in this report as detailed in Table 4 below.

Table 3: Overview of HIA Process

STEP	PURPOSE	TASK
SCREENING	Determine whether HIA is appropriate and required	• Pre-screening tasks • Conduct a screening meeting • Make screening recommendations
SCOPING	Set out the parameters of the HIA	• Set up a steering committee • Choose the appropriate level of depth of HIA that needs to be undertaken • Set the scope of gathering the evidence • Design a project plan
IDENTIFICATION	Develop a community / population profile and collect information to identify potential health impacts	• Develop a community/population profile • Collect primary and secondary, qualitative and quantitative information
ASSESSMENT	Synthesise and critically assess the information in order to prioritise health impacts.	• Assess the information on the impacts collected from the different sources. • Deliberate on the impacts to assess their significance and prioritise them
DECISION MAKING & RECOMMENDATIONS	Make decisions to reach a set of final recommendations for acting on the HIA's findings	• Develop a draft set of concise and action-oriented recommendations • Write a final recommendations report for implementation and action
EVALUATION & FOLLOW-UP	Evaluate the processes involved in the HIA and its impact, and follow up the HIA through monitoring and a health impact management plan	• Conduct process and impact evaluation • Set up monitoring the impacts • Develop a health impact management plan

Source: Harris, P, Harris-Roxas, B, Harris, E, & Kemp, L. Health Impact Assessment: A Practical Guide, Sydney: Centre for Health Equity Training, Research and Evaluation (CHETRE). Part of UNSW Research Centre for Primary Health Care and Equity, UNSW. NSW Department of Health, Health Impact Assessment: A Practical Guide, October 2007

Table 4: Approach to Integration of HIA and SIA

HIA Step	As addressed through this Assessment	Refer also
Screening	Screening process undertaken by relevant agencies through the preparation of the Project Brief and at a meeting held by those agencies August 2010.	Section 2 – Introduction Section 4 – Proposed Airids Bradbury Renewal Project Development Section 5 – Geographic Area of Influence
Scoping	Inaugural committee meeting held in August 2010; Concept Plan as per brief and Consultant's response to this brief. Further scoping undertaken through analysis of the project (Section 4) and analysis of the geographic area of influence of the project (Section 5).	Refer – Section 1 – Introduction Section 4 – Proposed Airids Bradbury Renewal Project Development Section 5 – Geographic Area of Influence
Identification	Develop a community population profile and collect information to identify potential health impacts – analysis of the social policy context and future social trends (Section 6 and 7) and development of a social and health profile (Section 8) and consideration of consultation outcomes (Section 9)	Section 6 – Social Policy Context Section 7 – Future Social Trends Section 8 – Social and Health Profile Section 9 – Consultation Outcomes
Assessment	Synthesise and critically assess the information in order to prioritise social and health impacts – through the development of a social assessment (Section 10) and social sustainability and Health Impact Assessment including a consideration of social and health risks and issues, opportunities and benefits, costs and benefits Sections 13-15).	Section 10 – Social Assessment Section 11 – Housing Needs and Social Mix Assessment Section 12 – Community Infrastructure Assessment Section 13 – Social Sustainability and Health Impact Assessment Section 14 – Social and Health Risks and Issues

		Section 15 – Implications for the Concept Plan
Decision Making and Recommendations	Make decisions to reach a set of final recommendations for acting on the HIA's findings through development of social plan requirements and priorities and recommendations	Section 15 – Implications for the Concept Plan Section 17 – Conclusion and Recommendations Stage 2 Report – Strategic Social Plan
Evaluation and Follow-up	Evaluate the processes involved in the HIA and its impacts, and follow up the HIA through monitoring and a health impact management plan	Stage 2 of this project including a four phase monitoring process developed as part of this project.

4. Proposed Airds Bradbury Renewal Project

As part of Housing NSW's Living Communities initiative to regenerate its larger public housing areas, the Airds Bradbury Renewal Project seeks to redevelop a predominantly public housing area to a mixed tenure suburb with improved amenity and public/private facilities. The project outcomes also focus on providing positive social benefits and improved quality of life for both existing and future residents.

Housing NSW has a Community Building Team located on site working with public housing residents to build their capacity to engage with the renewal project. Residents have recently prepared *Interim Strategies for the People's Plan, 2009-2011* which provides a bridge to the new Concept plan being prepared for the renewal project which as outlined below will begin in 2011.

As summarised in Table 5 the Concept Plan provides for:

- Demolition of a further 530 public housing dwellings owned by Housing NSW and Aboriginal Housing Office (AHO) in the Study Area. About 131 dwellings mainly in Elmslea and Creigan precincts have already been removed with 13 precincts comprising primarily of townhouses in Airds identified for redevelopment.
- The rehousing of a further 1,459 public housing residents (530 households) over a 7 year period with the number of households to be rehoused increasing from 3 households per month in the initial year to a peak of 7 households per month.

- Demolitions to generally focus on large precincts at the northern end of Airds and move to the south as rehousing proceeds.
- Progressive release of some 1172 home sites for sale to private home buyers/home builders in the precincts where demolitions have occurred. Around 316 of these dwellings will be retained for public housing and allocated to public housing residents. At this stage, these dwellings are expected to be primarily 2 bedroom detached/attached single storey dwellings. Lot/housing sales are expected to begin in the northern precincts in 2012/13. An additional 52 seniors housing will be provided by Housing NSW in addition to the 53 units recently constructed.
- Staged construction of new roads to provide more direct pedestrian and vehicular links to Bradbury (St Johns Road) and Ruse (Georges River Road) together with an extensive street planting program to improve the amenity of the area.
- Potential for new retail uses, upgraded parks and improved community facilities.
- Gradual sale of Housing NSW cottages throughout Airds Bradbury to further reduce the number of public housing dwellings to around 630 dwellings or 30% of the total housing stock.
- Completion of the project by 2026 with this providing a 15 year development time frame.

Table 5: Proposed Dwelling Redevelopment Strategy 2011 – 2026

Existing Dwellings	Proposed Dwelling Program	Future Dwellings
Total Dwellings - 1,540	131 townhouses already demolished and 53 seniors housing units have been constructed (included within the 1450 HNSW existing dwellings)	Total Dwellings - 2,104
Total Housing dwellings - 1,450	NSW	Total Housing NSW – 630 (including 105 seniors)
Total private - 90	Demolish a further 514 townhouses and 17 cottages Construct 1,172 residential lots; Construct an additional 52 seniors units; Construct 316 new dwellings for Housing NSW Sell 527 existing cottages and 856 lots	Total private = 1,474

5. The Airds Bradbury Geographic Area of Influence

To understand who may be affected by the proposed development, it is important to identify the varying geographic areas for which social data is collected and analysed. Referred to as the geographic areas of influence, for this project, they cover the hierarchy of areas outlined below:

- **Renewal Area** – the area/site covered by the proposed development and proposed Concept Plan. For Airds Bradbury this area is broadly bounded by Georges River Road to the north, St Johns Road to the west, Greengate Road to the south and the Georges River Parkway Reserve to the east and is shown in Figure 1. The Renewal Area (RA) covers primarily residential properties owned by Housing NSW (1,450 dwellings) with a small proportion of privately-owned residential dwellings (90 dwellings). It also includes the Smiths Creek Bypass Corridor land (owned by NSW Department of Planning/Commerce). A range of public infrastructure including schools, community facilities and parklands and private services such as a local shopping centre, licensed hotel and petrol station are located in the RA. The RA covers those who may derive direct social, health or economic benefit or suffer direct social, health or economic detriment as a result of the development.
- **Study Area** - as the Census Collector Districts (CCDs) used by the Australian Bureau of Statistics (ABS) cover a slightly larger area than the RA, the Study Area has been used as the basis for data collection. As shown in Figure 2, it covers the suburb of Airds and the adjoining CCD in the suburb of Bradbury which is bounded by St Johns Road to the west, Akuna Crescent to the south, Smiths Creek Bypass Corridor land to the east and north to but not including St Patrick's College.

- **Adjoining Areas** – the Study Area adjoins several streets/private residential areas, which will be affected by the proposed development. Although they are separated by roads, the population in these adjoining areas (defined as those in adjoining CCDs) will experience specific and different social and economic benefits and detriments to others. For these people, the proposed development provides a very local context for the planning of the site. Figure 3 identifies the Adjoining Areas analysed for this project.
- **Local Area** - which covers the suburb of Bradbury as defined by Campbelltown City Council (Council) and is shown in Figure 4. It is important to note that 1029 residents and 174 Housing NSW dwellings located in the Local Area (i.e. Bradbury) are also located in the Study Area. This needs to be considered when reviewing the data for the Local Area.

Given that the RA and Study Area includes dwellings within the suburb of Bradbury and that Bradbury has a range of community infrastructure which may be used by people in the Study Area, this broader Local Area has been identified as a separate area of influence. This Local Area refers to where people living, working and/or visiting the Study Area both now and in the future may:

 - predominantly use local type infrastructure, facilities and services including: local public primary and high schools; neighbourhood / local centres providing top up shopping for daily / weekly items; local parks and community facilities and services.
 - identify as part of a local community in terms of community activities including attending local interest groups, sharing local activities etc.
- **District Area** – which covers the Campbelltown Local Government Area (LGA) as this District Area (Figure 5) refers to where people living, working and/or visiting the Study Area both now and in the future may:
 - Use facilities and services of a regional and district nature including regional and district level shopping (providing daily, weekly and comparison shopping); a broad range of school and educational facilities; a broad range of sporting and community facilities including district level facilities such as hospitals; and employment opportunities for a significant proportion of the population.
 - identify as part of a district level community in terms of community activities including attending interest groups, sharing activities etc.

This hierarchy is used throughout this report to describe the existing and future social profile of the Airds Bradbury project.

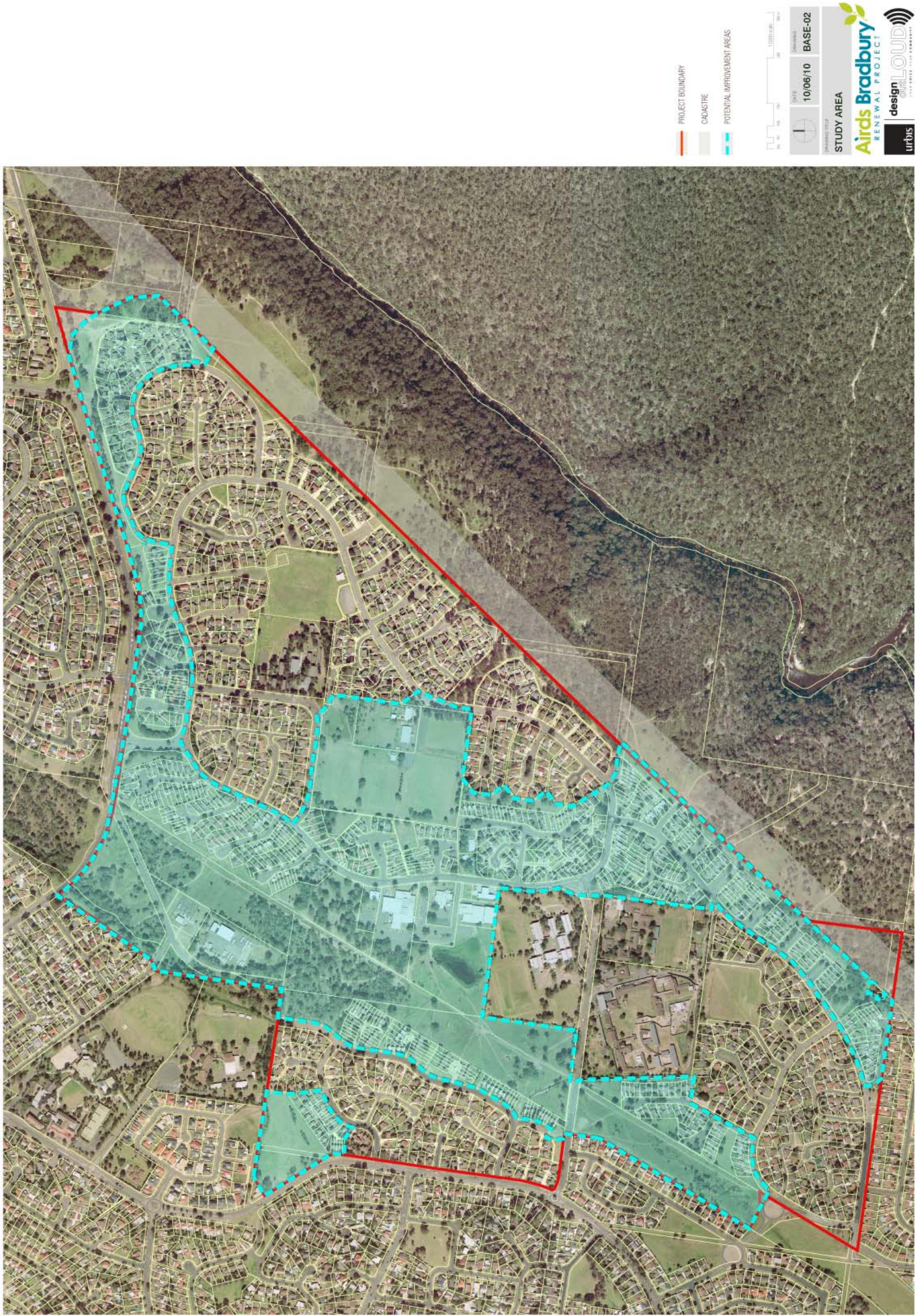
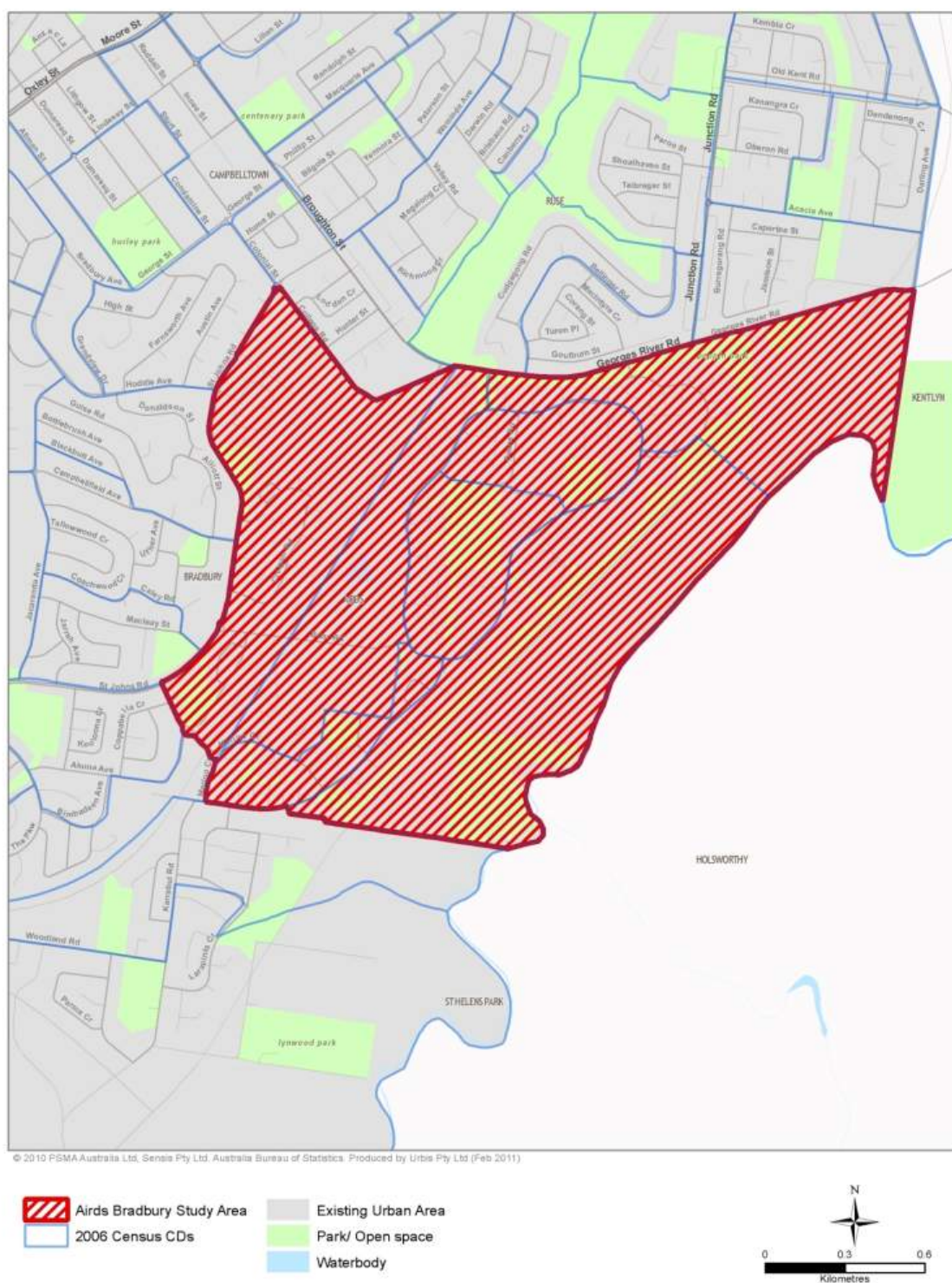


Figure 1: Airds Bradbury Renewal Area (RA)

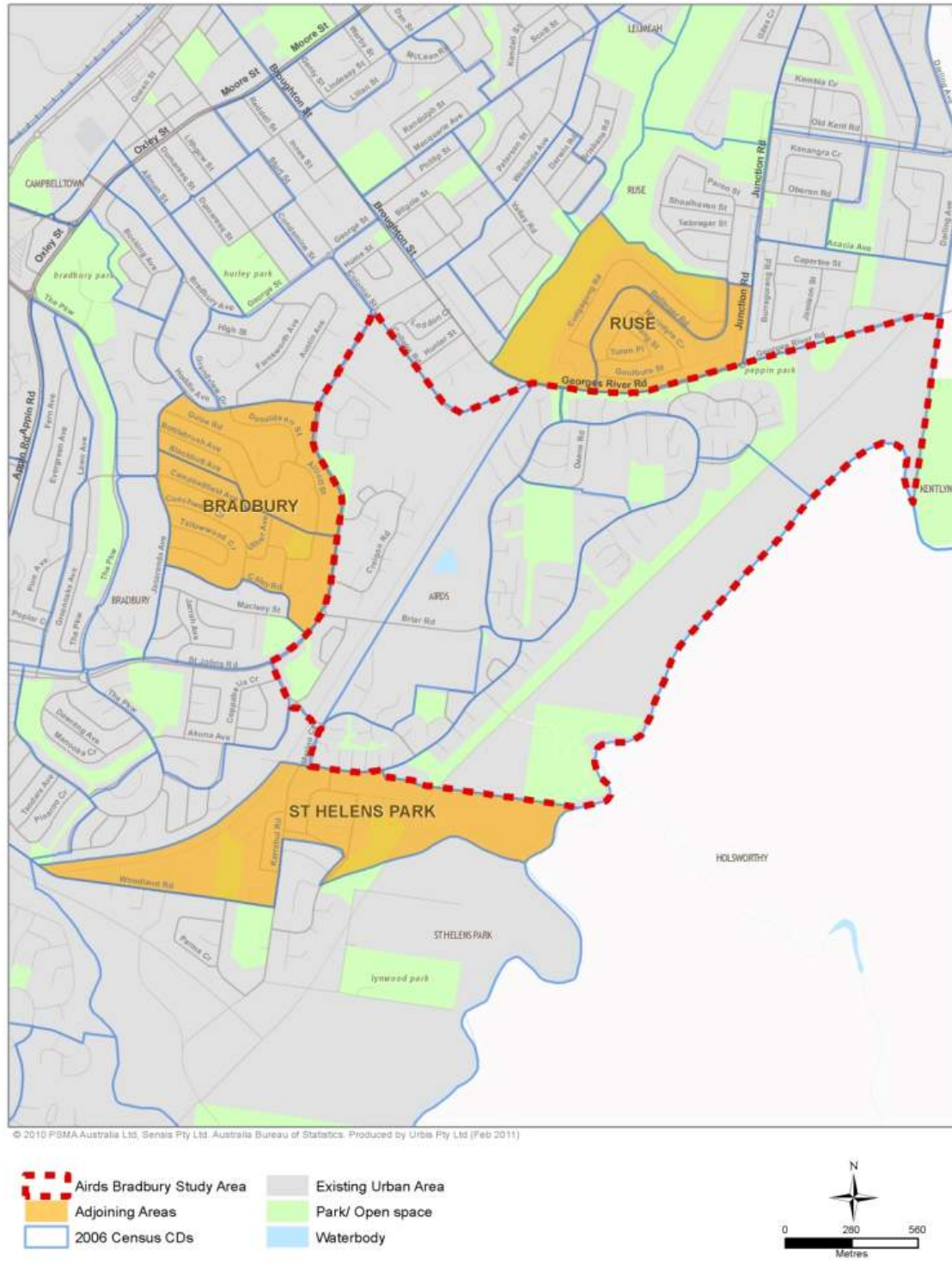


AIRDS BRADBURY STUDY AREA



Figure 2: Airds Bradbury Study Area

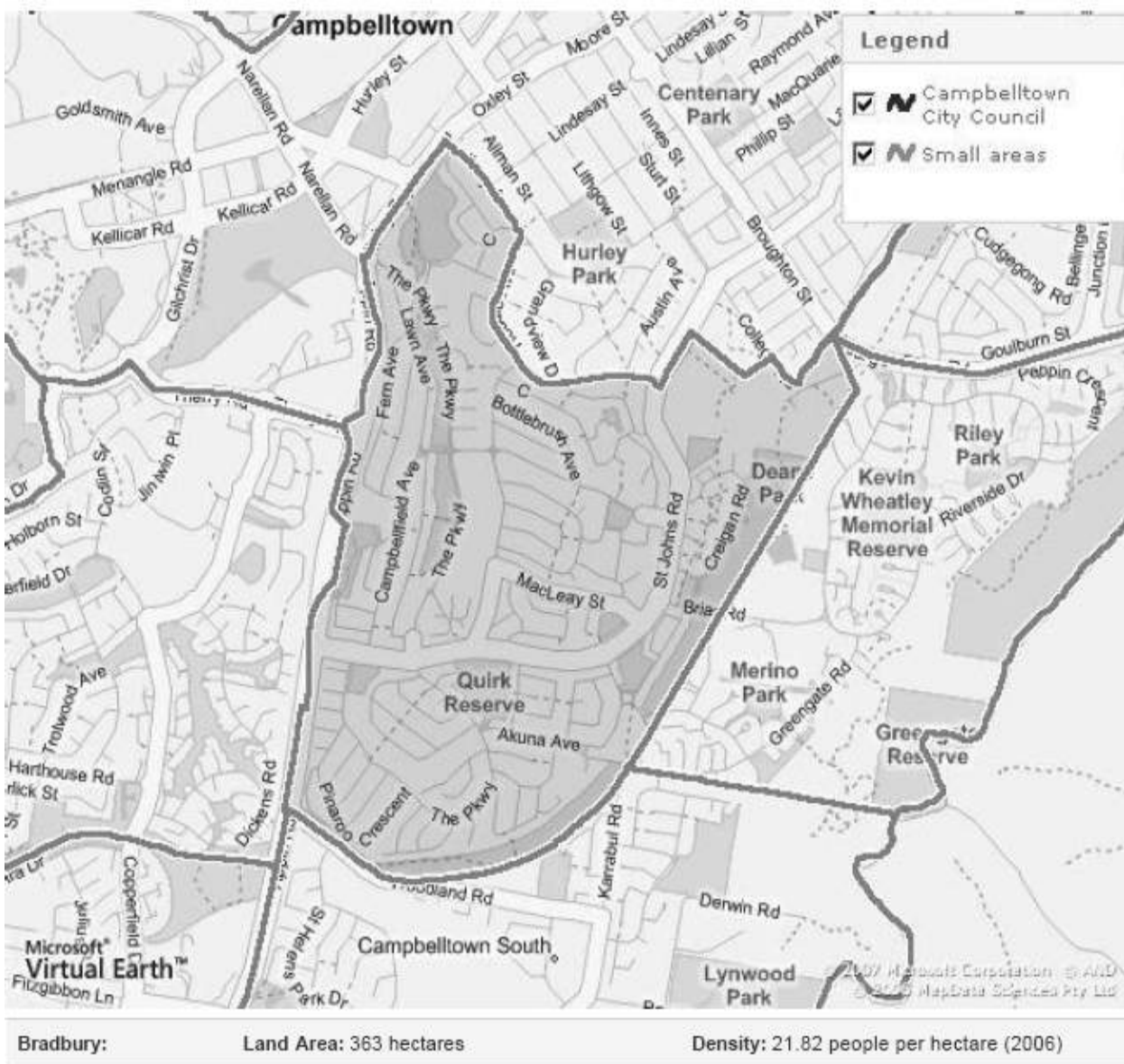
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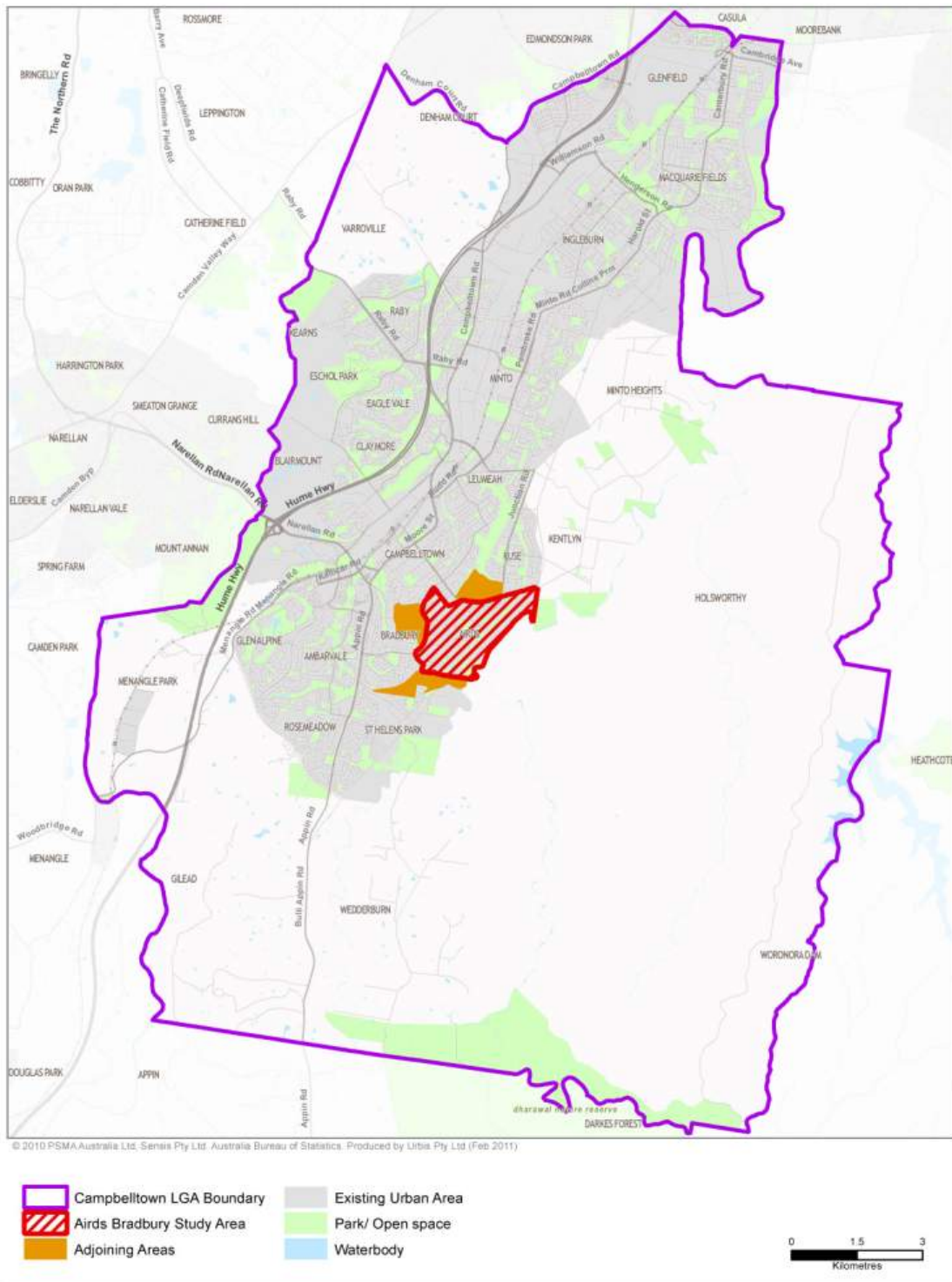


ADJOINING AREAS



Figure 3: Adjoining Areas to Airds Bradbury Study Area





DISTRICT AREA



Figure 5: District Area – Campbelltown LGA

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6. Social Policy Context

One key element of this assessment is the examination of the broader social policy context, which may impact on the development over the next 16 years. This broader context includes consideration of the context of the location, the broader planning context and an assessment of the array of economic and technological factors and social and demographic factors and environmental influences with may impact on the site.

6.1 The Metropolitan and Subregional Strategies

In December 2005, the NSW Government released its Metropolitan Strategy for Sydney to 2031, entitled 'City of Cities: A Plan for Sydney's Future'.⁷ A scheduled review of the strategy is underway through the release of a discussion paper, 'Sydney Towards 2036'. This is the first step in a comprehensive review of the Metropolitan Strategy. It sets out the challenges facing Sydney over the next 25 years, including:

- A population forecast to reach 6 million by 2036
- A need for 770,000 additional homes by 2036
- A need to expand Sydney's employment capacity by 760,000 to 2.89 million jobs

The Subregional Strategy translates objectives of the NSW Government's Metropolitan Strategy and State Plan to the local level. Local councils were consulted during its preparation.

The draft South West Subregional Strategy⁸ was exhibited between 14 December 2007 to 28 March 2008.

Submissions were received from a range of stakeholders including the community, Government agencies, development industry and local Councils. These submissions are currently being reviewed as part of the process of finalising the subregional strategies. When finalised, the draft South West Subregional Strategy will continue to guide land-use planning until 2031 in the Camden, Campbelltown, Liverpool and Wollondilly Local Government Areas. Subregional strategies will remain a key planning tool for councils to implement the Metropolitan Strategy. Once the Metropolitan Strategy has been reviewed, the subregional strategies will be updated.

The subregional strategy notes:

⁷ NSW Department of Planning, 2005, *City of Cities: A Plan for Sydney's Future*. Available at: <http://www.metrostrategy.nsw.gov.au/>

⁸ NSW Department of Planning, 2007, *South Western Region: draft Subregional Strategy*. Available at: <http://www.metrostrategy.nsw.gov.au/>

“The major Centre of Campbelltown and the town Centre of Macarthur are the central administrative, service and retail hubs for the LGA and residents of Camden and Wollondilly to the south and west.

The University of Western Sydney is a key infrastructure asset along with the expanding Campbelltown Hospital. Economic activity also focuses on the major industrial areas at Ingleburn and Minto. Housing is generally detached and areas of public housing around Minto and Airids are currently earmarked for future redevelopment. A small portion of the South West Growth Centre is within Campbelltown LGA. Important east–west roads linking the SWGC to the Campbelltown LGA are Badgally Road, Raby Road and Denham Court Road. Better connections will be required from East Leppington and Edmondson Park to Glenfield Station.”

Accordingly the subregional strategy identifies Airids as an area for significant renewal in terms of the region. Indeed, the Project aligns particularly well with Actions outlined in the Housing Strategy contained within the Metropolitan Strategy. In particular the Project will assist the NSW Government in achieving the following Actions:

- Plan for increased housing capacity targets in existing areas (Action C1.3)
- Provide 60-70 per cent of new housing in existing urban areas (Action C1.3.1)
- Focus residential development around centres, town centres, villages and neighbourhood centres (Action C2.1)
- Provide self care housing for seniors and people with a disability (Action C2.2)
- Provide a mix of housing (Action C2.3)
- Renew local centres to improve economic viability and amenity (Action C3.1)
- Identify local centres for renewal through the subregional planning process. (Action C3.1.1)
- Carry out demonstration projects in local centres in partnership with relevant local councils and State agencies (Action C3.1.2)
- Refocus Landcom's role to strategic urban renewal projects and development (Action C3.1.3)
- Assess and evaluate Government sites for redevelopment (Action C3.1.4)
- Redevelop and regenerate Department of Housing stock (Action C4.2)
- The Department of Housing will redevelop and regenerate housing estates and stock (Action C4.2.1)

6.2 Landcom's Social Sustainability Policy

This project has been prepared within the context of Landcom's Social Sustainability Policy. This policy is grounded on an understanding of the social determinants of health and their relationship with land use. It aims to ensure that developments are socially sustainable places to live, work and visit by:

- **Providing mixed communities with diversity in housing and land use.** Mixed communities ensure effective use of existing housing and infrastructure, support local economic development and provide for different lifecycle groups.
- **Providing housing product ageing in place.** This allows for people to remain in their existing neighbourhoods as they get older, maintaining their established networks in the community.
- **Providing housing product for moderate income households.** Landcom is committed to providing a diverse range of housing that enables moderate income households to purchase their own homes.
- **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.
- **Ensure access between new and existing.** This will ensure access to existing services and infrastructure while supporting healthy/active lifestyles and sustainable transport options
- **Contributing towards community infrastructure which addresses community needs.** These needs include lifelong learning, community health, transport, food, employment, information/technology, community safety, public art and social support services.
- **Benefiting the existing community members as well as the new.** This ensures sustainability through the better use and coordination of existing and future resources.

In summary the approach adopted draws on the work undertaken by the World Health Organisation (Wilkinson and Marmot, 2003) in relation to the causal relationships, which affect the health of a community.

The World Health Organisation identifies the following social and economic factors, which affect the development of healthy communities: the social gradient, stress, early life, social exclusion, work, unemployment, social support, addiction, food and transport.

This project uses these factors and the seven elements of the Landcom policy relating to Social Sustainability and the NSW Health's Healthy Urban Development Checklist (refer below) as the basis for assessing the health impact of the project and the social sustainability of Airside Bradbury.

6.3 NSW Health's Healthy Urban Development Checklist

NSW Health has developed the *Healthy Urban Development Checklist* to ensure that healthy urban design principles are incorporated into urban planning and development processes. The Checklist, like the Landcom Social Sustainability Policy, is based on the World Health Organisation *Social Determinants of Health*.

The Plan is based on four key principles

- Equity
- Early engagement
- Interdependence
- Building partnerships

The checklist identifies 10 key factors which impact on the health effects of an urban development, plan or proposal and how it can be improved to achieve better health outcomes:

- Healthy food
- Physical Activity
- Housing
- Transport and physical connectivity
- Quality employment
- Community safety and security
- Public open space
- Social infrastructure
- Social cohesion and social connectivity
- Environment and health

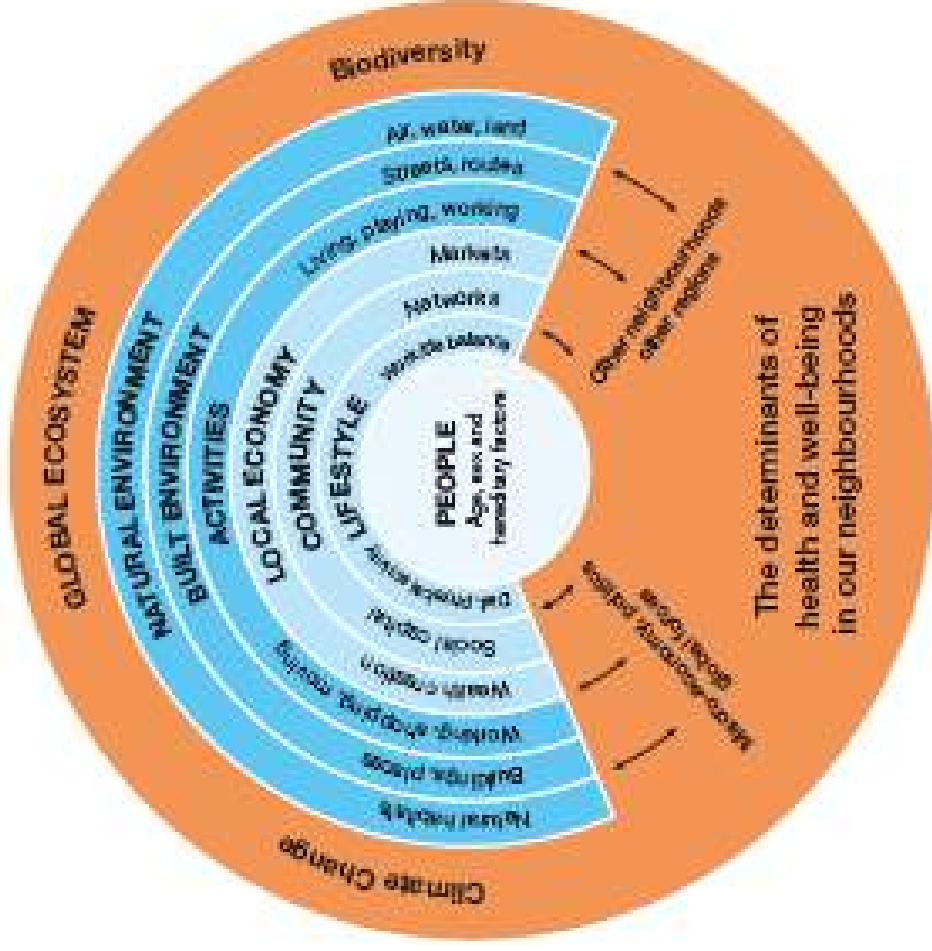


Figure 6: Health Map based on the Social Determinants of Health

Source: NSW Health, *Health Urban Development Checklist*, 2009

6.4 Campbelltown Social Plan 2010 – 2012

The *Campbelltown Social Plan 2010 – 2012* outlines Campbelltown Council's social objectives for the next two years. The plan reviews Council's previous social plans and provides a need assessment for the area with recommended strategies and actions for addressing these needs.

The plan identifies the following areas of priority:

- **Child and family:** Including child protection, early intervention and recreation services, addressing child health and school attendance issues, and safe, family orientated public places.
- **Youth:** Addressing low educational attainment, school attendance and high youth unemployment, developing partnerships with schools and youth service providers to address youth issues, encouraging positive recreation options and recognising youth achievements.
- **Ageing:** Addressing current issues such as health and social isolation, and preparing for an ageing of the population in the future.
- **Aboriginal:** Encouraging school attendance and educational attainment, addressing health inequalities, encouraging connection to culture, ensuring an adequate level of services to meet need.
- **Culturally and Linguistically Diverse communities (CALD):** Encouraging participation in the community, celebrating cultural diversity, educating communities on Australian law and customs, supporting small businesses, providing CALD specific services.
- **People with a disability:** Accessibility to Council services, facilities and information, proactive employment policies and practices.
- **Women:** Domestic violence and safety, teen pregnancy, parenting, affordable recreational activities for families, budgeting and education.
- **Community engagement:** Engaging hard to reach groups, expanding community engagement and better use of Council's existing contacts with the community.
- **Community resources:** Provision of community facilities and supporting community services and community groups.
- **Advocacy:** The differing size, scale and approach of Housing NSW community renewal projects, major government infrastructure projects, the South West Growth Centre, inadequacy of local community health services, short term funding and the fragmented community service system.

- **Arts development:** Access to high quality arts and cultural programs, appropriate programs for the cultural and social demographic of the city, employment and professional pathways for individuals to move into cultural industries.
- **Priority quality of life issues:** Urban renewal, poverty, health, learning, literacy, employment, housing, anti-social behaviour.
- **Economy and employment:** shortage of local employment opportunities and high number of residents travelling outside the LGA for employment, addressing mismatch between employment opportunities and resident skill set.

6.5 Housing NSW Renewal Policy

The Living Communities initiative outlines Housing NSW's approach to improving public housing areas across NSW through community renewal. The approach has successfully been applied in the Minto and Bonnyrigg public housing areas.

Specifically, the Living Communities approach aims to make public housing areas good places to live by achieving three mutually supporting objectives:

- Improving homes and public spaces
- Building community capacity
- Improving services and opportunities for residents.

The Project Area is one of five public housing areas in Campbelltown built in the 1970s and early 1980s by the (then) New South Wales Housing Commission. These five areas were central to the planning of Campbelltown as outlined in the "Three Cities Structure Plan" published in 1973. In common with other public housing areas of that era, significant parts of the Project Area are laid out in accordance with "Radburn" urban design principles, which have proven themselves unsuitable in a public housing context. The Project Area contains significant areas of poor-quality and under-utilised open space. Parks are in locations that are not safely accessible by the community. Street access to homes was achieved via the back-door of properties. Streetscapes were often dominated by high rear-yard fencing. Free pedestrian movement through the Project Area - which was one of the driving principles of the Radburn layout - is strongly constrained by community anxiety over safety.

Also typical of the public housing areas of the era, the dwellings were built on superlots and were not intended for individual sale. Social housing policy has changed significantly since the 1970's, with those living in public housing now concentrated within those who are on very low incomes and vulnerable households with often significant support needs. This fundamental change in the focus of public housing has

resulted in social housing areas such as Airds Bradbury becoming communities with a significant concentration of disadvantage. Currently, 95% of the Project Area is public housing.

As a result of this concentration of disadvantage, the community of Airds Bradbury shoulders a significant burden of social issues which includes high unemployment and poor health, a lack of access to educational opportunities and other services and high crime rates. Over the years, the area has become highly stigmatised, further exacerbating the social and economic issues.

The Housing NSW Project Vision is: *“to make Airds and Bradbury a great place to live, a place with good amenity, services and facilities in a socially mixed community offering opportunities for residents to realise their goals.”*⁹

Housing NSW have advised that the Project is being undertaken using the Living Communities approach which has the three aims:

- Improving services and providing residents with better opportunities:
- Supporting the local community to build its strengths, skills and overall capacity; and
- Improving the housing and public areas and achieving better integration of social and private housing within the community.

These three aims are backed by an approach which encompasses:

- Integration of all activities under one project with a common set of project aims and objectives - inclusive of social, economic and physical development;
- Clear and transparent communications and strong community engagement in all aspects of the project.
- Emphasising partnerships, with the community, local government, NGOs, the community housing sector and the private sector where appropriate.
- A place based approach which emphasises what is best for the place and ensures strong coordination across all activities in the place.

⁹ Housing NSW, 2008, *Airds Bradbury Renewal Project, Project Plan*.

6.6 The Minto Experience

The current Minto Renewal Project involves the staged redevelopment of some 1,000 properties in the Minto public housing area in Sydney's south west. Housing NSW, Campbelltown City Council as key landowners and Landcom as the development manager have entered into an agreement for the management of the project. The aim of the project is to renew Minto so that it looks like neighbouring suburbs with a mix of public and private housing. When the redevelopment of Minto is completed in 2014, there will be 350 public housing homes (including seniors) and 800 private homes.

Construction work is well underway with the sales office and display village opening in late September 2008. The first three of 11 public housing homes in Stage I will be completed early next year. The project will also provide \$10 million worth of community facilities including six new parks and a \$1.5 million community centre and childcare facilities. The Minto Renewal project incorporates three main areas of activity – physical redevelopment, tenancy support and community development to ensure there is both social and financial sustainability for the Minto Renewal project.

Housing NSW has established a specialist rehousing support team to assist the public housing residents in the rehousing process. Over 400 households have been rehoused the majority into neighbouring Campbelltown properties. Tenants will continue to be gradually rehoused in stages concluding in December 2011.

The *Working Together in Minto* (WTIM) team is working closely with the key stakeholders and community members to enhance service provision and develop neighbourhood activities to support residents throughout the life of the project and ongoing with the new Minto community. An independent tenant advocate and other community support services have been funded by the Department to ensure the community is supported during the period of change at Minto.

In 2005 the Minto Resident Action Group in Partnership with the Social Justice & Social Change Research Centre, UWS Animation Project, St Vincent de Paul Society, Uniting care Burnside and Other Services undertook a study titled *Leaving Minto*.¹⁰ The study found:

- Minto was well located in terms of public housing due to its access to services, transport and shopping
- *“Nonetheless, there is a clear need to significantly improve poor quality stock in the most run down and highest turnover areas. In these areas, redevelopment may be the most appropriate strategy, though this needs to be handled sensitively, with adequate mitigation, and*

¹⁰ Minto Resident Action Group in Partnership with the Social Justice and Social Change Research Centre, UWS Animation Project, St Vincent de Paul Society, Uniting care Burnside and Other Services, 2005, *Leaving Minto*. The principal author of the report was Judith Stubbs) Available at: http://www.ncoss.org.au/bookshelf/conference/download/perspectives_on_poverty/Judy%20Stubbs%20Minto%20Report%20for%20website.pdf

in consultation with residents and services. In other areas, a more gradual approach to renewal may be appropriate. The assessment of different strategies that should be applied in each area will require a careful case-by-case approach to research and consultation, and will depend on factors such as quality of stock, nature of social and physical infrastructure, nature of community structures and attachments, and the needs and aspirations of residents.

- *Moreover, the original trajectory of redevelopment in Minto is not sustainable. It has had an unacceptably high level of social and economic impact upon residents and the community generally.” (p16)*

In terms of the outcomes and impacts of the relocation of public housing residents as part of the Minto Renewal Project, Housing NSW commissioned research to better understand the experiences of residents who were relocated “in order to improve re-housing practice and improve outcomes for tenants re-housing practice and improve outcomes for tenants re-housed for redevelopment or estate renewal.”¹¹

The key findings of this research included:

- *“Quality of life outcomes for children and adults were improved by moving from an area of high public housing concentration to areas of low public housing concentration, including improved health and school outcomes.*
- *The experience of the move was positive for the majority of people (60%) because of the high quality of communication, support and service provided by Housing NSW re-housing team.*
- *Where the residents reported dissatisfaction with the relocation (10%) they recommended improvements to communication and stated that more timely responses to maintenance would have improved their experience.”*

A key lesson learned through the Minto experience was that an interconnected set of factors contributed to the quality of outcomes for the former Minto residents. These lessons related to the following factors:

- The role and relationship with the relocation coordinator as a key to the process
- A focus on respectful communication
- Good information about client needs leads to good offers of re-housing and ready acceptance of offers made

¹¹ Housing NSW, *Re-housing and social mix*, HousingWORKS, Volume 8, Number2, May 2010

- Tools for consistent communication provide confidence and support a team approach
- It is important to make offers of advocacy, support and counseling throughout the process
- Give choice to public housing residents wherever possible
- Follow up after the move

As yet, information is not available on the quality of outcomes for new incoming residents. WTIM and Landcom are working to develop a framework to assess the experience of these residents.

6.7 Lessons from Other Selected Community Renewal Case Studies within Australia

Developing Models for Mixed Housing Estate Development, prepared for Landcom by SGS Economics examined case studies from community renewal estates across Australia. The report concluded that the most successful community renewal processes in terms of social cohesion were not dependent on a set percentage of public housing and private home owners but on the ability to reduce stigma associated with a housing estate and to convince potential buyers that the area was improving.

In this context, the private developer Becton have undertaken key projects with government agencies to deliver mixed tenure housing with fully integrated communities. In 2002 Becton entered into a Development Agreement with the Victorian Office of Housing to redevelop a 10 ha social housing estate in Kensington located 5 km from the Melbourne CBD. The Kensington site had seen anti-social behaviour increase over time with the management of the ageing and outdated three storey walk up dwellings becoming more difficult.

Becton entered into a Development Agreement with the Office of Housing and has built 500 of the 650 dwellings in the Concept Plan and manages a community of 1500 people that includes 70% private and 30% public occupiers. Becton with the Victorian Office of Housing have established a management team – Kensington Management Company (now retitled Urban Communities) which is responsible for tenancy management, facilities management and repairs, body corporate functions and organising community renewal courses and local employment programs. This is a focal point of the community with an extensive program of support to the public housing residents. A number of these public housing residents are employed by Urban Communities to deliver community services.

At Bonyrigg Becton has been involved with the first fully integrated housing Public Private Partnership in Australia. The Bonyrigg project has been re- branded as Newleaf Bonyrigg and is a 30 year Public Private Partnership which involves more than 2200 new dwellings built over the

next 12 Years as the concentration of public to private dwellings change from 90:10 to 30:70. Stage 1 commenced in February 2009 and land/house sales to private residents are underway.¹²

6.8 Lessons from Best Practice Research

There has been substantive research relating to the impacts of living in areas of concentrated poverty and the practices that are influential in counteracting these issues. Rowland Atkinson has provided a review of this literature for the Australian Housing and Urban Research Institute¹³. The key findings from this review of international literature include:

- *“The effects of outcomes for broader deprived communities lies in the development of stigmatised neighbourhood identifies and stereotypes wherein communities and their constituents are labelled apathetic, low-skilled, anti-social or potentially deviant. Residents of such areas are not resourced to challenge such broad-brush conceptions and feel more excluded from mainstream ways of living as a result;*
- *Life within areas of concentrated deprivation (whether this be in private sector housing areas, or combinations) can be problematic because of the increased incidence of crime, the raised prevalence of anti-social and problematic behaviours and the general experience of living in low-quality and low-amenity environment which may threaten the life-chances of individuals and households in such areas.” (p1)*

The implications for policy raised by these findings are wide ranging.

- *“Social diversity can be promoted by selling public housing selectively within particular schemes or estates. There have been positive results from policies adopted in the UK which selectively sold housing that was already vacant. This has made areas more manageable and popular as a result of avoiding void properties in these areas but a key message is that such policies do not work in the most unpopular areas” (p3);*

[Note: housing must be of reasonable quality/refurbishment – Airds Townhouses are not but cottages are to be selectively sold as better quality]

- *“Policies can be adopted that select tenants to be given housing assistance to move to new and better areas, where this fits with their own ambitions. However, though such programs may benefit those moving households, the broader effect may be to further*

¹² See New Leaf Bonnyrigg website at <http://www.newleafbonnyrigg.com.au/>

¹³ Rowland Atkinson for the Australian Housing and Urban Research Institute, 2008, *Housing policies, social mix and community outcomes*

concentrate or simply maintain poverty levels in the originating neighbourhood. There seems little reason to think that such policies would help in the Australian context.”(p3)

- The need to establish partnership arrangements between agencies to work effectively in delivering outcomes – support for public housing residents who are vulnerable will also require such partnership arrangements.
- The need for establishing a regular presence of someone in charge – this could be tenancy support workers, concierges or other caretakers who can respond to issues
- Mixed tenure leads to a consideration of broadening the role of public housing management strategies to include some management of private housing.

One significant issue within the research on renewal of public housing estates is the social mix needed for effective community renewal. Social mix can be defined in a number of ways within the literature: household type, income, tenure, age, education, ethnicity and gender. Rowland Atkinson in the paper *Household policies, social mix and community outcomes* provides a table (see overleaf), which highlights some of the key research in this area. Atkinson concludes:

“The main message from this research is that it is household and, by extension, neighbourhood, income levels that are central to an understanding of related problematic outcomes in the neighbourhood and life-chances of residents. In other words this research has found significant associations between income, or socioeconomic position, and outcomes in relation to health, education and employment. In terms of broad guidance for policy-makers it would seem that adjustments around this key variable should be the focus for efforts to improve broader community outcomes. However, the range of mechanisms by which this might be achieved is significant. For example, direct measures through welfare payments, increasing co-location of employment opportunities and improving educational systems and training opportunities. However, such measures may not lie within the sphere of influence of housing policy and practice responses.”

This finding accords with a literature review undertaken by Judith Stubbs as part of the *Leaving Minto* report:

In summary, then the objective of ‘social mix’ or ‘social integration’ and related strategies may be said to have mixed or even seriously limited results in the absence of other strategies to address social and economic disadvantage. Further, the best efforts of planners and those who would engineer a set of social outcomes through physical relocation, redevelopment of redesign are often thwarted due to a highly complex set of social arrangements.”¹⁴

¹⁴ Minto Resident Action Group in Partnership with the Social Justice and Social Change Research Centre, UWS Animation Project, St Vincent de Paul Society, Uniting care Burnside and Other Services, 2005, *Leaving Minto*. The principal author of the report was Judith Stubbs), p 56. Available at: http://www.ncoss.org.au/bookshelf/conference/download/perspectives_on_poverty/Judy%20Stubbs%20Minto%20Report%20for%20website.pdf

Table 6: Sub-groups Associated with Problematic Concentration and Social and Economic Outcomes
(Rowland Atkinson see footnote 10)

Key sub-population groups identified	Outcomes	Key evidence
Socio-economic position and income of households	Areas that succeeded in eradicating neighbourhoods is most important dimension in terms of individual's income	Ardemansen et al. 2007
Socio-demographic mix of households in areas	Length of time in education, income, education	'Valley of sadness', Ardemansen, 2004
Neighbourhood poverty, educational attainment and employment outcomes	Neighbourhood poverty negatively correlated with educational attainment and employment outcomes	Gelster et al. 2004
Social rented housing	Areas dominated by social rented housing performed worst for neighbourhood problems and desired improvements to facilities and services by residents	Kearns and Maceon 2007
Socio-demographic and physical context of residential area	Residents were seen to affect subsequent socioeconomic career	Ardemansen 2001: 2004
Levels of household unemployment	Only small neighbourhood effects were found: 'The conclusion can be drawn that the chance of escape [from unemployment] is dependent on the environment, but only to a minor extent'	Musard, Oslendorf and De Vos 2000
Mortality, neighbourhood and individual characteristics (no link)	No location specific factor could be identified in areas defined as deprived. For men, increased risk of death associated with living in such areas were explained by levels of personal disadvantage Disadvantaged individuals did not receive any 'protection' from risk by living in areas of relative affluence	Skoggett and Joshi 1994

6.9 Implications for Airds and Bradbury

This suggests that at Airds Bradbury, tenure mix alone will not provide an improvement in the quality of life of public and private residents and the broader Campbelltown LGA. Direct measures are required to reduce the gap in socio-economic position of public housing residents with a co-ordinated approach between government and non-government agencies (not only Housing NSW) to deliver high quality employment, education and training outcomes. A range of mechanisms will be required and many of these will lie outside the sphere of Housing NSW.

7. Future Trends and Issues

Considerations relating to the Social Sustainability of the site take into account a broad range of factors. The key factors include:

- Economic and technological change
- The level of disadvantage in the local area
- The ageing of the population and the household size
- Health issues
- Changes in affordable and community housing
- Environmental Issues

Each of these factors is considered in more detail below.

7.1 Economic / Technological Change

Since the 1970s global economic restructuring has resulted in major structural and spatial changes in Sydney and Western Sydney:

- A decline in traditional industrial activity
- Increase in information employment
- An increase in international linkages
- Urban growth – both infill and at the fringe

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- Revaluing of the core of the city
- The development of the city fringe as suburbs for the upwardly mobile
- An increase in social and economic polarisation
- Change in the workforce and employment – including casualisation, a larger proportion of part-time work and a decline in job stability and downsizing.

In addition, the changing nature of the role of women has continuing implication for family, community, politics, the way life is organised and the workforce.

The global financial crisis (GFC) has had a significant effect on both the global economy and Australia's economy, and in particular, the housing market. This includes an increased difficulty in financing loans as lenders become more risk averse and an increase in the cost of mortgages due to increases in interest rates. Consequently, more people could defer home ownership and enter the rental market as home loans become more difficult to obtain.

These trends have had a marked impact on the Campbelltown area.

Into the future:

- The Metropolitan Strategy predicts that the ageing of the population and a flattening effect in relation to labour force participation rates is likely to slow growth in the work force after 2010 but Sydney will attract jobs and investment and as a result will be able to attract labour.
- This growth in jobs and investment is likely to be in the design, finance, legal and business services with much of the growth having a global orientation.
- There will also be growth in areas related to retail goods, personal and domestic services and health and leisure related services with these jobs located in centres of varying sizes.
- This is relevant to this local area where people working in trades, production and lower skilled clerical and service workers have a higher representation in the workforce compared with metropolitan averages

- At the same time, jobs in the industrial sector are likely to decline (manufacturing, textiles, clothing, machinery) but the transport, storage and logistics functions linked to the assembly and distribution of goods are likely to increase.
- The federal government has contributed \$43 billion towards establishing a National Broadband Network (NBN) over the next eight years that will provide high speed internet to 90% of homes and businesses. The NBN will be 100 times faster than the current broadband network and will provide greater competition between internet service providers. It is expected that this will make internet services more affordable for an increased number of households.
- The federal government has also contributed \$2.2 billion through the National Secondary School Computer Fund (the Fund) to provide a 1:1 student computer ratio for schools with students in years 9-12 by the end of 2011. The Fund will provide every student in years 9-11 provided with a notebook computer, as well as increased funding for teacher ICT training and computer based learning programs.
- Given the level of educational achievement, level of unemployment and limited access to the internet and computer technology, a key challenge here is to facilitate the development of education and employment opportunities in relation to people living in this community and to build on the federal government initiatives relating to the NBN and School Computer Fund.
- The planning for Airds Bradbury needs to address the very disadvantaged nature of the area and the likelihood of a high level of need for sectors of the population continuing into the future. It will be necessary that Airds Bradbury links into future opportunities particularly broadband, education and employment futures.

7.2 Ageing of the Population and Household Size

Sydney's population is expected to age significantly over the next twenty years with an increase in the population aged 65 and over. This population is expected to increase by 4.1% to a total of 16.2% of the population by 2025. The population of people aged 24 or under is expected to drop by 3.2% to 30% of the population over the same period.

This expected change in demographics will be reflected in Campbelltown where the population aged 65 and over will rise from 7.5% to 14.8% in 2025. However the population of young people in the area will remain high relative to the Sydney population, with 34.2% of the population to be aged 24 or under.

The average household size is expected to fall from 2.65 to 2.36 persons per dwelling by 2031. This drop will come as a result of an increase in lone person households through the ageing of Sydney's population.

Additionally smaller housing types may become an attractive entry point into home ownership as property prices in Sydney increase. This will have a further impact on the average household size per dwelling across the Sydney Metropolitan area.

The ageing of the population will have impacts relating to health and social services, mobility, the forms and structure of housing, social isolation and transport stress. In recognition of the demographic and cultural change there is a need to create more opportunities for choice in relation to any housing opportunities to be provided on the site.

7.3 Population Growth and South West Sydney

Sydney's population is expected to grow by about 1.1 million people by 2030. An increased housing stock and a diverse range of housing will be needed to accommodate this new population and to address changes in lifestyles and household composition. Additionally, an increased population will place further strain on Sydney's current infrastructure, and significant upgrades will be needed to address this pressure. Consequently, long term and holistic planning is needed to address the challenges presented by population growth.

It is expected that South West Sydney will accommodate a large proportion of new housing due to the availability of land for greenfield development, and the affordability of housing in the area relative to other areas in the Sydney Metropolitan area. A large proportion of this new housing will be built in Campbelltown due to a growth in local employment that will be driven by the expansion of nearby industrial centres.

The pricing policy of any housing on the site needs to address the issue of housing affordability for moderate income earners and recognise the segmented nature of this market in addressing new forms of housing, tenure and finance.

7.4 Health Issues

The urban form and built environment of Greater Western Sydney area has been identified as a factor relating to the health of the area. For example, WSROC and the Sydney West Health (2004) have identified the impact of a growing level of obesity in the area and it is expected that this trend may continue unless preventative action is taken.

In particular, health data for Campbelltown South (which includes Airds and Bradbury) highlights that residents are more likely to be obese and inactive; have higher rates of mental illness and are more likely to engage in risk taking behaviours (particularly smoking) when compared to those living in the broader area and Sydney Statistical District. This is further evidenced by outcomes of interviews/surveys at the Airds Community Health Expo in June 2009. Many residents identified that unemployment, feelings of isolation and the poor environment of the Study Area does not promote physical activity or good nutrition which contributes to depression, anxiety and poor lifestyle choices. (Also refer - Section 8 of this Assessment which addresses issues relating to the health of the population of this area)

Accordingly all aspects of the development of the site need to address issues relating to the health of current and future residents of the area through its urban form and structure and by providing opportunities for improving the health outcomes of the population. The Health Impact Assessment at Section 13 addresses issues relating to these health outcomes.

7.5 Environmental Issues

The global climate is changing and it is expected that it will have a major impact on the social, economic and health conditions in which people live. One of the emerging issues for Australia and Sydney is the potential impact through the pressures for migration from Pacific Island countries. Climate change may also significantly increase the health risks to the population in general and place further stress on those with chronic and life-long health conditions. To the extent this happens, the impact is likely to be greater upon more disadvantaged communities.

The Metropolitan Strategy notes that Australia has the highest level of greenhouse gas emissions per capita of developed nations. CSIRO in a report prepared for DIMIA (2002) concerning “*Future Dilemma: Options to 2050 for Australia’s population, technology, resource and environment*” estimate that constraints on supplies on domestic oil may occur from 2015 and gas may occur after 2030. The report argues that without radical lifestyle changes (e.g. halving household consumption and imposing energy quotas on individuals) greenhouse gas issues will be significant.

In summary, the impact of the environmental change all communities throughout Australia, including Airds Bradbury, will be significant over the next 20 years. For Airds Bradbury, the impacts may relate to:

- The nature and cost of transport which may impact on the level of disposable income
- Health impacts related to climate change

Any development in relation to the site should recognise the implications of climate change particularly for public housing residents and low income households, seek to reduce greenhouse gas emissions and recognise the changing demand for transport and the patterns of travel.

7.6 Changes to Affordable and Community Housing

Government policy is currently looking to significant change in the way affordable and community housing is being delivered. Housing NSW is looking to reduce concentrations of public housing by increasing the proportion of private housing but also by providing opportunities for community housing provision. With the recent Economic Stimulus Package, significant funds have been allocated towards the construction of new social housing with the majority of stock being transferred to community housing providers for on-going management.

The NSW government has also introduced the Affordable Rental Housing SEPP and other planning mechanisms to increase the supply of affordable housing stock.

However, research indicates that increasing the supply of affordable housing is a complex task which requires partnership arrangements between agencies to work effectively in delivering outcomes and consideration of broadening the role of public housing management strategies to include some management of private housing. The implications of these policy directions need to be considered in the planning of Airids Bradbury.

7.7 Implications for Airids Bradbury

The big picture for this site is set within the social, economic / technological and political and environmental factors which influence South Western Sydney. The region is one of the most productive concentrations of population in Australia but is under significant social, economic and ecological stress.

There is a broad array of Commonwealth; Regional, State and Local level policies, which provide an important context for this project. In particular, the Metropolitan Strategy provides an important framework in relation to planning.

The potential development of the site needs to address a range of considerations in relation to the Metropolitan Strategy:

- **The strategic location of the site within the South West Region**
- **Consideration of how local skills may be developed as a component of the project**
- **Increase integration of employment and housing markets by ensuring a mix of housing types to facilitate diversity in the supply of local labour**
- **Seek opportunities to encourage emerging business**
- **Requirements in relation to the quality of the design and planning of the project**
- **Issues relating to housing affordability and social housing supply**
- **The provision of appropriate self care housing for seniors and people with a disability**

Considerations relating to the social sustainability of the site take into account a broad range of factors. The key factors include: economic and technological change; the level of disadvantage in the local area; the ageing of the population and the household size; factors relating to immigration; health issues; housing affordability and environmental issues.

In the context of this social, cultural, environmental and economic diversity and change it is difficult to project the future. The challenge is to take account of these elements to provide maximum benefits and opportunities to achieve the outcomes identified within the Landcom Social Sustainability Policy.

- Providing mixed communities with diversity in housing and land use.
- Providing housing product ageing in place.
- Providing housing product for moderate income households
- Integrating socially, culturally and physically with the existing community.
- Ensure access between new and existing.
- Contributing towards community infrastructure which addresses community needs.
- Benefiting the existing community members as well as the new.

For the planning of Airds Bradbury, the need to address the disadvantage of the existing community and the likelihood that a high level of need will continue for remaining and rehoused public housing residents into the future is evident. Consideration needs to be given to:

- **The changing structure of the economy** will present challenges related to the provision of rewarding jobs for this community. In particular, the continuing casualisation of the labour market and part-time work will provide a significant challenge for the local population.
- Given the level of educational achievement, level of unemployment and limited access to the internet and computer technology, a key challenge here is to facilitate the **development of education and employment opportunities** in relation to existing and future residents.
- **The ageing of the population** will have impacts relating to health and social services, mobility, the forms and structure of housing and social isolation and housing and transport stress.

- Further development needs to address issues relating to the **health of current and future residents of the area** through its urban form and structure and by providing opportunities for improving the health outcomes of the population.
- In recognition of the demographic and cultural change there is a need to create more opportunities for **choice in relation to any housing opportunities** to be provided on the site.
- The pricing policy of any housing on the site needs to address the issue of **housing affordability for low and moderate income earners** and recognise the complex and segmented nature of this market in addressing new forms of housing, tenure and finance. This may assist in maintaining the community and provide opportunities for a more diverse income structure.
- The **direct and indirect impact of environmental change** on the area will be significant over the next 15 years – for example, the nature and cost of transport which may impact on the level of disposable income, health impacts related to climate change and pressure from poorer Pacific Island countries could impact on the immigration program and in particular the origin of the immigrants to the area. Any development in relation to the site should recognise the implications of climate change particularly for public housing residents and low income households, seek to reduce greenhouse gas emissions and recognise the changing demand for transport and the patterns of travel.

8. Existing Social and Health Profile of Airds and Bradbury

Using the geographic areas of interest as outlined at Section 5, a demographic profile of the Renewal Area, Study Area and Adjoining Areas is provided below.

Health data is unavailable at this specific small area level and rather for Airds Bradbury, the broader Campbelltown South area is used.¹⁵ Data from the Local Area (Bradbury) and District Area (Campbelltown LGA) is also provided as comparative information.

It is important to note however, that for many health indicators, health issues for residents living in Airds Bradbury are considerably greater when compared to residents of higher socio-economic areas living outside the Campbelltown LGA. As highlighted by NSW's Chief Medical Officer (2010), the relative gap between high socio-economic groups and low socio-economic groups for many health outcomes is increasing

¹⁵ Campbelltown South is the Statistical Local Area used by the ABS and extends from Leumeah to Rosemeadow. The data is provided in the Social Health Atlas (Third Edition) 2008 and its application to the Airds Bradbury Renewal Project is sourced from initial research undertaken by Straight Talk, 2010

and/or remains unchanged in NSW. Health issues such as premature/avoidable death; teenage pregnancy; smoking, overweight and obesity are identified as major challenges for low socio-economic groups.¹⁶

Where possible, the social profile provides information which impact on the social determinants of health and other social and health frameworks identified in this report (see Section 13).

8.1 Airds Bradbury Renewal Area (RA)

The RA is divided into several discrete precincts (as shown in Figure 7) which are particularly significant in relation to the redevelopment strategy for the proposed development.

8.1.1 Existing Public Housing Residents

Based on data provided by Housing NSW (see Appendix A, Table A2), key characteristics of residents living in these precincts as at June 2010 are:

- **A total of 3,549 people live in 1,299 dwellings** with an average occupancy rate of 2.7 persons per dwelling
- More than one in three residents (34%) live in Greengate (300 residents), Peppin (278), Moonbria (214), Merino (209) and Summers (197) precincts.
- **Heads of households are primarily aged 35-64 years old** although the head tenant in 51 households (4%) are aged under 25 years old while in 201 households (16%) the head tenant is aged 65 years and over. Precincts with a significant concentration of older head tenants are Cardew, Heathfield, Summers and Prell.
- **Single parent families with one or more child aged under 18 years old are dominant** (31% or 400 families). Precincts with significant concentrations of this family type are Deans, Elmslea, Faithfull, Fonthill, Greengate, Heathfield, Katella, Kingston, Mamre, Prell, Rawdon, Romney, Teeswater, Templeton and Tiverton.
- **Together with couple families, 40% of all families (520 families) have children aged under 18 years old.** Generally, children under 18 years old are concentrated in the precincts identified above.

¹⁶ NSW Health, The Health of the People of NSW, Report of the Chief Medical Officer: Summary Report, 2010 p 76

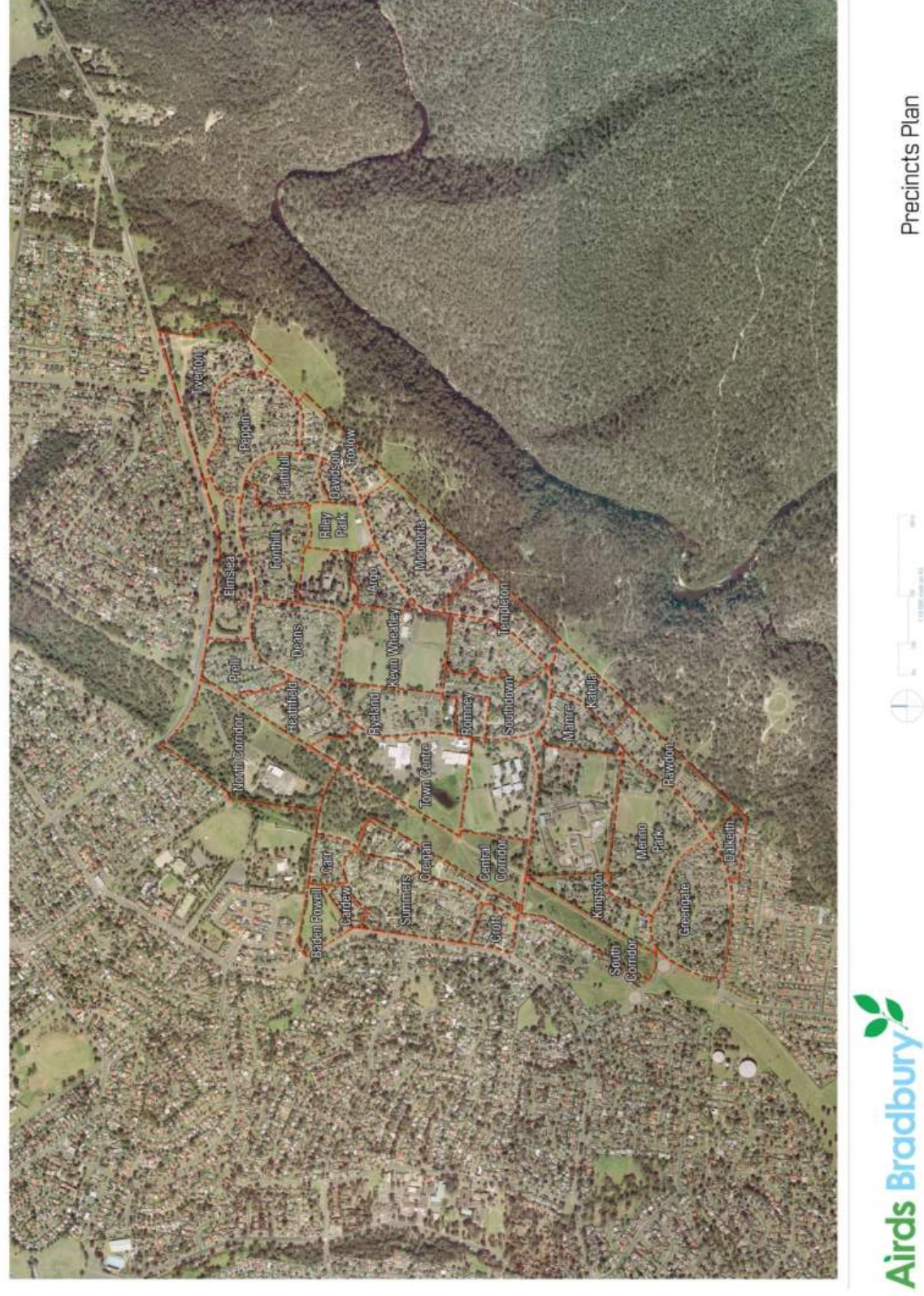


Figure 7: Existing Precincts in Airds Bradbury RA

- **After families with children, lone person households are the most significant.** Almost one in ten residents (9% or 329 persons) live alone with the majority of singles living in Cardew (29 residents), Greengate (26), Heathfield (37), Moonbria (27) and Peppin (22).
- Families with children/family members aged over 18 years old comprise 13% of families (176 families) and are generally distributed throughout all precincts.
- **Overall, one in two precincts (15 precincts) have more than half (more than 50%) of all residents aged under 25 years old while all precincts have more than 40% of all residents aged under 25 years old.** The largest concentrations are in Dalkeith (61% of total residents), Romney (62%), Teeswater (58%) and Tiverton (57%) with the largest numbers of young people living in Greengate (141 persons), Peppin (134) and Moonbria (101) precincts.
- **Residents aged 65 years and over however, live throughout the RA with all precincts housing some older residents.** The largest concentrations are in Cardew (42% of total residents), Summers (28%) and Heathfield (26%) with the largest numbers of older people in Summers (55), Heathfield (49) and Cardew (41).
- **The median length of tenure in the RA is 7.9 years with the largest proportion of households (39% or 504 households) in their current dwelling for 5 years or less.** Precincts with more than half of all households having this short term tenure are Southdown (64%), Cardew (63%), Teeswater (61%) and Rawdon (55%). However, 16% of households (214 households) have tenures of more than 20 years with the most significant being Argo (28%), Foxlow (26%), Summers (26%) and Merino (24%) precincts.

Key characteristics of the dwellings in these precincts for the same period are:

- **Over half (57%) are DOH cottages, 35% are DOH townhouses,** 4% are DOH units and 3.5% are cottages (with 2 units) owned by the AHO. Ten (10) villas are also in the RA.
- Precincts tend to be comprised of one predominant dwelling type. The majority of cottages are located in Greengate (109), Peppin (93), Moonbria (83), Summers (74), Merino (72) and Deans (56) precincts (62% of all cottages). Elmslea (48), Heathfield (60), Katella (45), Kingston (41), Mamre (38), Prell (40) and Ryeland (50) have the majority of townhouses (71% of all townhouses).
- **Majority (81%) of dwellings are 3 bedrooms (1,055 dwellings) while 14% are 4 bedrooms (186) and 4% are 1 bedroom (53).** Only one 2 bedroom and four 5 bedroom dwellings are in the RA.
- Weekly median market rents range from \$170 - \$247.

8.1.2 Public Housing Residents to be Rehoused

Based on the rehousing plan for the development, a further 514 dwellings in 13 precincts together with 17 cottages spread throughout the RA will be demolished and redeveloped for new housing. Based on Housing NSW data as at June 2010 as shown in Appendix A and updated data provided by BBC Consulting Planners, these precincts have the following characteristics (this excludes residents living in cottages which are to be sold/redeveloped):

- **House a total of 1,400 residents (40% of total persons in RA) in 531 dwellings (42% of total dwellings in RA).**
- **Over half of these residents are aged less than 25 years old** and comprise almost half of all households where the head tenant is aged under 25 years old. The majority are likely to be single parent families with all children aged under 18 years old. Couple families with children aged under 18 years old comprise a further 8% of all families to be rehoused.
- **Lone person households are also significant and comprise 27% of all families to be rehoused.**
- **Older residents aged over 65 years comprise 14% of the total residents to be rehoused. This may include older residents living in lone person households. In terms of the RA, this is 41% of all older residents.**
- **Majority of households (42%) to be rehoused have been in their home for 5 years or less** while 12% (66 households) have been in their home for more than 20 years.
- **In addition 1420 public housing residents are to be rehoused due to the gradual sell-off of cottage lots** (i.e. 527 dwellings x 2.7 persons occupancy rate)
- This results in the some 2,820 public housing residents in 1058 dwellings being rehoused.
- An additional 316 new dwellings are also being constructed for Housing NSW.

A summary profile of each precinct to be redeveloped is provided in Appendix A, Table A6.

8.2 Airds Bradbury Study Area

In 2006, the Airds Bradbury Study Area housed 4,770 residents of which 75% were public housing residents. As shown in Table 7 and Table A1, Appendix A, key socio-demographic characteristics of this area is:

- **High level of relative social disadvantage** – with the suburb of Airds ranked as the second most disadvantaged suburb in the Campbelltown LGA (after Claymore). As shown in Figure 8, the Socio-Economic Index for Areas (SEIFA) index of relative disadvantage for Airds is 600.1 compared to 971.2 for the Local Area and 954.5 for the District Area. The SEIFA index for Airds is one of the lowest in the Sydney metropolitan area.

Table 7: Existing Study Area Age Profile 2006*

Age Groups (Years)	Study Area No. of Residents (2006)	Study Area %	Renewal Area % (2010)	Local Area % (2006)	District Area % (2006)
Total Population	4,770		3,573	7,933	143,074
0-4	467	9.8	9.7	6.9	7.4
5-11	799	16.7	41.5**	10.3	11.1
12-17	673	14.1		8.5	10.6
18-24	457	9.6		11.0	11.2
25-34	608	12.7	12.7	56.6***	13.5
35-44	563	11.8	11.9		13.9
45-54	486	10.2	9.7		14.7
55-64	456	9.6	9.2		10.2
65-69	127	2.7	2.9		2.6
70+	134	2.8	2.4	6.6	4.9

*based on 1,451 dwellings comprising 1,142 DOH dwellings and 309 private dwellings

**data for particular age groups unavailable – 41.5% relates to percentage of residents within 5 – 24 age groups in the Renewal Area

***data for particular age groups unavailable – 56.6% relates to percentage of residents within 25 – 69 age groups in the Local Area

Index of Relative Socio-economic Disadvantage, Campbelltown City 2006

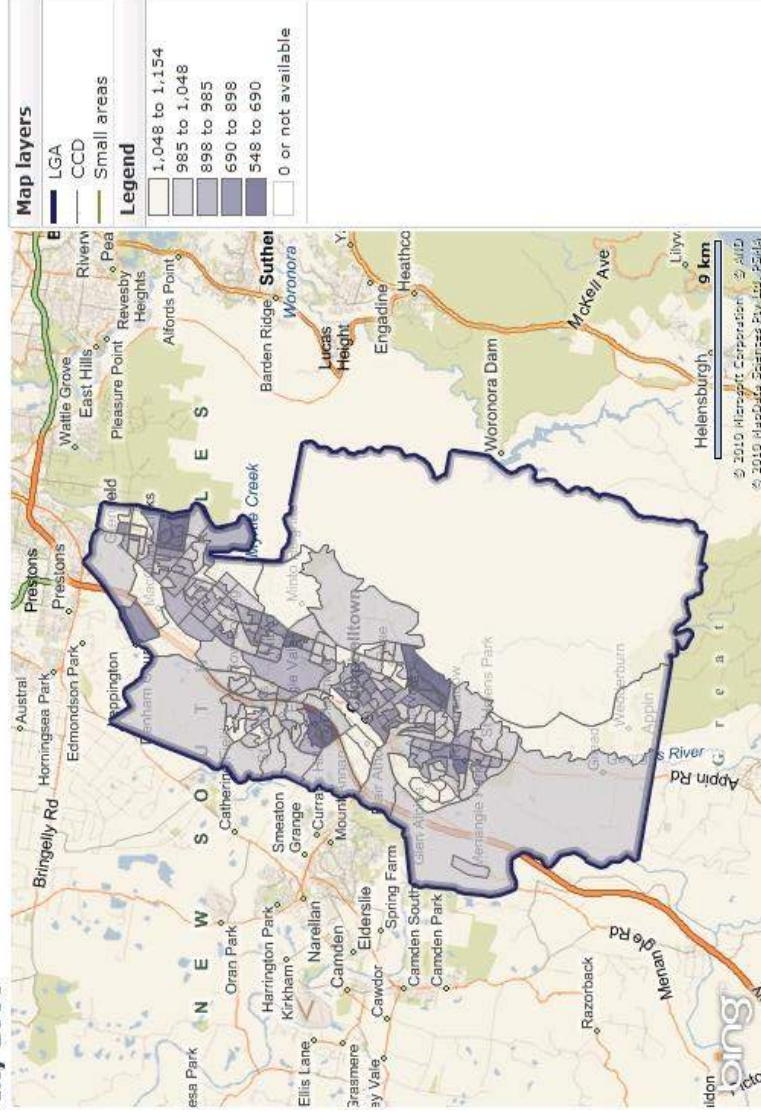


Figure 8: Socio Economic Index of Disadvantage for District Area highlighting Airds

- **Low health outcomes of residents particularly for those living in public housing** – with health data for Campbelltown South (which includes Airds and Bradbury) highlighting that residents are more likely to be obese and inactive; have higher rates of mental illness and are more likely to engage in risk taking behaviours (particularly smoking) when compared to those living in the broader area and Sydney Statistical District (see Appendix B). This is further evidenced by outcomes of interviews/surveys at the Airds Community Health Expo in June 2009. Many residents identified that unemployment, feelings of isolation and the poor environment of the Study Area does not promote physical activity or good nutrition which contributes to depression, anxiety and poor lifestyle choices.

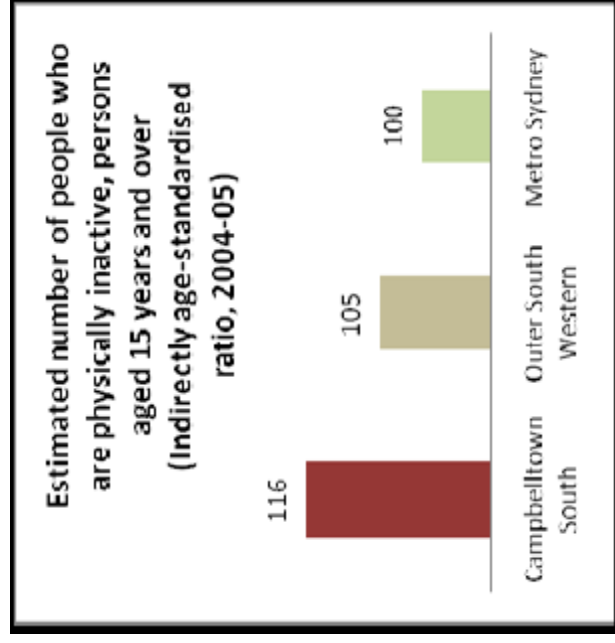


Figure 9: Physical Inactivity in Campbelltown South which includes the Study Area

Source: Extract from research undertaken by Straight Talk, 2010 using Social Health Atlas Third Edition, 2008

- **Likelihood of greater incidence of premature/avoidable deaths and teenage pregnancies for those living in public housing** – with health data from the Chief Medical Officer indicating that these health issues are likely to be greater for low socio-economic groups.¹⁷
- **Over half (50.2%) of all residents were aged under 25 years old** - this youthful age profile is very different to that of the Local and District Areas where younger age groups comprise 37% and 40% respectively. Preschoolers and school aged children dominate the age profile of the Study Area.
- **Poor start to early life for many preschool children** - with health data highlighting that a greater proportion of children born in the Campbelltown South area have a lower birth weight (as shown in Figure 11) and are less likely to be immunised than for Sydney. The

¹⁷ Ibid (2010)

Airds Community Health Expo highlighted that residents suffer from depression, anxiety and poor lifestyle habits which are likely to impact on maternal health. Low levels of literacy were also identified in the project. Importantly, residents identified the need to travel to Campbelltown to access health services and this may impact on the lower levels of immunisation.

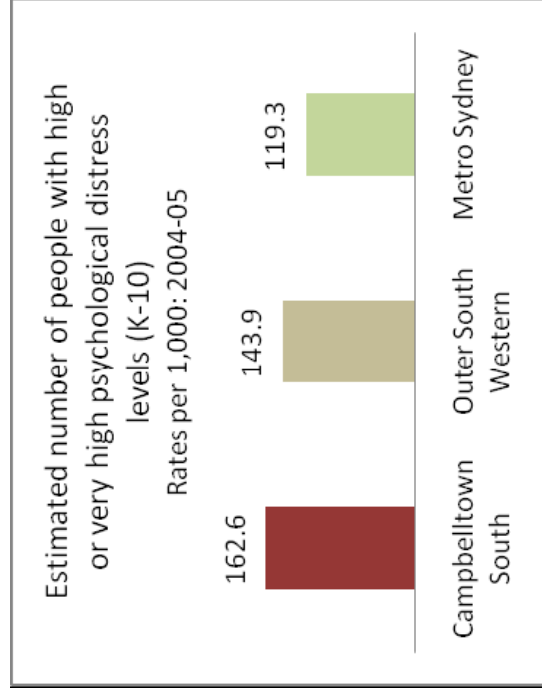


Figure 10: Psychological Distress in Campbelltown South

Source: Extract from research undertaken by Straight Talk, 2010 using Social Health Atlas Third Edition, 2008

- **Small proportion of older residents** - compared to the Local and District Areas, the Study Area has a small proportion (2.8%) of residents aged 70 years and over. Campbelltown LGA has a much higher proportion of older residents (4.9%) while the Local Area has a very large aged population (6.6%). This is also reflected in the proportion of lone person households in the Study Area which at 18% is consistent with both the Local and District Areas.
- **Large and young indigenous population** – comprising 11.8% of the total population with this significantly higher than both the Local (3.1%) and District Areas (2.7%). The Study Area houses a total of 564 indigenous residents living in an estimated 154 dwellings, the

majority being single parent families with children (61%). More than half (59% or 292 persons) of indigenous residents are children/youth aged under 19 years old.

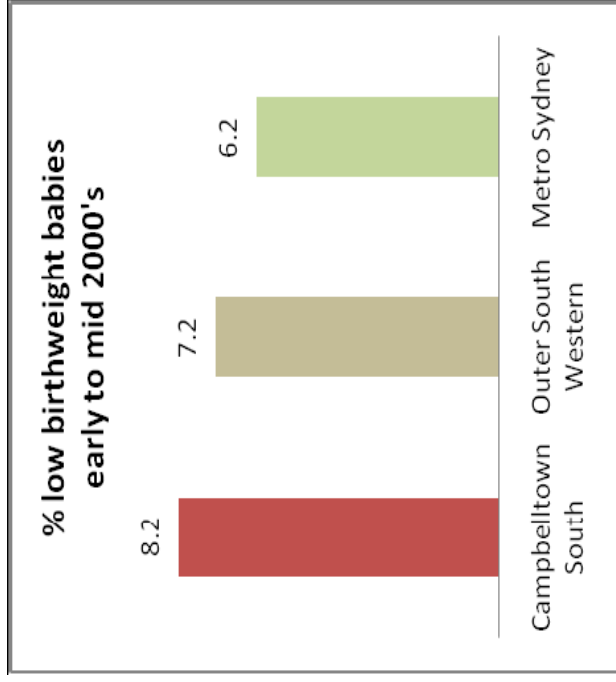


Figure 11: Baby Birth Weight in Campbelltown South

Source: Extract from research undertaken by Straight Talk, 2010 using Social Health Atlas Third Edition, 2008

- **More than one in four residents (28.8%) born in countries where English is not the first language with Samoa, Lebanon and Fiji being dominant** - these countries of birth are consistent with the Local and District Areas although the size of the Samoan community in the Study Area is much greater. More than one in five (5.4%) residents speaking a language other than English in the Study Area are Samoan speakers.
- **More than half (51%) of all families are single parents with children** – with this further increased by the one in three families (33%) who are couples with children. This is a very different pattern to the Local and District Areas where a significant proportion of families are couples with no children (33% and 25% respectively).

- **High proportion (40.2%) of household incomes less than \$500/week** – with this significantly higher than both the Local (17.9%) and District Areas (17.4%).
- **Almost one in three low income households (29%) in Airds are in rental stress** – with these households paying more than 30% of income on housing rental costs (see Figure 12). This is consistent however with the Local (29%) and District Areas (27.5%)
- **More than one in three low income households (37.5%) in Airds are in mortgage stress** – with these households paying more than 30% of income on home mortgages (see Figure 13). This is the highest in the LGA and higher than for the Local (10.6%) and District Areas (12.5%).
- **Low labour force participation rate (39.5%)** – highlighting the large number of persons who are not involved in the workforce
- **Low proportion of residents (19.5%) who have completed Year 12** – with this much lower than for the Local (34%) and District Areas (36.1%) although many have some form of qualifications (some 50%). This may reflect a lack of appropriate/current qualifications which are relevant to employment.
- **Majority of employed residents (62.1%) working in labourer/elementary sales/transport occupations** – this is almost double the rate of the Local and District Areas.
- **More than half (58%) of all dwellings do not have internet connection** – with this much higher than for the Local (36.7%) and District Areas (36%).

Rental Stress, Campbelltown City 2006

Low income households (lowest 40%) paying more than 30% income on rent
(As a percentage of total rented dwellings)

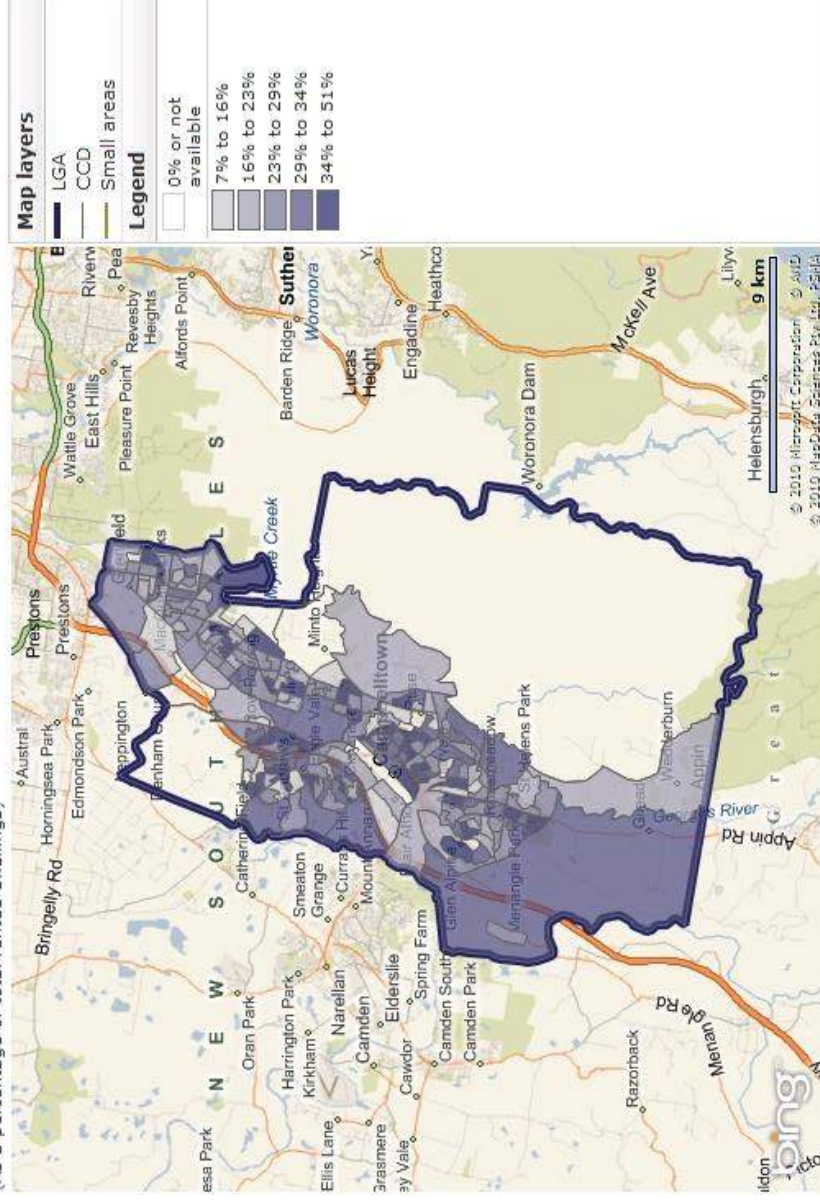


Figure 12: Rental Stress for all CCDs in the District Area

Mortgage Stress, Campbelltown City 2006

Low income households (lowest 40%) paying more than 30% of income on mortgage repayments
(As a percentage of total dwellings being purchased)

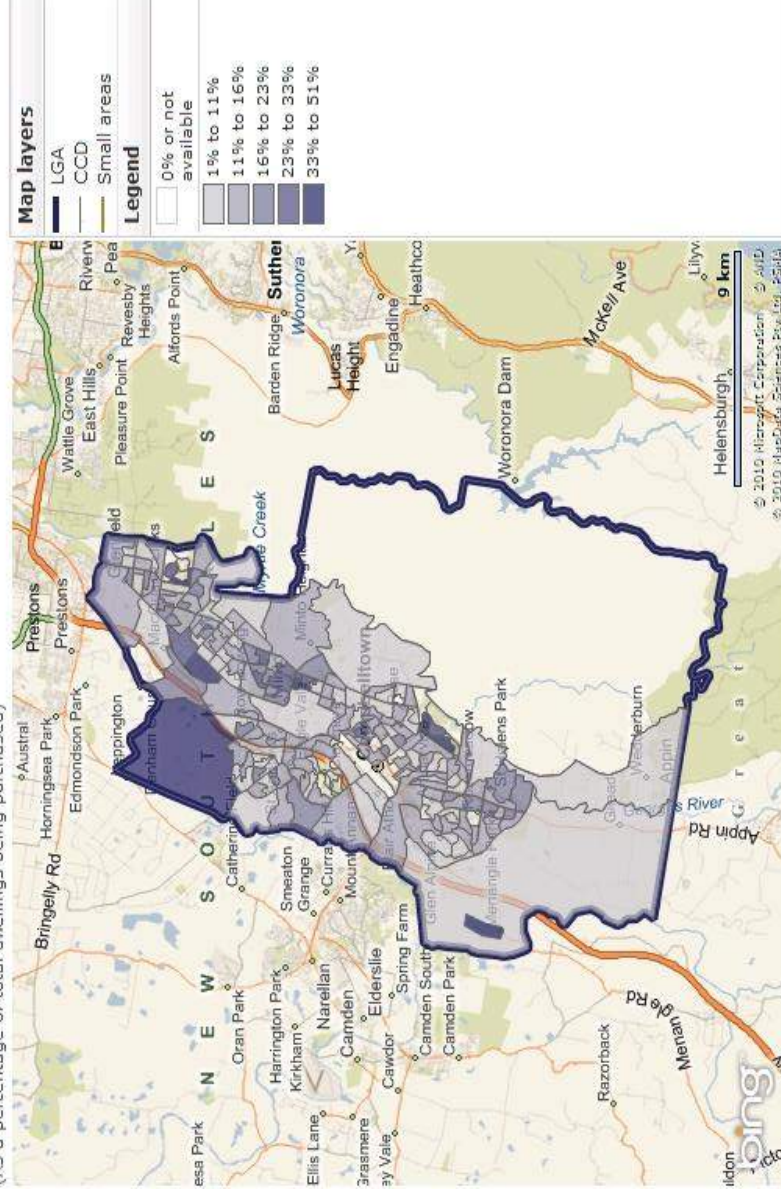


Figure 13: Mortgage Stress for all CCDs in the District Area

- **Almost one third (31.6%) of dwellings are medium density dwellings** (i.e. one or two storey flats, villas or units) - with this significantly higher than for the Local (8.5%) and District Areas (17.6%). This is also reflected in the high occupancy rate for the Study Area of 3.3 persons per dwelling (compared to 2.8 and 3 persons for the Local and District Areas).

- **Majority of dwellings (78.8%) are public housing** – with this concentration further evident by 174 public housing dwellings in the Local Area being located in the RA. Therefore, excluding these, Bradbury has only 37 public housing dwellings. However, for the District Area 12.2% of dwellings are public housing.
- **Poor use of public transport with a predominance of people (62.8%) who travel by car to work** – with this consistent with the Local and District Areas (66.1% and 64.7% respectively). For the majority of residents in the Study Area who do not work, access to a car is limited with almost one in three dwellings (30.5%) having no car. This is much higher than for the Local (10.6%) and District Areas (10.9%). This however appears not to have resulted in greater use of public transport.
- **Hotspot for some crime incidents** – with data for 2009 of reported incidents in the Campbelltown LGA identifying Airds as having a concentration of three crime incident types from the 11 crime types identified (see Appendix C Figure 1). For Airds, the major crime incidents were assault domestic violence related, assault non-domestic violence related and break and enter (non-dwellings). It is important to note that for the majority of crime types assessed Airds was not identified as a major hotspot.¹⁸

As shown in Figure 14 and Appendix E, the Study Area has a significant provision of community infrastructure (both facilities and services) provided by a range of service providers including Campbelltown City Council, Housing NSW, NSW Department of Education and Training and many major non-profit organisations. In summary, existing provision in the Study Area is:

Community Facilities

- 2 long day care centres (Council and non-profit service) and 2 preschools (non-profit services with one providing for children with a disability)
- 1 youth centre
- 1 child and family centre (Council owned and operated by non-profit organisation)
- 2 public primary schools; 1 public secondary school and 1 juvenile justice school – Briar Road Primary School, John Warby Primary School, Airds High School and Dorchester School
- 1 indoor sports centre (owned by Housing NSW and operated by leasee)
- 1 staffed small community centre (Council owned)
- 1 Anglican church and hall

¹⁸ See Local Government Area Crime Report Series, Campbelltown LGA, Bureau of Crime Statistics and Research, 2009 http://www.bocsar.nsw.gov.au/lawlink/bocsar/ll_bocsar.nsf/pages/bocsar_lga_crime maps

- Tharawal Aboriginal Medical Service (providing GP service; dental, asthma, diabetes, ear and paediatric clinics; and counselling service)
- 3 playgrounds (Lacocke Reserve, Brindley Park and Kevin Wheatley Reserve)
- 2 sportsgrounds (Kevin Wheatley Reserve and Riley Park)
- Other open spaces and bushland reserves including Merino Park and Smiths Creek Reserve.

Community Services

- 4 supported playgroup programs targeting indigenous and disadvantaged children
- 2 youth programs (operated by non-profit organisations)
- Council-operated vacation care program
- Employment and training service
- Older persons activity group (Airds Originals)
- Fresh food co-op (community-based)

Public Transport

- Busways route 884 service Airds/Campbelltown
- Extensive footpath network within Airds

Commercial/Shopping Facilities

- IGA Supermarket
- Butcher
- Baker
- Chemist
- Doctor
- 3 Take-aways
- Licensed Hotel
- Service station

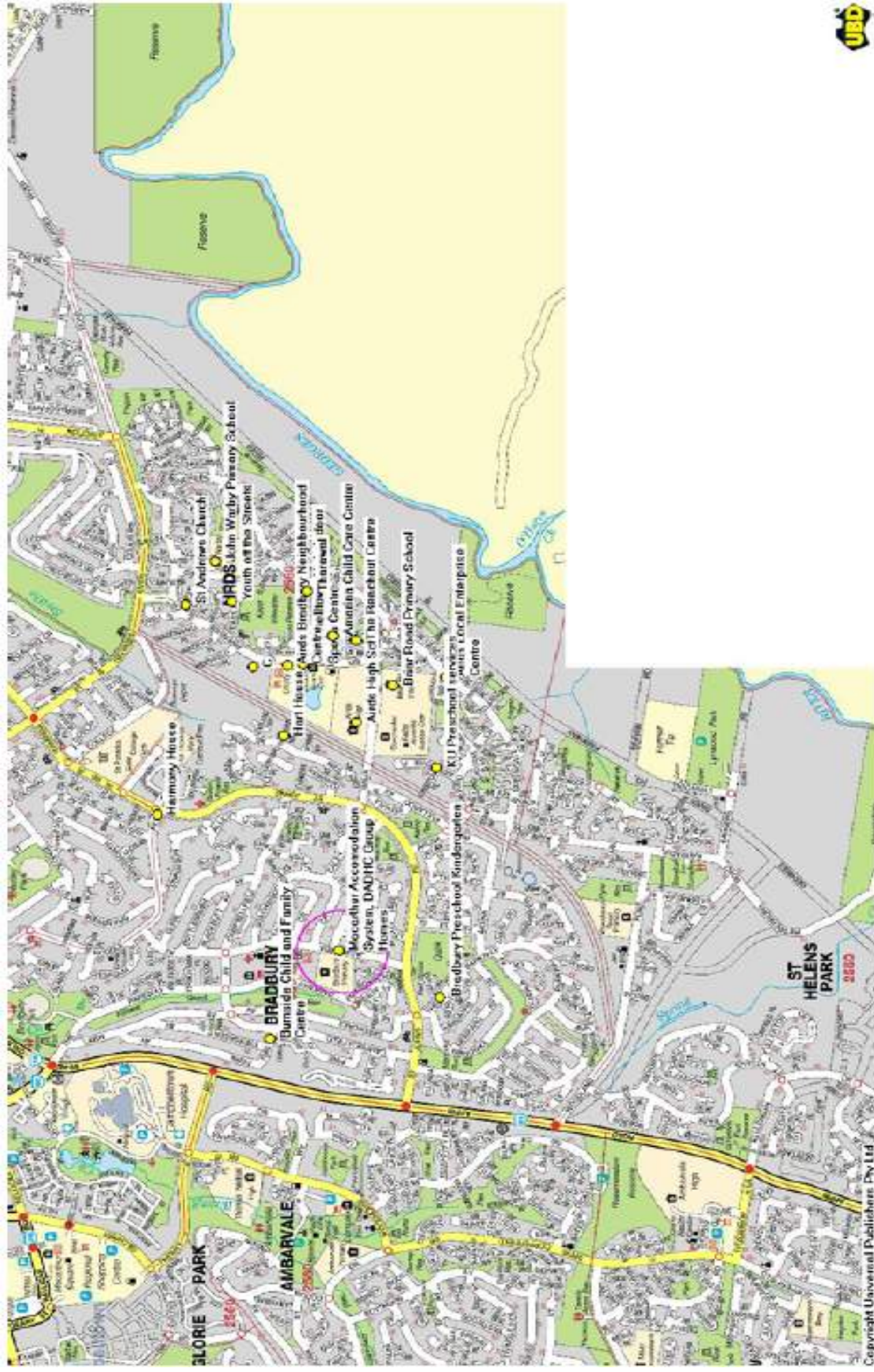


Figure 14: Existing Community Facilities provided in the Study Area and Local Area

8.3 Adjoining Areas

A total of 3,722 residents live in the Census Collector Districts (CCDs) adjoining the Study Area. Overall, these areas differ slightly from each other with the following general characteristics evident:

- **Residents living west of St Johns Road are similar to those living in the broader suburb of Bradbury (i.e. Local Area)** with the exception of those characteristics which are relevant to public housing residents living in the Study Area. The majority (83%) are private home owners/purchasers living in detached dwellings (99.5%). A high proportion (34.4%) of families are couples with no children with this reflected in the proportion (6.9%) of residents aged 70 years and over. A significant proportion (16.6%) of adults has tertiary qualifications with a low proportion (23%) with no qualifications. Ethnicity is consistent with the Local and District Areas (i.e. Fiji, Samoa and Spanish-speaking countries) while the proportion of indigenous residents is small (0.2%).
- **Residents living north of Georges River Road in Ruse are older families with teenage/adult children** with one in three residents (33%) aged 45-64 years old. India is the predominate country of birth for residents of non-English speaking background (NESB) while a high proportion (40%) of households have weekly incomes of \$1400 or more. Labour force participation is high (70%) and correspondingly, a high proportion (17.4%) of adults have tertiary qualifications. Again, the majority are home owners/purchasers (85%) with high levels of car ownership (i.e. 21.5% of dwellings have 3 or more cars).
- **Residents living on the southern edge of Airds north of Woodland Road are younger single parent and couple families with children** with almost half (46%) of all residents aged under 25 years old. One third (33.5%) of residents are aged 25-44 years old and occupancy rates are high at 3.09 persons per dwelling (District Area is 3 persons per dwelling). Half of dwellings are being purchased while almost one third (31.1%) are being rented privately. The area has a significant proportion (23.1%) of NESB residents with the Philippines and Fiji being the main countries of birth. A significant proportion (3.5%) of indigenous residents also live in the area.

Other socio-economic characteristics of the adjoining areas are:

- **Less socio-economic disadvantage** than the Study Area with the suburb SEIFA index of disadvantage for Airds being 600.1 compared to Bradbury (covering St Johns Road) at 971.2, St Helen's Park (covering Woodland Road) at 1001.3 and Ruse (covering Georges River Road) at 1039.2 (see Figure 3).
- **Lower levels of reported crime** than the Study Area (see Appendix C, Figure 1 and BOCSAR, 2009)
- **Lower levels of mortgage stress than the Study Area but consistent high levels of rental stress** (see Figures 12 and 13). In Bradbury, Ruse and St Helen's Park the proportion of households in rental stress are 29.9%, 23.1% and 27.3% respectively.
- **High levels of car dependence and car ownership** consistent with the District

8.4 Future Social Profile of Airds Bradbury

The Concept Plan provides for 2,105 dwellings by 2026 of which 630 dwellings will be public housing and 1,475 dwellings will be private housing.

Based on this strategy, the population of Airds Bradbury will result in a 20-40% increase in the total population over the development time frame. It is expected that by 2026, the total population of the Study Area will be 6,000 – 7,000 persons with this an estimated increase of 1,000 -2,000 residents from 2006. However, this is dependent on the type of households occupying both the public and private housing in the area. As to be expected, households with children will result in higher occupancy rates and therefore the total population than other household types.

Tables 8 and 9 below provide indicative age profiles for both the RA and Study Area.

Table 8: Indicative Renewal Area Age Profile in 2026*

Age Groups (Years)	Low Occupancy Scenario	%	Medium Occupancy Scenario	%	% LGA
Total Population	5,654		6,491		171,609
0-4	396	7	584	9	7.2
5-11	622	11	974	15	10.2
12-17	622	11	909	14	8.5
18-24	565	10	584	9	10.0
25-34	735	13	779	12	15.3
35-44	678	12	714	11	14.0
45-54	735	13	909	14	11.8
55-64	678	12	649	10	10.0
65-69	226	4	195	3	4.3
70+	396	7	195	3	8.8

*based on 2,094 total dwellings and occupancy rates of 2.7 persons per dwelling and 3.1 persons per dwelling

Table 9: Indicative Age Profile for Study Area in 2026*

Age Groups (Years)	Low Occupancy Scenario	%	Medium Occupancy Scenario	%	% LGA
Total	6,194		7,111		171,609
Population					
0-4	434	7	640	9	7.2
5-11	681	11	1067	15	10.2
12-17	681	11	995	14	8.5
18-24	619	10	640	9	10.0
25-34	805	13	853	12	15.3
35-44	743	12	782	11	14.0
45-54	805	13	995	14	11.8
55-64	743	12	711	10	10.0
65-69	248	4	213	3	4.3
70+	434	7	213	3	8.8

*based on 2,294 total dwellings and occupancy rates of 2.7 persons per dwelling and 3.1 persons per dwelling

The differing occupancy rates used allow for varying household sizes with a lower occupancy rate of 2.7 persons per dwelling providing for more seniors housing/one person households while the higher occupancy rate of 3.1 persons per dwelling provides for couple/single parents with children households.

It is important to recognise that the final dwelling and bedroom mix delivered at Airds Bradbury will impact on the age profile and size of the total population.

9. Consultation Outcomes

Housing NSW has undertaken regular community engagement activities with local residents since the launch of the community renewal project in 2008. These activities have included a number of large scale community events, like Airds OutLOUD!, and more informal activities such as street barbeques and school holiday sports programs.

In particular the People's Plan which was prepared through the BANC provides a broadly based approach to address many social issues influencing quality of life in Airds and Bradbury. Not only does it focus on employment, traffic and transport, health, and strength of the

community, but also on crime and safety, urban development, recreation and culture, the image of Airds and Council's partnership with the community.

From these activities residents, service providers, and consultants have identified the following issues relating to the social and health outcomes of residents living in the Airds Bradbury:

- **Safety:** local residents do not feel safe in their neighbourhoods due to anti-social behaviour (often arising from drug and alcohol abuse), domestic violence and a fear of retribution (from local residents) should they report matters to the police. Certain elements of the current physical design of the suburb, such as laneways and poorly lit streets, contribute to this feeling.
- **Physical presentation:** Airds Bradbury has a poor physical presentation with large amounts of dumped rubbish, smashed glass and graffiti across local streets and in public places.
- **Open space:** The area is characterised by its large tracts of mostly unused open space. Rubbish, poor facilities (such as playgrounds, shade, and barbeque facilities) and a lack of organised sport have been identified as the main reasons why local open space is not well used.
- **The environment:** the local community has a strong affinity with the local environment and place a high value on local bushland and fauna and flora. There has been a strong emphasis placed on the local environment by the community in consultation activities on the Concept Plan undertaken to date.
- **The local shopping centre:** the local shopping centre was fully leased less than ten years ago and now has a poor offering of retail, comprising of a supermarket, butcher, bakery, chemist and a number of fast food outlets. The inward facing design of the shopping centre contributes to its poor security with the outside of the shopping centre not presenting well due to large amounts of graffiti.
- **Transport:** a lack of transport services makes it difficult for local residents to get the area, and to access local services and participate in activities outside of the suburb. The main issues related to transport services are timing and frequency, and the routes of existing bus services to the area.
- **Health:** local residents have difficulty in purchasing fresh food due to a perceived high cost of fresh food, and the absence of a fruit and vegetable store in the area. Coupled with a poor knowledge of nutrition and a lack of basic cooking skills, residents generally have poor diets.
 - Many travel to Campbelltown to access health services and have difficulties in accessing dental and ophthalmology services. There is a lack of local mental health services to meet demand with high levels anxiety, depression and substance abuse within the community.
 - An unwelcoming and cost prohibitive recreation centre and lack of play spaces for children and recreational facilities contribute to the low levels of physical activity in the study area.

- **Young people:** there is a lack of local activities for young people and as such many engage in high risk activities. This contributes to the large levels of drug abuse and teen pregnancy amongst young people in the study area.
- **The renewal:** service providers have raised concern that an influx of new residents with newly built homes could separate the suburb between the 'haves and the have-nots', and split the suburb along income boundaries.

It will be important for the future planning of Airds Bradbury to provide a continuum and refocus of the initiatives provided in the People's Plan. The Social Plan to be prepared in Stage 2 of this report, needs to ensure that this linkage occurs and that existing and future public housing residents benefit from the directions provided in the People's Plan.

The Concept Plan, as shown in Figure 16 has been prepared after extensive consultation with key stakeholders including the *Design OUTLOUD* consultation process held during May 2010. This report acknowledges the importance of this community engagement.

In relation to this Study a workshop was held on 25 October 2010 with the Bradbury Airds Neighbourhood Committee – A copy of the notes of the Workshop is at Appendix F. In summary the Workshop identified the following priorities:

- Communications - Information
- Welcoming committees and welcoming information
- Rehousing and resident involvement - protecting against loss of community leaders during process
- Rehousing process; mental and physical health and focussing on children
- Individual/household case management
- Activating and using public spaces and physical layout of the development
- Schools strategies to maintain teacher/student numbers and resources
- Involvement of all partners – communications
- Health care centre
- Collation/sharing of service data to inform planning process

- Transport, access particularly bus services and security/safety
- Agencies planning together
- Use of client services officers to provide community information (all to have same information)
- Use existing people resources to support existing, new and rehoused residents

In addition workshops were held on 15 November 2010 with both Government and Non-Government organisations. These workshops addressed a range of issues including the need for an appropriate governance structure. In this context the workshops concluded:

- The process needs to recognise the particular community of Airds Bradbury in all of its complexity and its broader context
- The structure needs to be simple – workable and realistic
- The structure needs to have high level agreement
- The structure needs to engage and involve residents as well as other stakeholders including government agencies and non government organisations
- Be able to address the needs of particular groups within the community – particularly the Aboriginal residents
- Recognise the complexities of control and accountability
- Recognise that this is not only a place based plan but must address the issues related to those to be relocated elsewhere
- Be able to change over time and be based on a shared concept of change
- Be based on trust.

Issues relating to governance are discussed at Section 16.

10. Social Assessment

Based on the existing and future socio-demographic profiles of the Study Area, the following changes to the population structure and profile are expected:

- **Significant decrease in the total population of the Study Area by 2016** as a result of the rehousing of public housing residents from Airds Bradbury. Based on the existing proposed staging, the total population of the Study Area may decrease from 4,770 residents to some 3,900 residents from 2011 – 2016. Residents leaving the area will be public housing families with children while new residents will be private home purchasers with/without children.¹⁹
- **Up to 7 households (some 26 residents) will be relocated from Airds Bradbury each month** over a 5 year period with this having major implications for both those undergoing relocation and those remaining in the area.
- **Total number of public housing residents will more than halve** from 3,550 persons in 2010 to some 1,700 persons in 2026 with this as a result of both the demolition of existing Housing NSW townhouses and sale of existing cottages to private home purchasers.
- **Decrease in the number of Aboriginal residents** in the Study Area particularly the number of indigenous children and youth.
- **Decrease in the number of older residents aged over 65 years old** with 40% of the existing residents in this age group to be rehoused (this excludes older residents living in cottages to be sold/redeveloped).
- **Slow increase in the number of new private residents** moving to the area as home construction/sale of Housing NSW cottages is expected to be 50-100 dwellings per annum over a 15 year period to 2026. This will result in an indicative annual increase in the population of 135 – 310 persons depending on the household size of the new residents and rate of lot/home sales.
- **Major increase in the total number of private residents** from around 1,000 persons in 2006 to over 4000 persons by 2026.
- **Decrease in the level of social disadvantage in the Study Area** with new residents expected to be middle income households more consistent with the socio-demographic profile of newer suburbs such as St Helen's Park.

¹⁹ This is based on 1429 public housing residents being rehoused from the townhouse precincts from 2011-2016 and incremental release and occupation of new homes from 2012 of 50 households per annum. These are indicative figures only and will be subject to market conditions at the time of development. Rehousing and townhouse demolitions may also be varied to extend time frames if sales rates are not high.

- **Proportion of residents from non-English speaking background is expected to remain relatively consistent** (currently 29%) although the countries of birth of new residents may vary from those existing cultural groups living in the Study Area (i.e. primarily born in Samoa, Lebanon and Fiji). New private home purchasers/movers in the District Area tend to be primarily from English speaking backgrounds (63.5% of movers to/within the Area) followed by people from Arabic, Hindi, Filipino and Spanish speaking backgrounds (13.3%).²⁰ These cultural groups are also evident in the Adjoining Areas and Local Area and reflect the changing ethnicity profile of the Campbelltown LGA. Given the long development timeframe for this project also, the cultural groups attracted to the Study Area and Campbelltown is also likely to change.
- **Generally strong link and networks of new residents with the existing Campbelltown community with the majority of home purchasers expected to be from the Campbelltown LGA.** Data from the 2006 Census highlights that 53.3% of new home buyers in the LGA moved within the LGA.
- **Small proportion of new residents may be new migrants to Australia** with 8.5% of new home purchasers in the Campbelltown LGA in 2006 from overseas. These residents will lack of the strong networks and links with the broader Campbelltown community but are likely to be reliant on others from similar cultural backgrounds living with the District Area.
- **New residents will be primarily couple families with children and couples with no children.** Some may be young couples yet to establish families and others older couples with no children. Given that the new dwellings will be targeted towards affordable home purchase, it is likely that the majority will be first home buyers (around 60%).
- **Potentially high level of private car dependence consistent with the District Area.** The majority of new residents will be working parents/couples with established employment within the Campbelltown LGA or SW Sydney region. Car ownership is expected to be high with the majority travelling to work or Campbelltown station by car. With expected increasing fuel prices and obesity issues evident for the Campbelltown LGA (see Section 7), this dependency needs to be addressed.

The rehousing of existing public housing residents from Airds Bradbury presents significant challenges. As highlighted above, the majority of households to be rehoused will be single parent and couple families with children. A significant number of indigenous families and older residents will also be rehoused.

Housing NSW expects that some public housing residents will be rehoused in Airds Bradbury through the reallocation of vacancies within the precincts which are not to be redeveloped. But for the vast majority, the rehousing process will target public housing vacancies in the Campbelltown LGA and broader Western Sydney Allocation Zone. The availability of vacancies in public housing stock in the LGA is of

²⁰ See Landcom, *Airds Bradbury Renewal Project – Demand and Supply Report*, November 2008 with this report used to inform the expected profile of new residents in Airds Bradbury

concern with data provided by Housing NSW indicating that vacancies are low and that other Housing NSW redevelopment projects in the LGA (e.g. Claymore, Macquarie Fields) has and will continue to significantly reduce local public housing supply.

As shown in Table 10, an estimated additional 3,345 dwellings are required within the Campbelltown LGA to meet the needs of public housing residents to be rehoused and those applying for public housing in the near future. Even as estimates, this lack of vacancies and public housing supply in the LGA highlights the likelihood that the majority of Airds Bradbury public housing residents will be rehoused in areas outside the Campbelltown LGA.

This is very different from the experience of the Minto Renewal Project (see Section 6.6) where 90% of households were rehoused in the Campbelltown LGA with many rehoused within the Minto estate and the broader suburb of Minto.

This will place significant stress on all residents to be rehoused particularly as the majority are vulnerable groups for whom existing connections and support services provided by government and non-government agencies in Airds Bradbury are particularly important. Specific groups of concern are:

- **Single parent families and couple families with dependent children particularly children with a disability or chronic health condition**
- **Indigenous families particularly those with children and residents with a disability or chronic health condition**
- **Older residents and residents with a disability or chronic health condition**

Table 10: Indicative Snapshot of Future Public Housing Supply and Demand in Campbelltown LGA

	0br	1br (includes seniors)	1br Seniors	2br (includes seniors)	2br Seniors	3br	4br	5br+
Current Supply	73	270	115	581	32	4867	836	28
Planned Future Supply including change in Minto stock configuration and additional seniors units at Mac Fields, Rosemeadow and Airds. **Stock numbers based on planned configurations in Minto and 50% split of 1 & 2br seniors units in 2nd half of Minto Seniors builds and stimulus sites.	73	386	231	829	184	4584	836	35
Future supply including information above plus 50% stock reduction in Airds and 100% in Claymore	73	386	231	829	184	3375.5	577.5	30.5
Current Applicants Demand by minimum bedroom entitlements including: General, Priority and Rehousing W/Lists	113	529	245	598	115	407	179	25
Future demand for seniors units based on existing applicants age in next 5 yrs			293		145			
Total anticipated applicants if Rehousing 50% Airds and 100% Claymore based on current household compliments - assumed no households are eligible for seniors due to difficulty obtaining accurate data	113	935	293	908	293	960.5	606	25
Tenants remaining housed in existing stock	0br	1br (includes seniors)	1br Seniors	2br (includes seniors)	2br Seniors	3br	4br	5br+
Tenants remaining housed in existing stock	73	270	115	581	32	3375.5	577.5	23.5
Total estimated future supply based on current knowledge and assumptions listed above	73	386	231	829	184	3375.5	577.5	30.5
Total future estimated additional demand based on assumptions listed above	113	935	293	908	145	960.5	606	25
Future unmet demand	113	819	177	660	-7	960.5	606	18
* Note future unmet demand is based on assumptions of no changes in current waiting lists apart from the 50% rehousing of Airds and 100% rehousing of Claymore tenants based on current household size (no allowance has been made for seniors from these locations as data was not available).								
All data represented is based on current minimum bedroom category entitlements								

Source: Housing NSW, September 2010

11. Sustainable Social Mix

One issue within research on renewal of public housing is that on what “social or housing mix” is conducive for effective community renewal. This research points to the complexity of the renewal process. This section examines this issue in relation to the current housing context of Airds Bradbury and the provision of public housing in the Campbelltown LGA.

11.1 Current Situation

As summarised at Table 5, Section 4 of this report, the Renewal Area currently includes a total of 1,542 dwellings including 1,451 Housing NSW dwellings and 91 privately owned dwellings. Some 131 townhouses have been demolished.

The Concept Plan provides for the demolition of a further 530 public housing dwellings and the rehousing of an estimated 1,400 public housing residents (531 households). Some 1,224 home sites will be created. Around 316 of these lots will be retained for public housing and allocated to public housing residents. Lot/housing sales are expected to begin in the northern precincts in 2012/13. Existing Housing NSW cottages will be progressively sold to further reduce the number of public housing dwellings to around 630 dwellings or 30% of the total housing stock.

11.2 Social/Housing Mix – the Experience Elsewhere

There has been a broad range of processes to address the issue of locational disadvantage through housing mix.²¹ These processes are assessed in a paper prepared by AHURI – *Addressing locational disadvantage effectively*.²² The paper includes consideration of the following approaches:

- Regeneration of aged housing stock – the paper concludes that such programs generally provide benefits for disadvantaged households in the form of higher quality housing and safer neighbourhoods, as well as increased access to social and economic opportunities. However, ongoing problems with low employment participation and very poor health require further targeted interventions alongside housing.
- Relocation and dispersal of public housing residents – “The evidence suggests that these programs may lead to improved housing conditions and a reduction in concentrations of poverty in one location. However, relocated tenants face challenges with being dislocated from their social supports.”
- Home ownership programs – assessed as having benefits of higher levels of maintenance and reduced crime and littering.

²¹ Also refer Section 6.8 of this report which discusses lessons from best practice experience elsewhere

²² Ware V-A, Gronda H, Vitis L (AHURI Research Synthesis Service), *Addressing locational disadvantage effectively*, Commissioned by Housing NSW, 2010

- Broader neighbourhood initiatives – include economic and commercial development, regeneration and construction of new physical infrastructure and linkages to the surrounding area.
- People base programs - based on building local skills and greater self-sufficient.

In summary the AHURI paper found evidence that programs focussed on interventions in location could have significant positive impact, including:

- Higher quality accommodation
- Increased security of tenure
- Improved safety and security
- Access to better education and employment
- Reduced crime
- Reduced risky behaviour
- Increased participation in the broader community.

However, the AHURI paper also identifies risks associated with dispersal which can hide the problems of disadvantage by dispersing them. In this context, the literature review prepared by AHURI identified best practice principles:

- Mechanisms should be both people and place based
- Interventions should address both local issues and link to the broader community
- Community empowerment at appropriate levels
- Partnerships between the public, private and community sectors

- Long term well resourced programs are required

Practices to avoid have also been identified:

- Tokenism in forming partnerships and building community involvement
- Short term action
- Public narratives which entrench a perception of an area as a disadvantaged location
- Actions which displace the problem

11.3 Market Evidence from Other Mixed Tenure Estates

The *Developing Models for Mixed Housing Estate Development* prepared for Landcom by SGS Economics examined case studies from community renewal estates across Australia. The findings of this report included that the most successful community renewal projects from a social cohesion perspective, occurred when community renewal was undertaken in conjunction with a physical renewal of a housing area. It also found that the key success was linked not to any percentage of public and private housing but to the reduction in any stigma associated with a housing area and to convince buyers that the area was improving.

The Landcom Demand and Supply report for the Airds Bradbury project²³ identifies a number of common factors in terms of the mix of public and private housing:

- Public housing stigma – this is found to be an impediment to purchase
- First home buyers and those seeking affordable housing are the most likely segments of the market to be interested
- Pricing – likely to be 6% - 26% below the local market – the median being 15%
- As the redevelopment progresses prices should rise significantly

The Demand and Supply report notes that the renewal faces competition from other developments in the area, such as the Minto renewal. Consequently the report suggests that the pricing strategy will be the key determinant to stimulating demand in Airds. It is recommended that the pricing be set to attract first home buyers through creating an entry point into home ownership that is more affordable than in other areas of Campbelltown. Additionally it is recommended that house and land packages be priced below \$350,000 to specifically attract first home buyers.

²³ Landcom, *Airds Bradbury Renewal Project Demand and Supply Report*, 2008

11.4 Housing Market in Campbelltown and Airds Bradbury

The South West-Draft Subregional Strategy provides the planning framework for future development in South West Sydney, incorporating the LGAs of Liverpool, Wollondilly, Camden and Campbelltown.

South West Sydney will absorb a large proportion of the housing that will be required to cater for the expected growth in Sydney's population to 2031. In total 155,000 dwellings new dwellings are planned to be built with some 24,500 new dwellings to be constructed in the Campbelltown LGA. Most of this housing will be around the Campbelltown Macarthur area, particularly on land to be released on the western side of the Campbelltown station.

The latest figures for the June Quarter 2010 show an increase in the average median house price for Campbelltown but prices have been relatively stagnant over the recent quarters. This reflects the trends apparent for other outer ring LGAs. (Table 11 provides details of the median price of strata and non strata housing in Campbelltown, the Outer Ring Suburbs and the Sydney Statistical District from 1995 to 2010)

Table 11: Sale Prices 1995-2010

Year (at June)	Campbelltown			Outer Ring			Sydney SD		
	Median Price Strata (\$000)	Median Price – Strata (\$000)	Non Price (\$000)	Median Price Strata (\$000)	Median Price – Strata (\$000)	Non Price (\$000)	Median Price Strata (\$000)	Median Price – Strata (\$000)	Non Price (\$000)
2010	238	330		360	456		465	580	
2009	240	315		333	400		395	485	
2008	200	287		320	390		395	499	
2007	199	300		335	409		400	500	
2006	210	300		339	400		391	485	
2005	224	312		350	410		395	490	
2000	120	170		222	248		278	310	
1995	100	127		147	160		173	198	

Source: Department of Housing, *Rent and Sales Report*, Available at: www.housing.nsw.gov.au

The Preston Rowe Paterson Property Market report for the June quarter 2010²⁴ notes:

“The stabilising global economy, strong Australian economy and an increase in consumer confidence has seen a slight increase in prices in Sydney’s outer range over the last quarter.

It is expected with the reduction in the first home owners grant and the increasing interest rates that prices in the outer range might be affected in the coming quarters, as housing affordability further deteriorates.

Latest figures for the June Quarter 2010 reveal an increase in the average median house price for Sydney’s outer range residential market rising by 2.7 per cent to a median price of \$355,889 reflecting an annual growth rate of 8.8 percent.

Sydney’s representative outer range LGAs for flats/units experienced a slight increase over the quarter. The median unit price rose by 1.2 per cent to a price of \$244,889: showing an annual growth rate of 0.5 per cent.”

In terms of housing affordability within the private purchase market Campbelltown is a critical LGA for home buyers in this market. Housing NSW in a report on the Campbelltown housing market note that at December 2007, the proportion of dwellings affordable for purchase to households at 80% of median income was 6.1% in Campbelltown (down from 8% in December 2005 and compared to 1.8% in the Greater Metropolitan Regions at 2007). Campbelltown is more affordable for purchase than the average for the Greater Metropolitan Region however, it is becoming increasingly difficult for lower income households to purchase housing in Campbelltown.²⁵

The *Airds Bradbury Renewal Project Demand and Supply Report*²⁶ outlines sales data and a proposed product mix and pricing strategy based on sales data and experience from the renewal of housing estates in Campbelltown.

The report concludes:

- That there is no real market experience to suggest that there is a definite mix of private and public tenure that determines the success of a renewal of a public housing estate
- Airds will have difficulty in attracting interest from the private market
- Demand for housing in Airds will be most likely from people living within the Campbelltown LGA with smaller demand coming from overseas migrants and the neighbouring LGAs of Bankstown, Liverpool, Fairfield and Camden

²⁴ Preston Rowe Paterson, *Sydney Residential Market – June Quarter 2010*, available at www.prapaustalia.com.au

²⁵ Housing NSW, *Information on Campbelltown Housing Market*, available at: www.housing.nsw.gov.au

²⁶ Landcom, *Airds Bradbury Demand and Supply Report*, November 2008

- Demand will come from couples with children, with some demand from couples without children, single parent families and lone person households. Interest from the later group will peak through the ageing of the population
- It is estimated that some 70-75 per cent of demand will come from first home buyers and investors
- The pricing strategy will be the critical determinant in stimulating demand in Airds and the pricing attract first home buyers through creating an entry point that is more affordable than other areas in Campbelltown – house and land packages be set below \$350,000 to attract first home buyers.

In summary, the market research indicate that the demand for housing in Airds is likely to be for free standing two and three bedroom houses suitable for first home owners – young couples and couples with children are likely to be the key target market.

However, some indicators point to the need for a broader housing typology:

- There is a need for additional housing for older people in the Campbelltown area and Airds Bradbury is located within easy access to the Campbelltown Centre – this housing should be designed to meet the goals of ageing in place
- In addition some residents living in larger homes may wish to relocate to a more compact housing type such as one or two bedroom which would free up opportunities for renewal and better meet the needs of the public housing residents.
- If price point for entry into Airds Bradbury is the major consideration then the provision of a smaller more compact housing product may be more attractive to buyers other than first home buyers.

In this context, it is noted that although traditional attractors such as some health services, transport and community facilities may be currently lacking, the physical location of Airds Bradbury does offer some important attractors which may be exploited. These relate to the proximity to bushland and associated views and the proximity to Campbelltown CBD and existing and future employment opportunities.

Accordingly, it is important to address issues relating to infrastructure up front in the development. How the development progresses in relation to the provision of infrastructure and how the early stages are marketed is critical in terms of creating a sense of change and vision for the future.

A planned approach is required to working with existing residents, managing relocations, construction impacts and encouraging participation in the design and construction of the renewed area.

A project critical path needs to be developed with the community which takes account the need for early and visible commitment to the project within the public sector and the local community.

11.5 Implications for Airds Bradbury

The implication of both the market evidence and best practice reveal that in terms of the renewal of Airds/Bradbury:

- Determining the mix of public and private housing is not the critical issue
- Rather a number of elements need to be addressed concurrently, including:
 - Physical renewal
 - Development of a robust partnership with all key stakeholders
 - Design and construction of community facilities and infrastructure
 - Constructing a suburb where it is not possible to identify public or social housing from private housing
 - Mechanisms should be both people and place based
 - Interventions should address both local issues and link to the broader community
 - Community empowerment at appropriate levels
 - Partnerships between the public, private and community sectors
 - Long term well resourced programs are required
- A broader range of housing typologies will attract different household types with the need for:
 - Additional housing for older people in the Campbelltown area with Airds Bradbury located within easy access to the Campbelltown centre. This housing should be designed to meet the goals of ageing in place.

- More compact housing types such as one or two bedroom dwellings for those living in larger homes who may wish to “downsize”. This would free up opportunities for renewal and better meet the needs of the public housing residents.
- A smaller more compact and more affordable housing product may be more attractive to buyers other than first home buyers

11.6 Strategies for a Sustainable Social Mix

The social mix of public and private housing is only one element in the social sustainability of the site. Key issues which also need to be addressed centre on:

- Amenity and area improvement – this requires investment in improving the urban amenity, investing in renewing parks and streetscape and providing appropriate social infrastructure
- Attracting a range of income level households – these households will be seeking housing that meets their needs and represents value, provides access to excellent schools and access to a high level of community facilities and retail space
- Developing a safe community and a great place to raise a family
- Building a broader inter-governmental approach - to address issues of social inclusion and overcoming social disadvantage in Airds Bradbury. As outlined in Section 16, developing a better framework for co-ordination has been identified as a key issue for the renewal.

In summary, achieving a social mix which will result in reducing the concentration of public housing is not the real issue – it is the provision of appropriate infrastructure and attracting a range of income levels. This is a complex task.

Research indicates that middle income earners will be attracted by a mixed community with appropriate housing product and infrastructure. If a significant percentage of the homes sold become low income households then the objectives of the renewal will not be met. This risk would also result if investment buyers rent homes to very low income households.

Similarly, recognition that a mixed community may include different lifecycle groups is also important. For example, the population of Airds Bradbury and Campbelltown is projected to age significantly. In this context, housing could be built to specifically attract older people to the suburb to both meet this need and more closely reflect the age profile of other suburbs in Campbelltown. However, a strategy to attract an older population will need to incorporate adequate service provision and suitable community facilities. (Refer Section 12 of this report which addresses issues relating to Community Infrastructure.)

The issues associated with an appropriate mix of incomes for the area relates only in part to the issue of the target of 70:30 private public housing mix. This target mix would appear to be achievable but the impacts on some vulnerable groups within Airds Bradbury will need to be addressed with rigour (see Section 13). It will also result in significant changes to the population structure and profile which in turn will impact on the existing community and future needs (see Section 10).

The rehousing of existing public housing residents from Airds Bradbury presents significant challenges. As highlighted in earlier sections of this report, the majority of households to be rehoused will be single parent and couple families with children. A significant number of indigenous families and older residents will also be rehoused.

Major rehousing of public housing residents will require significant support prior to, during and post the relocation process. Support programs provided by government and non-government agencies will need to be provided within the Study Area as public housing residents are relocated from their existing homes, networks and connections to unfamiliar and new housing/communities. This will be particularly important for vulnerable groups such as children, youth, older residents, indigenous residents and residents with a disability.

Accordingly, it is recommended that the implementation of the Concept Plan ensure that an appropriate level of support is available to meet the needs of the specific groups of concern, including single parent families and couple children with dependent children, Indigenous families particularly those with children, residents with a disability or chronic health condition and older residents. If an appropriate level of support cannot be provided to meet the needs of these groups then consideration should be given to increasing the level of social housing provision for these particular groups.

In summary, this section has addressed issues relating to the “social or housing mix” conducive for effective community renewal. Research points to the complexity of the renewal process and to the fact that determining the mix of public and private housing is not the critical issue. Rather a number of elements need to be addressed concurrently, including:

- Physical renewal
- Development of a robust partnership with all key stakeholders
- Design and Construction of community facilities and infrastructure
- Constructing a suburb where it is not possible to identify public or social housing from private housing

The market research indicates that the demand for housing in Airds is likely to be for free standing two and three bedroom houses suitable for first home owners – young couples and couples with children are likely to be the key target market.

However, there are indicators pointing to the need for a broader housing typology:

- There is a need for additional housing for older people in the Campbelltown area and Airds Bradbury is located within easy access to the Campbelltown Centre – this housing should be designed to meet the goals of ageing in place
- In addition some residents living in larger homes may wish to relocate to a more compact housing type such as one or two bedroom which would free up opportunities for renewal and better meet the needs of the public housing residents.
- If price point for entry into Airds Bradbury is the major consideration then the provision of a smaller more compact housing product may be more attractive to buyers other than first home buyers.

In this context, it is noted that although traditional attractors such as some health services, transport and community facilities may be currently lacking, the physical location of Airds Bradbury does offer some important attractors which may be exploited. These relate to the proximity to bushland and associated views and the proximity to Campbelltown CBD and existing and future employment opportunities.

It is important to address issues relating to infrastructure up front in the development. How the development progresses in relation to the provision of infrastructure and how the early stages are marketed is critical in terms of creating a sense of change and vision for the future.

In this context, a planned approach is required to working with existing residents, managing relocations, construction impacts and encouraging participation in the design and construction of the renewed area. A project critical path needs to be developed with the community which takes account the need for early and visible commitment to the project within the public sector and the local community.

The rehousing of existing public housing residents from Airds Bradbury presents significant challenges. As highlighted above, the majority of households to be rehoused are single parent and couple families with children. A significant number of indigenous families and older residents will also be rehoused. The availability of vacancies in public housing stock in the LGA is of concern. A lack of vacancies and public housing supply in the LGA highlights the likelihood that the majority of Airds Bradbury public housing residents will be rehoused in areas outside the Campbelltown LGA.

Accordingly, it is considered that the implementation of the Concept Plan should incorporate the following:

- Ensure that an appropriate level of support is available to meet the needs of specific groups of concern including single parent families and couple families with dependent children, Indigenous families particularly those with children, residents with a disability or chronic health condition and older residents.

- If an appropriate level of support cannot be provided to meet the needs of these groups then consideration should be given to increasing the level of social housing provision
- Aim to provide a minimum of 10% of new dwellings to meet universal design requirements
- Provide new housing stock including a range of affordable entry level/first home buyer product for different household types

12. Community Infrastructure Assessment

As highlighted in Section 9, the proposed Community Renewal Plan for Airds/Bradbury will result in a 10-20% increase in the total population over the total development time frame. It is expected that by 2026, the total population of the Study Area will be 5,000 – 6,000 persons with this an estimated increase of 1,000 – 2,000 residents from 2006. However, this is dependent on the type of households occupying both the public and private housing in the area. As to be expected, households with children will result in higher occupancy rates and therefore total population than other household types.

The proposed renewal will also result in significant changes to the population structure and profile which in turn will impact on the existing community infrastructure and future needs.

The following social planning principles have been considered in determining the need for additional/expanded community infrastructure as a result of new development:

- **Access** – covering physical, financial and physiological access to services, access is particularly important for disadvantaged residents including older people, people with a disability, young people and children.
- **Equity** – geographic distribution of community infrastructure across the LGA is important to ensure that the major of the population has equal access to public infrastructure. However, consideration also needs to be given to relative equity with those residents with higher levels of social disadvantage requiring greater access to public community infrastructure than those who are more well-resourced.
- **Quality** – with the quality of community infrastructure reflecting comparable/desirable service levels consistent with the surrounding suburbs/LGA. Requirements for high quality community infrastructure are an important component of best practice.
- **Integration** – coordinated and efficient service delivery is an important objective of service providers. This integrated approach to community infrastructure provision is consistent with best practice.

- **Sustainability** – to ensure that community infrastructure is sustainable it is important to ensure that identified social objectives are addressed; community involvement and participation is supported; infrastructure is financially viable in the short and long term including construction, operation and ongoing maintenance; and facilities are flexible to meet the future population needs.

For the Study Area, the following local issues are evident as a result of the Community Renewal Plan:

- **Major rehousing of public housing residents will require significant support prior to, during and post the relocation process.** Support programs provided by government and non-government agencies will need to be provided within the Study Area as public housing residents are relocated from their existing homes, networks and connections to unfamiliar and new housing/communities. This will be particularly important for vulnerable groups such as children, youth, older residents, indigenous residents and residents with a disability.
- **Staged development and expected smaller household size of new residents will result in some years of population decline in the Study Area.** This may be managed through coordinated rehousing and new lot/home release but a lag time will be unavoidable. This may result in some community infrastructure not fully utilised or below capacity. Given that Airds Bradbury is located on the eastern edge of the Campbelltown LGA its capacity to draw users from outside the Study Area to fill up this available capacity will be difficult.
- **Decrease in number of indigenous residents living in the Study Area will have significant impacts on specific community infrastructure.** This will be particularly evident for the Tharawal Aboriginal Medical Service (TAMS) and the three local public schools both of which provide specific Aboriginal services. Rehoused indigenous residents who once accessed these services locally will need to travel considerable distances to these existing services which are unlikely to be available locally. For TAMS this may reduce the number of clients accessing the service; place significant new demands on the service and/or reduce health outcomes for former Airds Bradbury indigenous residents. For the local schools, this may limited their role of “lighthouse schools” for indigenous students and reduce educational outcomes for indigenous children.
- **Remaining public housing residents (around 1,700 persons) will continue to require access to specific targeted support services in the Study Area.** This is essential for the success of the renewal project although it may be through no-fee/targeted service access policies and programs for public housing residents rather than facilities/services fully focussed on addressing these needs. Again services for vulnerable groups such as children, youth, older residents, indigenous residents and residents with a disability are a priority.
- **New private residents will also require access to community infrastructure although this is likely to be focussed on services targeting working parents/adults and children.** Services such as long day child care, vacation care, health services,

sporting/recreational facilities, public library/information services, public and private schools and quality shopping facilities are typically required. The majority of these new residents are also likely to have strong links with existing community infrastructure in other Campbelltown suburbs and will require strong incentives/information to use facilities/services in the Study Area.

- **New residents who are recent migrants from overseas will also require strong incentives/information to use facilities/services in the Study Area** with many likely to use familiar services associated with their cultural backgrounds (e.g. churches, speciality food shops etc)
- **Several existing community facilities are earmarked for demolition to accommodate the new layout and design in proposed Concept Plan.** These are:
 - Marina Child Care Centre (Council-owned and operated)
 - Airs Bradbury Youth Centre (Council-owned and operated by Campbelltown Youth Services/Uniting Care Burnside)
 - Airs Bradbury Community Centre (Council-owned with DOCS funded worker)
 - Campbelltown Child and Family Centre (Council-owned and operated)
 - Hart House (on-site office for Housing NSW Airs Bradbury Community Renewal Team)
 - Creigan Road Townhouses (owned by Housing NSW and under community lease to Macarthur Temporary Respite Care, Aloha Wahini (Women's Maori Group) and Australian Pacific Maori Community Services.
 - Deans Road Townhouse (owned by Housing NSW and under community lease to Youth Off The Streets)

The following assessment of community infrastructure needs is based on: ²⁷

- Existing community infrastructure provided in Airs Bradbury and its surrounding Local and District Areas
- Existing community facilities identified for potential demolition as a result of the proposed staging plan.

²⁷ This assessment has been informed by reports prepared by Straight Talk, *Airds Bradbury Community Facilities Review 2010*, April 2010 and *Urbis, Airs Bradbury Open Space Review and Strategy, Stage 1*, October 2009

- Future population social profile
- Comparison with relevant planning standards for the future population of the Study Area by 2026.²⁸
- Consultation outcomes from residents and services providers
- Social planning principles outlined above

12.1 Social/Community Support

As highlighted above, the provision of support services for public housing residents to be rehoused and those remaining in Airds Bradbury will be critical to mitigating the potential negative social impacts of the renewal. The range of support services required are outlined more fully in the sections below but it is evident that during this transitional stage, access to appropriate community infrastructure will be essential. However, as Airds Bradbury becomes a more socially mixed community, the need for community infrastructure is expected to decline as less disadvantaged private residents become the majority in the Study Area.

As outlined above and in Appendix D, there are a range of existing community spaces available within the Study Area but several are earmarked for demolition; are operated by various service providers and are not centrally located. Many facilities lack the flexibility to provide for a range of meetings/activities/community offices with a lack of suitable spaces for children's activities and child minding specifically identified.

In determining the community infrastructure space required to meet these needs, the following issues have been considered:

- Airds Bradbury Community Centre and Airds Bradbury Youth Centre owned by Campbelltown City Council are to be demolished as part of the renewal. Equally, several existing community facilities owned by Housing NSW (i.e. Airds Indoor Recreation Centre) and NSW Department of Education (i.e. school halls and classrooms) will have spare capacity due to the expected initial decline in the Study Area's population. These facilities in the longer term also provide a community focal point which will be attractive for new residents.
- Services will primarily require multipurpose community meeting, activity and sessional office space with this demand the greatest during the rehousing process and will decrease as services transition to supporting the remaining public housing residents and new private

²⁸ Planning standards are generally the population thresholds identified in Appendix E, Sieve Criteria for Infrastructure. *Draft Development Contribution Guidelines*, NSW Department of Planning, November 2009 and referred to in this report as DOP 2009. Where no specific guideline has been provided by the Department, other relevant standards as provided in Appendix E have been used.

residents. Suitable space for children and family services will be particularly important during both the implementation phase and at final completion of the renewal.

- Any facilities to be used by services will need to be staffed to provide coordination and support and also ensure that an effective community focal point is provided for both existing and new residents.
- New private residents will also require support services to ensure they settle into their new homes and changing suburb of Airds. Programs/activities which support the establishment of new friendships and connections and encourage integration between new private residents and existing public housing residents will be particularly important.
- Council also owns the Bradbury Community Centre approximately 1.5kms from the Study Area. The centre has a small hall for 100 people and is used for a range of community activities. In 2006, Bradbury had a population almost 8,000 persons.
- Comparatively the planned new Minto Community Centre will service not only the residents of the Minto Community Renewal Project but the total 10,000 residents in the suburb of Minto.
- It is expected that the Study Area (which includes part of Bradbury) will house some 5,000 – 6,000 residents by 2026.
- Planning standards also suggest that one small community centre is required per 3,500-6,000 persons or one large centre per 15,000-20,000 persons²⁹

Therefore based on the specific service needs identified later in this report and community infrastructure issues outlined above, the following provision is required:

- Community facility be provided (for example, a Schools as Community Centres (SaCCs) facility, in which user groups would operate independently with community lease of surplus school classrooms and regular use of school facilities by community groups and service providers).³⁰ This approach will enable the high need for additional support services to operate in the Airds/Bradbury during the rehousing/implementation phase to be met. This approach will also ensure that existing schools remain a focal point for both existing and new residents with active use of existing school facilities and the new Briar Road school hall built as part of the Building Education Revolution program.

²⁹ This standard is based a range of development guidelines as highlighted in Appendix E

³⁰ The SaCCs program is provided by NSW Department of Education and Training and Families NSW using a community development approach to link schools and communities. See http://www.families.nsw.gov.au/getting_help_and_support/schools_as_community_centres.html

- Multipurpose managed community space may be provided through the expansion/modification of Housing NSW's existing Indoor Recreation Centre to provide a Community and Recreation Centre. The provision of 300m² of additional space/refurbished space to the centre would provide appropriate space for a range of community activities. This facility will also acting as a major focal point for both new and existing residents.
- Facilitation of a Multipurpose Centre able to accommodate long day child care service together with appropriate spaces for other child and family programs. A 650m² is recommended to accommodate these services. This integrated approach is used in other Council LGAs (e.g. Penrith, Hornsby, Lake Macquarie etc) and is a flexible and managed service model appropriate for this changing community.
- Community development programs/activities which support the development of new networks and connections between new private residents and public housing residents and the community infrastructure available both locally and the broader area.

12.2 Children's Services

The need for child care for preschool and school aged children is expected to increase as a result of the proposed renewal. As new housing will target a large number of first home buyers (i.e. families with young children and young couples) it is likely that the majority will be working full-time and therefore require well-located and appropriate child care.

Currently there are 2 long day child care centre and 3 preschools in the Study Area and 1 preschool in the Local Area. These are Amarina Child Care Centre (40 place long day care Council service); Oorangah Wanderrah Child Care Centre (36 places primarily caters for indigenous children although it is available to all families); and 4 preschools (KU Briar Cottage, Bradbury Preschool Kindergarten and John Warby Primary School preschool).³¹ Council's centre is the main provider of long day child care places with the other existing services providing sessional preschool and targeted services for children with specific needs. These services are typically not used by the majority of working parents and are not eligible for government Child Care Rebate.

Other long day child care services are available in the Campbelltown LGA but new residents will have to travel outside the area to access these services. Encouraging new residents to use child care services in the Study Area will be important to building community integration and also provide a feeder to local schools.

³¹ Preschools typically only operate from 9am – 3pm with children attending on a sessional basis. This is usually not suitable for working parents who require longer hours of care.

For public housing residents remaining in the Study Area, affordable and accessible preschool services (particularly for transition to school) will continue to be required. This is likely to be provided through the affordable preschool program provided at John Warby Primary School and other drop-in services provided by non-profit organisations e.g. Tharawal Aboriginal Medical Service and Benevolent Society.

Therefore based on these needs the following services will be required:

- The need for long day child care places will increase significantly with an estimated 70 places required to meet future needs. This is based on a standard of 1 long day child care place per 5 children aged 0-4 years. Given that Council's existing centre is to be demolished, facilitate the provision of a community based or privately run replacement centre for 50-60 places would be appropriate. Any additional demand may be met through a private long day child care centre establishing in the Study Area or Local Area at a later date.
- Preschool services will need to be retained although enrolments should be monitored carefully and measures taken to retain long term viability. Existing services should be encouraged to ensure that remaining public housing residents have low fee/no fee access to preschool services.
- Other children and family programs including supported playgroups currently operate from a range of facilities and given that some of these are to be demolished (e.g. Campbelltown Child and Family Centre) and/or are in inappropriate buildings (e.g. Wheelie Good Fun operates from St Andrews Church Hall) a Multipurpose Child Centre are recommended. This facility should include the redeveloped Council long day child care centre (as outlined above) together with appropriate spaces for other child and family programs. This integrated approach is used in other Council LGAs (e.g. Penrith, Hornsby, Lake Macquarie etc) and is a flexible and managed service model appropriate for this changing community.

For school aged children, before school, after school and vacation care/holiday programs are limited in the Study Area and operate intermittently depending on funding availability.

Therefore based on these needs the following support will need to be considered:

- Liaison with the Department of Education re an assessment of demand for a permanent Outside of School Hours (OOSH) service, which is expected to be particularly needed by new residents and also as a support service for public housing families remaining in the area. A service is likely to be more financially viable in the future with new residents eligible for Child Care Benefit fee relief providing a regular funding base. This service should be provided at either of the existing primary schools whichever has appropriate and adequate indoor and outdoor play area to meet National OOSH guidelines. Primary schools are the main *driver* for OOSH care and provide a convenient *one stop shop* for working parents.

- Additional holiday/recreational/sporting programs may also be appropriate for *tweens* (i.e. children aged 9-12 years old) with potential for these to be partnered with other recreation/arts service providers e.g. YMCA or other non-profit provider. Currently holiday/sporting programs are not well-attended and consultation feedback suggests that affordability is a major issue for public housing residents. As for OOSH services, holiday/recreation/sporting programs for children will need to be inclusive and cater for children living in both private and public housing. Specific low fee/no fee policies are required for public housing families with school aged children remaining in the area. The need for both OOSH and holiday programs was identified in consultation processes held with existing public housing residents (see Section 8)

12.3 Youth Services

The existing Airds Bradbury Youth Centre (operated by Uniting Care Burnside) and Youth Off the Streets (YOTS) has a community lease of a Housing NSW property in Deans Road, Airds) programs provide a range of services for local youth.

However, the proposed renewal will result in a significant decline in the number of disadvantaged youth living in Airds/Bradbury and the slow increase in number of youth from private households. The provision of youth services will be reviewed and will likely be provided within the multipurpose managed community facility.

The project also proposes that the existing Airds Bradbury Youth Centre be demolished and the community lease properties provided by Housing NSW be rationalised.

As at 2006, an estimated 673 12-17 years olds and 457 18-24 year olds were living in the Study Area with the overwhelming majority being public housing residents. It is anticipated that the number of youth will decline significantly over the development timeframe and slowly increase as the families of new home buyers age (i.e. the majority of new buyers will have primary school aged children). By 2026, the number of youth may reach similar levels as in 2006 although this will depend on sales rates and buyer profiles of new households.

For young people living in public housing who are rehoused to new areas and those who remain living in Airds/Bradbury, the need for support services will remain significant. Particularly for those youth to be rehoused, existing youth services will need to provide a continuity of support to assist young people in finding connections, friendships and networks in their new communities.

In terms of community infrastructure provision to address these needs:

- Consultation with service providers and the community indicate that there is a lack of appropriate and affordable youth recreation activities in the Study Area. Consultation has also highlighted that there are cultural tensions between some youth living in public housing in the Airds Bradbury. Existing youth facilities primarily target disadvantaged youth and are not general-purpose youth facilities/programs.

- Planning standards suggest that a specific youth facility is typically required for 10,000 – 30,000 persons with the Study Area unlikely to meet this population threshold. However, both existing facilities are identified for demolition and will result in a shortfall in available space for youth programs/services.

Therefore based on these needs the following services will be required:

- Support services for youth who are to be rehoused which provide skills for maintaining and building friendships, settling into new schools and building self-esteem. These services may operate in appropriate space within the indoor recreation centre and Airds High School Hall.
- Youth sports including team sports which attract both youth living in public housing and new young people who have moved to the area. These sports should utilise the upgraded/proposed sportsgrounds and at the existing indoor recreation centre in Airds.
- Youth informal recreation/leisure activities utilising public open space and the indoor recreation centre with a particular focus on “tweens” i.e. youth aged 10-13 years old. This includes the provision of appropriate recreation equipment in the proposed parks.

12.4 Aged Services

Although there are several activity groups for older public housing residents the need for these to continue and to link to appropriate aged care services is evident, particularly for those existing and future older residents living in seniors living housing. There are 2 existing and 2 proposed seniors living housing developments in Airds Bradbury providing

As at June 2010, the number of public housing residents aged 65 years and over living in Airds Bradbury was 496 persons with 41% of these residents (203 persons) to be rehoused. These residents will need significant support during rehousing particularly in regard to their existing physical and mental health and provision of appropriate seniors housing.

During the implementation phase, it is expected that the number of older residents will decline initially and gradually increase as the remaining public housing residents age, seniors living housing at Tharawal is provided and older aged profile of new buyers to the area become evident (i.e. empty nesters and older families aged over 50 years).

This may result in a similar number of older residents in Airds Bradbury over the long term and a continued need for aged services. Services such as social support; medical/community health services; carer support/respite services; home and community care services including day care services; leisure/recreational services; and accessible public transport are and will continue to be important requirements for this age group.

In terms of community infrastructure provision to address these needs:

- Service providers indicate that although some older residents are to be rehoused in new Housing NSW seniors living facilities both within and outside Airds Bradbury, the need for additional seniors housing and support services is significant
- Housing NSW seniors living housing developments to include a community room which can be used for a range of aged services.
- Housing NSW seniors living housing developments to be within walking distance (400-500m) of retail facilities or located on an accessible bus service route which provides a high quality service to retail facilities
- Older public housing residents and aged Aboriginal residents in Airds Bradbury will require priority access to community aged care packages.
- Many aged services are delivered in the home (e.g. community health; and home and community care services) and therefore housing designed to meet universal access requirements is essential.

Therefore based on these needs the following services will need facilitation:

- Support services for older public housing residents to be rehoused including medical/community health services; carer support services and home and community care services. A coordinated case-management approach is required by these services to ensure that service delivery continues when residents are rehoused and new/emerging issues are addressed. These providers are likely to be LGA-based and therefore deliver directly to older residents.
- Older Aboriginal residents who are not able to access proposed seniors living housing at Tharawal and may be rehoused will require specialist support services (see Aboriginal Services section)
- A review of general practitioners in the renewal area to ensure older residents have good access to medical services. These GPs need however to be linked into the case-management service approach as outlined above.
- Best practice recommends that multipurpose public community space which is fully accessible for people with a disability be provided to accommodate a range of aged services. This space needs to be located on a public transport route and be highly accessible for older residents. Shared space with other community activities ensures that older residents are not isolated/stigmatised and remain active members of the broader community. This could be provided at the existing indoor recreation centre in Airds with the provision of

appropriate recreation/leisure and social support services for older residents. These services will need to be affordable for aged residents.

- Service providers use an outreach service delivery model where possible to deliver services at Housing NSW seniors living developments
- Informal recreation/leisure facilities in the public open space and street network with public footpaths, seating areas and high levels of public safety/amenity likely to encourage older residents to walk/undertake daily exercise.
- An accessible bus service with a quality route that is directly services Housing NSW seniors living developments in Airds Bradbury.

12.5 Disability Services

With many public housing residents having a high level of disability, the need for support services is essential. For residents with a disability who are to be rehoused, this need will be further increased and require coordinated specialist support services. Currently, services operating in Airds Bradbury include Macarthur District Temporary Family Care, Macarthur Community Options and KU Starting Points Kindergarten.

The number of residents with a disability is expected to decline however as renewal occurs. This is as a result of the decline in public housing residents in the area who have a greater level of disability than other population groups. Some integrated supported housing may be developed in the renewal area but overall, the number of people with a disability will decrease. Nevertheless, in the immediate future, the need for services will be high as rehousing occurs.

Therefore in terms of service needs and resultant community infrastructure provision, the following additional needs are identified:

- Support services for public housing residents with a disability to be rehoused including medical/community health services; carer support services; and home and community care services. This will include the need for specialist occupational therapists to support service providers/residents to be rehoused. A coordinated case-management approach is required by these services to ensure that service delivery continues when residents are rehoused and new/emerging issues are addressed. These providers are likely to be LGA-based and therefore deliver directly to older residents with no specific requirement for community space within the renewal area.
- Multipurpose community space which is fully accessible for people with a disability will be required particularly during the implementation phase for support/respite programs and recreation/leisure activities. This could be accommodated at the existing indoor recreation centre which is currently used by some disability services.

- Support services for children with a disability to be rehoused with some existing services provided at local preschools and schools needing to ensure that an Educational Support Strategy is developed for these children and their families.

12.6 Aboriginal Services

The Tharawal Aboriginal Medical Service (TAMS) provides a range of services primarily for Aboriginal people but many of these are also available to the wider community (e.g. child care at Oorangah Wanderrah Child Care Centre). The TAMS also has plans to expand its service at Airds and provide higher quality buildings including on-site seniors living housing.

However, the expected reduction in the number of Aboriginal residents living in Airds Bradbury may have a significant impact on the service and indigenous residents. Rehoused Aboriginal residents who once accessed this service locally will need to travel considerable distances to access the service. This may reduce the number of clients accessing the service; place significant new demands on the service and/or reduce health outcomes for former Airds Bradbury indigenous residents, particularly children, youth, older people and people with a disability/chronic illness.

Similarly, as highlighted below, specific Aboriginal curriculum and resources provided at Briar Road Public School, John Warby Public School and Airds High School will also be impacted by the expected decrease in indigenous students living in the Study Area.

Therefore in terms of service needs and community infrastructure provision, the following is required:

- Continued dialogue with Aboriginal residents and service providers to identify support services required for residents to be rehoused and those remaining in Airds Bradbury particularly for focussing on children, youth, older people and people with a disability/chronic illness
- Continued dialogue with Tharawal Aboriginal Medical Service and other Aboriginal services provided on its site to ensure that its service viability is maintained during the implementation phase of the renewal. This includes the existing child care, family support and aged services provided at TAMS.
- Dialogue between the NSW Department of Education and Training (DET) and Aboriginal residents to prepare an Educational Support Strategy for Aboriginal children and their families who are to be rehoused and for those remaining in Airds Bradbury
- Multipurpose community space for support and recreation/leisure activities. This could be accommodated at the existing indoor recreation centre, existing Airds public schools and TAMS facilities promoting an inclusive approach to service delivery for all residents.

12.7 Education

With all three public schools in the Study Area having significant capacity for additional enrolments and several non-government and public schools located in the Local Area (such as Sherwood Hills Christian School and St Patricks College), existing primary and secondary school facilities are adequate to meet future needs.³²

However, the proposed redevelopment will:

- Temporarily reduce enrolments at all three public schools in the Study Area as public housing residents are rehoused to other suburbs. These reduced enrolments may take some time to recover as the lag time between when rehousing occurs and new housing is built/private residents move into the Study Area. Future enrolments may also be impacted by new residents choosing to send their children to nearby public and non-government schools outside the Study Area.
- Significantly change the overall student profile of schools in the Study Area to be more consistent with that of other public schools in the Campbelltown LGA. The number of children living in public housing attending these schools will decrease and it is likely that a greater mix of children from moderate income families many with multicultural backgrounds will attend these schools.
- Have a major impact on the stability and operation of all public schools with many children at the schools moving to other areas; leaving friends and existing connections; feeling uncertain and unsettled with the change etc. For teachers and education administrators, this is likely to result in a reduction/instability in teacher numbers and resources. In the longer term, as more private residents move into the Study Area it may also result in significant changes to school programs and curriculum (currently Airds High School is part of the Disadvantaged School Program).
- Depending on occupancy rates and eventual number of school aged children living in the Study Area, the future viability of two public primary schools and a public high school being located in the Study Area is of concern. With the existing and future number of school aged children will only be able to be maintained if new residents are primarily households with children and teenagers and enrolments at non-local schools is minimised. Therefore it will be important for the DET to develop a strategy to effectively promote and support existing schools and their resources in the Study Area. Any temporary excess capacity at the schools however may be available for a low cost lease/use by non-government agencies to deliver a range of supportive community programs as part of the rehousing plan.
- Impact on educational outcomes of children living in public housing in Airds Bradbury as all the schools provide specifically targeted programs for children with specific needs. For children living in public housing, the existing public schools provide an invaluable range of

³² This excludes Dorchester School which caters for young offenders with enrolments not impacted by the proposed development

targeted programs and resources for both children and families with high levels of disadvantage. These services will need to be maintained for those children living in public housing who remain in Airds Bradbury and also for those being rehoused. This will require an effective collaboration between the Housing NSW and the DET.

- In particular, the impact on educational outcomes for indigenous children is expected to be significant as the 3 local schools are considered to be “Lighthouse Schools” for indigenous programs with Aboriginal teachers, curriculum and resources targeting their specific needs and achieving high quality outcomes.³³ These specialist resources may not be available in other schools in the Campbelltown LGA nor in other suburbs where they may be rehoused to.

These issues are expected to have the following implications for community services and community infrastructure provision in Airds:

- Dialogue required between NSW Department of Education and Training (DET) and Aboriginal residents to prepare an Educational Support Strategy for Aboriginal children and their families who are to be rehoused and for those remaining in Airds Bradbury
- Support services provided by local preschools and the DET for children with a disability to be rehoused to ensure that an Educational Support Strategy is developed for these children and their families.
- More detailed assessment and preparation of an Education Strategy by the DET of the impact of the renewal on Briar Road Public School, John Warby Public School and Airds High School
- Consideration by the DET for existing public schools to be used as School as Communities Centres (SaCCs) space with community lease of surplus school classrooms and regular use of school facilities by community groups and service providers.³⁴ This approach would enable the high need for additional support services to operate in the Airds/Bradbury during the rehousing/implementation phase to be met. This approach also enables use of existing school facilities (unused classrooms could be used for community office/meeting room space) and the new Briar Road school hall built as part of the Building Education Revolution program.
- Proposed new sportsgrounds to be provided as part of the renewal to be used by local schools for school sport ensuring activation of these spaces and direct benefit for local school children to high quality sporting facilities.

³³ Information from the School Education Director – Campbelltown identified that indigenous students at Briar Road Primary School are achieving the NSW State average in numeracy and literacy

³⁴ The SaCCs program is provided by NSW Department of Education and Training and Families NSW using a community development approach to link schools and communities. See http://www.families.nsw.gov.au/getting_help_and_support/schools_as_community_centres.html

12.8 Employment /Training Services

Essential for supporting existing and rehoused public housing residents to improve their overall quality of life, several employment/training services are available in Airds Bradbury. These include services provided by Airds Bradbury Community Centre (TAFE outreach/ prevocational courses and job seeking support services); and the Airds Connect Centre (TAFE outreach programs, iKINNECT program for indigenous students and other support services).

Consultation undertaken as part of the this report and other renewal engagement processes highlight that:

- Employment/training services are essential for rehoused public housing residents who will need additional support to link to new employment/training services in their communities together with personal skills development to build their capacity to effectively manage this transition.
- However, as the number of public housing residents in Airds Bradbury declines, these services may need to extend their service catchment to other high-need suburbs. As new residents will primarily be home buyers with existing employment, the need for local employment/training services will decline with residents able to access services based in Campbelltown including TAFE, UWS and other education providers.
- Construction activities as a result of the renewal project will provide employment/training opportunities for existing public housing residents and should be included as a mandatory component of the implementation of the Concept Plan. For young people and Aboriginal residents, there are many employment/training schemes which can be utilised.

In terms of community infrastructure provision, these services will require:

- A focus on employment/training services appropriate for public housing residents who are to be rehoused
- Collaboration with Housing NSW to identify and support employment/training opportunities available as a result of construction activities associated with the Airds Bradbury Community Renewal Plan.
- Where necessary relocation of employment/training services to the /modified indoor recreation centre proposed as a Multipurpose Community and Recreation Centre and Schools as Community Centres facilities. These services will require community office space, classroom and training facilities (with computer facilities). Both services will also be able to provide outreach programs at several other locations throughout Airds Bradbury including facilities at TAMS, local public schools and Bradbury Community Centre.

12.9 Health

Airds Bradbury residents currently access health and medical services provided by Sydney South West Area Health Service (SSWAHS at Campbelltown Community Health Centre, Rosemeadow Community Health Centre and Campbelltown Hospital) and by private general practitioners/allied health professionals in the local area. Only one general practitioner is located in the Study Area.

As outlined in earlier sections of this report, the renewal is expected to:

- Significantly increase the need for health and medical services particularly for public housing residents to be rehoused and those remaining in the area. As public housing residents, the provision of the full range of health services through community health and bulk-billing general practitioner services will be in high demand.

In terms of community infrastructure, support is required for:

- Sustain this increased demand in the future as new private residents will also require health and medical services particularly maternal and family health services for the large number of young families expected. This need may be met more by private medical centres and early childhood health nursing services provided by SSWAHS.
- Potential additional general practitioners to service the existing and new residents.³⁵ Service providers have suggested that this may be difficult to achieve given that the Macarthur region currently has a shortage of general practitioners. A proactive approach to attracting a medical practice of 3 -4 general practitioners to Airds should be considered as part of the renewal project.
- Support community health services for public housing residents by SSWAHS particularly specialist services such as occupational therapy, mental health and child/adolescent health services. Many of these services will be provided directly in the home while a temporary sessional office space/activity room space could also be established at the proposed Schools as Community Centre facilities and/or extended indoor recreation centre.

12.10 Public Transport

Public transport services for Airds Bradbury residents are currently provided by Busways with existing routes shown in Figure 15. The Concept Plan (see Figure 16) provides for several new streets which will improve connections to St Johns Road, Bradbury and Georges River Road, Ruse. These may enable Busways to improve the route layout in the Study Area to ensure:

³⁵ This is based on a NSW Health standard of 1 general practitioner per 1,5000 persons

- Improved services to Airds Shopping Centre, local public schools and Campbelltown CBD
- A commuter service to Campbelltown Railway Station targeting new private residents and reducing car dependency for all residents living in Airds Bradbury
- Provision of accessible bus services particularly servicing the existing and proposed seniors living housing in Airds Bradbury

12.11 Public Libraries, Information and Culture

Existing public library services are provided by Council with the nearest service point located in Campbelltown CBD. Council also operates a home library service for residents unable to visit its libraries in association with the Home and Community Care (HACC) program. The library service also provides extensive on-line facilities for library users.

As the population of the Study Area is expected to reach a final population of some 5,000 – 6,000 residents by 2026 with this reasonably consistent with the existing total population, no major change in demand for library services is not expected.

Cultural programs/public art however should be included in the renewal. This is particularly important to the recognition of Aboriginal culture and heritage and also as a community development tool to support the renewal project.

For public library, information and cultural, it will important to provide:

- Access for all households to the National Broadband Network to support both public libraries services and information access
- Cultural programs/public art which support community development activities required for the renewal.

12.12 Open Space and Recreation

With 17.16 hectares of local open space provided in the Study Area, the amount of open space available for existing residents is significantly higher than the DOP standard (i.e. 2.83 hectares per 1000 people³⁶). More importantly however, consultation outcomes also highlight the need to improve the quality and access to open space and recreation facilities in the area.

Therefore consideration needs to be given to the quality and useability of the public open space with the following upgrades required:

³⁶ Existing residents have access to 3.6 hectares per 1,000 residents while the proposed community renewal plan will reduce this to 2.7 hectares per 1,000 residents. Based on the existing recognised standard of 2.86 hectares per 1,000 residents, the amount of public open space for future residents is slightly below provision standards.

- Reduction in the total amount of public open space to enable improved maintenance by Council and higher levels of public safety through overviewing by residential development and active road frontages. The amount of open space provision however needs to be carefully determined to ensure that access, equity and sustainability outcomes are achieved.
- The majority of residents to be within walking distance (500m) of public open space
- Provision of 4 high quality playing fields/2 sportsgrounds with multipurpose playing fields consistent with DOP and best practice standards³⁷
- Informal outdoor youth recreation facilities and indoor recreation activities/programs
- Passive park facilities including seating, shade and BBQs.
- Improved on-road and off-road pedestrian and bicycle to schools, shops, parks and surrounding suburbs outside the Study Area

The existing indoor recreation centre (with indoor pool) provides an important facility for future new residents and existing public housing residents. However, information from Housing NSW and service providers indicates that usage by local public housing residents is limited due to affordability and limited mix of appropriate sporting/recreational programs. As outlined in earlier sections, the facility has the potential to meet a range of community and recreational/sporting needs. A strategy is required for the indoor recreation centre to ensure that not only it is economically viable in the long term, but also that it able to provide social needs of existing and future residents.

12.13 Shopping/Commercial Facilities and Emergency Services

Given the limited provision available locally, some further provision of shopping and small business services is considered appropriate. However, the viability of these services is reliant on the economic feasibility of expanded retailing as researched other consultants.

Existing emergency services are available in the District Area with response times likely to be improved as a result of the increased street layout provided in the Concept Plan.

³⁷ Based on 1 playing fields per 1,500 persons (NSW Department of Planning, 1989) as no DOP 2009 standard



Figure 15: Existing Bus Services in Study Area

13. Social Sustainability and Health Impact Assessment Framework

This study includes the provision of:

- A Health Impact Assessment identifying the potential health impacts of the proposed renewal plan using the *Healthy Urban Development Checklist*
- A Social Sustainability Due Diligence Assessment identifying the potential risks and opportunities of the proposed renewal – such as an Assessment includes considerations relating to the Social Impact of the Project

As detailed in Section 3, the Health Impact Assessment has been used as the basis for Social Sustainability Assessment. In particular, as required by the brief, the potential health impacts of the proposed renewal plan have been identified using the *Healthy Urban Development Checklist*. The checklist identifies 10 key factors together with detailed considerations which have been used to inform the assessment provided in Table 13 (overleaf). These key factors from the checklist are highlighted in the social/health objectives provided in the table.

In summary, Table 13 details the range of positive impacts that are likely to result from this project. The types of benefits include:

- Improvements in public amenities such as parks and streets
- The provision of more appropriate housing
- Improved public domain safety through the redesign of the current layout of the area
- Improved connectivity in terms of access and legibility of the area – road and pedestrian links to adjoining suburbs may reduce social isolation for existing and new residents
- Better linkages may result in easier access to physical activity and healthy food and related better health outcomes
- Reduced stigmatization of the area through the renewal process

However, negative impacts could result if appropriate action is not taken. In summary, these negative impacts relate to:

- Social and physical integration

- Rehousing and dislocation e.g. support for residents moving elsewhere and gaps created locally when people move on particularly relating to Aboriginal residents, children with disabilities and older residents
- Initial population decline and then slow increase may affect existing community services e.g. schools, children's services, youth services
- School children and local schools particularly changes in demographics and school population
- Employment/skills/ training services
- Access to health/social services/facilities particularly for rehoused and remaining public housing residents
- Encouraging the use of existing local services by existing residents and new public/private residents
- Social/support services as Airds Bradbury changes
- Building a socially cohesive community
- The availability of public transport and active transport

Table 13: Social Sustainability and Health Impact Assessment

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
Objective: Healthy Affordable Diverse and Appropriate Housing [Health Urban Development Checklist – Housing]				
Mixed tenure and high quality housing reduce concentrations of disadvantage and stigma for public housing residents.	Mixed tenure provides the opportunity for social interaction and reduce social stigma of area	Public housing residents particularly older residents, Aboriginal residents youth and children	The Plan needs to promote a neighbourhood that facilitates social interaction or negative health outcomes may result. Need for housing mix which is affordable, diverse and appropriate to the needs of Campbelltown residents Need for affordable and appropriate tenure options for remaining public housing residents. Need for housing products which may be more suitable for new CALD home buyers	Positive Excellent communications, a certain relocation strategy and appropriate choice for individual households is provided and results in positive health outcomes particularly for vulnerable residents. Mixed tenure reduces stigma and disadvantage.
	If poor rehousing of public housing residents	Public housing residents living in townhouses and precincts identified for redevelopment	Resentment against government, remaining public housing residents and future new residents	Negative Potential for a level of resentment particularly if the

³⁸ Potential Impact / Risk based on literature review, consultation outcomes and experience elsewhere

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
			from existing public housing residents expecting to be rehoused	rehousing plan does not address issues outlined above Proposed new facilities/amenity upgrades may be vandalised Community safety may be reduced if “them and us” scenario is evident
	Majority of Aboriginal residents (particularly children) to be rehoused as many live in the town house precincts	All rehoused and remaining Aboriginal residents particularly children and elders	Lack of appropriate rehousing plan for Aboriginal residents Lack of recognition of the natural, historic and cultural indigenous significance of Airds	Negative Poor health and social outcomes for rehoused/remaining Aboriginal residents due to loss of cultural and community connections
	Airds is a recognised centre for Aboriginal culture and community	All rehoused and remaining Aboriginal residents particularly children and elders	Appropriate rehousing plan based on consultation with the Aboriginal community recognises the natural, historic and cultural indigenous significance of Airds to the local and broader Aboriginal community	Positive Positive health and social outcomes for rehoused and remaining Aboriginal residents – recognition of cultural and community connections
Focus on affordable home purchase for new residents (i.e. targeting	Increased quality in public housing stock and general amenity	All public housing residents and private renters in surrounding areas	Lack of research/strategy to address potential rent increases and mitigative	Negative Poor health and social outcomes

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
first home buyers)	improvement may result in increase in rental prices in Airds Bradbury and surrounding areas. This has occurred in other similar projects. Sale of cottages to existing public housing tenants may put households in housing stress. Housing stress is already high in Airds. Ageing profile of Campbelltown LGA indicates need for appropriate housing for older residents while older public housing residents in Airds Bradbury need to be able to 'age in place'		measures Need for housing mix which is affordable, diverse and appropriate to the needs of Campbelltown residents Need for affordable and appropriate tenure options for remaining public housing residents. Need for housing products which may be more suitable for new CALD home buyers	for some residents in Airds Bradbury and its surrounding area with increased levels of rental/housing stress
	First home buyers are able to purchase housing at an affordable price.	New home buyers	Appropriate housing at affordable prices in a location close to Campbelltown Centre and Rail Stations. Local Campbelltown	Positive Appropriate range of housing available to first home owners in the Campbelltown area.

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
			residents are able to purchase in the area – there is a need for appropriate pricing strategies	
Mixed tenure development with diversity of housing products	New residents may be concerned that public housing will reduce value of their new home	New private residents	Lack of engagement and communication strategy targeting both new and remaining residents Improved facilities and services and general amenity also need to target new residents	Negative If issues are not addressed then level of concern may increase with resultant poor image of Airds Bradbury
Housing NSW will be undertaking several Community Renewal projects in the Campbelltown LGA	Insufficient public housing capacity is available to enable all rehoused public housing residents to remain in the Campbelltown LGA	Public housing residents living in townhouses and precincts identified for redevelopment	Loss of established social connections and networks to support services	Negative Poor social and health outcomes for public housing residents particularly if rehousing process is under-resourced/inadequate
Objective: Connected and Accessible Suburb with Quality Public and Active Transport [Healthy Urban Development Checklist – Transport and Physical Connectivity]				
Redevelopment will provide major road and pedestrian connections to adjoining suburbs	Private car dependence is likely to increase as new residents will have increased car	All residents	Lack of management strategies to promote appropriate transport choices and transport	Positive Road and pedestrian links to adjoining suburbs will reduce

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
	ownership and established high usage patterns Lack of high quality public transport options particularly to local shopping centre and to other suburbs in Campbelltown Staging issues which may result in poor car, bus, bicycle and pedestrian access during redevelopment		options e.g. support for public transport options for commuters Need for public transport and active transport routes/services to local shopping Need for public transport and active transport routes/services to surrounding area including Campbelltown CBD Need for staging plan to include public and active transport routes/services during redevelopment program	social isolation for existing and new residents. Negative New residents will increase level of car dependence in Airds Bradbury with resultant poor health and social outcomes for all residents Remaining public housing residents will be physically isolated during the redevelopment program
	Links to adjacent suburbs open Airds Bradbury to visitors and encourage local residents to be better linked to adjacent areas	Residents and visitors – particularly younger and older residents and those without access to a private car	Need for better consideration for safe pedestrian and bike access Better bus routes and timetables required	Positive Possible improvements in connectivity and linkages – particularly in terms of pedestrians and cyclists. Better linkages may result in easier access to healthy food and physical activity and related better health outcomes

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
Provision for National Broadband Network connection to improve education, employment and communication access	Access and affordability for remaining public housing residents Need to be available to DOH cottages to be sold	Public housing residents and some new residents	Lack of strategy to ensure affordable access and benefits from National Broadband Network	Positive National Broadband Network connection should improve education, employment and communication access. Negative However, public housing residents and some private residents may not have access to education, employment and communication opportunities
Objective: Access to Quality Employment for New and Existing Residents [Healthy Urban Development Checklist – Quality Employment]				
Local shopping centre identified - may provide employment opportunities for local residents	Local shopping centre will only provide limited employment opportunities	All residents	Lack of strategies to ensure employment/training opportunities for all public housing residents Lack of home businesses and local small businesses opportunities and support	Positive Some employment opportunities at local shopping centre. Negative Continued unemployment and poor skills of rehoused and remaining public housing residents would result in poor health and well-being outcomes for all
Local employment can result in a major positive impact on health and well being	Many new residents may work long distances from Airids Bradbury; large commuting times and limited involvement in new community. Existing		Need for public transport and active transport routes/services to surrounding area including Campbelltown CBD	

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
	employment/training services may be relocated from Airds Bradbury due to reduction in public housing residents.			New residents may have reduced health and well-being outcomes if long commuting times and uncertainty of employment /training access
Objective: High Levels of Community Safety and Crime Prevention [Healthy Urban Development Checklist – Community Safety and Security]				
Redevelopment seeks to improve community safety through increased passive surveillance on parks, shops, streets etc	Airds Bradbury currently has high levels of crime and a sense of insecurity Continued vandalism, rubbish dumping and community safety issues are reported by the community Current crime incidents are primarily assault domestic violence related, assault non-domestic violence related and break and enter (non-dwellings) Cultural tensions between some existing public housing	All residents but particularly children, youth and women Business community	Redevelopment plan does not address major crime incidents related to domestic violence and anti-social behaviour Lack of strategy to address vandalism, maintenance of public community facilities and rubbish dumping particularly during redevelopment stage	Positive Redevelopment plan should use CPTED principles to improve community safety. Negative However, Airds Bradbury may remain a 'hot spot' for domestic violence and antisocial behaviour with negative outcomes for health and well-being

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
	residents have been reported by community			
	Mixed community with different range of characteristics may engender new attitudes to crime and safety	All residents but particularly children, youth and women Business community	Redevelopment plan should use CPTED principles to improve community safety. New residents may bring new skills and interest in terms of reducing crime and vandalism and promote community based attitudes	Positive New skills and attitudes promote a feeling of pride in the area – vandalism is reduced, community activity increases – this is promoted through a range of community development processes
Objective: Provision of Social and Community Infrastructure which meet Community Needs [Healthy Urban Development Checklist – Social Infrastructure and Public open space]				
Redevelopment provides for reduction in public open space but improved embellishment with a focus on encouraging people to exercise, to meet with others, to relax and to play	The community has identified lack of organised sport as the main reasons why local open space is not well used. Currently large areas of unused and poorly embellished open space in Airds Bradbury. Community have reported concerns about safety in public open space and lack of motivation for physical	All residents Service providers	HIA assessment of specific open spaces is required as part of master plan assessment (to come) Lack of strategy to promote organised sport and particularly to ensure both existing public housing residents and new residents participate. Lack of strategy to promote use of public open spaces for affordable physical activity by all public housing	Positive Well-designed and appropriately embellished public open space will provide increased physical activity and surveillance in public areas. Will assist in improving health outcomes. High quality, managed and affordable indoor recreation centre with appropriate mix of sporting/leisure uses will increase physical activity levels, social interaction and improve

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
	activity. Cultural tensions between some existing public housing residents have been reported by the community Poor building condition and limited local usage of existing indoor recreation centre		residents Lack of strategy to ensure indoor recreation centre has appropriate mix of uses, management and fee policy to meet the needs of both new residents and public housing residents	health outcomes for all residents.
Local public schools have capacity for new enrolments and to provide high quality educational outcomes	Reduced educational outcomes for rehoused primary and high school students living in public housing due to disruption in schooling and changed school resources in Airds Bradbury	Youth and children Aboriginal youth and children Service providers	Airds schools may be unable to maintain school resources and specialist curriculum during and post/ redevelopment program resulting in significant instability and stress for students, parents and teachers Majority of Aboriginal children will be rehoused and potentially not able to access specifically-targeted teaching resources provided at Airds schools	Positive Airds schools have the capacity to accommodate new enrolments with new residents having local access to high quality schooling Negative But for existing students, particularly Aboriginal children, educational outcomes are likely to be reduced due to changed schools and also reduced resources in Airds schools - Achievement of high quality educational outcomes in early life is essential for health and well-being – this issue must be addressed

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
Community health and medical services are available for indigenous and all residents locally	Rehousing of vulnerable public housing residents who require high level access to community health and medical services	Rehoused public housing residents but particularly children and older residents/residents with a disability/chronic illness Rehoused Aboriginal residents particularly children, youth and older residents/residents with a disability/chronic illness Service providers	Instability and potential poor access to specific community health and medical services is a major issue for public housing residents who are to be rehoused.	Negative Poor health outcomes for rehoused public housing residents particularly Aboriginal children and those with a disability/chronic illness may result unless issues related to the instability and potential poor access to specific community health and medical services are addressed.
Provision of appropriate services for preschool children and families	Some existing facilities will be demolished as part of redevelopment Instability and stress for public housing residents particularly those with children who are to be rehoused Existing preschool/long day care centres will need to meet needs of public housing and new private residents Existing playgroups are primarily for public housing residents	All preschool children and families Service providers	Need for preschools/long day care centres to refocus Need for range of playgroups and activities/programs for preschool children and parents with specific need for affordable/free services for existing and remaining public housing residents	Negative Poor health and social outcomes particularly for children if quality and affordable services are not available. Positive Appropriate and accessible provision will improve maternal health and quality of early life which are critical to improved health outcomes

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
Provision of appropriate services for new CALD residents	Existing CALD services may not be appropriate for new residents	New CALD residents Service providers	New CALD residents may not participate in Airds Bradbury community life and establish new connections and networks in the local area	Negative If action not taken - Social isolation and poor integration of new CALD residents with existing Airds Bradbury residents
Provision of multipurpose space for community/ cultural and support activities and programs Private and user-pays services provided catering for new residents	Some existing facilities will be demolished as part of redevelopment Some facilities are in poor condition and are not flexible/ multipurpose Potential inability of existing services to refocus and support changing needs of existing/rehoused public housing and new residents	All residents particularly children, youth and older residents Service providers	Fluctuating demand/use of existing community facility space due to changing community needs Need for affordable community space which is supported by non-government services particularly for services targeting public housing residents Potential of inappropriate public community facilities and services available to all residents	Positive Multipurpose space is likely to be provided by redevelopment Negative However appropriate approach required to reduce social isolation and potential for poor service provision. Significant reduction in health and well-being if this is not achieved.
Housing NSW will manage Community Renewal process but reduce resources at end of process due to reduced number of public housing residents	Reduced government and non-government services targeting public housing residents in Airds Bradbury by end of redevelopment process	Public housing residents remaining in Airds Bradbury particularly for older residents, Aboriginal residents, residents with a disability, youth and children	Poor financial and physical access to quality support services for remaining public housing residents Instability and stress for public housing residents particularly those with rely	Negative Reduced health and social outcomes in Airds Bradbury due to poor quality and limited targeted services and facilities

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
Private and user-pays services provided catering for new residents Reallocation of government and non-government social services to other high need areas		Service providers	on existing local government and non-government services Capacity of existing government and non-government services targeting public housing residents to meet needs in Airds Bradbury and other public housing areas	Positive Improved health and social outcomes in suburbs with high concentrations of public housing residents
Objective: Social Cohesion and Connectivity – Integrating socially, culturally and physically with the existing community [Healthy Urban Development Checklist – Social Cohesion and Social Connectivity]				
The Airds Bradbury Renewal Plan provides the opportunity to improve the quality of life and health of not only the existing and future populations of Airds and Bradbury but also of the broader Campbelltown Local Government Area. The negative health and social impacts of the existing development are significant and long-standing	Reduced quality of life for rehoused residents compared to Airds Bradbury - Long term residents and/or residents with strong existing community connections/satisfaction with Airds Bradbury Attachment to place has a significant association with mental health – feelings of disconnection and the experience of loss of place have significant	Long term residents and / or residents with strong existing connection/satisfaction with Airds Bradbury	Public housing residents may have inadequate information and uncertainty about the location, type of housing and timing of their rehousing Public housing residents may feel that they have no control or input into their future plans Adequacy of supply of existing/upgraded/new public housing dwellings within Airds Bradbury and Campbelltown LGA for	Negative Inappropriate housing choice for individual households may lead to stress and poor health outcomes – particularly for residents with strong existing connection / satisfaction with Airds Bradbury

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
	psychological impacts.		those who want to stay in the area Need for government health and support services in Airds Bradbury to provide resources/links to new services	
	Future social mix in Airds Bradbury enables it to function like surrounding suburbs and eliminates the stigma experienced by residents	All residents	Need to promote potential benefits of social mix through community development processes and ensure vulnerable groups are protected	Positive The negative health and social impacts of the existing development are significant and long-standing – health and social outcomes improve because of social interaction and positive community development
	Limited resources available for Airds Bradbury renewal from Housing NSW due to competing priorities with other community renewal areas	All residents Service providers	Lack of whole of government/community plan to ensure services are provided to meet needs of public housing residents Long development time frame for government and non-government resources to be provided/coordinated	Positive If whole of government/community plan approach is taken there will be effective and efficient use of government and community resources. Health and social outcomes for rehoused public housing residents, remaining public housing residents and new private residents will be positive.

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
				Negative If no coordination/whole of government approach is applied negative impacts in relation to social cohesion
Mixed tenure and high quality housing reduce concentrations of disadvantage and create a more diverse community	Visual differentiation between public and private housing Poorly maintained and vandalised public community facilities, parks and public domain	All residents	Need for engagement and communication strategy during redevelopment program Need for staging plan/housing product mix provides for no visual differentiation between public housing and private housing and old areas/new areas	Negative Continued stigma for public housing residents and lack of networks/connections being formed between existing and new residents. Stigma will remain for Airds Bradbury and sales/redevelopment may be slowed
The Renewal offers the opportunity for both private and public housing residents to be active and respected members of the community	Stigmatisation of public residents retained Limited interaction between public housing residents and new private residents Declining resident involvement due to long development timeframe	All residents	Need for community development programs to focus on building connections, networks and friendships between public housing residents and private residents both within Airds Bradbury, at local schools and within the broader surrounding areas	Negative If issue is not addressed remaining public housing residents will remain physically and socially isolated with significant impacts on health and well-being Positive If issue is addressed Airds

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
				Bradbury will have a good public image, be a socially cohesive suburb for new home buyers and remaining public housing residents. Improved quality of life for all residents
Objective: Access to Healthy Food [Healthy Urban Development Checklist – Healthy Food]				
The Renewal provides the opportunity to promote access to fresh food – access to fresh, nutritious and affordable food is a basic requirement of human health New shopping centre proposed as part of redevelopment	Currently local residents have difficulty in purchasing fresh food due to a perceived high cost of fresh food, and the absence of a fruit and vegetable store in the area. Coupled with a poor knowledge of nutrition and a lack of basic cooking skills, residents generally have poor diets. Reduced health outcomes due to poor quality and limited availability of fresh fruit and vegetables.	All residents and particularly low income households (see Section 7)	Need for new shopping facilities to provide for fresh food e.g. green grocer market Loss of public housing residents may reduce viability of existing community-based fresh food co-op Need for affordable and choice of fresh food access for all residents Public transport access to Airids shopping centre and to Campbelltown CBD is poor Significant issues relating to knowledge of nutrition and cooking skills	Positive New shopping centre and new road connections may provide improved access to healthy food and therefore improved health outcomes. Negative Unless issues are addressed will result in limited improvement in health outcomes for all residents

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
Objective: Physically Active and Health Community [Healthy Urban Development Checklist – Physical Activity]				
Physical activity is a behaviour that is influenced by various factors, including social and economic contexts, individual preferences and the physical environments. Of particular importance in Airds Bradbury where there are low health outcomes of residents and residents report that area does not promote physical activity (see Section 8.2)	The community has identified lack of organised sport as the main reasons why local open space is not well used. Currently large areas of unused and poorly embellished open space in Airds Bradbury. Community have reported concerns about safety in public open space and lack of motivation for physical activity. Cultural tensions between some existing public housing residents have been reported by the community Poor building condition and limited local usage of existing indoor	All residents and visitors	HIA assessment of specific open spaces and pedestrian/bicycle routes is required as part of master plan assessment (to come) Lack of strategy to promote organised sport and particularly to ensure both existing public housing residents and new residents participate. Lack of strategy to promote use of public open spaces for affordable physical activity by all public housing residents Lack of strategy to ensure indoor recreation centre has appropriate mix of uses, management and fee policy to meet the needs of both new residents and public housing residents Need for maintenance	Positive Renewal provides opportunities to improve public open spaces and amenity of Airds Bradbury which should support and encourage physical activity. This should improve health outcomes for all. Negative If issues identified are not addressed physical activity is not likely to increase greatly.

SOCIAL/HEALTH PROMOTING PROPOSAL	ATTRIBUTES THAT HINDER OR SUPPORT WELL-BEING/HEALTH	TARGET GROUP IMPACTED	SIGNIFICANT ISSUES	POTENTIAL IMPACT/RISK ³⁸
	recreation centre		strategy to ensure during redevelopment all open space is appropriately maintained	
Objective: Environmentally Healthy Community [Healthy Urban Development Checklist – Environment and Health]				
Pollution of the environment can have a significant health impact including mental health of the community – environment needs to be health enhancing Environmental management plan to manage construction impact will be required by Council	Reduced environmental quality during redevelopment process i.e. air quality, noise and other environmental health issues	All residents particularly those with illnesses such as asthma and mental health conditions	Many public housing residents have illnesses and/or are aged with greater susceptibility to environmental conditions Increased level of car usage in Airds Bradbury due to car ownership/usage patterns of new residents	Positive/Negative Environmental management plan will manage construction impacts but this may not be sufficient for people with significant health issues. May result in increase in health issues during construction. Increased car dependence may result in poor physical health of future population

14. Key Benefits, Issues and Risks

In summary the approach adopted draws on the work undertaken by the World Health Organisation (Wilkinson and Marmot, 2003) in relation to the causal relationships, which affect the health of a community. The World Health Organisation identifies the following social and economic factors, which affect the development of healthy communities: the social gradient, stress, early life, social exclusion, work, unemployment, social support, addiction, food and transport. This study uses these factors and the seven elements of the Landcom policy (refer above) relating to Social Sustainability and the NSW Health's *Healthy Urban Development Checklist* as the basis for assessing the issues and risks associated with the social sustainability of Airds Bradbury.

The impacts of the renewal process are likely to be diverse and unequally distributed. In this regard, particular attention must be given to the existing population and the vulnerability of many residents.

Benefits or positive impacts identified within the Assessment include:

- Improvements in public amenities such as parks and streets
- The provision of more appropriate housing
- Improved public domain safety through the redesign of the current layout of the area
- Improved connectivity in terms of access and legibility of the area – road and pedestrian links to adjoining suburbs may reduce social isolation for existing and new residents
- Better linkages may result in easier access to physical activity and healthy food and related better health outcomes
- Reduced stigmatization of the area through the renewal process

These benefits are significant. This study however also identifies negative impacts or risks. Based on the detailed assessment undertaken in Table 13 above, the following potential issues and risks have been identified:

Public Housing Residents

- Stress and resultant poor health for existing public housing residents

- Resentment from existing public housing residents expecting to be relocated
- Reduced cultural and community connections for Aboriginal residents
- Reduced educational outcomes for primary and high school students due to disruption in schooling and changed school resources in Airids Bradbury
- Reduced health outcomes for rehoused children and youth due to changed service access
- Reduced quality of life for rehoused residents compared to Airids Bradbury
- Loss of networks and informal supports for rehoused and remaining residents
- Reduced employment/training outcomes due to relocation from services in Airids Bradbury
- Reduced government and non-government social services in Airids Bradbury by end of redevelopment process including from Housing NSW
- Stigmatisation of remaining public housing residents
- Limited interaction between public housing residents and new private residents
- Declining resident involvement due to long development timeframe
- Reduced environmental quality during redevelopment process impacting on residents with a chronic health condition i.e. air quality, noise and other environmental health issues

New Private Residents

- Limited interaction between new private residents and public housing residents
- Concern that public housing will reduce value of new home
- Limited range of affordable and appropriate housing products for local buyers

- Reduced health outcomes due to poor quality and limited services and facilities
- Limited services and support for new residents from CALD backgrounds
- Reduced environmental quality during redevelopment process i.e. air quality, noise and other environmental health issues

Service Providers

- Changed demand for government and non-government social services in Airds Bradbury by end of redevelopment process
- Reduced demand for Housing NSW in Airds Bradbury by end of redevelopment process
- Limited resources available for Airds Bradbury Community Renewal Plan from Housing NSW due to competing priorities with other community renewal areas

Community Infrastructure

- Inappropriate public community facilities suitable for all future residents
- Reduced resources and potential decline of Airds public schools
- Housing NSW facilities are unused and in poor repair
- Continued vandalism, rubbish dumping and community safety issues
- Reduced health outcomes as private car dependence is increased during development process

15. Implications for the Implementation of the Concept Plan

Based on the social sustainability and health impact assessment undertaken in Tables 13, this section assesses the Concept Plan developed for the project to:

- minimise the potential **negative** impacts/risks identified
- support the potential **positive** impacts/risks identified

In addition, the assessment has also been undertaken using the guidelines provided in the NSW Health, *Healthy Urban Development Checklist*, 2009 with each social/health issue identified cross-referenced with the relevant health factor provided in the checklist (see Table 14)

The Concept Plan, as shown in Figure 16 has been prepared after extensive consultation with key stakeholders including the *Design OUTLOUD* consultation process held during May 2010. Figure 17 also outlines the current staging plan for the renewal with demolition/construction starting in the north and proceeding southwards. This report acknowledges the importance of community engagement in the master planning process and considers that the implications identified below will further enhance the positive community outcomes of the renewal plan.

In summary, as detailed in Table 14, the following suggestions for the implementation of the Concept Plan should be considered:

- Rehousing Plan needs to include support for vulnerable households impacted by the renewal project
- Rehousing Plan provide process of engagement with Aboriginal residents and service providers
- Rehousing Plan utilises the resources/expertise of appropriate government departments and NGOs to provide support services for residents to be rehoused
- Rehousing Team includes the specialist resources required to implement the Rehousing Plan in particular an Aboriginal worker
- Communications Plan ensures that appropriate, timely, consistent and correct information is provided to residents to be rehoused.
- Dialogue is established with Aboriginal residents and service providers to identify opportunities for recognising the heritage, cultural and social significance of Airds to the Aboriginal community in the Concept Plan
- Governance structures and funding strategies to assist government agencies/NGOs to deliver support programs are developed

- Strategy/research on potential rent increases and mitigation measures to be undertaken
- Additional community infrastructure be provided including with further plans to be provided identifying funding strategies, timing of provision and affordable access strategies to ensure use by public housing residents
- Education strategy prepared by NSW Department of Education and Training to address issues for schools
- Employment strategy which identifies local employment programs for existing public housing residents be provided as part of development construction program
- Locations of seniors housing be reviewed and/or improved access to retail centre to be provided
- Public transport plan including behavioural change strategies be prepared
- Pedestrian and bicycle network plan including behavioural change strategies be prepared
- A range of community support programs be funded to ensure that potential negative impacts are addressed



Figure 16: Concept Plan for Airds Bradbury

Heather Nesbitt Planning and Community Dimensions

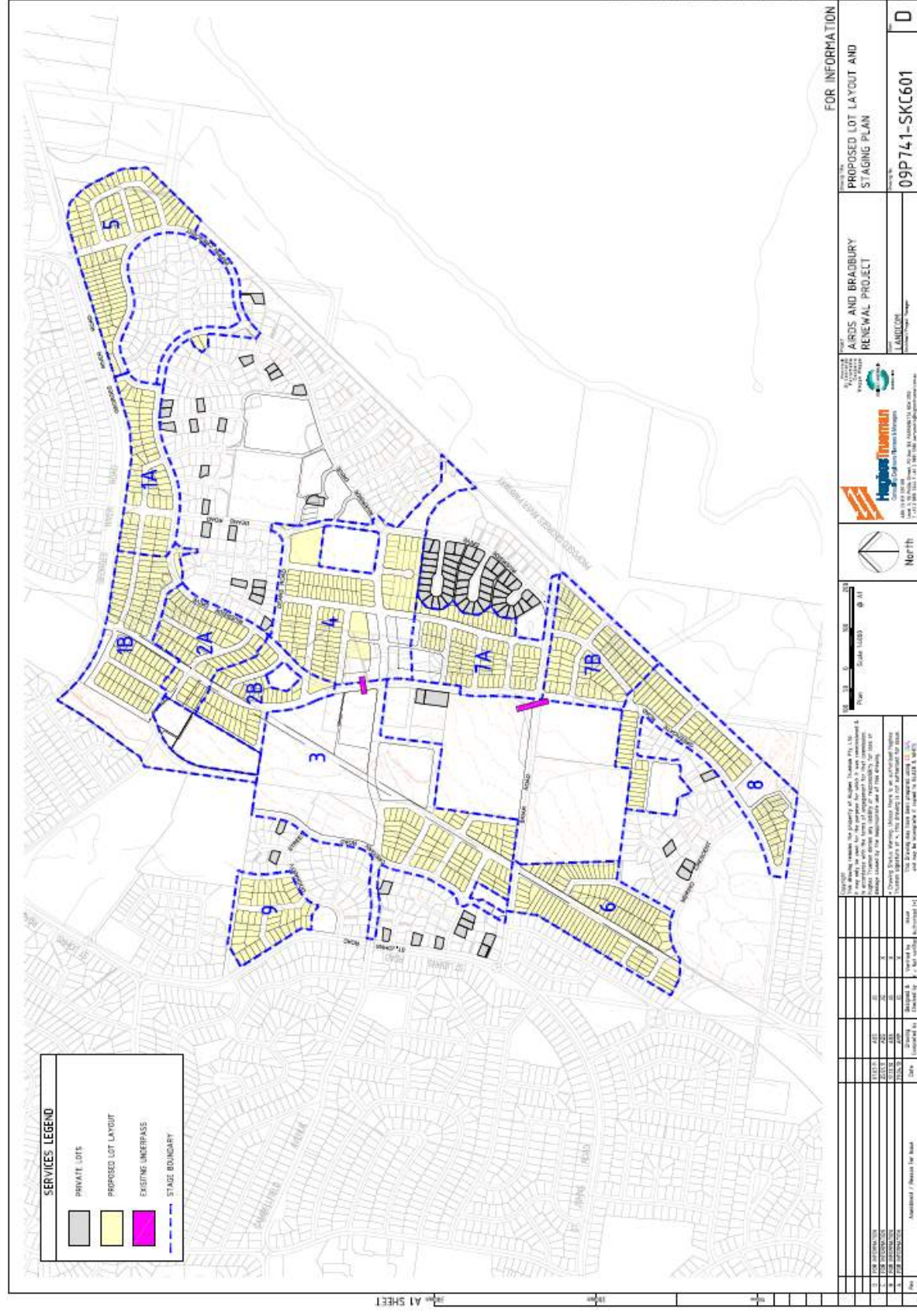


Figure 17: Proposed Staging Plan with Existing Dwellings Identified

Table 14: Assessment of Concept Plan

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
Social/Health Issue: Rehousing Process and Support for Public Housing Residents to be Relocated and Public Housing Residents Remaining in Airds Bradbury [Healthy Urban Development Checklist – Housing]				
Community Engagement Strategy and Communications Plan to focus on rehousing.	Capacity building process underway for public housing residents, government agencies and NGOs High level of engagement for Master Plan design process <i>People's Plan 2009-11</i> being implemented Engagement of community reference group (BANC), government agencies and NGOs in ISSHIA process	Public housing residents particularly aged, Aboriginal, youth and children	Positive Engagement process has built community capacity to inform Rehousing Plan Negative Plan has not included Rehousing Plan which addresses issues of: - Process by which vulnerable households are supported to make successful transitions, particularly older residents, households with school aged children and residents with a disability/chronic illness - Engagement of Aboriginal residents and service providers	Community Engagement Strategy and Communications Plan to be further developed to: - Provide Rehousing Plan which includes process by which vulnerable households are supported to make successful transitions, particularly older residents, households with school aged children and residents with a disability/chronic illness - Establish a process of engagement with Aboriginal residents and service providers to support them to make successful transitions - Ensure the Rehousing Plan utilises the resources/expertise of appropriate government departments and NGOs to provide support services for residents to be rehoused

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
			to determine rehousing process, need for choice to remain in Airds Bradbury and support services for rehoused Aboriginal residents Communications Plan which supports Rehousing Plan	- Expand the Rehousing Team to include the specialist resources required to implement the Rehousing Plan - Provide a Communications Plan which ensures that appropriate, timely, consistent and correct information is provided to residents to be rehoused.
Housing NSW Community Renewal process to engage other government agencies/NGOs to deliver services required to support rehousing process	Capacity building process underway for public housing residents, government agencies and NGOs High level of engagement for Master Plan design process <i>People's Plan 2009-11</i> being implemented Engagement of Community Reference Group, BANC, government agencies and NGOs in ISSHIA process	Rehoused and remaining public housing residents	Positive Engagement process has built community capacity to inform Rehousing Plan Negative Plan has not included governance structures and funding strategies to assist government agencies/NGOs to deliver individual and community services	Social Plan to include: Strategies for governance structures and funding strategies to assist government agencies/NGOs to work collaboratively to support vulnerable residents and engage in community building activity
Housing mix to provide	Does on include	Low-moderate income	Positive	Project Plan to include

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
affordable, diverse and appropriate housing products which meet to the needs of Campbelltown residents	housing price or rental and home purchase products considerations	households in LGA Older residents/residents with a disability in LGA New CALD residents moving to LGA All public housing residents and private renters in surrounding areas	Better quality housing to meet the needs of the Campbelltown population Negative It is unclear if rents will rise in Airds Bradbury and surrounding area Increased housing stress	strategy/research on potential rent increases and mitigation measures
Affordable and appropriate public housing within Airds Bradbury	Issues remain in terms of whether the needs of particularly vulnerable groups will be met	Remaining public housing residents particularly older residents/residents with a disability Aboriginal residents particularly children and elders	Unclear whether there is adequate housing for existing older residents/residents with a disability Positive Reconfiguration of the Radburn houses is a substantial positive impact of the project	Housing Plan to be reviewed to: - Ensure support for vulnerable groups within the community
Provision of affordable home purchase for new residents (i.e. targeting first home buyers)	Product price range not specified	Low-moderate income households in LGA		Implementation to include considerations relating to pricing strategy
Reduce the concentration of public housing in the project	Provides for reduced level of public housing within Airds	Public housing residents particularly aged, Aboriginal, youth and	Negative A limited capacity to	Housing Plan to be reviewed to: Ensure support for vulnerable

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
area in accordance with the social mix strategy		children	rehouse residents in close proximity to their current location	groups within the community
Social/Health Issue: Aboriginal Residents and Existing Aboriginal Services [Healthy Urban Development Checklist – Social Cohesion and Social Connectivity]				
Airds is recognised as a centre for Aboriginal culture and community	Supports the significance of existing pond through landscaping and creation of focal point Consultation with Tharawal Aboriginal Medical Service re: plans for TAMS expansion and Master Plan input Initial discussions with government departments and NGOs for Aboriginal services as part of ISSHIA process	All rehoused and remaining Aboriginal residents particularly children and elders	Positive Consultation with Aboriginal Land Council and TAMS for Master Plan and initial issues identification in ISSHIA Negative Plan has limited recommendations which reflect the heritage, cultural and social significance of Airds to the Aboriginal community	Establish a process of dialogue with Aboriginal residents and service providers to identify opportunities for recognising the heritage, cultural and social significance of Airds to the Aboriginal community.
Community Engagement Strategy and Communications Plan to focus on	Participation of Aboriginal representatives in consultations with	All rehoused and remaining Aboriginal residents particularly children and elders	Positive Recognition of issue as part of ISSHIA process	Community Engagement Strategy and Communications Plan to be further developed to:

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
rehousing of Aboriginal residents. Potential to ensure appropriate housing choice for individual households and local priority for vulnerable households	Community Reference Group and BANC, government agencies and NGOs in ISSHIA process		Negative Plan has not included Rehousing Plan which addresses: - Dialogue with Aboriginal residents and service providers to determine process for Aboriginal residents to have a choice to remain in Airds Bradbury and for ensuring appropriate support services are provided to rehoused residents - Communications Plan which supports Rehousing Plan	- Establish a process of dialogue with Aboriginal residents and service providers to determine processes for Aboriginal households to have a choice to remain in Airds Bradbury and to ensure support services are provided to rehoused residents - Provide a Communications Plan which ensures that culturally-appropriate, timely, consistent and correct information is provided to Aboriginal residents to be rehoused.
Social/Health Issue: Impact of Initial Population Decline on Existing Community Services and Community Cohesion [Healthy Urban Development Checklist – Social Infrastructure and Social Cohesion and Social Connectivity]				

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
Access to a range of appropriate community infrastructure which supports community needs over time	Provides for the following community infrastructure: • 4 playing fields/2 sportsgrounds • indoor recreation centre • 4 public schools • Tharawal Aboriginal Medical Service • 5 parks excluding sportsgrounds • Expanded shopping centre • Additional community uses permitted and may include space for child care, community offices, community activities etc	All residents including existing and remaining public housing residents	Positive Range of improved social infrastructure to be provided Housing NSW Community Renewal also provides for programs/services which focus on support, integration and sustainability during implementation phase Negative Plan to identify additional community infrastructure to be provided including funding strategies and timing of provision required Strategies are needed to ensure community infrastructure is affordable and appropriate for public housing residents Strategies are required to ensure community service providers are able to	Social Plan to include; • Additional community infrastructure to be provided including funding strategies and timing of provision • Programs/services which encourage activation of social infrastructure including sportsgrounds and public parks • Strategy to ensure affordable access to community infrastructure for public housing resident use • Strategy to ensure community service providers are able to provide appropriate services to support public housing residents to be rehoused and those remaining

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
Provision of appropriate services for preschool children and families	Master Plan provides for demolition of: - Campbelltown Child and Family Centre - Airds Bradbury Community Centre - Amarina Child Care Centre Provides for a range of new social infrastructure which can be used by children and families (as identified earlier)	All preschool children and families Service providers	provide appropriate services to support public housing residents to be rehoused and those remaining. Negative Changed need for preschool/family services needs to be identified Strategies are needed to ensure children/family service facilities are affordable and appropriate for public housing residents Strategies are required to ensure community service providers are able to provide appropriate services to support public housing residents to be rehoused and those remaining during the implementation phase	Social Plan to include: - Identification of child care/family services facilities required as a result of development - Affordable access to ensure public housing resident use - Strategy to ensure community service providers are able to provide appropriate services to support public housing residents to be rehoused and those remaining particularly during the implementation phase
Provision of	Master Plan provides	All residents and service	Positive	Social Plan to include:

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
multipurpose space for community/ cultural activities which encourages social interaction between existing and new residents while addressing fluctuating/changed need	for demolition of: - Airds Bradbury Community Centre - Other HNSW townhouses used for community activities Provides for a range of social infrastructure which could be used for multipurpose community space (as identified earlier)	providers	Range of multipurpose spaces is provided with capacity for additional facilities depending on needs. Multipurpose spaces within the current Master Plan which promote social interaction include: - indoor recreation centre 5 parks - space within public schools	- Strategy to utilise multipurpose spaces within current Master Plan for community activities/programs including funding strategies and timing of provision - Identification of additional social infrastructure required as a result of changing social needs including funding strategies and timing of provision
Social/Health Issue: School Children and Local Schools [Healthy Urban Development Checklist – Social Infrastructure]				
Existing Airds schools maintained and improved	Four public schools are provided with improved access to sportsgrounds/playing fields Improved safety and surveillance of schools due to new street network	Youth and children particularly Aboriginal youth and children	Positive Existing Airds schools maintained and improved with capacity for new enrolments from new private residents Issues raised as part of ISSHIA process	Implementation to be supported by: Education strategy prepared by NSW Department of Education and Training to address these issues.

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
			Negative School enrolments are expected to drop during implementation phase impacting on school resources and specialist curriculum. Provision of specifically-targeted teaching resources for Aboriginal students may not be maintained due to reduced enrolments	
Social/Health Issue: Rehoused and Remaining Public Housing Residents require Employment/Skills/Training [Healthy Urban Development Checklist – Quality Employment]				
Provision of local employment/skills/training opportunities in Airids Bradbury	Extension of local shopping centre will provide small increase local employment opportunities Existing skills/training service (Work Ventures) has potential to be relocated to community precinct	Rehoused and remaining public housing residents	Negative Limited additional local employment opportunities provided as a result of Master Plan Opportunities for rehoused public housing residents to improve employment/skills/training not identified	Implementation of Plan to be supported by: Employment strategy which identifies local employment programs for existing public housing residents as part of development construction program Social Plan to include:

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
Improved public transport to employment areas in Campbelltown LGA	New street network provided with opportunity for improved public transport particularly to surrounding suburbs	All residents including public housing residents and youth	Negative No public transport route plan provided No behavioural change strategies identified particularly targeting new private residents who are likely to have high car dependency	Opportunities for projects which provide employment/training/skills for public housing residents to be rehoused. Public transport route plan for whole development including routes to employment areas to accompany Master Plan. Public transport plan to include behavioural change strategies to encourage public transport use
Social/Health Issue: Rehoused and Remaining Public Housing Residents access to Health/Social Services [Healthy Urban Development Checklist – Social Infrastructure]				
Community health and medical services are available for all residents	Capacity for community health and medical services to be located in expanded shopping centre. New general practitioner services likely as new residents move into area.	Rehoused public housing residents and particularly all children and older residents/residents with a disability/chronic illness	Positive New medical services likely to establish in shopping centre as new residents move in. Improved public transport access to Campbelltown Community Health Centre	Community Engagement Strategy and Communications Plan to be further developed to: Provide Rehousing Plan which ensures rehoused residents are supported in accessing required medical and community health services Social Plan to include:
	No specific provision of community health			

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
	centre but services could operate from a multipurpose community space. New street network provided with opportunity for improved public transport to Campbelltown Community Health Centre		Negative Rehousing plan needs to ensure rehoused residents have access to medical and community health services Plan to provide multipurpose community space for use by community health services	Provision of multipurpose community space which can be used by community health services
Community health and medical services are available for Aboriginal residents	Tharawal Aboriginal Medical Service (TAMS) to remain with new residential development and new streets adjoining the site. Improved passive surveillance for TAMS and improved pedestrian/public transport/vehicular access.	Rehoused Aboriginal residents and particularly all Aboriginal children, youth and older residents/residents with a disability/chronic illness	Positive TAMS to remain and provide health/medical services Negative Access to TAMS and other Aboriginal medical/health services will be reduced for rehoused Aboriginal residents	Community Engagement Strategy and Communications Plan to be further developed to: Establish a process of engagement with Aboriginal residents, TAMS and other health/medical service providers to determine process for continued high quality access to Aboriginal health/medical services for rehoused and remaining Aboriginal residents.
Social/Health Issue: New Private Residents may not use Local Services [Healthy Urban Development Checklist – Social cohesion and connectivity and social infrastructure]				

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
Integration of expected new CALD residents into Airs Bradbury including use of local services	Provides for a range of social infrastructure suitable for CALD residents (as outlined earlier) Housing NSW Community Renewal also provides for: Programs/services which focus on support, integration and sustainability during implementation phase	New CALD residents	Positive Social Plan will provide for programs/services focused on integration of new residents with existing residents.	Social Plan to include: Programs/services which encourage engagement of new CALD residents into the community
Integration of new and remaining public housing residents with the broader Campbelltown LGA including use of local services	Capacity building process underway for public housing residents, government agencies and NGOs Housing NSW Community Renewal also provides for: Programs/services which focus on support, integration	New private residents Remaining public housing residents	Positive Housing NSW Community Renewal process encourages integration of new and remaining residents and has capacity to support integration with the broader LGA	Social Plan to include: Funding of community development programs/services which support community integration with the wider Campbelltown LGA during the implementation phase

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
	and sustainability during implementation phase Housing NSW Communication and Marketing Plan will provide for positive view of change			
Provision of local community infrastructure which will be used by new residents and the broader Campbelltown community	Provides for a range of social infrastructure (as identified earlier)	All residents including existing and remaining public housing residents	Positive Range of improved social infrastructure to be provided Housing NSW Community Renewal process also provides for programs/services which focus on support, integration and sustainability during implementation phase	Social Plan to include: - Additional community infrastructure to be provided including funding strategies and timing of provision - Programs/services which encourage activation and use of community infrastructure and increased social interaction between residents
Social/Health Issue: Changing Need for Social/Support Services as Airs Bradbury develops [Healthy Urban Development Checklist - Social Infrastructure]				

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
Housing NSW Community Renewal process to engage other government agencies/NGOs to deliver services required to support rehousing process	Capacity building process underway for public housing residents, government agencies and NGOs High level of engagement for Master Plan design process <i>People's Plan 2009-11</i> being implemented Engagement of community reference group (BANC), government agencies and NGOs in ISSHIA process	Rehoused and remaining public housing residents	Positive Engagement process has built community capacity to inform Rehousing Plan Negative Plan has not included governance structures and funding strategies to assist government agencies/NGOs to deliver rehousing process	Social Plan to include: Strategies for governance structures and funding strategies to assist government agencies/NGOs to work collaboratively to support vulnerable residents and engage in community building activity
Refocused community services/programs to meet changing community needs over time	Demolition of some facilities used by community service providers Provision of new social infrastructure as outlined above Housing NSW Community Renewal	Rehoused and remaining public housing residents Service providers	Positive Housing NSW Community Renewal process supports service providers to engage in service delivery planning Negative Limited resources of	Social Plan to include: Strategy to support service providers to deliver appropriate programs/services which support the Rehousing Plan

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
	also provides for programs/services which focus on support, integration and sustainability of service providers during implementation phase		service providers to fund new programs/services which support the Rehousing Plan	
Social/Health Issue: Ensuring a Socially Cohesive Community [Healthy Urban Development Checklist – Social Cohesion and Social Connectivity]				
Improvement to the physical environment to reduce stigma and poor image of Airds Bradbury	New housing products for public and private residents will not be visibly different i.e. project home designs Master Plan provides for extensive street landscaping, open space upgrades and improved community facilities HNSW Communication and Marketing Plan will provide for positive view of change	New private residents Remaining public housing residents	Positive Plan provides the physical infrastructure and communications strategy which highlights the positive change for Airds Bradbury	None
Mixed tenure housing providing for a range on income and lifecycle groups	Range of housing products are provided are appropriate and affordable	New private residents Remaining public housing residents	Positive Renewal should result in a broader range of income	Housing Plan to be reviewed to: Ensure support for vulnerable groups within the community

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
			in the area Negative May impact on vulnerable groups within the community in terms of displacement – Refer Section 11	
Community Engagement Strategy and Communications Plan to support continued social cohesion during implementation phase	Capacity building process underway for public housing residents, government agencies and NGOs Housing NSW Community Renewal also provides for: Programs/services which focus on support, integration and sustainability during implementation phase Housing NSW Communication and Marketing Plan will provide for positive view of change	New private residents Remaining public housing residents	Positive Community Engagement Strategy and Master Plan process has and will continue to support social cohesion in Airds Bradbury	Social Plan to include: - Funding of community development programs/services which support community cohesion and integration with the wider Campbelltown LGA during the implementation phase - Measures to ensure engagement strategies and governance structures retain and build public housing resident capacity to remain as leaders and active members of Airds

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
Social/Health Issue: Need for Improved Public Transport and Active Transport [Healthy Urban Development Checklist – Transport and Physical Connectivity and Physical Activity]				
Provision of direct street and pedestrian connections to adjoining suburbs	New street west linking to Campbellfield Ave, Bradbury Two new streets north onto Georges River Street, Ruse New grid street network in Corridor Land providing several street and pedestrian connections between Airids and Bradbury All new streets will have pedestrian footpaths on both sides of the street	All residents particularly younger and older residents and those without access to a private car	Positive Extensive provision of new streets and pedestrian connections to Bradbury, Ruse and across the Corridor Lands	Pedestrian network plan for whole development and links to surrounding suburbs to accompany Master Plan
Improved public transport opportunities particularly to local shopping centre and surrounding area including Campbelltown CBD	New street network provided with opportunity for improved public transport particularly to surrounding suburbs	All residents particularly younger and older residents and those without access to a private car	Negative All seniors housing needs to be directly on/within 400m flat walking distance of public transport route No public transport route plan provided to address	Public transport route plan for whole development including routes to surrounding suburbs and all seniors housing to accompany Master Plan. Public transport plan to recommend provision of accessible buses on routes, consideration of the location of bus stops and the need for seating

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
			issue of efficient service to local shopping centre i.e. direct trip to/from shops No behavioural change strategies identified particularly targeting new private residents who are likely to have high car dependency	and weather protection. Public transport plan to be provided for at least some bus stops to be fully accessible to residents with a disability and older people with reduced mobility and locate adaptable homes near these bus stop locations Public transport plan to include behavioural change strategies to encourage public transport use
Improved walking and cycling facilities within Airds Bradbury and to surrounding areas	New street network provided with opportunity for pedestrian and bicycle facilities	All residents particularly younger and older residents and those without access to a private car	Negative Not all seniors housing within 400-500m walking distance of local shopping centre (see Figure 19) No pedestrian and bicycle network plan provided identifying facilities to be provided i.e. improved footpaths, walk/cycle routes to school/shops, linking facilities in adjoining suburbs etc No behavioural change strategies identified	Pedestrian and bicycle network plan for whole development and links to surrounding suburbs to accompany Master Plan. Plan to identify facilities to be provided. Pedestrian and bicycle plan to include behavioural change strategies to encourage bicycle and pedestrian transport use. Ensure that bus routes provide service to/from all seniors housing to retail centre.

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
			particularly targeting new private residents who are likely to have high car dependency	
Provision of broadband connection to all residential, commercial and community facilities	To be defined	Public housing residents and some new low income private residents	To be defined	To be defined
Social/Health Issue: Community Safety and Crime Prevention [Healthy Urban Development Checklist – Community Safety and Security]				
Improved community safety through application of Crime Prevention Through Environmental Design (CPTED) principles i.e. increased passive surveillance on parks, shops, streets etc	NSW Police were consulted during the Master Plan design process New street layout and associated street lighting provides for passive surveillance in all public parks, The Pond, Airids High School, Indoor Recreation Centre and Shopping Centre. Also improves passive surveillance of residential areas. New residential development in	All residents but particularly children, youth and women Business community	Positive Improved community safety expected as a result of Plan	Landscape plan accompanying Master Plan to address CPTED principles Plan to address CPTED principles including delineation of public and private space. Social Plan to include: • Opportunities for community development projects which address issues of domestic violence, vandalism and anti-social behaviour particularly during the implementation phase

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
	Corridor Land also improves community safety in this area. Provision of sporting facilities and improved embellishment of open spaces will act as activity generators and improve community safety			
Mixed community may engender new attitudes to crime and safety	Range of housing products are provided which will attract different lifecycle and income groups HNSW Communication and Marketing Plan provides for positive view of Master Plan and promotion of change at Airds Bradbury	All residents but particularly women, older residents, youth and children	Positive Improved community safety expected as a result of Plan	None
Reduced reported crime incidents including domestic violence, vandalism and anti-social	CPTED principles applied as outlined above	All residents but particularly women, youth and children	Negative No strategy provided to address these issues	Social Plan to include: Opportunities for community development projects which address issues of domestic

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
behaviour				violence, vandalism and anti-social behaviour particularly during the implementation phase
Social/Health Issue: Access to Healthy Food [Healthy Urban Development Checklist – Healthy Food]				
Access to fresh and affordable food	Expanded retail area/shopping centre and improved street layout should encourage wider range of local shops Potential for community garden in public open space if sufficient interest New housing lots have improved private outdoor space for home garden 500m walking distance of the retail area includes some housing but also large proportion of public open space (see Figure 20)	All residents and particularly low income and public housing residents	Positive New shopping centre/improved access may improve food choice Home gardening may increase as a result of improved house lots Negative Loss of public housing residents may reduce viability of existing community-based fresh food co-op	Social Plan to include: • Opportunities for community development projects which support improved access for all residents to healthy food • Public transport route plan for whole development including routes to retail centre to be given high priority

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
Social/Health Issue: Physically Active and Health Community [Healthy Urban Development Checklist – Physical Activity and Public Open Space]				
Improvements which encourage incidental physical activity	Master Plan provides: - Significant residential areas which are not within 500m walking distance of a public park (see Figure 18) 500m walking distance of the retail area includes some housing but also large proportion of public open space (see Figure 20) - New grid street layout and connections to adjoining suburbs	All residents	Positive Improved suburb design, street layout, open space and retail locations will encourage physical activity Negative Many homes are not within walking distance of public open space and/or retail centre	Pedestrian and bicycle network plan for whole development particularly links to open space and retail centre to be prepared. Public transport route plan for whole development including routes to retail centre to be given high priority
Improved street network and built environment which supports physical activity		All residents	Positive Plan provides for improved built environment which supports physical activity	Public transport route plan for whole development including routes to surrounding suburbs Public transport plan to recommend provision of accessible buses on

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
			Negative No public transport route plan provided to address issue of efficient service to local shopping centre i.e. direct trip to/from shops No pedestrian and bicycle network plan provided identifying facilities to be provided i.e. improved footpaths, walk/cycle routes to school/shops, linking facilities in adjoining suburbs etc No behavioural change strategies identified particularly targeting new private residents who are likely to have high car dependency	routes in Airds Public transport plan to include behavioural change strategies to encourage public transport use Pedestrian and bicycle network plan for whole development and links to surrounding suburbs. Plan to identify facilities to be provided. Pedestrian and bicycle plan to include behavioural change strategies to encourage bicycle and pedestrian transport use.
Useable high quality public open space and recreation facilities	Master Plan provides for: • 5 parks • 2 sportsgrounds • Indoor recreation centre	All residents particularly children, youth and families	Positive Improved access to public open space with improved embellishment will be provided	Social Plan to include: • Provision for Recreation Plan to support Master Plan. The plan should include a range of recreational activities in proposed open space, funding strategies

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
			Negative Range of park embellishments are required to ensure different lifecycle groups and activities are provided for e.g. informal youth recreation structures, playgrounds for preschoolers, dog parks, universal access etc Strategy is required to ensure indoor recreation centre remains viable, is used by all residents and provides affordable/ appropriate activities for public housing residents	and community engagement processes to facilitate community ownership. It should also provide a strategy to ensure the continued viability of the indoor recreation centre and increased usage by both private and public housing residents.
Social/Health Issue: Environmentally Healthy Community [Healthy Urban Development Checklist – Environment and Health]				
Environmental health issues as a result of construction activities are minimised	Staged development plan will assist in reducing environmental impacts as a result of	All residents particularly those with illnesses such as asthma and mental health conditions	Positive Engagement process has built community capacity	Community Engagement Strategy and Communications Plan to be further developed to:

CONCEPT PLAN REQUIREMENT	CONCEPT PLAN PROVISION	EQUITY/TARGET GROUP IMPACTED	ASSESSMENT OF IMPACT	RECOMMENDED IMPROVEMENT TO CONCEPT PLAN IMPLEMENTATION
particularly for residents living in housing adjoining the development sites	construction activity. Environmental management plan will be in place to manage construction impacts Capacity building process underway for public housing residents, government agencies and NGOs Communications Plan will provide information on development process and staging		to engage in development process Negative Public housing residents living in housing adjoining/near the development sites with existing health issues which may be exacerbated by construction activities need to be identified and their health needs reassessed as a result of the development	- Establish a process for public housing residents with existing health issues which may be exacerbated by the development process to be identified and their health issues monitored and addressed if required. - Seek collaboration with NSW Health to provide community health services to support this process



Figure 18: Areas within 500m walking distance of Public Open Space



Figure 19: Facilities within 500m Walking Distance of Seniors Housing

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Figure 20: Areas within 500m Walking Distance of Proposed Retail Centre

16. Governance Issues

Within Airds Bradbury, tenure mix alone will not provide an improvement in the quality of life of public and private residents and the broader Campbelltown LGA. Direct measures are required to reduce the gap in socio-economic position of public housing residents with a co-ordinated approach between government and non-government agencies (not only Housing NSW) to deliver high quality health, social, employment, education and training outcomes. In particular, there is a need for a governance model which engages public and private residents and key agencies to deliver the Social Plan and Housing Plan for Airds Bradbury.

The following attributes in relation to the development of a governance structure were identified at Workshops held with government and non government agencies on 15 November 2010 as part of this study:

- The process needs to recognise the particular community of Airds Bradbury in all of its complexity and its broader context
- The structure needs to be simple – workable and realistic
- The structure needs to have high level agreement
- The structure needs to engage and involve residents as well as other stakeholders including government agencies and non government organisations
- Be able to address the needs of particular groups within the community – particularly the Aboriginal residents
- Recognise the complexities of control and accountability
- Recognise that this is not only a place based plan but must address the issues related to those to be relocated elsewhere
- Be able to change over time and be based on a shared concept of change
- Be based on trust

The need to develop a governance structure which includes these attributes is recommended in the SSP (Stage 2) provided.

17. Conclusion and Recommendations

The impacts of the renewal process are likely to be diverse and unequally distributed. In this regard, particular attention must be given to the existing population and the vulnerability of many residents.

Benefits or positive impacts identified within the Assessment relate to neighbourhood amenity, housing quality and physical connection:

- Improvements in public amenities such as parks and streets
- The provision of more appropriate housing
- Improved public domain safety through the redesign of the current layout of the area
- Improved connectivity in terms of access and legibility of the area – road and pedestrian links to adjoining suburbs may reduce social isolation for existing and new residents
- Better linkages may result in easier access to physical activity and healthy food and related better health outcomes
- Reduced stigmatization of the area through the renewal process

These benefits are significant.

The Assessment also identifies negative impacts or risks as detailed in Section 14. Key issues of concern relate to:

- Rehousing and dislocation e.g. support for residents moving elsewhere and gaps created locally when people move on particularly relating to *Aboriginal residents, children with disabilities and older residents*
- Initial population decline and then slow increase may affect existing community services e.g. schools, children's services, youth services
- School children and local schools particularly changes in demographics and school population
- Employment/skills/ training services

- Access to health/social services/facilities particularly for rehoused and remaining public housing residents
- Encouraging the use of existing local services by existing residents and new public/private residents
- Social/support services as Airds Bradbury changes
- Building a socially cohesive community
- The availability of public transport and active transport

In this context, the implication of both the market evidence and from best practice elsewhere reveal that in terms of the renewal of Airds Bradbury a number of elements need to be addressed concurrently, including:

- Physical renewal
- Development of a robust partnership with all key stakeholders
- Design and construction of community facilities and infrastructure
- Building a suburb where it is not possible to identify public or social housing from private housing
- Need for both people and place based mechanisms
- Need to address both local issues and links to the broader community
- Community empowerment at appropriate levels
- Partnerships between the public, private and community sectors
- Requirement for long term well-resourced support programs

Accordingly the following overarching strategies have been identified as a basis for the development of the Strategic Social Plan (Stage 2 of this study):

- **Integration** – the SSP should provide actions which are people and place-based while also building links with the local and broader community
- **Engagement** – the SSP should promote and support partnerships with key stakeholders while also facilitating a high level of community empowerment
- **Delivery** – the SSP should support the delivery of the key components identified to achieve positive social outcomes with these being the physical environment, community infrastructure, removal of physical differentiation between public and private housing and long term resourced support programs

Direct measures are required to reduce the gap in socio-economic position of public housing residents with a co-ordinated approach between government and non-government agencies (not only Housing NSW) to deliver high quality health, social, employment, education and training outcomes. In particular, there is a need for a governance model which engages public and private residents and key agencies to deliver the Social Plan and Housing Plan for Airds Bradbury.

As part of this process, it is recommended that the implementation of the Concept Plan consider the following:

- Ensure that an appropriate level of support is available to meet the needs of specific groups of concern including single parent families and couple families with dependent children, Indigenous families particularly those with children, residents with a disability or chronic health condition and older residents.
- If an appropriate level of support cannot be provided to meet the needs of these groups then consideration should be given to increasing the level of social housing provision in the Renewal Area.
- Aim to provide a minimum of 10% of new dwellings to meet universal design requirements
- Provide housing stock which includes a range of affordable entry level/first home buyer product for different household types

Airds Bradbury Social Sustainability and Health Impact Assessment



Prepared for Landcom
By Heather Nesbitt Planning and
Community Dimensions Pty Ltd
March 2011

Integrated Social Sustainability and Health Impact Assessment Appendices

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Appendix A
Table A1: Key Demographic Characteristics of Geographic Areas of Influence for Airds Bradbury

Social Characteristic	Study Area		Local Area %	District Area %
	No.	%		
Total Population 2006	4770	100	7933	143,074
Age Groups				
0-4 years	467	9.8	6.9	7.4
5-11 years	799	16.7	10.3	11.1
12-17 years	673	14.1	8.5	10.6
18-25 years	457	9.6	67.6	11.2
26-34 years	608	12.7		13.5
35-44 years	563	11.8		13.9
45-54 years	486	10.2		14.7
55-64 years	456	9.6		10.2
65-69 years	127	2.7		2.6
70+ years	134	2.8	6.6	4.9
SEIFA Index of Relative Disadvantage		Airds 600.1	971.2	954.5
Indigenous residents	564	11.8	3.1	2.7
Born in NESB	1049	28.8	10.7	18.3
NESB countries of birth		Samoa Lebanon and Fiji	Fiji, Lebanon, Samoa and Philippines	Lebanon, Samoa and Fiji
Household income less than \$500/week	583	40.2	17.9	17.4
Household income \$1400/week or more	129	9.0	29.4	30.3
Low income households in rental stress (Airds)	297	29.3	29.9	27.5

Low income households in mortgage stress (Airds)	12	37.5	10.6	12.5
Labour force participation	Na	39.5	63.1	62.7
Part time workers	285	9.1	28.9	26.5
Unemployment rate	278	8.8	6.3	7.6
Aged 15+ no qualifications	554	51.3	53.4	53.1
Bachelors degree or higher	47	6.0	7.7	9.1
Professional/manager/associate professional occupations	107	11.2	28.3	27.6
Clerical/sales/trade occupations	315	33.0	38.4	37.4
Elementary sales /transport/labourer occupations	593	62.1	31.3	32.9
Completion of Y12	614	19.5	34.0	36.1
Completion of Y10 or lower	1759	55.9	49.8	47.0
No home Internet connection	844	58.0	36.7	36.0
Couples with children	394	33.0	44.4	50.7
Couples with no children	174	14.6	33.0	25.3
Single parent families	607	50.8	21.2	22.6
Lone person households	262	18.0	17.5	16.9
Separate houses	988	68.1	84.3	76.7
Medium density < 3 storeys	459	31.6	8.5	17.6
Higher density 3 storeys or more	0	0	0.9	0.8
Occupancy rate all dwellings	na	3.3	2.8	3.0
Dwellings Owned	56	3.9	28.6	21.6

Dwellings being purchased	102	7.0	36.8	38.2
Dwellings private rental	78	5.4	17.3	18.1
Dwellings Housing NSW	1142	78.8	7.4	12.2
Walk/Bicycle to work	29	3.0	2.4	1.8
Car to work	602	62.8	66.1	64.7
Public transport to work	175	18.8	13.9	16.8
No car	443	30.5	10.6	10.9
Own one car	607	41.8	36.9	36.4
Own 3 or more cars	55	3.8	12.2	13.7

Table A2: Key Socio-Demographic Characteristics of Precincts June 2010

Precinct	Total Residents	Total Dwellings	Household Head < 25 years	Household Head > 65 years	Living Alone	Couple	Single Parent with child (ren) < 18 years	Couple with child (ren) < 18 years	Household Members < 25 years	Household Members > 65 years
Argo	90	32	0	6	8	2		8	1	9
Cardew	101	51	3	21	29	1		10	4	22
Carr	58	20	0	3	5	0		5	3	4
Croft	37	12	0	0	2	2		2	1	1
Dalkeith	56	17	2	2	3	1		5	2	3
Davidson	33	11	0	2	3	1		2	1	3
Deans	166	56	4	11	10	7		16	4	18
Elmslea	150	48	0	3	11	1		17	7	5
Faithfull	112	37	0	5	9	3		11	5	8
Fonthill	156	51	1	6	15	2		21	6	8
Foxlow	71	27	0	4	3	4		7	4	8
Greengate	300	100	3	14	26	1		30	11	23
Heathfield	191	88	3	23	37	7		26	7	26
Katella	109	45	4	3	10	3		16	1	4
Kingston	115	42	2	4	7	1		18	3	7
Mamre	120	41	3	2	5	2		20	6	2
Merino	209	72	0	11	17	5		16	6	15
Moonbria	214	83	1	12	27	8		24	7	20
Peppin	278	93	2	15	22	11		21	12	24
Prell	110	44	4	10	11	5		16	2	11
Rawdon	117	44	5	3	9	2		20	6	9
Romney	50	16	0	2	2	1		7	2	3
Ryeland	117	53	4	8	16	2		13	3	11
Southdown	34	14	0	0	2	0		6	0	0
Summers	197	74	1	22	18	15		18	5	33
Teeswater	90	31	5	2	7	1		15	4	3
Templeton	109	37	2	1	8	3		14	3	1
Tiverton	159	46	2	6	7	3		16	4	13
Total	3549	1299	51	201	329	103		400	120	295

Table A3: Length of Tenure by Precinct June 2010

Precinct	Years of Tenure				Median Length of Tenure
	0-5 years	6-10 years	11-15 years	16-20 years	20+ years
Argo	12	3	4	4	9
Cardew	32	13	3	2	1
Carr	8	3	3	2	4
Croft	7	2	2	0	1
Dalkeith	5	6	4	1	1
Davidson	3	5	1	1	1
Deans	22	10	5	9	10
Elmslea	19	10	12	3	4
Faithfull	12	12	7	0	6
Fonthill	17	12	7	9	11
Foxlow	8	2	6	4	7
Greengate	45	17	19	6	22
Heathfield	39	29	12	5	3
Katella	15	15	3	3	9
Kingston	14	9	9	2	8
Mamre	20	11	4	3	3
Merino	23	16	7	9	17
Moonbria	35	18	4	8	18
Peppin	31	24	11	10	17
Prell	15	5	6	8	10
Rawdon	24	7	4	3	6
Romney	6	2	4	1	3
Ryeland	14	14	7	6	12
Southdown	9	3	2	0	0
Summers	18	18	11	8	19
Teeswater	19	7	0	2	3
Templeton	15	3	12	4	3
Tiverton	17	13	6	4	6
Total	504	289	175	117	214
					7.9

Table A4: Key Socio-Demographic Characteristics of Precincts to be Rehoused

Precinct	Total Residents	Total Dwellings	Household Head < 25 years	Household Head > 65 years	Living Alone	Couple	Single Parent with child (ren) < 18 years	Couple with child (ren) < 18 years	Household Members < 25 years	Household Members > 65 years
Cardew	101	51	3	21	29	1	10	4	42	22
Dalkeith	56	17	2	2	3	1	5	2	34	3
Elmslea	150	48	0	3	11	1	17	7	79	5
Heathfield	191	88	3	23	37	7	26	7	84	26
Katella	109	45	4	3	10	3	16	1	58	4
Kingston	115	42	2	4	7	1	18	3	57	7
Mamre	120	41	3	2	5	2	20	6	69	2
Prell	110	44	4	10	11	5	16	2	51	11
Rawdon	117	44	5	3	9	2	20	6	59	9
Romney	50	16	0	2	2	1	7	2	31	3
Ryeland	117	53	4	8	16	2	13	3	49	11
Southdown	34	14	0	0	2	0	6	0	17	0
Tiverton	159	46	2	6	7	3	16	4	91	13
Total	1429	549	32	87	149	29	190	47	721	116

Table A5: Length of Tenure in Precincts to be Rehoused

Precinct	Years of Tenure					Median Length of Tenure
	0-5 years	6-10 years	11-15 years	16-20 years	20+ years	
Cardew	32	13	3	2	1	3.8
Dalkeith	5	6	4	1	1	9.0
Elmslea	19	10	12	3	4	7.3
Heathfield	39	29	12	5	3	6.2
Katella	15	15	3	3	9	7.6
Kingston	14	9	9	2	8	9.2
Mamre	20	11	4	3	3	6.3
Prell	15	5	6	8	10	12.1
Rawdon	24	7	4	3	6	5.0
Romney	6	2	4	1	3	9.6
Ryeland	14	14	7	6	12	10.2
Southdown	9	3	2	0	0	2.9
Tiverton	17	13	6	4	6	6.9
Total	229	137	76	41	66	7.9

Table A6: Summary of Characteristics of Residents to be Rehoused by Precinct

- **Cardew** – located in Bradbury, this precinct houses 101 residents with 26 x 3 bedroom townhouses and 25 x 1 bedroom units. A large proportion of residents (42% or 43 residents) are aged over 65 years old while a similar proportion (44% or 45 residents) are aged under 25 years old. More than half of all households are single person living alone (57% or 29 households). The majority of households have been in their current home for 10 years or less (88%). Cardew is the only Housing NSW precinct in Bradbury to be redeveloped although housing in nearby Creigan precinct was demolished in 2008. New seniors housing is currently being constructed in the Creigan precinct.
- **Dalkeith** – located at the southern end of Greengate Road, Dalkeith precinct houses 56 residents with 13 x 3 bedroom townhouses and 4 x 3 bedroom cottages. The majority of residents are aged under 25 years old (65% or 36 residents) and are likely to be children under 18 years old. The precinct has a mix of family types including single parent families, couples families with children, extended families and lone person households. The majority of households (65%) have been in their current dwelling for 10 years or less.
- **Elmslea** – this townhouse precinct is located at the northern end of Riverside Drive and fronts Georges River Road. It has 43 x 3 bedroom townhouses and 5 x 4 bedroom townhouses and a total of 150 residents. The majority of households (60%) have been in their current home for 10 years or less. Over half of all residents (53%) are aged under 25 years old with these likely to be children aged under 18 years old as single parent families with children are significant. Lone person households are also significant in this precinct.
- **Heathfield** – also located at the northern end of Riverside Drive, this precinct is adjacent to the Corridor Lands. It has the largest number of dwellings (59 x 3 bedroom townhouses, 1 x 4 bedroom townhouse and 28 x 1 bedroom units) and residents (191 persons) to be directly affected by the redevelopment. The precinct has a large proportion of residents aged under 25 years old (46%) while a similar proportion (42%) are single person households. More than one in four household heads (26%) are aged over 65 years old. Again the majority (77%) have been living in their current home for less than 10 years.
- **Katella** – located near the junction of Riverside Drive and Greengate Road, this precinct houses 109 residents and 45 x 3 bedroom townhouses. Residents are primarily single parent families with children aged under 18 years (36%) and lone person households (22%). Several extended families with children aged under 18 years old (6 households) also live in this precinct. Over half of all residents (57%) in this precinct are aged under 18 years old. Similar to other precincts, the majority (67%) have been in their homes 10 years or less but 9 households (20%) have been in their homes for more than 20 years.
- **Kingston** – located at the southern end of the PPA off Merino Crescent, this precinct has 41 x 3 bedroom townhouses and 1 x 3 bedroom cottage. It houses 115 residents the majority of whom are single parent, couple or extended families with children aged under 18 years old. More than half (51%) of all residents are aged under 25 year old. Seven lone person households also live in this precinct. Unlike the majority of precincts, length of tenure is varied with one in three being in their home less than 5 years with almost half (48%) being longer at 6-20 years. Almost 20% have tenures of more than 20 years.

- **Mamre** - located near the junction of Riverside Drive and Greengate Road, Mamre precinct houses 120 residents with 38 x 3 bedroom townhouses, 2 x 4 bedroom cottages and 1 x 5 bedroom cottage. The majority of residents (61%) are aged 25 years with these being primarily children aged under 18 years old. Households are primarily single parent and couples families with children. Few older people and/or lone person households live in this precinct. The majority have lived in their current home for 10 years or less (76%).
- **Prell** – located adjacent to the large Heathfield precinct at the northern end of Riverside Drive, this precinct houses 110 residents with 40 x 3 bedroom townhouses, 3 x 3 bedroom cottages and 1x 2 bedroom cottage. Half of all residents are aged under 25 years old with the majority (70%) being single parent and extended family households with children. Eleven households are lone persons with these potentially being older residents aged over 65 years old. Importantly, almost one in four households (23% or 10 households) have lived in their current home for more than 20 years.
- **Rawdon** – located off Greengate Road, Rawdon precinct houses 117 residents with 34 x 3 bedroom townhouses and 10 x 3 bedroom villas. Similar to the majority of precincts, households are primarily single parent, couple and extended families with children (68%). Some 70% of households have been in their current home for 10 years or less.
- **Romney** – opposite the Airds shopping centre on Riverside Drive, this precinct has 14 x 3 bedroom townhouses and 2 x 4 bedroom townhouses. It houses 50 residents with the majority (62%) aged under 25 years old and being single parent, couple and extended families with children. Length of tenure is varied with the majority (38%) less than 5 years in their current homes, 44% with 6-20 years tenure and 19% more than 20 years.
- **Ryeland** – near the Airds shopping centre on Riverside Drive, Ryeland precinct houses 117 residents with 50 x 3 bedroom townhouses and 3 x 4 bedroom cottages. More than one in three residents (36%) is aged over 65 years while 45% are aged under 25 years old. This precinct also has a large number of lone person households (30%) many of whom may be older residents. This is consistent with the significant proportion of long-term households in the precinct with almost one in four households living in their current home for more than 20 years.
- **Southdown** – opposite Airds High School on Riverside Drive, this precinct has 14 x 3 bedroom townhouses and 34 residents. The precinct has a mix of single parent and extended families with children (57%) together with some families with dependents aged over 18 years old (43%) with almost all households (86%) being in their current homes for 10 years or less. Half of all residents are aged under 25 years old.
- **Tiverton** – with 36 x 3 bedroom cottages and 10 x 4 bedroom cottages, this precinct is located at the northern end of Riverside Drive near Georges River Road. One of the most populated precincts with 159 residents, over half (59%) are aged under 25 years old. The precinct has a mix of family types including single parent, couples and extended families with children under 18 years (58%) together with families with dependents aged over 18 years (17%). A significant number of older people (19 residents) live in this precinct. Again, the majority of households (65%) have lived in their current home for 10 years or less.

Table A7: Key Demographic Characteristics of Adjoining Areas

Social Characteristic	St Johns Road CCD 1301708 & 1300707 %	Georges River Road CCD 130009 & 1301003 %	Woodland Road CCD 1301803 %	District Area %
Total Population 2006	1691	1167	864	143,074
Age Groups				
0-4 years	6.8	5.6	9.3	7.4
5-11 years	10.2	9.8	13.4	11.1
12-17 years	8.3	9.0	8.2	10.6
18-24 years	9.7	11.7	15.0	11.2
25-34 years	13.4	13.9	19.1	13.5
35-44 years	12.9	11.0	14.4	13.9
45-54 years	13.2	16.4	11.7	14.7
55-64 years	14.7	16.6	8.9	10.2
65-69 years	3.9	2.4	0.1	2.6
70+ years	6.9	3.5	1.5	4.9
SEIFA Index of Relative Disadvantage	Bradbury 971.2	Ruse 1039.2	St Helen's Park 1001.3	954.5
Indigenous residents	0.2	1.3	3.5	2.7
Born in NESB	15.6	17.1	23.1	18.3
NESB countries of birth	Lebanon Fiji Samoa	India	Philippines Fiji	Lebanon Samoa Fiji
Household income less than \$500/week	11.5	12.9	14.8	17.4
Household income \$1400/week or more	31.7	40.0	30.3	30.3
Labour force participation	64.8	70.4	65.2	62.7
Unemployment rate	6.6	4.6	4.6	7.6

Aged 15+ no qualifications	22.9	19.1	24.4	53.1
Bachelors degree or higher	16.6	17.4	11.9	9.1
Completion of Y12	35.2	39.1	34.3	36.1
Completion of Y10 or lower	49.6	45.4	49.3	47.0
No home Internet connection	35.3	27.6	39.0	36.0
Couples with children	45.9	51.7	49.1	50.7
Couples with no children	34.4	31.5	26.5	25.3
Single parent families	18.5	16.8	24.3	22.6
Lone person households	15.0	14.9	13.9	16.9
Separate houses	99.5	98.4	90.5	76.7
Medium density < 3 storeys	0.2	0.1	9.5	17.6
Higher density 3 storeys or more	0	0	0	0.8
Occupancy rate all dwellings	2.8	2.9	3.09	3.0
Dwellings Owned	38.2	38.5	13.3	21.6
Dwellings being purchased	44.7	46.4	50.9	38.2
Dwellings private rental	10.3	9.0	31.1	18.1
Dwellings Housing NSW	0	0	0	12.2
No car	9.4	5.3	7.2	10.9
Own one car	36.6	33.5	38.8	36.4
Own 3 or more cars	13.8	21.5	13.7	13.7

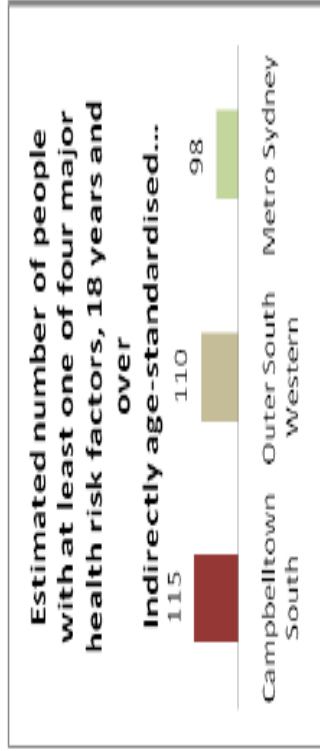
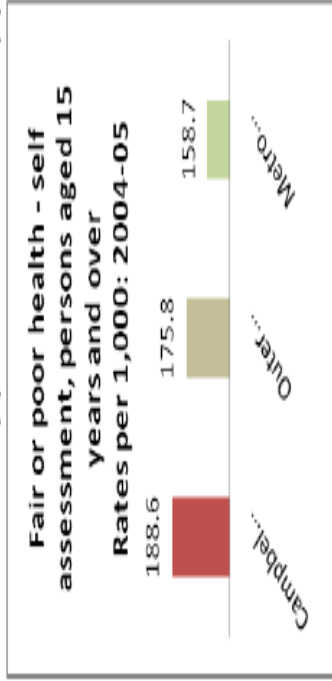
Appendix B: Health Status of Residents in Campbelltown South which includes Airds Bradbury

Source: Straight Talk, 2010

General health status

A greater proportion of people living in Campbelltown south described their health as poor or fair compared to the Outer South Western and Metropolitan Sydney areas (Chart 1). The data is drawn from the National Health Survey, where survey respondents rate their health on a sliding scale of excellent, through very good, good, fair to poor health. The data also show that a higher proportion of people over 18 years of age living in Campbelltown south are likely to have one of four major health risk factors (Chart 2).

Chart (1) Chart (2)



Physical inactivity

Consultation with residents through the Health Expo identified a lack of physical activity as a key barrier to good health among participants, contributing to overweight and low morale. The following charts show a trend of great inactivity for residents in Campbelltown south, together with higher levels of obesity and overweight. In terms of designing targeted support programs it is notable that a greater number of men than women are overweight, while a slightly higher proportion of women are obese.

Chart (3)

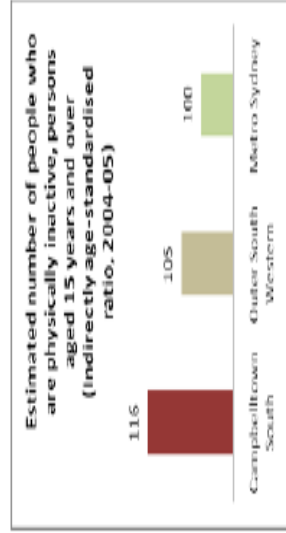
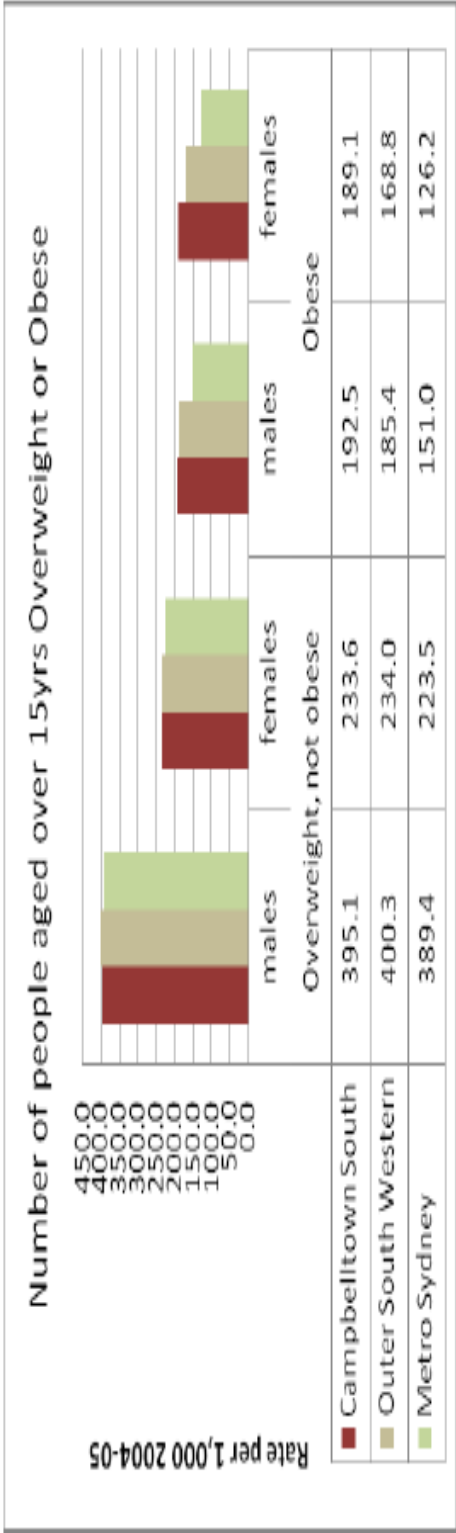


Chart (4)



Early childhood health

A higher percentage of babies are low birth-weight and a smaller percentage of children are immunised in the Campbelltown south SLA. A significantly higher percentage of women who live in Campbelltown south are smoking in early pregnancy (23.7%) as compared to the metropolitan Sydney average (9.6%). Rates of infant death (under 12 months) are slightly higher in Campbelltown south (5.3 per 1,000) compared to Metropolitan Sydney (4.2 per 1,000).

Chart (5)

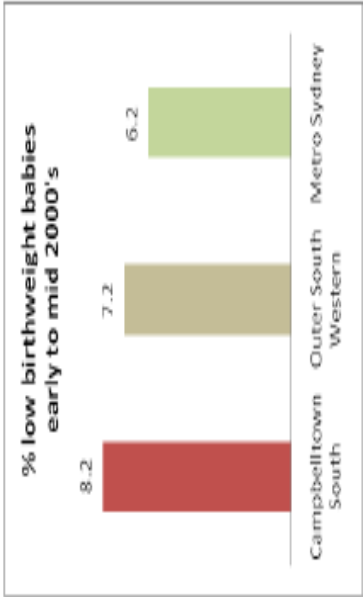
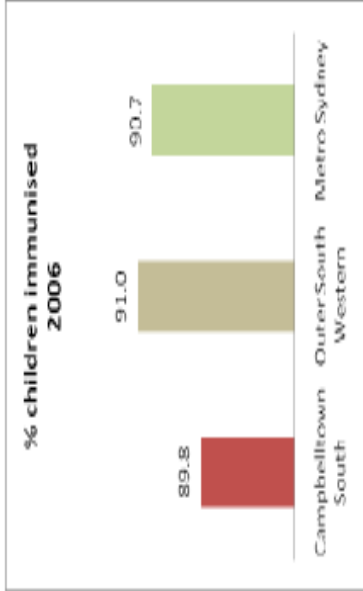


Chart (6)



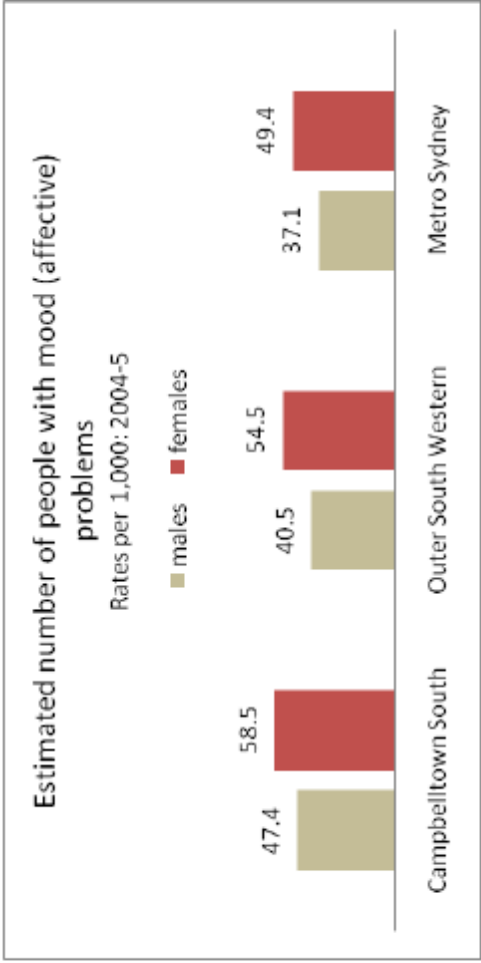
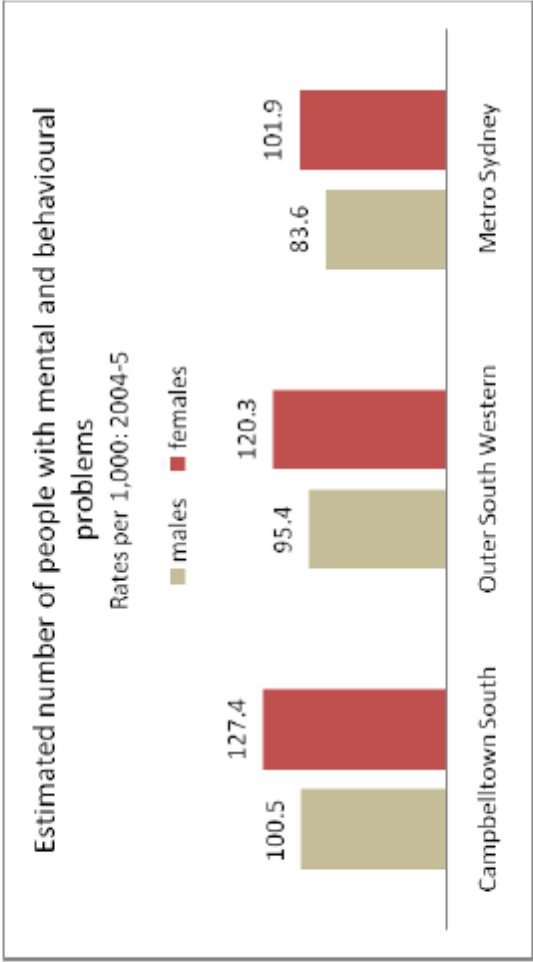
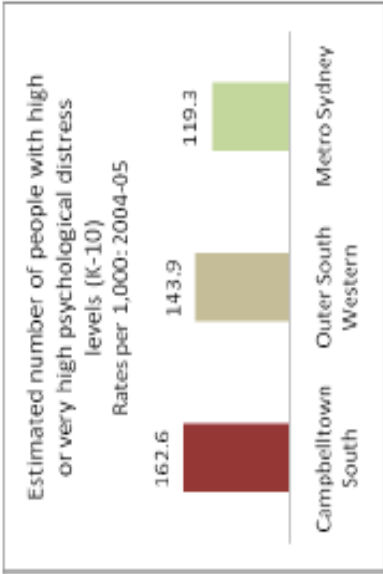


Chart (10)



While mood and behavioural problems are more common in Campbelltown south, as shown in Chart (11) rates of high or very high psychological distress are significantly higher (162.6 per 1,000 in Campbelltown south as compared to 119.3 per 1,000 in Metropolitan Sydney).



Rates of distress are measured using the Kessler Psychological Distress Scale (K10)
Source: Kessler R. Professor of Health Care Policy, Harvard Medical School, Boston, USA.

Risk taking and self harm

While rates of smoking (chart 12) and injury events (chart 13) are higher in Campbelltown south, consumption of alcohol at levels of high risk to health is not significantly higher than Metropolitan Sydney (chart 14).

Smoking and the impact of smoking on health was noted by respondents at the Health Expo. Smoking among young people including children was also identified as a key issue requiring intervention through targeted education. Chart (12) shows rates of smoking are higher among men in all geographic areas.

Chart (12)

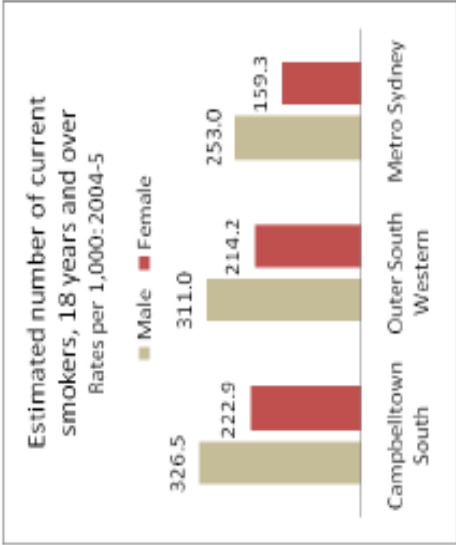
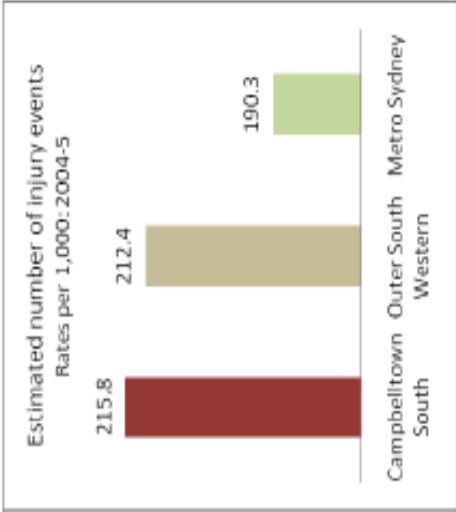
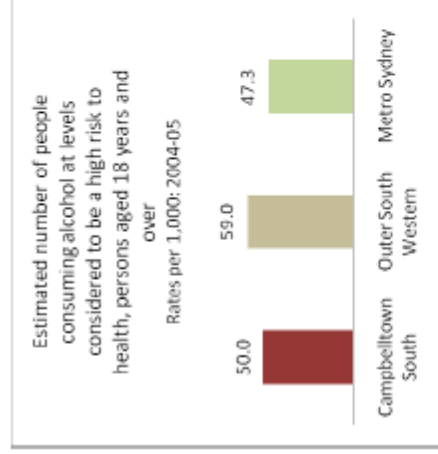


Chart (14)

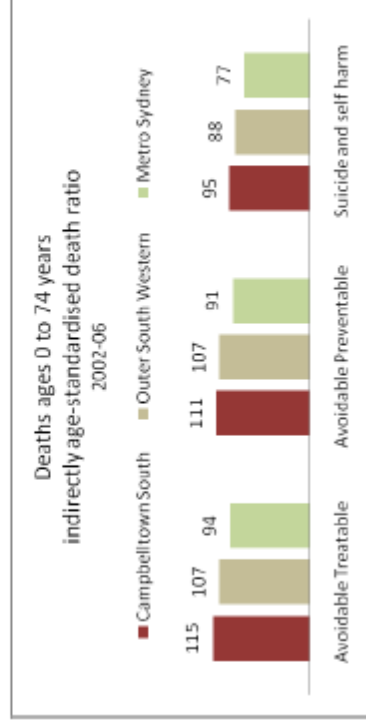
Chart (13)





As shown in Chart (15) rates of avoidable and preventable death are higher in Campbelltown south than in Metropolitan Sydney. In addition to deaths from natural causes rates of death from suicide and self harm are also higher, with an aged standardised death ratio of 95 for suicide and self harm in Campbelltown south as compared to 77 in Metro Sydney.

Chart (15)



Disability

The percentage of people with a profound or severe disability living in the community is slightly higher in Campbelltown south (3.7%) than Sydney Metro (3.1%).

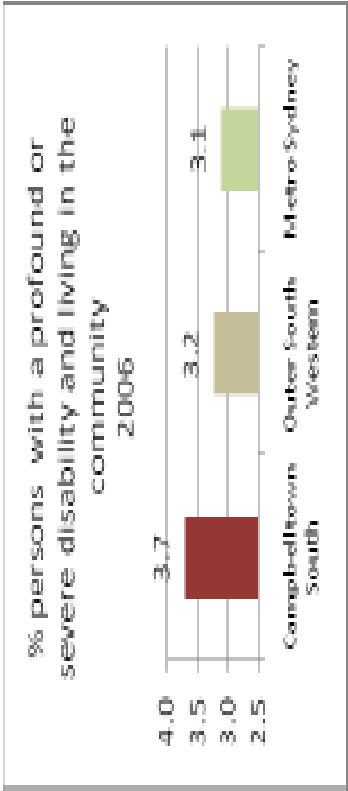


Chart (16)

Chronic disease

As the demographic data in Chapter 3 show, the population across the Campbelltown area is fairly young compared to the State average. As the experience of chronic illness becomes more prevalent with older age, it is perhaps not surprising that chronic disease rates are fairly consistent with the broader Sydney Metropolitan areas. Where there are higher rates these tend to be illnesses that affect all age groups, for example asthma and high cholesterol.

Chart (17)

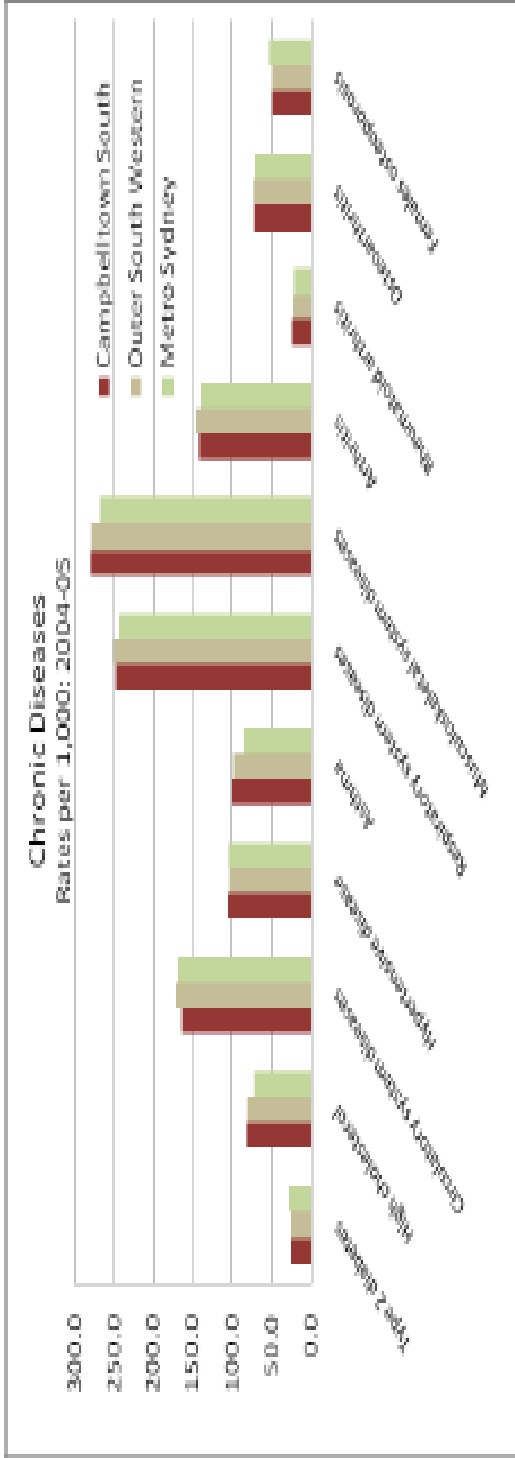
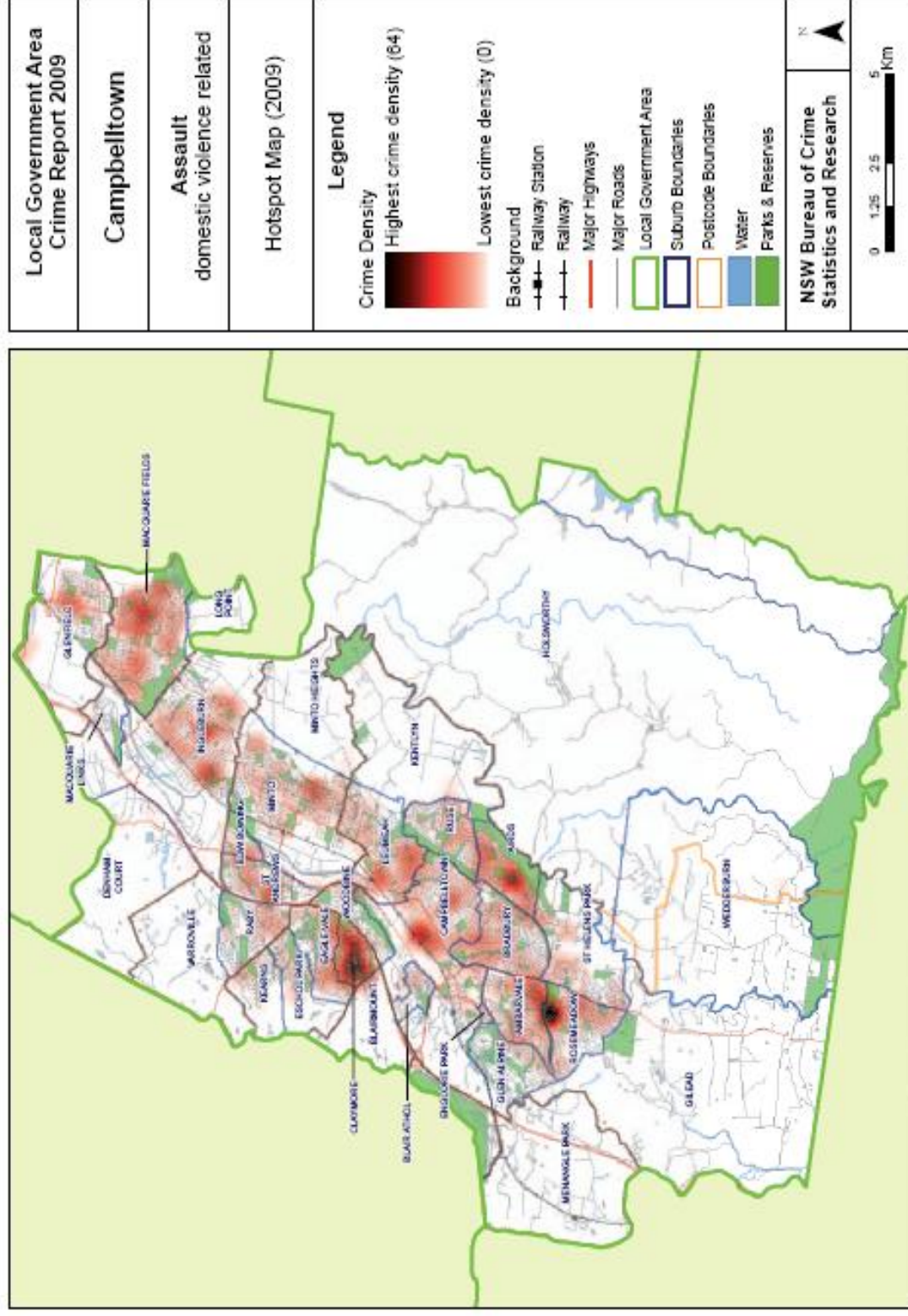


Figure 1: Location of reported assault domestic violence in District Area 2009



Appendix D

Table D1: Community Infrastructure Provision

Study Area Location		Local/District Area Location	Provider/parent organisation	Opening hours	Comments
Emergency accommodation/aid					
Community Services (DOCS)		Campbelltown	Department of Human Services, NSW	Mon-Fri 9.00am to 5.00pm, Closed Thurs 9.00am - 12.30pm	Domestic violence service
Marcia women's refuge INC		Campbelltown	NSW Women's Refuge Movement	Mon-Fri, after hours service	Emergency aid and counselling service
Anglicare - Macarthur		Campbelltown	Anglicare		Affordable credit for purchase of essential household goods
Macarthur No Interest Loan Scheme		Campbelltown	Presentation Sisters Wagga Wagga		Emergency assistance and case management, Housing Advisory Service, counselling, budget counselling, NILS scheme, hot meals
St Vincent de Paul Society - The Nagle Centre		Campbelltown	St Vincent de Paul	Mon - Fri 9.30am - 12.30am and 2.15pm-3.30pm	
Aged Care					
CRS Australia		Campbelltown		Mon-Fri 8.30am - 5.00pm	Occupational rehabilitation programs for people with disabilities/injuries who require assistance to find or maintain employment
Macarthur Village		Campbelltown	Illawarra Retirement Trust		Retirement Village
Argyle Community Housing Ltd		Campbelltown		Mon - Fri 8.30am - 4.30pm, Wed 1pm-5pm	Subsidised rental housing for low income earners
Heather Nesbitt Planning and Community Dimensions				21	

Hurley House	Campbelltown	Uniting Care	Office Hours 9.00am - 5.00pm Mon-Fri	Accommodation service for people with moderate to high intellectual disability, aged in their early 30's
Campbelltown Multicultural Aged Day Care Service	Campbelltown	Macarthur Diversity Services	Weekly 10am-2.30pm	Multicultural day care for the aged, frail and isolated.
Partner Housing Australasia Regional Inc - Campbelltown	Campbelltown			Build affordable homes for low income earner sin the Macarthur Area
Supported accommodation				
Beverly Park Residential Service	Campbelltown	Northcott	Mon-Fri 8.30am-5.00pm	Permanent accommodation places for 16 adults with severe levels of physical disability
DAWN Housing	Campbelltown	DAWN Inc (The Drug and Alcohol Women Network)	Mon - Fri 9.00am - 5.00pm (office)	Medium-term supported housing for women with dependent children who are recovering from alcohol other drug addiction. Cannot accept women on methadone or in active addiction
DSA Community Support Services	Campbelltown	Disability Services Australia Ltd	Mon-Fri 9.00am - 5.00pm	Supported accommodation for people with a disability. Provides assistance in developing independent living skills. Social and recreational activities for people with a disability
Macarthur Accommodation System	Bradbury	Northcott	9.30am - 4.30pm (office)	Long term supported accommodation. Supports adults with an intellectual disability requiring low to moderate support.
Maryfields Day Recovery Centre	Campbelltown	St Vincent de Paul Society		Alcohol, drug, gambling and addiction recovery program, non residential, after care program.

Woodbine Transitional Service	Northcott	Accommodation and support to adults with a physical disability who wish to learn living skills to assist them with independence
Tenancy		
South West Sydney Tenants Advice and Advocacy Service	Campbelltown Macarthur Legal Centre	Free tenancy advice to people renting in the Liverpool, Fairfield, Campbelltown, Camden and Wollondilly LGA's Mon-Wed 9am-1pm, Thurs 4pm-8pm, Fri 9am-3pm. Drop in every Fri 9.30am - 12.30pm
Youth Accommodation		
UnitingCare Burnside - Macarthur - The Drum Youth Resource Centre	Campbelltown Uniting Care Burnside	Service for young people at risk of homelessness or with drug and alcohol issues. Services include casework, assessment and referral, crisis assistance, breakfast program, housing/accommodation assistance, activities and outings Mon - Thurs 9.30am-1pm, 2pm-4pm, Wed 9.30am-1pm, Fri 9.30am-4pm
Arts and culture		
Campbelltown Arts Centre	Campbelltown Campbelltown City Council	Mon-Sun 10am-4pm Sat 9am-12pm Community theatre group for youth aged 10-18 years
Drama Katz Youth Theatre	Campbelltown	High risk activities for young people e.g. White-water rafting, abseiling, rock climbing, graffiti art workshops, surfing, snowboarding
Risky Arts Program Inc	Campbelltown Campbelltown Youth Services	Museum displaying military memorabilia. Support service and leisure activities for ex-servicemen and women
Veterans Recreation Centre Inc	Campbelltown	
Licensed Clubs		
Campbelltown Catholic	Campbelltown	Bar, TAB facilities, Fitness and Leisure Centre

Club			
Campbelltown RSL	Campbelltown		Hall with large stage and dressing room
Airds Tavern	Airds		
Schools			
Campbelltown	Campbelltown		Specialisation in Performing Arts for years 7-12
Performing Arts High School			
Airds High School	Airds		Hall (seat approx 500). Includes a support unit catering from mild to moderately intellectually handicapped students. Extension programs for academically gifted. Small hall (seats 150 approx)
Bradbury Public School	Bradbury		Education service for offenders at Reiby Juvenile Justice Centre
Briar Road Public School	Airds		Primary school. Pre-school for 40 children
Dorchester Education and Training Unit	Airds		Catholic secondary school for girls in year 7-12.
John Warby Public School	Airds		Mary Shiel Centre (Hall) available for hire
St Patricks College	Campbelltown		Co-educational Catholic primary school
St Thomas More Catholic Parish primary School	Campbelltown		Co-educational Christian school for students in Kindergarten to Year 12
Sherwood Hills Christian School	Bradbury		Marist Brothers Catholic secondary school for boys in years 7 to 12. Includes day pupils and boarders
St Gregory's College	Campbelltown		
Senior Citizens Centre			
Campbelltown Senior Citizens Club	Campbelltown		Social activities for seniors
Theatres/halls			

Town Hall Theatre	Campbelltown	Campbelltown City Council	Seats 195 and four wheelchairs
Community Centres			
Airds Bradbury Community Centre	Airds		Mon and Wed 9am-4pm, Tue and Thur 9am-6pm
Bradbury Community Centre	Bradbury		Small hall, stage, seats 100 people
UnitingCare Burnside - Family Centre South Campbelltown	Bradbury	Uniting Church of Australia	In-home family support, family and one on one counselling, early and middle childhood groups, parent education, parent support groups, living skills programs and community building activities
Airds Bradbury Youth Centre	Airds	Campbelltown Youth Services Inc	
Immigration/multi-cultural services			
Macarthur Diversity Services Initiative	Campbelltown		Social service programs specifically targeted at young people. Services include, welfare services, education, social support, aged care and community projects
Lao Australian Group Community Services Association Inc	Campbelltown		Provide settlement services to Lao community including casework, group work and referral
South West Multicultural and Community Centre	Minto		Referral and information service
Macarthur Arabic Australian Welfare Centre	Minto		Immigration advice. Social and welfare assistance to Arabic speakers and agencies
Public libraries			

Campbelltown City Council Library Service	Campbelltown	Mon - Fri 9.30am-8.30pm, Sat 9am-4pm, sun 10.30am-4pm	Internet facilities, meeting rooms available for hire
Education and Employment services			
Sector Connect	86a, Greengate Road, Airds	Mon-Thurs 8.30am-4.30pm, Fri 8.30am-1.00pm	internet and computer training, assistance with job seeking
Links to Learning - Early School leavers program	Campbelltown	Mission Australia	Assistance with post school education or returning to school for young people aged 15-24 who have left school early and are not enrolled in recognised education or training
Macarthur U3A Third Age of Learning INC	Campbelltown	University of the Third Age	Educational and relaxation classes for people aged 50 and over
Mission Australia - South West Youth Services	Campbelltown	Mission Australia	youth Services: Links to Learning, Employment skilling, gambling service, financial counselling, Post release support program
YWCA Employment and Training Services	Campbelltown	YWCA	Employment services, JPET program for young people aged 15-21
Aboriginal Employment Strategy	Campbelltown		not for Profit organisation that specializes in placing and mentoring Aboriginal people into employment
Churches			
Church of Jesus Christ of Latter Day Saints	9-15 Karrabul Road, Airds		Church services in English and Tongan. Youth groups in English and Tongan. Ladies groups weekday activities

Campbelltown Uniting Church	Campbelltown	Mon, Tue, Wed 9am-12pm, Thurs 9am-2pm	Literacy centre, Cottage Family Care Centre, Hurley House
Hindu Temple	Minto		Hindu spiritual and religious services, counselling, yoga classes
Macarthur District Community Church	Bradbury (Bradbury Public School Hall)		Weekly worship services, social activities, children and youth activities
Sherwood Hills Baptist Church	Bradbury		
St Andrews Anglican Church	Airds		Church services, Craft group, Cook Islander group, Arabic speaking group
Sporting facilities, gymnasiums and clubs			
Campbelltown Airds Indoor Sports Centre	Airds	Mon-Fri 6am-8pm, Sat 7.30am-1pm	Heated indoor pool, gymnastics, aquarobics, swimming, aerobics classes, learn to swim, squad training, squash, trampolining. Council vacation care service for children aged from 5 to 12 years: 7.30am-6.00pm Mon-Fri
Campbelltown Swimming Centre	Bradbury	Summer: Mon-Fri 5.15am-8.00pm, Sat 8am-6pm, Sun 7.30am-5.00pm Winter: Mon-Fri 5.15am- 8.00pm, Sat 8am-3pm, Sun 7.30am-3.00pm	3 heated indoor pools, 2 outdoor pools, BBQ facilities, disabled facilities, swimming programs

Olympus Fitness Gym	Bradbury	Mon-Fri 9am-9pm, Sat 9pm-5pm, Sun 9am-2pm	Indoor heated pool, fully equipped gym, child minding
Campbelltown Bicycle Education Centre	Campbelltown	Sun 10am-3pm, Mon-Fri 10am-3pm	Bicycle and road safety education programs
Showground tennis courts	Campbelltown	Southern Districts Tennis Association Ltd	Two tennis courts available for hire
East Campbelltown Soccer Club	Airds		Home ground is Riley Park, Riverside Drive Airds
Bradbury Donut Bowl Skate Ramp (Apex Park)	Bradbury	Campbelltown City Council	

Youth Centres/services			
Airds Bradbury Youth Centre	Airds	Campbelltown Youth Services (UnitingCare Burnside)	Mon-Fri 2.30pm-5.30pm
Youth Solutions	Ambervale (Campbelltown)		Recreational, social artistic, sporting activities and life management programs targeted to 12-25 years. Drop in centre, boys and girls groups, school holiday programs. Information, referral, advocacy and support Drug prevention service for young people. Locate din Macarthur Square Shopping Centre

Support groups and services			
CQ (Camp Queer)	Campbelltown	Traxside Youth Health Service	An educational and support group for same sex attracted young people in the Macarthur area. Meets on a fortnightly basis

Macarthur Women's Domestic Violence Court Advocacy Service	Campbelltown	Macarthur Legal Centre	Court Advocacy/support at Campbelltown, Camden and Picton courts
The Cottage Family Care Centre	Campbelltown	Uniting Care Campbelltown	Specialised service for families with children aged 0-5. includes childcare, pre-school and support programs for parents. Referral through DoCS
Liverpool Campbelltown Pregnancy Help INC	Campbelltown		Counselling and information on decisions concerning pregnancy
Bradbury Rugrats Lifecare Counselling and Family Service	Bradbury Campbelltown	Playgroup NSW Baptist Community Service	Interactive play group for parents and children Counselling and support for families, couples and kids who have experienced domestic violence and/or separation

Health and emergency services

Traxside Youth Health Service	Campbelltown		Free health service for 12-24 year olds. Needle syringe program, generalist counselling for 12-20 year olds, drug and alcohol counselling 12-24 year olds, nursing clinic providing pregnancy testing, contraception information and referral, free internet access, HIV testing, free Hepatitis B Vaccine
Centre for Women's Health	Campbelltown	The Benevolent Society	Counselling and assistance accessing services for young mothers, women experiencing domestic violence and mid to older women
Harmony House	Bradbury	Schizophrenia Fellowship of NSW	Social, recreational and educational activities to people with severe mental illness
Campbelltown City Council Health Education Resources Service	Campbelltown	Campbelltown City Council	Health Education Resources available to schools, individuals and public groups

Campbelltown Community Health Centre	Campbelltown	Community health nursing, speech pathology and child development services, drug and alcohol counselling, sexual assault and general counselling
Campbelltown Police Station	Campbelltown	
Macarthur Mental Health Service	Campbelltown	Sydney South West Area Health Service
WILMA Women's Health Centre	Campbelltown	Health services for women
Macarthur Community Options	Campbelltown	Service for the disabled, aged and their carers to assist people to live independently in their own homes Services for children and young people with special needs. Includes case management and occupational therapy services
Northcott Disability Services	Campbelltown	Patients can be treated in their own home or in a short stay facility
Paediatric Ambulatory Care Services	Campbelltown	Sydney South West Area Health Service
Macarthur Division of General Practice	Campbelltown	
Tharawal Aboriginal Corporation	Airds	Aboriginal community controlled health service including medical, dental, paediatric, GP and medical specialist services
Macarthur Diabetes Service	Campbelltown	Sydney South West Area Health Service
Macarthur Drug Health Service	Campbelltown	Methadone dispensing, case management, needle and syringe outlet assessment and referral service

KU Starting Points - Macarthur	Airds	KU Children's Services	Educational support program for 0-5 years who have a disability or development delay
Carer Assist Office - Campbelltown	Campbelltown	Schizophrenia Fellowship of NSW	Support service for carers of people with a mental illness
Halls and meeting rooms			
Campbelltown Civic Centre	Campbelltown	Campbelltown City Council	Stage, spotlight, seats 180
East Campbelltown Community Hall	Campbelltown	Campbelltown City Council	Community centre available for hire by community groups, small hall (seats 120)
Hurley Park Community Hall	Campbelltown	Campbelltown City Council	Community centre available for use by community groups (seats 100)
Community services and community groups			
Macarthur Outreach School Team	Campbelltown	Mon-Fri 9am-5pm	A community based service that provides support to students with a disability who attend a main stream school in Macarthur. Consists of physiotherapist and an Occupational Therapist
Seniors issues group	Campbelltown	4th Wednesday Monthly 1.30pm-3.30pm	Advocacy group for people aged 55 and over
Salvation Army Family Store and Welfare Centre	Campbelltown	Mon, Wed, Thur Fri 9am-3pm	Emergency financial relief for people in family distress
Campbelltown Legacy Widows Club	Campbelltown	Macarthur Legacy	Social and craft activity
Campbelltown Women's Association of NSW	Campbelltown	Country Women's Association	Assists local charities and welfare. Craft and cultural activities
Ladies Probus Club of Campbelltown	Campbelltown	Probus INC	Recreational activities for retired and semi-retired women

Lions Club of Campbelltown	Campbelltown	Lions Club	12pm	1st and 3rd Wed monthly 7.30pm	Community services, youth activities
South West Community Transport INC	Campbelltown				

Tertiary Education					
South Western Institute	Campbelltown				
TAFE NSW - Campbelltown College					
University of Western Sydney	Campbelltown				

Childcare/preschool					
Campbelltown City Council Family Day Care	Campbelltown	Campbelltown City Council			Child Care for children aged from birth to 12 years. In-home care service for young children in the parents own home who are unable to access mainstream services
Amarina Child Care Centre	Airds	Campbelltown City Council			Long day care centre for 29 children
Bradbury Preschool Kindergarten Association Inc	Bradbury				Preschool for 39 children
Broughton Street Early Learning Centre	Campbelltown				Long day care for 59 children aged 6 weeks to 5 years

Campbelltown City Outside School Hours	Campbelltown	Campbelltown City Council	Before and after school hours care for 60 children
Campbelltown Community Preschool	Campbelltown		Community based early childhood service. Caters for 40 children
Campbelltown Presbyterian Community Child Care Centre	Campbelltown		Long day care for 50 children aged from birth to 5 years. Before school hours care for 30 children aged from 5 to 12 years and after school care for 60 children. Vacation care for 45 children aged 5 to 12 years Long day care for 80 children - 40 places for children under 3 years
Happy Days Child Care Centre	Campbelltown (Macarthur Square		
Kids Tech Children's Centre	Campbelltown		Long day care for 24 children aged from birth to 5 years. Based at Campbelltown TAFE
Kidz Ink Long Day Care Centre	Campbelltown		Long day care for 59 children aged 6 weeks to 6 years
KU Briar Cottage Preschool		Airds	Preschool program for 25 children aged from 3 to 6 years
KU Macarthur Learning Together		Airds	
KU Macarthur Square occasional Child Care Centre	Campbelltown	KU Children's Services	Occasional child care for 20 children
Land of Oz Pre-school and Long Day Care	Campbelltown	KU Children's Services	Day care for 39 children.
Little Einsteins Early Learning Centre	Campbelltown	Clever Child Care Centres Pty Ltd	Long day care. Before and after school care
Little Explorers Preschool Kindergarten	Campbelltown		Long day care for 29 children

Namut Occasional Child Care Centre	Campbelltown	Campbelltown City Council	Occasional day care for up to 29 children
St Patricks Child Care Centre	Campbelltown		Long day care for 39 children
Unique Kids Early Childhood Centre INC	Campbelltown		Community based long day care for 38 children
Wandarrah Multifunctional Aboriginal Children's Service - Ooranga	Airds	Tharawal Aboriginal Corporation	Child care centre catering for 36 Aboriginal and Torres Strait Islanders
Widgets Preschool	Campbelltown		Long day care for 36 children

Appendix E Standards and Thresholds

Indicative Facility Thresholds, NSW Department of Planning, 2009

Infrastructure type	Indicative Population Threshold	Matters for consideration
Land acquisition		
Land for any community infrastructure (except land for riparian corridors)	See thresholds for facilities below	- Does the plan show where the land is to be acquired? - Does the plan make use of co-location where possible to reduce the land area required?
Open space and recreation facilities		
General	The Department prepared 'Recreation and Open Space Guidelines for Local Government' that provides clear threshold and planning considerations	- These guidelines have recognised the differences in demand for recreation needs across four separate urban environments, being: - Metropolitan Inner Urban Areas - Suburban Areas - New Release Areas - Regional Areas - The planning guidelines offer assistance to identifying benchmarks for recreation needs in these urban environments.
Passive open space / recreation		Must be considered against 'Recreation and Open Space Guidelines for Local Government'
Bushland tracks	N/A	Only where they form part of an established recreational network
Active open space / recreation facilities:		
Ovals, sports grounds	AFL – 50,000 persons Baseball/Softball – 25,300 persons Cricket – 2,500 persons Hockey – 5,000 persons Netball – 3,000 persons Rugby League – 3,000 persons Rugby Union – 25,000 persons Soccer – 5,000 persons	- Consideration should be given to co-location of facilities to maximise usage eg cricket and AFL - If standard of provision is higher is there a local reason why – population structure, sporting preference? - Demand for such facilities will be dependant on locational and demographic characteristics. - What existing facilities are there to service need? - Access to these facilities is heavily car dependant a wider scope of spare capacity can be considered

Infrastructure type	Indicative Population Threshold	Matters for consideration
Outdoor sports courts	Basketball – 1,800 persons Tennis – 1,800 persons	Not all facilities for basketball will need to be provided to a competition standard – it may be possible to meet some of the demand through the provision of half courts.
Indoor sports courts and recreation centres	100,000+ persons	- Population threshold may be lower for rural/remote communities - Population threshold may differ for metro areas where there is more potential for cross-boundary levying and where access to alternative/nearby facilities is common.
Athletics tracks	25,000+ people	- A grass surface running track will be sufficient to service the local community of 25,000 people - If the facility has a synthetic track etc it will be used to service a much larger population eg 100,000+ people if so this needs to be properly accounted for in apportionment
Recreation amenities buildings	N/A	- This may include change rooms and toilets, equipment storage and a small canteen - Should not include a grandstand or tiered seating – this implies commercial operations - Wherever possible they should service more than one field and different sports.
Playgrounds	1/500 dwellings or distance of 400m from dwelling	- If in greenfields situation land acquisition may also need to be included however it is preferable that this land be gained through dedication - If in a brownfields situation and land acquisition is required council should identify the land to be acquired and be mindful of the household characteristics - If land can't be acquired it is still acceptable to levy for the upgrading/embe llishment of existing open space as this makes better use of open space

Infrastructure type	Indicative Population Threshold	Matters for consideration
Skate parks	Small – 6,000 people Large – 10,000 people but usually only one large park would be provided per LGA	- Major considerations for demand would be demographic structure, access and mobility - There is also no need to provide a large number of these parks in a small area regardless of the population. - If there is more than one or two parks proposed – do they have a skate/BMX strategy to support the provision of multiple parks?
BMX tracks		- A major facility (\$500,000+) would be a regional facility - Need for BMX tracks can be reduced by sharing facility with skate park. - If there is more than one track proposed – do they have a skate/BMX strategy to support the provision of multiple parks?
Golf courses	30,000 people	Are there existing private facilities that will cater for this demand?
Multi-purpose leisure / aquatic centres (incorporating aquatic, indoor sports and other facilities)	60,000+ people	- These should only be considered at a rate of one per LGA – exception may be where there is a large LGA with more than one major centre - May need to consider cross boundary implications as in metro area there would be a good case for sharing between LGAs - Care needs to be taken also as many of these facilities are operated on a commercial basis and should not be developer funded
Swimming pools	17,500 persons	This threshold applies to swimming pools
Shared pathways and cycleways	N/A	Does Council have a shared pathways plan that justifies demand?
Civic and community facilities		
Public domain / streetscape works	N/A	- What is the link between new development and need for public domain works? - Increased demand should distinguish between the needs from workers, residents and tourism. - Do the scope of works reflect demand or desired outcomes. - Is a direct or indirect plan the best approach to deliver these outcomes.

Infrastructure type	Indicative Population Threshold	Matters for consideration
Children's services:		
Long day care centres	320 children aged 0-5 years	- Has private sector provision of this type of facility been taken into account? - As a contestable service this infrastructure/facility is considered to be additional community infrastructure
Pre-schools	4-6,000 people	- Has private sector provision of this type of facility been taken into account? - As a contestable service this infrastructure/facility is considered to be additional community infrastructure
Family day care	N/A	As this service is essentially home-based only small office area needs to be provided
Occasional care centres	12-15,000 people	Can this be accommodated in other community facilities?
Outside of school hours care	4-6,000 people	- Is a stand alone facility required? - This type of service is usually run out of an existing facility eg school hall, community centre
Youth centres	10-30,000 people	- Does this need to be a stand alone facility – especially if the population is near the lower end of the threshold - Has the existing population been properly accounted for in apportionment? Look at catchments for the facility

Infrastructure type	Indicative Population Threshold	Matters for consideration
Performing arts, cultural centres	50-120,000 people	- Is the size comparative to the size of the population - Are there special circumstances where the lower threshold should be used eg a remote/rural community - Is there an opportunity for cross-boundary sharing of facilities? - Considered to be additional community infrastructure
Exhibition space / art galleries	20-30,000 people	- Does this need to be a stand alone facility or can it be co-located with other functions? - Considered to be additional community infrastructure
Entertainment centres	120,000 people	- These are a large facility with a catchment that is usually beyond the LGA boundaries (ie regional facilities – need to check that all demand is considered when working out apportionment - Need would be further reduced if performing arts/cultural centres also provided - Considered to be additional community infrastructure
Surf life saving facilities	1 for each patrolled beach	- Obviously only applicable to coastal councils - Contribution limited to the building construction, not equipment.
Libraries	Branch – 10,000 people Central- 20-35,000 people	- These standards are set by the NSW State Library with appropriate needs analysis provided - Has Council considered the structure of their existing library services when identifying new facilities required? - There would generally be only one central per LGA and size of facility would depend on population served - Contributions limited to building and works not equipment
Multi-purpose community / neighbourhood centres	Small – 3,500-6,000 people Large – 15-20,000 people	- What is the size of the catchment? - Are there multiple facilities co-located in the centre? - What existing facilities are there which could cater for demand? - Has Council considered the running costs of providing numerous small facilities?
Meeting halls	Small – 10,000 people Large – 20-30,000 people	- This would be dependant on factors such as location and accessibility - Have alternate non-council providers been considered as part of this assessment eg schools, clubs

Infrastructure type	Indicative Population Threshold	Matters for consideration
Stormwater, roads and transport facilities		
Stormwater management systems	N/A	- Should only be included where the systems serve more than one development - Levies should be limited to main trunk/network systems
Flood mitigation works	N/A	- Not usually development/population growth related - Should not be included and is not considered to be additional community infrastructure
Intersection works	N/A	- If the facility is only required to service a single development then it could be condition of consent matter or are there multiple developments accessing the facility? - Is the need for the works justified by a traffic study or LATM Scheme? - Is the demand for the work from existing areas or other areas that aren't contributing? How are these accounted for in the apportionment?
Roads and road widening	N/A	- Is the need for the works justified by a traffic study or LATM Scheme? - Is the demand for the work from existing areas or other areas that aren't contributing? How are these accounted for in the apportionment? - Is Council maintaining levels of service or improving the level of service – if they are improving the level of service to provide excess capacity funding from other sources is needed.
Local area traffic management schemes	N/A	Only to be included where they directly relate to the impacts of new development.
Bus shelters	N/A	- Is there a plan for where they are to be provided - What other forms of funding have been included
Public car parks (non-commercial operation)	1 space/30m ² of parking not provided on site	Has Council identified where these are to be provided?
Shared pathways		Is the pathway part of a shared pathway plan or network?

Infrastructure type	Indicative Population Threshold	Matters for consideration
Emergency services		
Rural fire services	To be determined by rural fire service	- Care needs to be taken where upgrading existing facilities that new development is only being levied for the additional facilities/equipment required by increase in population. Not all increases in population will require new facilities. - Contribution limited to the building construction, not equipment. - Councils also have a legislative responsibility under Pt 5 Division 5 of the <i>Rural Fires Act 1997</i> to provide funds for the operation of the Rural Fire Service. These funds must be discounted before apportionment applied
State emergency services	To be determined by SES	
Other infrastructure		
Affordable housing	N/A	- Only in areas covered by the SEPP or where negotiated VPAs - Note: this would need ministerial approval under Part 5B and is considered to be additional community infrastructure.
Development contributions administration and management		
Development contributions planning and administration staff	N/A	- Staffing/resource levels should be in keeping with the scope of the plan eg a large release area will require a higher level of staff than a low growth existing community - Generally only s94 co-ordinator and s94 accountant positions should be included.
Contributions plan preparation	N/A	Only where the expenditure is 100% related to the preparation of the s94 plan

Source: NSW Department of Planning, *Draft Local Development Contributions Guidelines*, November 2009

Appendix E Standards and Thresholds

Service Thresholds/Standards for Built Community Infrastructure

Community / recreation facility	Standard	Source
Open Space/Recreation		
Local park	1: 4,000 people	NSW Department of Planning (1989)
	1: 2,000 people	NSW Department of Sport and Recreation
	Small local parks consist of 0.2 ha minimum area provided to serve neighbourhood needs within 300m safe walking distance of 90% of all dwellings.	AMCORD (1995), Queensland Residential Design Guidelines.
	Local parks of 0.5 ha within 5 minute barrier free walk (400m) of all dwellings; may be reduced to 0.3 ha in urban areas	Landcom Open Space Design Guidelines 2008; NSW Growth Centres Commission Development Code 2006
	Large local parks consisting of 0.4 - 1.0 hectare minimum area provided within 500m safe walking distance of 90% of dwellings.	AMCORD (1995), Queensland Residential Design Guidelines
	Minimum size of 0.5 hectares for new release areas. Each household should be within 500 metres of open space of at least 0.5 ha.	NSW Department of Planning (1992)
District park	1: 10,000 people	NSW Department of Planning (1989)
	District parks, consisting of 3 ha minimum area and containing a range of recreation settings, are provided within 2 km of all dwellings.	AMCORD (1995), Queensland Residential Design Guidelines.
Local Open Space	2.83 hectares per 1000 people	NSW Growth Centres Commission (2006)
Indoor basketball courts	1: 56,000 people (regional) 1: 5000 residents (local)	Australian Basketball Stadium standard Australian standard
Sportsground	1: 3,000 people Minimum of 2 full sized playing fields with room for cricket pitch between fields and conversion to sports oval	NSW Department of Planning (1992)
	1: 2,000 people	NSW Department of Sport and Recreation
Cricket pitches	1: 2,200 people	NSW Land Commission
	1: 2,000 people	NSW Department of Planning (1989)
Hockey fields	1: 3,000 people	NSW Land Commission NSW Department of Planning (1989)
League fields	1: 1,000 people	NSW Land Commission
Netball courts	1: 1,000 people	NSW Land Commission
	1: 2,119 people	NSW Department of Planning (1989) NSW Department of Sport and Recreation
Soccer fields	1: 1,000 people	NSW Department of Planning (1989) NSW Department of Sport and Recreation
Tennis courts	1: 1,000 people	NSW Land Commission NSW Department of Planning (1989)
	1: 3,410 people	NSW Department of Sport and Recreation
Community/Public Buildings		
Community Centres	1 small centre: 3,500-6,000 people 1 medium centre: 6,000-10,000 people 1 large centre: 10,000 – 20,000 people	NSW Growth Centres 2006; Commonwealth Department of Housing and Regional Development, AMCORD, 1995 and standards used by the consultant in other studies
Long day child care	1 place per 5 children aged 0-4 years	NSW Growth Centres 2006
Preschool	1 place per 2 children aged 4 years (15 hours per week of preschool education in year prior to starting school)	Department of Education, Employment and Workplace Relations 2009

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Outside School Hours service	1 place per 25 children aged 5-12 years	NSW Growth Centres 2006
Youth Centre	1: 10,000 people	Commonwealth Department of Housing and Regional Development, AMCORD, 1995
Older Residents Centre	1: 8,000 – 10,000 people; dependent on age profile of population	Commonwealth Department of Housing and Regional Development, AMCORD, 1995
Public library	Minimum size of 139m ² but no minimum population. Around 10,000 people can be used to support a branch library of 500m ² . Library link service may be provided without dedicated facility but not as replacement for library facility.	State Library of NSW, 2000
Public Schools		
Public primary school	1: 1500 -2500 lots/5000 people Influenced by access to existing schools with capacity including private sector provision. Also local demography may not support large child population. 3 hectare site required.	NSW Growth Centres 2006; NSW Department of Education & Training; Commonwealth Department of Housing and Regional Development, AMCORD, 1995
Public secondary school	1: 4500-6000 lots/13,000 – 15,000 people Influenced by access to existing schools with capacity including private sector provision. Also local demography may not support large youth population. 6 hectare site required.	NSW Growth Centres 2006; NSW Department of Education & Training; Commonwealth Department of Housing and Regional Development, AMCORD, 1995
Other Built Infrastructure		
Residential Aged Care	High Care 44 places per 1000 people aged 70+ years Low Care 44 places per 1000 people aged 70+ years Community Care 25 places per 1000 people aged 70+ years	Department of Health and Ageing 2009
Community Health Centre	1: 20,000 people	NSW Growth Centres 2006
Hospital	2 beds: 1000 people	NSW Growth Centres 2006
Small retail centre with supermarket	1: 15,000 people but dependent on site location and broader catchment area	Estimate by consultant
Fire Station	No threshold; dependent on response times	NSW Fire Services
Ambulance Service	No threshold; dependent on response times	NSW Ambulance Service
Police Station	No threshold; Dependent on response times	NSW Police

Source: Adapted from Development Code NSW Growth Centres 2006; Commonwealth Department of Housing and Regional Development, AMCORD, 1995 and other sources including service providers