



Claymore Urban Renewal Project: Social and Health Impacts Report

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1. Summary

Background

This report has been prepared, using a social impact assessment approach, as part of the Environmental Assessment for the Claymore Concept Plan and accompanying Stage 1 and 2 application. It is based primarily on an analysis of published data and other materials and on information (including summaries of consultations) provided by Housing NSW. The report looks at social impacts from the perspective of existing Claymore residents (most of whom will be rehoused), future residents (who will include private sector purchasers) and surrounding communities.

Social objectives are primary drivers for this urban renewal project. Claymore is a social housing estate¹ with a troubled history. It represents a concentration of highly disadvantaged people and experiences high levels of crime and anti-social behaviour. The “Radburn” layout is acknowledged to be a key contributor to the existing situation. The project will involve demolition in stages of all except approximately 140 social housing dwellings and 28 privately owned dwellings, and subdivision to provide over 1,320 new dwelling lots, with approximately 70% of the eventual total being sold to private buyers at affordable prices.

Overview of key findings

The report examines the existing context at Claymore (in Chapter 4) and considers (in Chapters 5-9) the likely social impacts of the changes proposed under the Claymore Urban Renewal Project (URP) for which the Concept Plan represents a master-plan.

Chapter 4’s overview of the existing characteristics of the Claymore Community notes that the suburb is a public housing estate exhibiting some of the highest indicators of disadvantage in NSW. There are nearly 3,300 residents of whom almost 40% are children. Only 10% of residents are aged 55 or over. Families make up three quarters of all households, and over half of these families have only one resident parent. Median income is less than half the Sydney median, and workforce participation is low. There is therefore a very high dependency on pensions and benefits. Crime data shows that Claymore is a hotspot for several types of crime, in some categories representing a large proportion of the reported crimes for the LGA. In terms of cultural diversity, the population contains about 20% of residents from Pacific Islander backgrounds and 5% Aboriginal people. However almost all residents speak English although a large group speak Samoan at home.

Chapter 4 also examines services and facilities. Claymore has a concentration of health and welfare service targeted to disadvantaged residents, plus a number of community facilities including a Neighbourhood Centre, Youth Centre, and houses used for outreach services.

The future community is considered in Chapter 5. The URP will introduce approximately 70% private owners (and some private tenants) and most of them will be first time buyers. It will also introduce more older people, by providing seniors’ living units. As a result, the future population make-up will more closely resemble that in surrounding areas. However, most incoming households are expected to be young couples or families, and the population will therefore contain many children and young adults.

¹ Social housing refers to dwellings provided for rent by Housing NSW, the Aboriginal Housing Office, and Community Housing Associations.



Chapter 6 considers future needs for social infrastructure. A sign of success for the project will be reduced dependency on health and welfare services, and some local services may eventually be withdrawn if they are no longer required. Claymore will become more integrated into district and regional service systems. There are several community buildings in Claymore: some are outdated and not all will be required to meet the needs of the eventual population, and there may be potential to replace some of them with a new multi-purpose facility. Mechanisms to monitor and manage changes to service and facility provision will be resourced by Landcom and Housing NSW.

The Concept Plan proposes a new layout for open space, emphasising security, usability and recreational features. Existing space for passive and active recreation will be consolidated in five reserves, and upgraded.

Opportunities for employment in the area are good, as a result of the numerous light industry and warehousing/ distribution facilities nearby. Training and employment agencies in the Claymore area will continue to operate for the time being and are expected to have a significant role supporting residents who are rehoused.

Chapter 7 considers issues raised by the rehousing of existing tenants and the wider consultation that has occurred. It examines re-housing strategies and notes that most residents are keen to move elsewhere, but that those who wish to return will be assisted to do so.

A central component of the URP is delivery of an Affordable Housing Strategy (Chapter 7) which will see over 1,300 new homes constructed, along with about 140 retained social housing cottages and 28 retained privately owned dwellings. “Pepper-potted” mixed tenure is intended, and privately and publicly owned homes will be indistinguishable. Experience elsewhere (particularly at a mixed tenure development nearing completion in Dubbo) suggests that these arrangements will result in a stronger and more sustainable community.

Summary of responses to Director General’s Requirements

1. Population characteristics – existing and expected

The proposal will increase the supply of housing, while population will increase to a lesser degree. Population make-up will change substantially. The current population is marked by extremely high representations of vulnerable and disadvantaged groups: incomes are very low, most households are families with a majority having only one resident parent (usually the mother), the proportion of residents in employment is low, a large proportion of residents have significant health issues or disabilities, reliance on intensive service support is high. By contrast, the future population will more closely resemble that found in surrounding areas, with social housing tenants representing only about 30% of households. Most incoming residents are expected to be young couples and families.

Details: See Chapter 4 and Chapter 5.

2. Cultural diversity and any specific measures / services required

The two main cultural groups at Claymore will have their needs addressed through the rehousing process – Aboriginal people and people from a Pacific Island background. The focus is on ensuring that they are able to maintain their social and cultural links. Almost all existing residents speak fluent English, but interpreters and information in relevant languages are available. No culturally specific service needs have been identified.



Details: See Pages 10 and Supporting rehousing

3. Distribution of Housing NSW tenants and private residents and how this will be managed

In keeping with best practice, future social housing tenants will be “pepper-potted” throughout Claymore, and their homes will be indistinguishable from privately owned homes. Seniors’ living units will be provided as integrated housing in clusters. Standard social housing management arrangements will be applied in the same way as elsewhere once the new residents have been supported to settle in. Experience elsewhere has not suggested that there will be problems of integration or co-existence. Indeed, equivalent projects currently underway suggest that this approach will help build community capacity.

Details: See Chapter 8

4. Requirements for services, social infrastructure, employment opportunities and open space

One objective of the project, and an expected sign of success, is a reduced need for services in Claymore, particularly intensive health and welfare services. Incoming residents’ needs will mainly be met through the existing neighbourhood centre (or a new multi-purpose centre) and through services operating in the wider district, and they will have access to social infrastructure that is as good as or better than that available in surrounding areas. Mechanisms are in place to plan and monitor service transitions, and some outreach services may no longer be needed.

Open space is currently of very poor utility and its layout is a source of anti-social behaviour. Consolidating and upgrading the open space will enhance utility and provide better recreation opportunities.

Employment opportunities in the surrounding area are extensive and most incoming residents are expected to be in work. Training and employment services are available to support residents who are being rehoused.

Details: See Chapter 6

5. Consultation with the existing community and their perceptions.

Crime and anti-social behaviour are prime among residents’ concerns in Claymore – and the existing Radburn layout facilitates such behaviours. There has been strong demand for transfers out of Claymore for many years and it is known that most residents wish to move elsewhere. However, a minority wishes to stay or return, and they will be assisted to do so where possible.

Extensive consultation has been carried out in Claymore, resourced by a Regeneration Team based there. Residents have been kept collectively and individually informed about progress with management initiatives and works projects over recent years, and more recently about the proposed Urban Regeneration Project. A Community Information Committee is now operating. Concerns among residents relate especially to the details and timing of the rehousing process, and specialist teams are now working to determine individual needs and preferences. Intensive support will be provided during this process. Residents being rehoused can choose where they move to, taking account of social links, service needs, employment and other needs.

Details: See Chapter 7



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2. Objectives of this assessment

At a glance

This report has been prepared to accompany the Environmental Assessment for the Concept Plan of the Claymore Urban Renewal Project. Its main objective is to address the Director General's Requirements. It has been prepared using a Social Impact Assessment methodology.

The report reflects the objectives of Housing NSW for the Project, and Landcom's social sustainability objectives. These are outlined in this chapter.

Objectives of this report

This report has been prepared at the request of Landcom NSW and Housing NSW as part of the Environmental Assessment to accompany an application for approval of the Concept Plan for the Claymore Urban Renewal Project (URP).

The primary objective of the report is to address the Key Issues for the Social and Health Impact Statement, as specified by the NSW Department of Planning's Director-General's Requirements (DGRs) of 10 March, 2011. The DGRs for this Statement are as follows:

Social considerations with respect to both the existing surrounding residents and the potential new residents which may be more vulnerable members of the community. The Social and Health Impact Statement should include but not be limited, to a consideration of:

1. *Population characteristics – existing and expected changes*
2. *Cultural diversity and any specific measures / services required*
3. *Distribution of Housing NSW tenants and private residents and how this will be managed*
4. *Adequacy of existing services, social infrastructure, employment opportunities and open space – and what new services etc will be required as a result of the incoming residents and*
5. *How the existing community has been consulted regarding these future changes, what their perceptions are regarding any impacts on existing social, health and safety issues and how this will be managed.*

This report therefore presents information and data that provides an understanding of these issues, and analyses the proposed development, as described in the Concept Plan, using a social impact assessment approach.

The study process

The sources of information that have informed this report are published data and documents (including statistical data from the ABS, and information from Housing NSW and Campbelltown City Council) and findings from consultations that were carried out by Housing NSW prior to this social impact study. These have been extensive, and have occurred with residents of Claymore, surrounding residents, service providers, funding agencies and Campbelltown City Council. Housing NSW's findings from these consultations are reflected in this report.



This report is based on a study process based on a social impact assessment framework. Social impact assessment has been variously defined but the following provides a context.

“By social impacts we mean the consequences to human populations of any public or private actions- that alter the ways in which people live, work, play, relate to one another, organize to meet their needs and generally cope as members of society.” (From “Principles and guidelines for social impact assessment in the USA”²

The underlying assessment process has several stages

1. Scoping. Identification of potentially those who will potentially be affected and impacts they may experience
2. Profiling. The characteristics of these groups and individuals.
3. Prediction. The nature and scale of impacts associated with the development
4. Assessment. The scale and significance of the impacts.
5. Management and mitigation of impacts.
6. Monitoring and review during planning and implementation.

This report presents findings and analysis covering the first four steps, and outlines processes for the remaining steps. The material is organised by themes rather than in order of the methodological stages.

The focus of the report is the current and projected social context at Claymore and on social impacts that may arise as a result of the proposed renewal. Potential or proposed responses to identified issues are discussed. Given the current stage of planning, these responses mainly concern processes that will be followed to address the specified issues – in many cases it would be premature to specify what will be delivered in terms (for instance) of descriptions of particular facilities or programs.

Housing NSW’s objectives for the Claymore Urban Regeneration Project

The current urban design of Claymore militates against many basic social and urban principles. It does not facilitate or even allow safety by design principles (indeed many of the public spaces facilitate inappropriate behaviour), it militates against accessible housing design, it discourages the use of current open space and its lack of space definition ensures low social ownership of public space and even private space.

It is expected that through reconfiguration and housing affordability options that Claymore will be transformed from an area of ‘exclusive disadvantage’ into a community that has a more ‘normal’ distribution of social processes, aspirations and outcomes.

Neighbourhood objectives

- Overall improvement of quality of life.
- Improved amenity.
- Better neighbourhoods, with quality housing, road infrastructure and parklands.
- An inclusive community (removing stigma).

² Inter-organizational Committee on Principles and Guidelines for SIA in Impact Assessment and Project Appraisal, volume 21,no 3, 2003.



- Reduced crime rates in Claymore and surrounding area.
- Reduced vandalism.
- Improved personal security.

Social Housing Residents

- Better quality of life for social housing tenants.
- Improved self esteem, identity and opportunities.
- Reduced dependency on income support and intensive services among social housing residents.
- Improved well being at all levels – physical, emotional, mental and spiritual.
- Greater opportunity for integration into the community.
- Improved access to educational opportunities, including better school attendance.
- Opportunities for social housing tenants to purchase homes in Claymore.
- Ending the situation where the current address alone is a barrier to employment.

Economic

- Improved land values/sales.
- Local business supported to expand and grow.
- Local job opportunities for the community.

Business Opportunities

- Potential growth in the business sector.
- Attraction of clients – a range of professionals operating within and/or from Claymore.

Service Provision

- Reduction of needs for resource injections by health and welfare agencies.
- Service provision delivered in a broader context rather than specific to Claymore and or client group.
- Improved resident well-being.
- Improved transport provision and access to transport.
- Cost savings and opportunities for service integration across service agencies.
- Reduction of crime, hospital admissions, children at risk, domestic violence.
- Schools focussing on education rather than parenting.
- Improved Housing NSW tenancy management.
- Removal of stigma - client demand to live in Claymore.

Landcom's Social Sustainability Policy

The social impact assessment has been undertaken with reference to Landcom's Social Sustainability Policy. Landcom defines socially sustainable places as:

"connected places where relative inequalities are minimised, and where the population is diverse and supported, and has access to appropriate opportunities".

Landcom's approach to social sustainability is based on the internationally recognised 'social determinants of health' and their application to land use. A key objective is to ensure that new development minimises inequality and does not have a negative social impact on existing and future communities.



Socially sustainable developments are considered to be those which:

- Provide opportunity for mixed communities with diversity in housing and land use.
- Provide homes that will enable ageing in place..
- Provide homes for moderate income households.
- Integrate socially, culturally and physically with the existing community.
- Ensure access between new and existing areas.
- Contribute towards community infrastructure which addresses community needs.
- Benefit the existing community members as well as the new.

The analysis undertaken and strategies described in this report will support the social sustainability of the future community proposed for this area.



3. Regulatory context

At a glance

This chapter notes that the project will contribute to the delivery of several State and Local policy objectives about meeting housing needs, promoting housing affordability, addressing climate change, promoting social and environmental sustainability, and making better use of existing infrastructure. It provides comments of the relationship of the project to objectives of the Metropolitan Plan and South-west Sub-regional Strategy.

The Environmental Planning and Assessment Act requires social impacts to be taken into account in assessing a development application. In addition, the renewal of Claymore provides an opportunity to implement key elements of State policies such as the State Plan, NSW Green House Plan, and NSW Framework on Ageing, NSW Urban Transport Statement and NSW Active Living.

The NSW State Plan: A New Direction for NSW (2006)

The Plan sets out challenges within NSW and seeks to address community visions. It established a number of priorities for action across NSW. The Plan focuses on five areas of activity for future growth and sustainable development:

- Rights, respect and responsibility;
- Delivering better services;
- Fairness and opportunity;
- Growing prosperity across NSW; and
- Environment for living.

The fifth area of activity, Environment for Living, addresses equitable access to affordable housing across the state. Housing affordability is listed as a priority (E6) under Improved Urban Environments. The priority seeks to further consider how an increase in the not-for-profit community housing sector can retain and increase stable affordable housing options. It also seeks to develop state and Commonwealth partnerships to further affordable housing outcomes.

Metropolitan Plan for Sydney

The Plan outlines the NSW Government's approach to the growth of the metropolitan area and the need to ensure that housing and jobs can be provided in a sustainable way for an additional 1.7 million people between 2006 and 2037. The Claymore URP is highly supportive of the Plan's objectives. In particular, it addresses many of the key challenges for Sydney that are identified as underpinning the Plan's approach:

- A growing population: The URP will deliver additional housing.
- A changing population: The URP will replace run-down mostly 3 and 4 bedroom homes that do not meet contemporary needs with modern housing, much of it suited to smaller households.
- More suitable and affordable housing. The project has a strong focus on affordability, and will address the needs of people requiring social housing, first time buyers, and private renters.
- More jobs, closer to home. The site is very well located close to employment opportunities.
- More efficient transport. The site is adjacent to the M5 (Hume Highway) and is close to trains and buses.



- More efficient infrastructure delivery. The development will greatly enhance the use of existing social and physical infrastructure.
- A more sustainable Sydney. The project will have a strong emphasis on physical, social and economic sustainability.
- Tackling climate change. New housing will be very much more energy efficient than that which exists at present, and the development will include elements that minimise water use, maximise water recycling, and that utilise native planting.

South-west Subregional Strategy

The South-west sub-region is expected to accommodate 155,000 additional dwellings (excluding the SW Growth Sector) by 2031. Of these, Campbelltown LGA has a target of nearly 25,000 dwellings, with 81% of these to be provided on infill sites.

The proposed redevelopment of Claymore, and the concentration of ownership provide an opportunity for urban renewal at a higher density than at present, leading to an increased dwelling supply.

The URP is supportive of key directions of the subregional Strategy including:

- Retaining and protecting strategic employment lands to help provide jobs close to home.
- Promoting Campbelltown as a Major Centre.
- Improving transport access via the South West Rail Link, rail clearways and bus networks.

Claymore is well located in relation to a major centre and a growth centre. The project in Claymore will support improved lifestyle and employment outcomes and deliver renewal and housing and tenure mix.



4. Site analysis: the existing social context

At a glance

This chapter describes the current social context of the Claymore Urban Renewal Project area. It notes that the area represents a large concentration of social housing tenants with high levels of disadvantage, and that it is unlike the surrounding area which is more typical of south-west Sydney. Average incomes are very low, workforce participation is low, there are very large numbers of children, and the majority of families have only one resident parent, in most cases the mother.

Human services and facilities in the area are identified and mapped in this chapter. As a result of the particular needs of tenants, a wide range of services is provided on the estate specifically for its disadvantaged residents, including counselling, training and support services. There are also more community facility buildings in Claymore than typically found in a suburb of this size. Open space at Claymore is generally very dispersed (due to the Radburn layout) and in poor condition, and provides little amenity or utility for recreation.

There is limited diversity within the population of Claymore which almost entirely comprises (a) people born in Australia, NZ and the UK (including a significant number of Aboriginal people) and (b) people from a Pacific Islander background. Consequently, almost all residents speak fluent English.

Demographic Profile: Introduction

Before considering impacts, it is necessary to understand the social context of a significant development proposal, to ensure that the proposal takes account of, and is responsive to, the surrounding social conditions. Specifically, it is necessary to be aware of the characteristics of the existing population in Claymore (many of whom will be relocated as result of the development), and the characteristics of the surrounding communities (in order to assess how they may be affected by the development and how integration of new and existing communities might be achieved). Understanding the profile of the existing population can also help predict the characteristics of the new population that will be attracted to the proposed development.

For the purpose of defining the scope of this assessment, “areas of influence” have been defined, reflecting the geographical areas of influence for local, district and regional impacts. The most recent statistical data relating to these areas is from the ABS Census 2006 which is recognised to be a little out of date but which will remain the most reliable source of data until the results of the 2011 Census become available. Population characteristics been analysed at three levels:

- The subject site, defined for the purposes of statistical analysis as the **suburb of Claymore**. This corresponds quite closely with the boundaries of the Claymore Urban Renewal Project area and therefore with the boundaries of the Concept Plan. Relocation of residents out of Claymore has already commenced, and it should be noted that the current population is therefore smaller than at the time of the last Census.
- The wider residential, commercial and industrial areas surrounding the site, which form the **City of Campbelltown**, as defined by Council and census boundaries. The subject site lies towards the northern end of the LGA but most transport links in the area run towards the Campbelltown CBD to the south, which is also a significant hub for employment, services and facilities.



- The **Sydney Statistical District**, as defined by the ABS. As well as providing a benchmark to identify characteristics of significance, data at this level places the site into a regional context and reflects its role in the wider Metropolitan area, including its role in meeting metropolitan objectives as set out in regional plans and strategies.

Maps of these areas are provided in the Appendix.

The following table provides a snapshot of social and demographic characteristics.

Table 1: Summary of demographic characteristics for comparison areas (2006)

Indicator	Claymore suburb	Campbelltown LGA	Sydney SD
Population	3,294	143,076	4,119,190
Age groups (%)			
0-4	13.8%	7.4%	6.6%
5-14	25.5%	16.3%	13.0%
15-24	17.6%	16.6%	13.8%
25-34	12.2%	13.5%	15.3%
35-54	20.8%	28.6%	28.8%
55-64	6.9%	10.1%	10.2%
65+	3.1%	7.4%	12.3%
Median age (yrs)	20	32	35
Family structure (%)			
Couples with children	33.2%	50.7%	49.3%
Couples without children	9.5%	25.3%	33.2%
Single parent families	55.9%	22.6%	15.6%
Other family	1.4%	1.4%	1.9%
Household type			
Family household	77.1%	76.9%	68.1%
Lone person	14.3%	16.8%	21.6%
Group household member	1.0%	1.9%	3.9%
Average household size (no. people)	3.3	3.0	2.7
Cultural diversity (%)			
Aboriginal or TSI heritage	5.2%	2.7%	1.1%
Overseas born	25.2%	26.2%	39.6%
Speaks language other than English at home	24.7%	22.0%	29.6%
Income (\$)			
Median individual income	\$237	\$464	\$518
Median household income	\$474	\$1,066	\$1,154
Unemployed (%)	31.8%	7.5%	5.3%



Housing types (%)			
House	27.1%	80.5%	63.6%
Attached house	72.9%	16.4%	11.8%
Flat / unit / apartment	0.0%	2.9%	23.9%
Other	0.0%	0.1%	1.0%
Not stated	0.0%	0.0%	0.1%
Same address 5 years previously	47.7%	60.2%	54.8%
Housing tenure (%)			
Fully owned	1.4%	22.7%	31.9%
Being purchased	1.0%	40.1%	33.1%
Rented	86.2%	30.3%	31.3%
Other / not stated	11.5%	6.9%	3.6%

Source: ABS Census

The Claymore Urban Renewal Area

Claymore presents an exceptionally high concentrations of disadvantage, low employment, low school retention rates, and high proportions of income from Centrelink benefits.

When compared with the profiles of Campbelltown LGA, the Claymore Urban Renewal Area has some very distinctive characteristics. The Claymore postcode area (2559) is ranked as the most disadvantaged postcode in NSW.

Age

Claymore has an extremely young population, with almost 57% of the population aged under 25 years. The proportion of children aged 0-14 years is substantially higher than the Campbelltown average (39% compared with 23%). While there are correspondingly lower proportions of middle aged adults in Claymore (21%) than in Campbelltown (29%), the suburb also have an very low proportion of residents aged over 65 years (3% in Claymore compared with 7% in Campbelltown). Claymore's median age (20 years) is less than two thirds that of Campbelltown (32 years).

Household and family structure

The breakdown of households in Claymore is fairly consistent with the comparison areas, at around 77% family households. There are fewer lone person households in Claymore (14%) than in Campbelltown LGA (17%).

Among family households, the distinguishing feature is the high proportion of families (over 55%) in Claymore that have only one parent living in the household. This is a notable difference from the LGA, where only around 23% of families are single parent families. A further third of families in Claymore are families with children, compared with half of all Campbelltown families. There are substantially fewer families in the suburb without children when compared with the LGA as a whole (9.5% compared with 25%).



Cultural and linguistic diversity

There is a large group within the population with a Pacific Islander background but otherwise cultural and linguistic diversity is limited. There is a relatively high proportion of Aboriginal and Torres Strait Islander residents in the suburb, at 5.2% compared with Campbelltown (2.7%).

Around 25% of residents reported being born overseas, which is similar to the Campbelltown average of 26%. A similar proportion of people speak a language other than English at home (mainly Samoan), although Housing NSW reports that the vast majority speak good English as well, and that communication in English is effective for all but a handful of residents in the suburb.

Income and employment

Income levels within Claymore are very low in comparison with Campbelltown LGA. The median individual weekly income (\$237) is around half that of Campbelltown (\$464) and the median weekly household income (\$474) is less than half that of the LGA (\$1,066). Median income levels are a reflection of Claymore's low workforce participation rate (only about 38% of adults are deemed eligible for or capable of work) and high unemployment rate (32% compared with 7.5% in Campbelltown LGA).

Housing

Table 1 shows that the majority of dwellings in Claymore are attached houses (73%), reflecting the dominant built form which is 2-storey townhouses. A further 14% are detached dwellings.

Almost all the dwellings in Claymore are social rental housing, apart from a handful of homes identified in the Census as owner-occupied.

Campbelltown LGA

The Census profile of Campbelltown LGA has been presented in detail in the Appendix. However, when the LGA is compared with Sydney as a whole, several key characteristics are worth noting.

Unlike Claymore suburb, the Campbelltown LGA has a broadly similar age structure to Sydney, although it is younger overall. The median age for Campbelltown is 32 years compared with 35 years for Sydney. This lower median age reflects the large proportion of people aged under 35 years in Campbelltown (54% compared with 49%) and the relatively low proportion of the population aged over 65 years (7% compared with 12% in Sydney).

Family households with children make up around half the families in both Campbelltown and Sydney SD, but Sydney has a larger proportion of childless families (33% compared with 25% in Campbelltown). Campbelltown is notable for having a relatively large proportion of single parent families (23% vs 16% in Sydney). There are also fewer single person households in the LGA than in Sydney SD (17% in the LGA compared with 22% across Sydney).

On the whole, Campbelltown is less ethnically diverse than Sydney although it has greater diversity than Claymore. There is a smaller proportion of migrants in Campbelltown than in Sydney and a smaller proportion of households speak a language other than English. Campbelltown has a slightly higher proportion of Aboriginal and Torres Strait Islanders in the LGA than the Sydney average.



Income and employment rates are slightly lower in Campbelltown than Sydney SD, although incomes are typically much higher and unemployment much lower than in Claymore.

Housing in Campbelltown is primarily detached dwellings, and there are relatively few apartments when compared with Sydney. Although a relatively smaller proportion of Campbelltown residents own their house outright, a higher proportion of residents are in the process of purchasing their dwelling.

Further data

Housing NSW has provided the following data on the main income source for currently resident households: -

- 10% of Household Head income is from wages.
- 15% of Household Head income is from New-start allowance,
- 8% is from Age Pension
- Approximately 20% is from Disability Allowance/Carers Pension.

Data is not available for all households.

By comparison, just over 18% of the Campbelltown LGA population were recipients of Centrelink pensions or benefits in 2009.

Although crime statistics are also available only at LGA level, the NSW Bureau of Crime Statistics and Research published “hotspot” maps of each LGA for a number of categories of crime. The population of Claymore is only 2.3% of the LGA total but the 2010 series shows that a very high proportion of several categories of crime in the LGA occur Claymore, representing 16% of all cases of Break and Enter Dwelling in the LGA, 20% of Break and Enter non-dwelling, 12% of Steal from Dwelling, 13% of Steal from Person, and 13% of Steal from Dwelling.

Demographic profile conclusion

The Campbelltown LGA is an area with a strong family presence and a relatively young population living mostly in detached family housing, which is either owned or being purchased. In this context, the suburb of Claymore stands out as having the following distinctive characteristics

- A very high proportion of young children and very smaller proportion of older people
- A relatively high proportion of single parent families and comparatively low proportion of households comprising couples without children
- A very high level of unemployment, lower levels of education attainment and hence very low individual and household income levels
- A high proportion of semi-detached housing
- Almost all housing is public housing rented from Housing NSW or Argyle Community Housing
- A predominance of young adults 15-34 years

Existing human services and community facilities

Existing community facilities, human services and recreational facilities including open space have been identified and mapped for the area Claymore area. The adequacy of these services and facilities to meet the needs of the new population is examined later in this report.



Overview of on-site facilities

- Claymore Primary School
- Claymore Neighbourhood Centre. This offers meeting and function space and is used for outreach services, a community church etc. It has recently undergone some upgrades to provide wheelchair accessibility and is currently leased to Campbelltown Council
- Youth Centre. Operates programs and services for young people at Claymore.
- Glenroy Cottage, a heritage building on the edge of the development area, is under repair at present. It houses employment and training initiatives
- Gumnut cottage provides a launderette, IT facilities and a simple café. An adult literacy service also operates out of the building.
- Kalon House of Welcome is currently closed and may be demolished.
- Retail centre. Although run down, this offers some basic shopping facilities and a Post Office.
- A medical centre is located within the retail centre.
- Baptist church site. This currently houses a child care facility.
- Child care
- Guardian Angel Preschool Kindergarten, Claymore
- Waratah Cottage Early Learning Centre.
- HNSW operates its Regeneration office at Claymore

Several of these services are located in a cluster near Claymore shops, including child care, the Neighbourhood and Youth Centre and a medical centre.

Services for Claymore residents

Given the level of disadvantage of many Claymore residents, intensive support is available through a range of agencies. Housing NSW has supplied the following summary.

HNSW Service:

- HNSW has a physical, social and economic presence in Claymore. The Resource and Planning Team has carriage of the physical renewal of the area. The social and economic priority is lead by the Claymore Macquarie Fields Project Team.
- Claymore/ Macquarie Fields Project Team is facilitating the translation of social and economic objectives under the URP into the business and operations of agencies (both government and non government) working in or providing services to the area. The Team supports the Claymore Advisory Group which is reviewing future objectives and strategies.

Ageing Disability and Home Care

- ADHC provides direct services to the Claymore community through the Campbelltown based Community Support Team, as well as the Campbelltown office of Home Care NSW.
- ADHC provides funding to a number of non government organisations to provide services in the Claymore area. The services that ADHC funds include case management, Community Aged Care packages, personal care, domestic assistance and respite services. None of the identified funded services are based in Claymore.



Community Services NSW

- Community Services provides funding to the Claymore Neighbourhood Centre and the Youth Centre to deliver services to the general community and young people.
- Community Services provides funding to Council for the Mobile Book and Toy Library that operates a weekly service in Claymore.
- Community Services also provides funding for the delivery of services by non government providers that operate across the LGA area, to ensure that Claymore residents can access their services.

Campbelltown Council

- Council is supporting the development of an interagency in Claymore and is an active member of the Claymore Advisory Group.
- Supports Graffiti interventions, Cluster clean ups and crime safety strategy.

Juvenile Justice

- Juvenile Justice is working with HNSW to address graffiti issues across Claymore.

NSW Police Force

- The NSW Police lead the Crime Safety meetings and the ROAM initiative. Volunteers of all cultural backgrounds are working toward community engagement and helping to create safer environments for residents. Active member of the Claymore Advisory Group.

Department of Education

- Blairmont and Claymore Public Schools and Eagle Vale High School service the community.

Population Health, Clinical Support Cluster (Western)

- Working with HNSW, Education and community in delivering the Nit Busters strategy in Claymore.

Current non government agencies context in Claymore

- Youth Services, Claymore Neighbourhood Centre, and St Vincent De Paul all operate in Claymore.
- Employment initiatives include
- Fair Repairs, a social enterprise that aims to address unemployment in social housing areas by creating employment opportunities for local people. Participants receive personal and professional support and the business is financially self-sustaining through contract work for repairs and maintenance. It is a partnership between Fair Business, Housing NSW, and Spotless, a multinational property services company.
- Work Ventures, a not-for-profit social enterprise seeking to strengthen communities by offering training and support for employment. It has a particular focus on computer skills and IT.
- In partnership between Housing NSW and Boystown, Horticultural Traineeships are available to tenants in Claymore.
- Breakthrough Employment Mentoring offers support to young people seeking employment.
- Break the Cycle, Argyle Housing, Bensoc, Good Beginnings, MacArthur Legal Service, Macarthur Diversity Services, all provide outreach services to Claymore.



- Claymore has strong Pacific Islander Church service organisations that support the community and various projects.

Overview of facilities in the surrounding area

Primary Schools

Children living at Claymore usually attend Claymore Primary School, but there are several others in the locality.

- Blairmont Primary School
- Mary Immaculate Parish Primary School
- Eschol Park Primary School
- Campbelltown North Primary School
- Leumeah Primary School
- Kearns Primary School
- Robert Townson Primary School, Raby

High Schools

- Eagle Vale High School is located immediately adjacent to Claymore and within walking distance of most homes.

Other schools in the wider locality are:

- Campbelltown Performing Arts High School
- Robert Townson High School, Raby
- Airs High School
- Leumeah High School

Community centres and Youth Centres

In addition to the facilities at Claymore, there are centres in the area as follows:

- Eagle Vale Community Centre
- Woodbine Neighbourhood Centre
- Kearns Community Centre
- St Andrews Community Centre

There are youth centres in Campbelltown and Airs and a number of youth services, including Youth Health Services Macarthur (Traxside) and the Campbelltown Youth Services.

Child care

In addition to onsite facilities mentioned, the following are in the area:

- Eagle's Nest Early Learning Centre, Eschol Park
- Macarthur Care Pair (Woodbine Neighbourhood Centre)
- Jo's Kindy, Eschol Park
- Eagle Vale Centre Vacation Care



Active Recreation

Eagle Vale Central (formerly the Leisure Centre) contains pools, a gymnasium, sporting programs, a library and holiday activities. It is the major facility in the District and is conveniently located close to Claymore. In addition to this indoor facility there are a large number of parks, sporting grounds and outdoor recreational areas. The major ones include:

- Eschol Park Sports Complex
- Macarthur Grange Country Club, Kearns
- Campbelltown Southern District Soccer Club, Claymore.

Other facilities

The adjacent suburb of Eagle Vale contains a cluster of local and district facilities and services which provide for many of the needs of Claymore residents. These include Eagle Vale Marketplace, a substantial retail centre with a range of shops, and cafe facilities.

Odyssey House Drug and Alcohol Rehabilitation Centre is also located in Eagle Vale

Overview of regional facilities

Consistent with Campbelltown's role as a regional centre, a wide variety of facilities and services are located within or very close to the city centre. Regional level facilities located within Campbelltown, which are accessible to the Claymore population include:

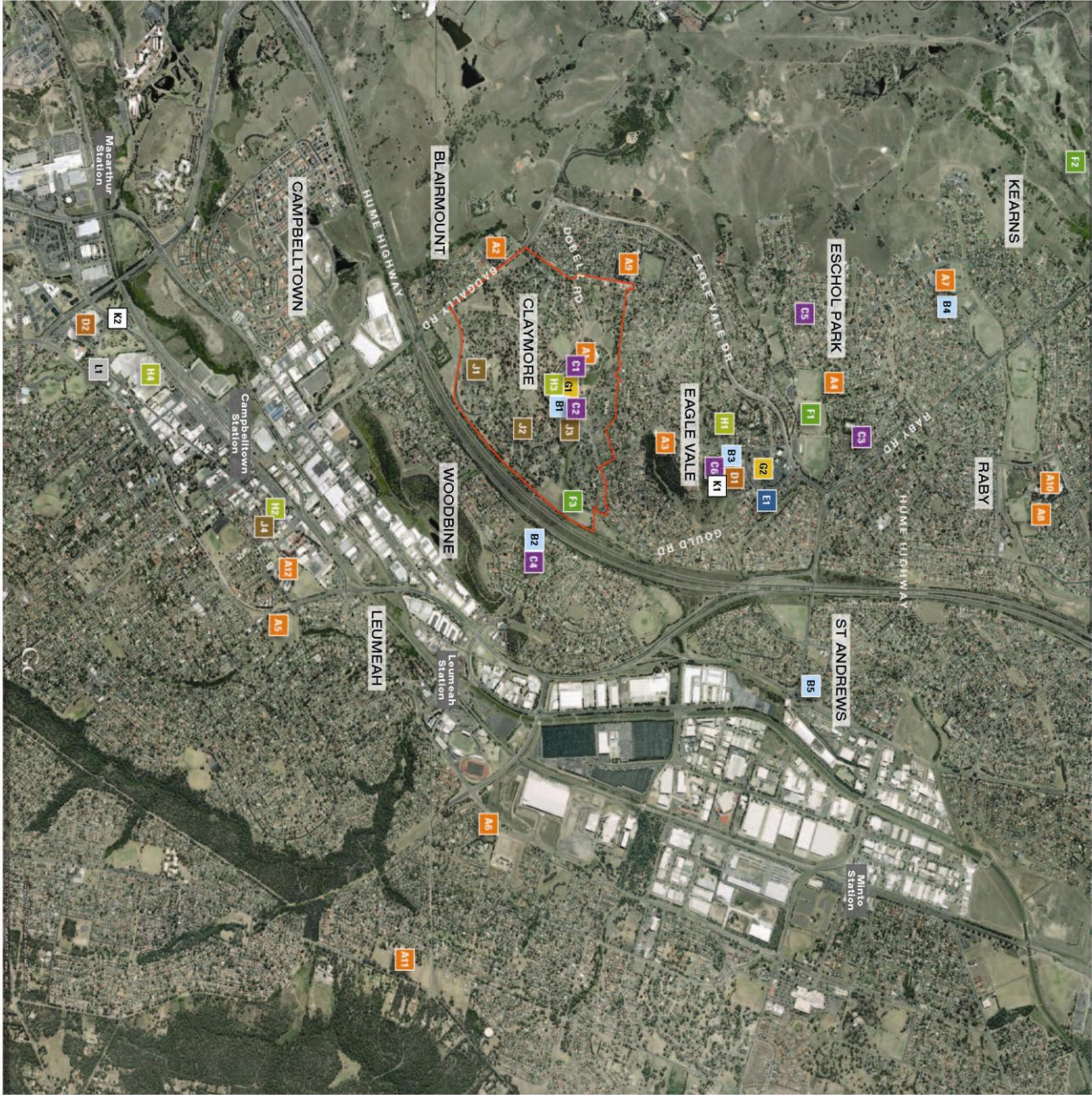
- Campbelltown Hospital
- University of Western Sydney, Macarthur campus
- Southwestern Institute of TAFE, Campbelltown College and Macquarie Fields College
- Campbelltown Arts Centre
- Campbelltown Catholic Club, a major entertainment, dining, gaming, accommodation, fitness and leisure venue
- H J Daley Library, Campbelltown
- Sporting facilities including Campbelltown Football Stadium, Athletics Centre, Swimming Centre and Skate Park
- Campbelltown Mall and Macquarie Square, regional shopping centres
- Other leisure and entertainment facilities including cinemas, restaurants, cafes
- Macarthur Legal Centre and Courthouse, Campbelltown
- Government human service agencies including Department of Community Services, Housing NSW and Department of Juvenile Justice
- RTA Motor Registry, Centrelink, Medicare
- Campbelltown Senior Citizens' Club
- Campbelltown Community Health Care and private medical and allied health practitioners
- Police and fire stations
- A variety of aged care services
- A variety of religious and non-government organisations providing support services for families, young people, older people, people from culturally and linguistically diverse backgrounds, unemployed and low income groups, people with a disability and other special needs.



Existing services and facilities: conclusion

- The most notable feature of the existing service system is the concentration of services at Claymore itself. Many of these are targeted to a disadvantaged population. The Neighbourhood centre and youth centre are somewhat run down, as is the shopping centre.
- Just beyond the suburb there is a cluster of facilities close by in Eagle Vale ,the most significant of which are the shopping centre, the recreation centre and the High School. There is also a variety of open spaces and active recreation spaces in the area.
- Regional facilities are concentrated in Campbelltown, which has good accessibility by car or bus.

Community facilities near Claymore



SCHOOLS	<ul style="list-style-type: none"> A1 Claymore Primary School A2 Blairmont Primary School A3 Mary Immaculate Parish Primary School A4 Eschol Park Primary School A6 Campbelltown North Primary School A7 Leumeah Primary School A7 Kearns Primary School A8 Robert Townson Primary School, Ruby A9 Eagle Vale High School A10 Robert Townson High School, Ruby A11 Leumeah High School A12 Campbelltown Performing Arts High School
COMMUNITY CENTRES	<ul style="list-style-type: none"> B1 Claymore Neighbourhood and Youth Centre B2 Woodbine Neighbourhood Centre B3 Eagle Vale Central – Community Centre B4 Kearns Community Centre B6 St Andrews Community Centre
CHILD CARE SERVICES	<ul style="list-style-type: none"> C1 Warrah Cottage Early Learning Centre, Claymore C2 Guardian Angel Preschool Kindergarten, Claymore C3 Eagle's Nest Early Learning Centre, Eschol Park C4 Macarthur Care Pair (Woodbine Neighbourhood Centre) C5 Jo's Kindy, Eschol Park C6 Eagle Vale Centre Vacation Care
RECREATION	<ul style="list-style-type: none"> D1 Eagle Vale Central (formerly Leisure Centre) - Pools, Gymnasium, etc. D2 Catholic Club
EMERGENCY SERVICES	<ul style="list-style-type: none"> E1 Eagle Vale Police Station
OPEN SPACE	<ul style="list-style-type: none"> F1 Eschol Park Sports Complex F2 Macarthur Grange Country Club, Kearns F3 Campbelltown Southern District Soccer Club, Claymore.
SHOPPING CENTRES	<ul style="list-style-type: none"> G1 Claymore Shops G2 Eagle Vale Marketplace
HEALTH AND MEDICAL	<ul style="list-style-type: none"> H1 Odyssey House Drug and Alcohol Rehabilitation Centre H2 Traxside – Youth Health Services Macarthur H3 Claymore Medical Centre H4 Campbelltown Community Health Centre
COMMUNITY SUPPORT AND EMPLOYMENT SERVICES	<ul style="list-style-type: none"> J1 Kalon House of Welcome (St Vincent de Paul), Claymore J2 Adult Learning Literacy 777, Claymore J3 Work Ventures Connect Centre, Claymore J4 Campbelltown Youth Services
LIBRARIES	<ul style="list-style-type: none"> K1 Eagle Vale Library K2 HJ Daley Library
ARTS AND CULTURE	<ul style="list-style-type: none"> L1 Campbelltown Arts Centre



5. Social Impacts: The future population

At a glance

The Concept Plan suggests a yield of about 1,490 dwellings (approximately 340 more than at present). Formal population projections will be prepared when more detailed planning has occurred, but by way of indication the consultants estimate that the population of Claymore will fall during the redevelopment period (to a low of about 2,500 people) before increasing up to project completion in 10-15 years, with about 4,200 residents.

The make-up of the population will be different than at present, with a large number of young family households (given the expected appeal to first time buyers) mostly with two working parents. There will also be an increase in the population of people 65 and over (due to the seniors' living provision).

Projected housing yield

The Claymore Concept Plan involves staged implementation over an extended period (up to 15 years) and the following housing projections are indicative at this stage. It is expected that the completed project will provide approximately 1,490 dwellings, which is nearly 340 more than the current supply. In this way, targets for additional dwellings (as set out under the Metropolitan Strategy and Metropolitan Plan) will be supported.

Most of the housing will be provided as separate lots for sale to private purchasers, with a strong focus on affordable housing. Approximately 450 dwellings will be social housing, including approximately 140 upgraded existing detached cottages, 100 new seniors' living units and over 200 new cottages.

It is not yet possible to specify the final housing mix in detail - it will depend on demand and related market factors. However, it is anticipated that the new social housing will predominantly comprise 2-bedroom detached homes while the private dwellings will predominantly comprise modest 2 and 3 bedroom homes.

Future population size

In order to provide an indication of the size of the final population in Claymore, the following preliminary estimates have been compiled. They should be seen as purely illustrative, as detailed staging for demolition and new construction has not yet been decided.

Table 2: Forecast population numbers (indicative only, based on 15 year staging)

Year	Occupied dwellings	Average no of occupants per dwg	Population
2006	980	3.3	3300
2011	850	3.3	2800
2016	800	3.1	2480
2021	1150	2.9	3335
2025	1490	2.8	4172

Estimates prepared by Elton Consulting

In this table, the figures for 2006 are from the ABS Census. Subsequent years are estimates taking account of demolition and new construction, and occupancy rates are based on an assumed reduction from current levels



mainly as a result of a reduction in the number of large families and the construction of a significant number of 2 bedroom homes and seniors living units.

Eventually, therefore, it is estimated that the Claymore population will be approximately 30% higher than it was before rehousing commenced, but that it will experience a reduction for several years during the renewal process.

Future population composition

It is not possible at this stage to provide any detailed analysis of the future population composition but it is clear that there will be significant changes, with a shift away from the concentration of one-parent families and very-low-income households which is found at present, and towards a population structure more typical of this part of SW Sydney. The most significant aspects are illustrated by experience at existing urban renewal projects (eg. Minto) which also feature a reduction in the proportion of social housing and the construction of a substantial amount of housing for sale on the private market, predominantly to first time buyers.

Households

There is currently a very large representation of one-parent families in Claymore, which will fall substantially over time. There will be an increase in couple households including older people whose families have left home and young couples. Many of the latter are expected to start families after they arrive in Claymore, so the proportion of family households overall will remain high. The proportion of one person households is expected to remain fairly steady.

Age

The provision of seniors living units will ensure that the proportion of persons aged 65 and over will rise, almost certainly to a level above the LGA average of less than 8%. Conversely, there will be a some reduction in the proportion of children in the suburb because many of the large families living there at present will move away. Despite this, private sector residents are expected to be mostly young families or couples who are planning a family, and there will therefore continue to be a substantial number of children along with large numbers of adults in the 25-35 age range. Young adults and middle- to late-middle aged people are expected to be under-represented compared to the average.

Health

A large proportion of existing residents are in receipt of disability pensions. This proportion will fall as private sector residents move into the area, potentially reducing demands on the health system substantially. This will be partially balanced by an increase in the number of older residents, who typically make more use of health services than the rest of the population .

Income and employment

The current population is currently largely reliant on pensions and benefits or on low paid employment. Average incomes are therefore very low. As private buyers move in, average incomes will increase towards the LGA average, as will workforce participation rates. It is likely that many or most incoming residents will have both partners at work. However, levels of housing stress are high among first time buyers and among private renters, and it is likely that a high proportion of resident income will be spent on housing costs.



It is likely that a large proportion of residents will be employed in semi-skilled and skilled occupations in the nearby light industrial and storage facilities and in clerical or lower managerial office work, along with significant numbers in community and public service occupations.

In common with many newly developed residential areas in SW Sydney, levels of car ownership and of internet usage are expected to be high.

Cultural and linguistic diversity

Claymore is currently notable for its fairly limited diversity. A large proportion of residents were born in Australia, and a majority of those born overseas are Pacific Islanders with good English language skills. There is a small but significant Aboriginal population. It is known that some existing residents will wish to return to new social housing dwellings at Claymore, and some will remain in their current homes, so these elements are likely to continue but on a reduced scale. Private sector buyers and tenants are expected to reflect the wider LGA which, although also exhibiting a relatively low proportion of overseas-born residents, is characterised by a greater diversity of cultural and linguistic groups. However, it is likely that most incoming residents will be in employment and will speak English adequately or well, and in this sense they are unlikely to represent a notably disadvantaged section of the population.



6. Social impacts: Future needs for social infrastructure (services, facilities, open space and employment opportunities)

At a glance

Unlike most residential projects, the Claymore URP will lead to a reduction in the need for local services, because of a fall in the number of highly disadvantaged residents requiring intensive service support. There is expected to be greater integration into the wider area and more use of LGA-level and Regional-level services. Eventually, the population of the site will be higher than at present and although this will not give rise to any need for additional community facility space, some facility buildings would benefit from upgrade or replacement, potentially by a multi-purpose facility in the village centre. In the interim, some services (including Claymore Primary School and child care services) may face challenges because of the reduced population while renewal occurs.

Procedures and mechanisms are in place for service and facility planning during the course of the project.

The Concept Plan proposes to redesign the open space at Claymore. Instead of extensive areas of semi-public space in front of the existing townhouses, private space will be provided within individual lots. Recreational open space will be consolidated into well-defined parks, and two of these will provide sports fields that will meet the active needs of the future population. The Riparian Corridor will also be upgraded and defined, as an open space facility.

There are many employment opportunities in the surrounding areas, as a result of extensive light industrial, warehousing and distribution facilities. There are also many employment opportunities in Campbelltown CBD, which is accessible by public transport. There are several employment training initiatives operating in Claymore, and it is planned to draw on their services to assist residents who move into surrounding areas (probably a majority). Housing NSW sees the employment and training needs of residents as a key issue to be addressed during the rehousing and redevelopment process.

Factors affecting service and facility needs

The availability of existing services and facilities in and around the Claymore Urban Renewal Project area is outlined in Chapter 2.

The project will have a significant impact on the need for services and facilities and two factors are especially important:

- Unlike most residential development projects, the Claymore project will reduce the need for services if it is delivered as intended. Indeed, reduced service demands may be identified as a key indicator of success. This reduction will occur because of the change to the population mix, and in particular the reduction in the number of highly disadvantaged residents who require intensive support and assistance.
- The project will eventually result in only a modest increase in the population of Claymore, and in the short to medium term the population will fall, resulting in some reduction in demands on services and facilities. While this may itself create some challenges, it will mean that, on average, demands for many services and facilities will not increase.



The anticipated composition of the future population of the site, in terms of its age, household and socio-economic mix, was outlined in the previous chapter. In summary it is expected to include:

- A high proportion of young families and young couple households and a decrease in the proportion of one-parent families. Overall the number of children will fall significantly for several years before returning to a level slightly lower than that of the recent past.
- An increased representation of older people aged 65 and over.
- A decrease in the number of people with disabilities.
- An increase in average incomes, whilst recognising that the social housing tenants will generally have low incomes and that many first time buyers may experience housing stress.
- An increased proportion of working adults and therefore a decrease number of people at home in the daytime.

It is these changes in the characteristics of the resident population, rather than the size of the population, that will lead to impacts on (and changed demands for) services and facilities in the area.

Future demand for services and facilities

The following summary outlines the anticipated impacts on the main categories of services and facilities that will be used by residents.

Schools and education

There will be a reduction in demand for school places during the redevelopment period, potentially by 25% or more within 5 years of commencement of development. Eventually, demand will recover to approximately the levels found in the past. These impacts will present a particular challenge to Claymore Primary School during the period of low enrolments. The Department of Education may review the future of the school when clearer population estimates and timings have been established, and at present it is not possible to specify what the outcome will be. The impact on High School enrolments is not expected to be significant, and may well be offset by rising demand from surrounding areas.

Child care and children's services

There are currently two services in Claymore providing a total of 67 long day care places. (There are therefore places for about 15% of pre school aged children, based on a total of 453 children aged 0-4 in Claymore at the time of the 2006 Census. By 2011 numbers are estimated to have dropped to 386.) There are also other long day care services in the surrounding area. There is likely to be a reduction in demand for long day care during the redevelopment, however ultimately an additional 340 dwellings are proposed and demand is likely to be slightly higher than present, particularly with the arrival of a larger number of families with working parents.

It is not clear that the current child care services in Claymore will be able to continue to operate during the redevelopment (which will cause a reduction in the population for some years), given that supply already exceeds demand for places. The Waratah Cottage Centre is operated by Council and Council may review its viability. Detailed planning (including potential replacement of facility buildings) has not yet occurred but for illustrative purposes it is estimated that the number of preschool aged children will drop to 342 by 2016 before returning to about 460 in 2021 (similar to 2006 numbers), with a possible rise to over 550 by 2025.. Thus, current supply of 67 places is anticipated to be adequate or an over-supply until at least 2021, with



ultimate demand at a slightly higher level. It is noted that much of the provision in the wider area is private or community based and it is these sectors may well be able to expand to take up extra demand beyond 2021.

Community centres and meeting spaces

Space for the community activities and functions will continue to be required by the future population. The Claymore Neighbourhood Centre could continue to meet future needs, although it is outdated and somewhat unattractive, and its replacement would be desirable. One option is to provide a single new multi-purpose centre integrated into the new village centre. A floor area of 500- 600 square metres is likely to be adequate, plus appropriate outdoor space and parking. However, negotiations will be required between HNSW, Council, Landcom and other agencies in this regard. Future management arrangements will also need to be resolved.

Youth centres and services

The current youth centre operates programs that are primarily targeted to vulnerable young people from highly disadvantaged backgrounds. Its services are supported by HNSW. The future make-up of the suburb will be very different and it is not expected that most of these programs will be required. In addition, HNSW, with a reduced number of tenancies in Claymore, cannot reasonably be expected to continue to fund the Centre's operations. As a result, it may close.

Mechanisms exist to plan future directions for youth services and facilities in the area. The Macarthur Youth Services Network meets regularly to co-ordinate the activities of services and Council has a regularly updated Youth Strategy. Youth activities can be accommodated in the Neighbourhood Centre, and a dedicated space could be provided if a new neighbourhood centre proves feasible and desirable. These issues will be assessed and resolved at a later stage, as existing services will continue to be needed for some years.

Services for older people

The population of older people will increase as a result of the provision under the URP of approximately 100 seniors' living units for social housing tenants.

In the short to medium term, the older population will not be large enough to support any new facilities. However, the following will be available:

- Community support from neighbours, as a result of the clustering of the units in groups of approximately 20. Support from neighbours is the most commonly accessed form of support for older people, and helps avoid social isolation.
- Home Care (including meals on wheels and community transport) and Aged Care services, which are available throughout the LGA.
- An activity space in the Neighbourhood Centre, which can accommodate activities for older people.
- Eagle Vale Recreation Centre, which runs activities for over 50s.
- Services provided by not-for-profit agencies. At present, a number of agencies (eg. BenSoc) provide outreach in Claymore and their current focus is families and youth. Most of these agencies are equipped to provide services for older people, and some are expected to move into this service area as the older population grows.

Significantly, most of the residents in the surrounding suburbs are currently relatively young, but the age profile will mature over the next 20 years, in keeping with the usual pattern in recently-developed residential areas. As a result, there will be an increasing demand across the entire district for services and facilities for



older people. In response, additional services and facilities (eg. Seniors Centre or Day Care Centre) may well be in place before redevelopment at Claymore is complete although it is too early to predict timings or locations.

Medical facilities

The existing medical centre is located within the Claymore shopping centre and will continue to provide health services to residents. However the redevelopment of the shopping centre is being considered as part of the URP, and this will affect the medical centre which may be required to relocate.

Onsite support, counselling and training services

A range of services providing support, counselling, and training are currently operating at Claymore. These will continue for the time being but, as already noted, it will be a key indicator of success for the project that some will no longer be required, and it is likely that most services will either close or change their focus. District and regional services are expected to be able to meet remaining training and support needs for the community, and it is likely that new services will be established to meet the needs of the incoming population. These may include financial counselling for first time home owners.

Multi-cultural services

It is expected that the future population make-up will be broadly similar to that found elsewhere in the district, and that cultural diversity will be somewhat greater than at present. Incoming communities' needs for multi-cultural services are therefore expected to be similar to those experienced elsewhere in the LGA. Macarthur Diversity Services (formerly Macarthur Migrant Resource Centre) is the main service provider in the area. No specific additional needs have been identified in the course of this study.

Commercial and retail facilities

The Claymore shopping centre is not initially affected by the redevelopment but redevelopment of the centre (including relocation) is being considered as part of the URP. The major shopping facilities for Claymore residents are outside the suburb, at Eagle Vale, and in Campbelltown CBD for major shopping items.

Indoor recreational facilities

The main indoor recreation facilities in the area are currently located in nearby Eagle Vale and will continue to be available. Some activities are held in the Neighbourhood Centre, and the need and demand for these will continue.

Open space

Current open spaces are extensive, dispersed, poorly planned, and of low utility. In particular, in keeping with Radburn design principles much of the space is semi-public and directly fronted by houses. It is a source of anti-social behaviour, litter and nuisance and in places does not provide for personal safety because of inadequate surveillance and an indeterminate sense of the ownership of the space. The Concept Plan provides private gardens and yards instead of the extensive semi-public space, and consolidates public open space into a handful of locations. The design of these spaces will address CPTED principles. The project will also significantly upgrade them.



Outdoor recreational space

Recreational open space at Claymore is currently copious but it is not well defined and in places its amenity is poor. The URP will focus on improving the quality and amenity of recreational spaces, and new and upgraded facilities will be provided, as follows:

- **Fullwood Reserve:** The existing playing fields are well used and the Campbelltown Southern Districts Soccer Club has its home base there. The fields will be improved to provide a multipurpose sports ground (suitable for cricket in summer and two soccer fields in winter, depending on available area). A medium-sized upgraded amenities and changing block and lighting will also be provided. The possibility of additional facilities will be investigated, possibly including a children's playground and a kick-about area. Additional landscaping will be provided, as well as parking facilities. The northern part of the site will be upgraded to provide for passive recreation, with linkage into the open space to the north being maintained. The Reserve will have several access points to the proposed shared use cycling and walking track running through the adjacent Riparian Corridor.
- **Davis Park:** The playing areas in the park are extensively used for a number of team sports, especially by Claymore Public School which is opposite. It has also been the venue for several "Little League" rugby league development events for juniors. The existing park will be upgraded and will provide a playing field suitable for use by the school and the wider community. The small amenities block will be upgraded and additional fencing and tree planting will be provided around the perimeter.
- **Linear Park Corridor:** This comprises riparian open space including Brady Park. The utility of the corridor will be enhanced by defining the open space all the way across the northern part of the site, and providing a shared use cycleway/footpath along it, with access links to key facilities and roads along the route. Small areas of new landscaping will also be provided, incorporating BBQ facilities. The design will ensure that CPTED principles are incorporated, in particular passive surveillance, to ensure the area is not only attractive but also safe.
- **Dimeny Park:** Council has already provided some upgraded equipment in the park, which will be a focus for passive recreation. The boundaries of the park (which currently extends into numerous undefined open areas fronted by houses that are to be demolished) will be defined by new roads. Children's play facilities will be upgraded and seating, shade and BBQ facilities installed. Landscaping will also be redesigned, in keeping with CPTED principles.
- **Bagdally Reserve.** As shown on the Concept Plan, a small new reserve is proposed at the junction of Bagdally Road and the new Glenroy Road, to mark the main entry point to the area. This will be suitable for passive recreation. Striking design will be employed in order to make a visual statement about the redeveloped suburb.
- **Cycling facilities:** A cycle lane will be provided through the site, linking Bagdally Road to the cycleway along the riparian corridor, with links to open spaces and facilities along the way.

Regional facilities

Given the limited change in population size, regional facilities are not expected to be significantly affected.



Strategies for ongoing review of needs for services and facilities

Service and facility needs will gradually change throughout the redevelopment period, and it is currently possible to predict eventual needs only in general terms. It will therefore be important to monitor the make-up of the emerging population and to consult with incoming and established residents.

The Claymore/Macquarie Fields Project team is in regular contact with service providers and funders, and these agencies also advise the Claymore Advisory Group. In addition, most service agencies attend the Community Information Committee. Significantly, Housing NSW is part of the larger Department that is responsible for funding or providing many of the services and facilities that are provided now or will be provided in future, and this will assist in co-ordination.

Service needs and provision strategies will be monitored to ensure that the requirements of residents are met. Housing NSW and Landcom propose a co-ordinated “One Place, One Plan” approach, and will negotiate with Council, Government agencies and non-government service providers to develop and deliver a Services and Facilities Strategy during the course of the project. This will address changing needs during the URP process as well as long term needs.

Landcom and Housing NSW will need to discuss future operational management protocols with Campbelltown City Council for community facility buildings in the suburb, and also options for possible upgrade or replacement. No decisions have been made on these issues at this early stage. However, it is noted that any construction works will be addressed through a Voluntary Planning Agreement.

Future needs for employment opportunities

The Hume Highway/M5 corridor through Southwest Sydney has a major concentration of distribution and light industrial businesses and there are large numbers of employment opportunities in the area around Claymore. Employment is predominantly unskilled or semi-skilled, but there are also opportunities for tradesmen and managers. “White collar” employment is concentrated in Campbelltown CBD, which is accessible by bus. Other areas are accessible by train, with Leumeah station located a short distance east of Claymore.

It is expected that most incoming residents will be in employment.

Housing NSW has identified the training and employment needs of departing residents as a key issue to be addressed as part of the re-housing process. Where residents are in employment and wish to remain close to their work, there will be the option of re-housing elsewhere in Campbelltown LGA.

Training issues are also being considered. It is significant that the Claymore-based Work Ventures centre (providing training services on a not-for-profit basis) will continue to operate in the interim, and there is potential for Housing NSW to negotiate training support from Work Ventures (and from other partners) for residents being rehoused into the wider Campbelltown area, if they want this service. This is particularly relevant because it is expected that many residents – probably a majority – will be rehoused in the Campbelltown LGA or immediately adjacent areas. Such an arrangement may also assist Work Ventures to establish its longer term role as a regional service.

The existing Fair Repairs project (which employs social housing tenants) also provides a sub-regional service, and will continue to operate as it is contracted to provide maintenance services to Housing NSW. A Rapid Removal Graffiti contract is also proposed by Housing NSW as part of its maintenance arrangements, and this



will generate further employment opportunities for social housing residents in the area. Opportunities will also be examined to encourage firms involved in the redevelopment of Claymore to employ residents.



7. Social impacts: Community consultation and rehousing issues

At a glance

In assessing the need for and benefits of the proposed URP, Housing NSW has carried out extensive consultation with Claymore residents, and with service providers and other stakeholders. This has now been intensified and extended to include personalised interviews and assistance. A Community Information Committee has been established and residents are provided with regular updates on the proposed urban renewal project.

Most existing residents will be rehoused elsewhere, either temporally or permanently. Rehousing was already known to be the desire of most residents at Claymore, and is reflected in the longstanding high levels of transfer requests. However, some residents wish to stay in (or return to) Claymore, and will be assisted to do so. The rehousing process is being intensively resourced, and a team has commenced interviews to ascertain accommodation needs, vocational preferences, service and employment needs, etc. The process will be further resourced through financial assistance, support in re-establishing services, and counselling.

Consultation and issues raised

There has been extensive consultation with Claymore residents over a number of years, co-ordinated by the Claymore Community Regeneration Team. Since 2005-6, a number of service initiatives and works projects have been carried out under the NSW Government's Building Stronger Communities program, in response to the needs expressed by residents. Argyle Community Housing has also taken over management of over 100 dwellings.

It has been recognised for many years that the Radburn layout of the estate lies at the root of many of its problems, and that redevelopment would be the long term solution. The high concentration of disadvantaged people is also seen by many tenants to be undesirable. Tenant turnover has been very high, due to the desire of many residents not to live in Claymore, and has only fallen off in recent years due to the general shortage of dwellings available for transfers.

It has therefore been recognised for some time that major works would be required to address the issues faced by Claymore, but funding to move this forward has not been available until the successful bid under Housing Affordability Fund (HAF) last year. Subsequent consultation has confirmed the high level of dissatisfaction experienced by many Claymore residents, particularly over the poor physical amenity of the estate and the problems of crime and anti-social behaviour that cannot be fully managed while the Radburn layout is in place. A majority of residents have expressed a preference to start a new life elsewhere.

Since HAF funding was announced, there has been further consultation and information meetings, and one-on-one interviews to establish re-housing needs have begun. The central issue for residents has been the rehousing process, recognising the reality that many of them have been keen to leave Claymore for some time, despite some having concerns about the impact of moving. There is a particular focus on support during rehousing.

The following is a summary of the consultation process so far:



Outline of the consultation for the Urban Renewal Project to date

- May 2010 – Letters to residents advising that Claymore had been awarded \$13m under the Housing Affordability Fund by the Australian Government.
- June 2010 – Public meetings held 10am & 7pm.
- July 2010 - Street meetings held across 10 precincts 10am & 7pm.
- July 2010 – Fact Sheet for Claymore delivered to all residents & key stakeholders.
- July 2010 – Briefing for former Local Member of Parliament – Geoff Corrigan.
- August 2010 – Presentation to Campbelltown Council.
- August 2010 - Precinct representatives elected to the Community Information Group. Representatives of HNSW, Landcom, Argyle Community Housing, and several service agencies also attend.
- September 2010 - Precinct representative training – Meeting procedures, privacy & confidentiality, personal safety & security, working with residents and stakeholders.
- December 2011 – Christmas lunch for Precinct Representatives.
- March 2011 - Public meeting for residents in Stages 1 & 2 to advise timeline.
- March 2011 - Staging Plan and details of Precinct Representatives delivered to all residents and key stakeholders in Claymore.
- March 2011 – 80 Residents in Stages 1 & 2 being interviewed by Housing NSW Relocation Officers to assess their rehousing needs.
- All residents & stakeholders provided with a copy of the minutes from each Community Information Group meeting – held monthly.
- Precinct representatives bring issues to the Community Information Group meetings and feedback response to residents. The issue is confirmed in monthly minutes.
- Meetings have been held with local schools, non-government agencies and resident groups as requested to provide specific details of the redevelopment plan.
- More meetings are planned, in the next few months, with other schools, non-government and government agencies by request.

Source: Housing NSW

Supporting rehousing

Housing NSW has gained extensive experience in urban renewal over recent years, including the issues around the rehousing of tenants. The vulnerability of tenants is explicitly recognised, as is their need for information and certainty about options and processes. Consequently, extensive consultation and information strategies have been established at Claymore, and on-site staffing provided.

Rehousing represents a significant social impact for residents and this is being managed by a wide reaching strategy to manage and mitigate this impact. This strategy is already in place.

- Tenants are able to select where they wish to move to, taking account of their family ties, cultural connections, service needs and employment/education needs. Housing NSW will meet that choice wherever possible. Where required, they are assisted/transported to view accommodation before deciding whether to accept it. (Residents leaving Claymore will move to existing social housing dwellings – it is not proposed to acquire dwellings for the purpose.)
- Although most tenants wish to move elsewhere, there is the option of returning to a new home at Claymore for tenants who wish to do so, so long as they are eligible (eg. household size matches dwelling size). It is recognised that, despite the stigma and poor amenity of the estate, some residents see it as representing security and familiarity. Some older residents have already expressed a wish to move into the proposed seniors' living units.



- All residents receive individual assistance and are interviewed one-on-one to determine not only their housing needs and preferences but also their wider social needs including employment access, family and social networks, and service needs.
- A large proportion of residents have expressed a need or desire to remain in the Campbelltown LGA area and will therefore be rehoused locally.
- All cost associated with moving (including internal fittings , utility bonds, etc in their new home) are met by Housing NSW, and compensation is paid for any permanent improvements made by the tenant to their existing dwelling. .
- Counselling is available before and after rehousing.
- Almost all existing residents speak English fluently, but the services of a translator are available where needed.

To prepare for the rehousing process, Housing NSW employs two specialist teams, one to assist with resident relocation needs while the other team assists in building the social capacity of residents through the relocation process.

The relocation team conducts one-on-one interviews, to determine locational and accommodation requirements. The interview process is used to tailor an individual solution for each household, taking account of housing needs and preferences, service needs, social links, educational and employment links, and other relevant factors. The procedure has been based on that successfully implemented in West Dubbo, where the process was fine-tuned during the course of the project in response to resident feedback.

The second team works with residents to combat fear of relocating, supporting them and ensuring service provision wraps around their relocation. This can often lead staff to identify opportunities such as volunteer work, training, employment, activities/event management so that residents gain skills that benefit them in their new neighbourhood.

The teams operate out of a property known as the Claymore Hub. This is centrally located in Claymore, ensuring ready accessibility for residents.

Although tenants are able to nominate the area they wish to move to, the timing of the move will generally depend on availability in that area, and on occasion two moves may be necessary if there is likely to be a long delay before a suitable property becomes available. The financial costs of both relocations are met by Housing NSW.

Ongoing consultation for the wider project

Planning for the Claymore URP is at a relatively early stage, but consultation will continue to be integral to the regeneration process, in order to ensure that Landcom's social sustainability objectives and Housing NSW's project objectives are achieved.

A Community Information Group is already operating and meets every month. Its membership includes residents (precinct representatives) and key stakeholder groups and agencies, and minutes of each meeting are distributed to residents.

Ongoing consultation with residents, service providers and other stakeholders will help to manage community impacts on three levels:



- Existing residents – meeting the needs of those who wish to leave and those who will stay.
- Future residents – monitoring the characteristics of incoming residents and ensuring that their needs are met.
- Surrounding community – promoting social, economic and physical connectivity and integration with surrounding communities.



8. Social impacts: Housing outcomes

At a glance

The URP will reconfigure the Radburn layout that is widely agreed to be a root cause of many of the suburb's problems, and in so doing will replace most of the housing at Claymore. Approximately 140 upgraded social housing cottages and 28 privately owned homes will be retained. The eventual housing yield will provide around 340 more dwellings than at present. A target of 70% private ownership has been set, based on best practice experience elsewhere. The renewal of the housing and the tenure mix are expected to deliver a much stronger community with much lower levels of crime and a higher quality of life for residents.

The private sector housing will be priced affordably. Experience with equivalent projects in Dubbo and Minto suggests that most new residents will be mainly first time home owners. There is strong demand at the lower end of the housing market in the area and affordability is a significant challenge for purchasers.

The social housing will be managed by Housing NSW and/or a Community Housing Association. The housing will be much better matched to current needs than the existing housing stock, in terms of size and design. In addition, 100 new rental units for older people will be provided.

To assist and support incoming residents, both Landcom and Housing NSW will draw on their extensive experience. In particular, Landcom will tailor a community development program for incoming residents and this will be in place before the first new residents arrive. Key components are Welcome Kits and community activities, which are typically resourced by a community development worker.

In relation to the wider area, Claymore's future population is expected to have a broadly similar make-up to the surrounding communities. This will facilitate physical and social integration, including integration into the district housing market.

Background

Most of the existing housing at Claymore is run-down and of poor quality, and the Radburn layout has resulted in severe social problems and maintenance difficulties, largely because it provides opportunities for crime and anti-social behaviour and because it incorporates extensive open spaces for which there is no clear sense of ownership. The Radburn townhouses will therefore be demolished. The Urban Regeneration Project will deliver the "Claymore Affordable Housing Strategy", which includes a mixture of social housing that meets contemporary client needs and asset management requirements, along with private housing at a price that is accessible to first time home owners.

The Concept Plan will deliver over 1,300 new dwellings over a period of 10-15 years, in addition to approximately 140 upgraded social housing cottages and 28 private dwellings which will be retained. Development will be staged and precincts will be progressively demolished and developed to permit subdivision and new dwelling construction, starting with Stages 1 and 2. Most of the new dwellings will be provided as separate lots apart from the Seniors' Living units which will be integrated housing. (In addition, flexibility has been retained in the plan to permit the provision of some higher density housing later in the redevelopment process, if demand supports this.)



In the interest of promoting the development of a more sustainable and robust community, there is an outturn target for tenure mix of no more than 30% social housing, which will be managed by Housing NSW and/or a community housing organisation.

Intended housing outcomes

- Demolition of approximately 982 existing dwellings and retention of approximately 168, the latter being detached cottages which have been, or will be, upgraded.
- Delivery of approximately 1,322 new dwellings, the great majority on separate lots with the exception of 100 seniors' living units.
- Reduction of the proportion of social housing to approximately 30%, in keeping with currently recognised best practice in delivering socially sustainable communities and Housing NSW asset management objectives.
- Sale of private housing lots to private buyers, in general through an arrangement that includes construction of a home selected from a range provided by selected builders. The housing will be priced at the affordable end of the market and particularly aimed at first home buyers. A proportion of private rental accommodation is also anticipated, and options to deliver "affordable rental housing" through Government programs will be investigated.

Rationale for mixed tenure

Housing NSW is actively pursuing a policy of integrating social housing (ie. housing occupied by tenants of HNSW and community housing associations) into wider mixed-tenure communities. As part of this process, a number of initiatives are underway across NSW to transform areas with high concentrations of social housing, in many cases by a process of full or partial redevelopment and introduction of private owners and tenants into the area. Examples of such projects in Western Sydney include Airds, Minto and Bonnyrigg.

Housing NSW has reviewed its own experience and also recent research on tenure mix, and has determined that there is clear evidence to support a mixed tenure redevelopment, for two main reasons:

- Firstly, large social housing estates are not socially sustainable. Typically, they represent concentrations of great disadvantage, where most of the residents experience significant problems and multiple needs due to low income, poor health, disability, or other reasons. Crime, anti-social behaviour, poor environmental amenity and other issues may also be present, as has occurred at Claymore. Stigma can also arise, adversely affect employment opportunities, educational attainment and self-identity.
- Secondly, the introduction of greater socio-economic variety including mixed tenure has been found to strengthen communities, provide a wider range of opportunities and role models, enhance support for local facilities, and reduce crime and anti-social behaviour. In addition, the sale of housing lots raises funds that HNSW can utilise to upgrade retained property.



A good example of the success of such a strategy is provided in West Dubbo (Gordon Estate), where a regeneration project is near completion. The estate had one of the highest levels of disadvantage in NSW and was particularly notable for crime. Positive outcomes³ of a policy of de-concentration and upgrade include:

1. Crime rates for offences historically linked to the presence of the Gordon Estate (such as vehicle theft and break-and-enter) have reduced markedly across Dubbo.
2. Housing NSW tenants report significant declines in drug use, crime, vandalism and graffiti.
3. Housing NSW has addressed issues of low occupancy rates and high turnover and cost savings will be achieved in the long term with a reduction in maintenance costs for public housing properties in Dubbo.
4. Former Housing NSW properties have become new homes, and these are popular with first home owners.

Distribution of tenures

In keeping with the objective of the URP to reduce the concentration of social housing and to promote social integration, “pepper-potting” of new social housing dwellings will occur where possible, and the design of these dwellings will be identical to that of private dwellings. A number of detached cottages occupied by Housing NSW tenants will be retained. Some of these are in one area across the northern edge of the site while a few others are clustered near the south. The degree of concentration that this will deliver is not expected to undermine the wider objective of integration. Seniors’ units for social housing use will be provided at five locations across the site. Their size and design is such that they will be constructed as integrated housing with approximately 20 units at each location.

Future social housing tenants will continue to receive tenancy management services (either from Housing NSW itself or from a community housing association) including the capacity to respond to local problems. However, experience elsewhere suggests that the reduction in the concentration of disadvantaged people and the wider mixed tenure approach can be expected to reduce management problems in the suburb.

Housing needs: Social housing

Claymore currently provides approximately 1,150 social housing dwellings for rent. The development will reduce this number to about 450, of which about 140 will be existing detached cottages that have already been or will be upgraded.

The reduction in the concentration of social housing on site will achieve a range of benefits that have already been identified. However, the project will not result in a net loss of social housing stock. Under agreement with the Federal Government, stock disposals are balanced by stock additions, and in the current case, a further 800 additional dwellings will have been provided elsewhere in the Region, either through recent initiatives (including the Economic Stimulus package) or through the Department’s own resources. Thus there will be no reduction in the Department’s ability to respond to housing demand in Greater Western Sydney.

³ See Research Report: Dubbo Transformation Strategy, Housing NSW 2010



Having said this, demand for social housing (which includes housing managed by community housing associations) greatly exceeds supply in all parts of NSW. Despite initiatives including a review of the Waiting List to remove names of people who are no longer eligible for accommodation, the introduction of provisions to terminate the tenancies of tenants who can afford private sector housing, and tighter eligibility rules, over 45,000 eligible applicants were listed in NSW in 2010. Priority is given to people in with high levels of need (including homelessness) and around 6000 new tenancies are set up across NSW each year.

A key challenge faced by Housing NSW is the mismatch between its stock and contemporary needs. A large proportion of the stock comprises family homes of three or more bedrooms, whereas the greatest growth in demand has come from smaller households including single people and couples. The Claymore URP is part of a wider Strategy to address this mis-match by providing additional one and two bedroom dwellings. There is a particularly high level of need for Seniors' Living units.

Housing needs: Private sector housing

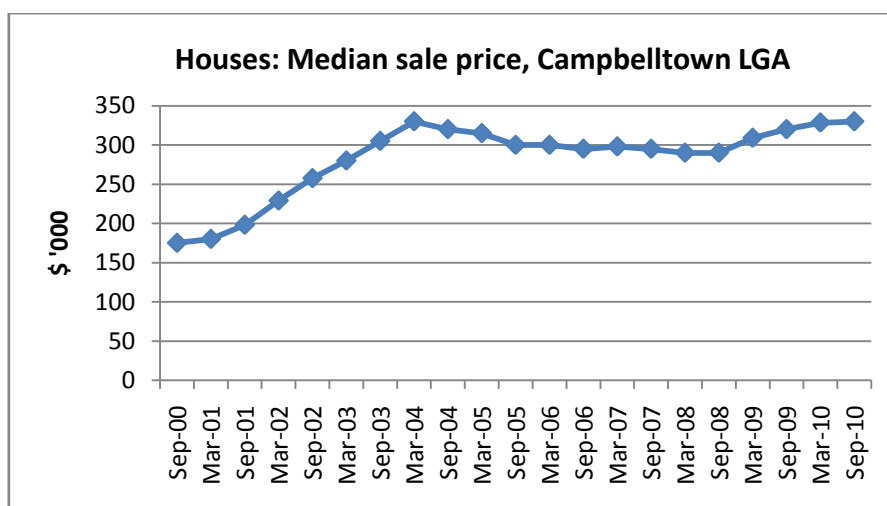
Housing costs in Campbelltown LGA are below the average for the Sydney Region but residents of the LGA have lower average incomes than the metropolitan average, and housing affordability is a serious issue. An analysis of available data on housing purchase affordability was carried out by Housing NSW in 2008⁴ and found:

- Campbelltown is more affordable for purchase than the average for the Metropolitan Region; however it is becoming increasingly difficult for lower income households to purchase housing in the LGA.
- The proportion of dwellings affordable for purchase to households at 80% of median income was only 6.1%.
- From the 2006 Census, the proportion of low and moderate income households in Campbelltown who are purchasing and are in housing stress is 58%. The proportion in housing stress is increasing faster in Campbelltown than almost anywhere else in the Metropolitan Region.
- The increasing difficulty of purchasing housing in Campbelltown for lower income earners shows the lack of affordable housing opportunities, which is also a reflection of the relative lack of diversity of housing stock.

The median sales price of a house in Campbelltown LGA was \$330,000 in late 2010, and \$240,000 for a unit.⁵ Analysts report a small decline since then. The next chart shows the long term trend in house prices.

⁴ Information on Campbelltown Housing Market, via HousingNSW website

⁵ Rent and Sales Report, Housing NSW

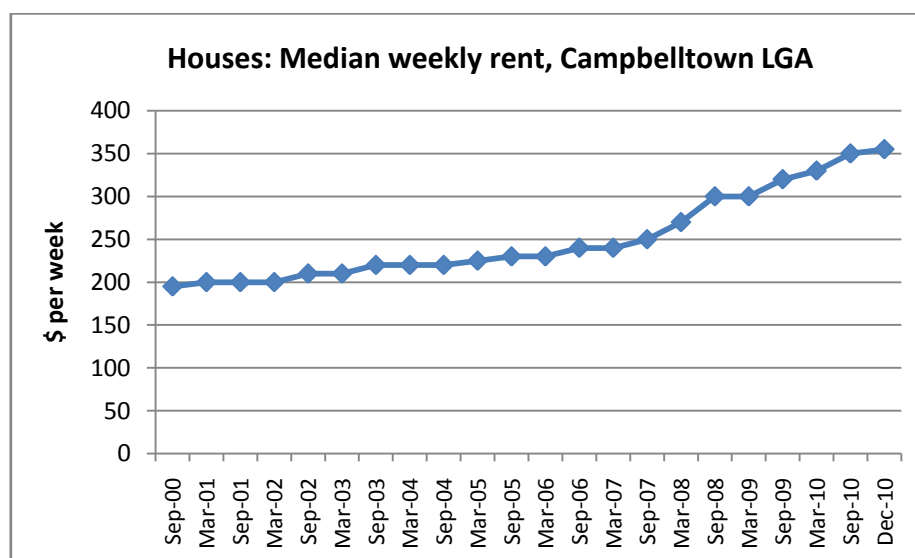


Source: Rent and Sales Reports, Housing NSW

The report also analysed private rental affordability and found:

- The private rental market represented only 16.4% of all occupied private dwellings in Campbelltown compared to 21.9% for the GMR and 17.3% for non-metropolitan NSW.
- From the 2006 Census, 45% of all low and moderate income households renting in the private rental market in Campbelltown are in housing stress.
- Vacancy rates are very low and demand is high. The report identifies a need to increase the supply of rental accommodation, including affordable rental housing.

The next chart shows the trend in median rents on new lettings of houses in Campbelltown LGA:



Source: Rent and Sales Reports, Housing NSW

In response to the housing needs of the surrounding areas, a central element of the Claymore URP is to deliver a significant supply of affordable housing for purchase over the next 10-15 years. It is intended that this will be provided at a price that is within the reach of first time buyers. Some of the dwellings are expected to be



bought by investors and rents are expected to be relatively low. The possibility of specific affordable rental housing initiatives will also be investigated.

Support for incoming residents

In addition to the support for tenants moving out of Claymore that was described in the previous chapter, support will be provided for all incoming residents through an appropriate community development strategies and consultation programs. These will be structured to promote the establishment of a socially sustainable community with which residents identify and within which they can participate. A community development program will be developed by Landcom, in liaison with HNSW and other stakeholders. (In addition, HNSW, and/or a Community Housing Association if one is appointed to manage some or all of the tenancies, will provide specific support for incoming social housing residents.)

The resources normally provided by Landcom for its developments include:

- A welcome kit, providing residents with a range of resources to draw on that help them connect with their community and get to know their local area.
- Support for the employment of a 'Welcome Worker' or community facilitator for the duration of the development period. The worker operates collaboratively with the local community and services sector to organise a range of community development activities, ranging from social groups and classes to community festivals and events. In the current situation, this may be arranged in partnership with HNSW or a community housing association.

The role of the community development worker is expected to include linking residents to facilities, services and networks in the surrounding area and promoting the social integration of the new and existing populations.

Further consideration of the nature and resourcing of a community development strategy for the Claymore Urban Renewal Project will occur as planning for the project proceeds, in the context of Landcom's role in community development and the overall commercial feasibility of the project.

Integration into surrounding communities

To date, Claymore residents have experienced significant stigma. HNSW officers report that few outsiders, other than service providers, enter the area, and most residents rarely travel beyond it. A key objective of the URP is to remove this stigma and promote integration between Claymore residents and surrounding communities.

- A core factor in achieving this objective will be the mixed tenure strategy, which will mean that the future demographic make-up of Claymore is similar to that of surrounding areas. It will also resemble surrounding areas visually.
- Community development activities and service arrangements will also be used to help the integration of Claymore. At present, a large proportion of services are Claymore-specific, but in future residents will mainly use district-wide services.
- Streetscape improvements, new road layouts and visual upgrading will make the area more attractive for visitors from outside, and the operation of the local housing market will promote social mobility in the district.



- Opportunities will be investigated by Landcom and HNSW to provide facilities, features and activities at Claymore that will attract people into the area.

The project will also provide two specific housing market benefits to surrounding communities:

- New and affordable house purchase and private rental options for people who wish to live in the area; and
- Integrating Claymore into the district housing market and, by removing the stigma currently associated with the estate, increasing the district's attractiveness to buyers and private renters.



9. Conclusion: Management of impacts

The following table summarises some of the key impact issues assessed in the report and provides brief comment on their management and outcome.

Issue	Social impact	Management approach
Small increase in dwelling yield and higher overall population.	Increased housing supply will benefit those seeking homes to buy/rent, more efficient use of land and infrastructure, better urban design.	Direct result of the Project .
Revised street layout, upgraded and consolidated open space, new housing.	Improved environment for everyday life, greater amenity, improved security and safety.	Direct result of the Project.
Mixing social housing tenants, private tenants and home owners.	Mix will promote community viability and strength.	Housing designs identical for all tenures no visible distinguishing features.
Changed population make-up.	A more balanced and diverse population will improve social cohesion and sustainability, and remove stigma.	An expected result of the proposed 70% private/30% social housing mix.
Introduction of home owners.	Affordable housing options for first home buyers. Reduction in extent of dependency on specialist services and welfare. Increased sense of community identity.	Affordable pricing of lots, selection of construction partners offering affordable house designs.
Integrating new residents.	Cohesive community and high level of community participation.	Landcom “Welcome initiatives” for incoming residents, supported by community development work and by HNSW support for new social housing tenants.
Management of anti-social behaviour.	Greatly reduced anti-social behaviour, improvement in security.	Benefits flow from new layout based on CPTED, impact of stronger community make-up, and tenancy management systems.
Rehousing of most existing residents.	Tenants able to nominate where they wish to live, including option of return to Claymore where eligible.	Intensive resourcing and support to residents. All moving costs met. Counselling.
Impact on services of reduced population during renewal works.	Some services (eg. schools, child care, Work Ventures) will face reduced demand for several years.	A challenge for service providers which will need transition strategies. HNSW and Landcom will manage co-ordination and planning mechanisms.
Impact on services due to changed population makeup.	Some service closures possible, due to reduced needs for intensive support for vulnerable tenants.	HNSW and Landcom will manage co-ordination and planning mechanisms.
Physical and social connections to surrounding areas.	Integration into surrounding areas through social interaction, shared services, housing market integration.	Direct result of URP, through removal of stigma and through community development activities.



10. Appendix: Demographic profile

This demographic profile is drawn from data from ABS Census of Population and Housing 2006 unless otherwise stated. "Sydney" refers to the Sydney Statistical Division.

Population size

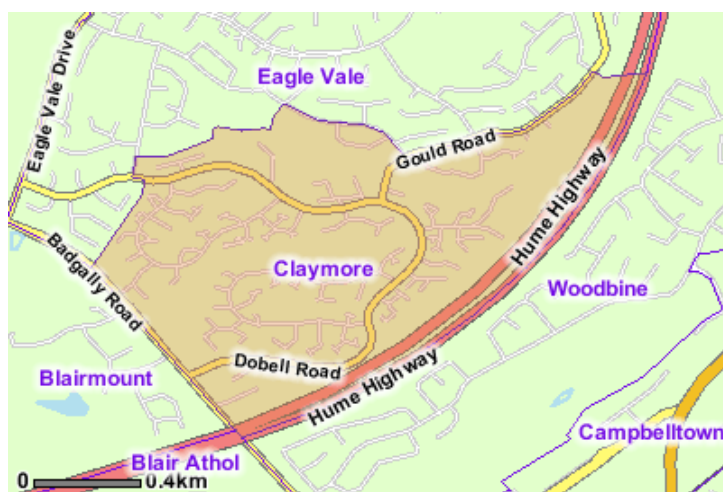
Table A1 Population size 2006

Claymore suburb		Campbelltown LGA		Sydney SD
2006	% of Campbelltown LGA	2006	% Sydney	2006
3,294	2.3%	143,076	3.5%	4,119,190

Source: ABS, 2006

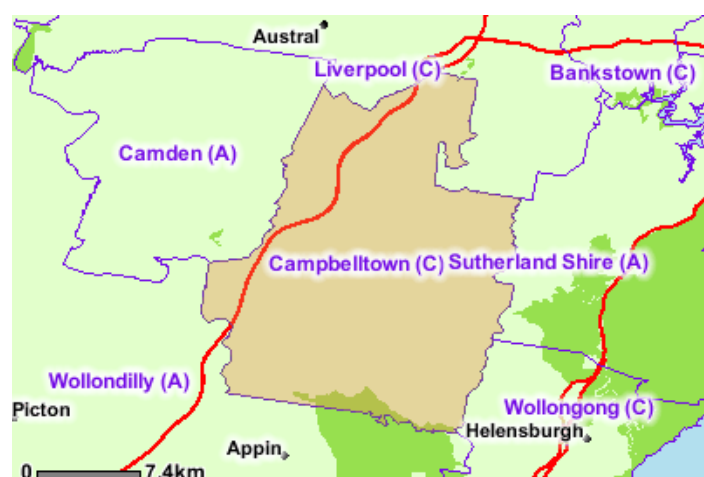
In 2006, the population of the Campbelltown LGA was 3.5% of the Sydney Statistical Division or 143,076 people. The suburb of Claymore had a population of approximately 3,294 people which is the equivalent of 2.3% of the Campbelltown LGA. The geographical boundaries of these statistical areas as defined by the ABS are shown on the following maps below. (Note that the statistical boundary of the suburb of Claymore does not provide a precise match with the boundary of the Claymore URP, but that the match is close and is as close as possible given Census Collector District boundaries.)

Claymore Suburb Boundary





Campbelltown LGA boundary



Age structure

Age structure by proportion of the population

Table A2 Age breakdown of population groups

Age	Claymore suburb		Campbelltown LGA	Sydney SD
	2006	%	%	%
0-4	453	13.8	7.4%	6.6%
5-14	841	25.5	16.3%	13.0%
15-24	580	17.6	16.6%	13.8%
25-34	402	12.2	13.5%	15.3%
35-54	684	20.8	28.6%	28.8%
55-64	227	6.9	10.1%	10.2%
65+	103	3.1	7.4%	12.3%
Total	3,294	100.0%	100.0%	100.0%
Median age	20		32	35

Source: ABS, 2006

The key findings regarding the age profiles of the study areas are:

- Campbelltown LGA has a relatively young population compared with the Sydney SD. In Campbelltown, 40% of the population is aged under 25 years, compared with only one third (33%) of the Sydney population aged under 25 years. The relative proportions of the population aged between 35 and 64 years are almost identical in Campbelltown and Sydney SD. However, the younger population in



Campbelltown is also evident in the lower proportion of the population aged over 65 years (7.4% in Campbelltown compared with 12.3% in Sydney SD). These factors contribute to a lower median age of 32 years compared with 35 years in Sydney SD.

- Even in comparison with Campbelltown, Claymore has an extremely young population. In this suburb, almost 57% of the population is aged under 25 years. The proportion of children aged 0-14 years is almost twice the Sydney average (39.3% compared with 29.6%). While there are correspondingly lower proportions of young adults in Claymore than in Campbelltown and the Sydney SD, the young population is also shown by the extremely low proportions of residents aged over 65 years (3.1% in Claymore compared with 7.4% in Campbelltown and 12.3% in Sydney). Claymore's median age (20 years) is almost half that of the Sydney SD median (35 years).

Family and Household type

Table A3 Family types

Family type	Claymore suburb		Campbelltown LGA	Sydney
	2006	%	%	%
Couples with children	256	33.2%	50.7%	49.3%
Couples without children	73	9.5%	25.3%	33.2%
Single parent families	431	55.9%	22.6%	15.6%
Other family	11	1.4%	1.4%	1.9%

Source: ABS, 2006

Table A4 Household types

Household type	Claymore suburb		Campbelltown LGA	Sydney
	2006	%	%	%
Family household	749	77.1%	76.9%	68.1%
Lone person	139	14.3%	16.8%	21.6%
Group household member	10	1.0%	1.9%	3.9%
Average household size	3.3		3.0	2.7

Source: ABS, 2006

Tables A3 and A4 show the proportion of different types of households and families in each area. Compared to Sydney as a whole and the Campbelltown LGA:

- Unlike Sydney and the LGA overall where couples with children make up typically 50% of families, Claymore has relatively fewer couple families with children (33.2%).
- The dominant family type in Claymore is single parent families, which comprise more than 55% of families. This compares with more than 22% of families being single parent families in Campbelltown and around 15% across Sydney.



- Families comprising couples without children are relatively uncommon in Clayton, where they comprise less than 10%. By comparison, couples without children make up more than one quarter of families in Campbelltown and almost one third of families in Sydney SD.
- Campbelltown has broadly similar proportions of couples with children as Sydney as a whole, but has a lower proportion of couple families without children (25.3% compared with 33.2%) and a larger proportion of single parent families than Sydney (22.6% compared with 15.6%).
- Family households are by far the dominant household type in the suburb of Claymore (more than 77%), which is a similar proportion to the LGA. This is a higher proportion of family households than the Sydney average of 68%
- Lone person households comprise 14% of Claymore households (17% in the LGA), compared with more than 20% across Sydney
- The relatively high proportion of family households contributes to a high average household size of 3.3 persons. This is higher than the Campbelltown average (3 persons) and substantially higher than the Sydney average of 2.7 persons per household.

Cultural & Linguistic Diversity

Table A5 2006 Aboriginal and Torres Strait Islander population

Claymore suburb		Campbelltown LGA		Sydney	
#	%	#	%	#	%
171	5.2%	3,832	2.7%	43,518	1.1%

Source: ABS, 2006

The suburb of Claymore has a relatively large Indigenous population (5.2% identified as having Aboriginal and Torres Strait Islander background). This is almost double the 2.7% of the LGA population and 1.1 % across Sydney).



Table A6 Cultural and linguistic diversity, 2006

Characteristic	Claymore suburb		Campbelltown LGA		Sydney
	2006	%	2006	%	%
Total overseas born	831	25.2%	37,490	26.2%	39.6%
Australian born	2,091	63.4%	95,540	66.8%	60.4%
Speaks English only	2,130	64.7%	103,294	72.2%	64.0%
Speaks language other than English at home	815	24.7%	31,534	22.0%	29.6%
Not stated	349	10.6%	8,249	5.8%	6.4%

Source: ABS, 2006

Table A6 represents the ethnic origin and linguistic preferences of the population. Claymore's cultural and linguistic profile shows that around one quarter of residents were born overseas, which is similar to the Campbelltown LGA, but much lower than the Sydney average. Just under two thirds of Claymore residents were Australian born, but a large proportion of residents did not state their place of birth.

The proportion of English speakers in Claymore (64.7%) was similar to the Sydney average (64.0%), but lower than in the LGA overall (72.2%). Around one quarter of Claymore residents spoke a language other than English at home.

Table A7 Top five overseas countries of birth

Country	Claymore suburb	Campbelltown LGA	Sydney
	2006	2006	2006
Top 5 overseas countries of birth	New Zealand Samoa England Tonga Cook Islands	England New Zealand Philippines Fiji India	United Kingdom China New Zealand Viet Nam Lebanon

Source: ABS, 2006

Further analysis of this data and additional information about migrant members of these communities shows that:

- Migrants living in Claymore are predominantly from New Zealand, England and the Pacific Islands of Samoa, Tonga and Cook Islands. It differs from the Campbelltown LGA, where the most common migrant groups originate from the Philippines, Fiji and India. Across Sydney, the dominant migrant groups are from the United Kingdom, China, New Zealand, Vietnam and Lebanon.

Income

Table A8 and Figure A1 detail the weekly earnings of households in each of the study areas. The main findings were:

- The suburb of Claymore is a very low income earning area compared to the LGA and Sydney. Table A8 and Figure A1 show that in Claymore, more than 43% of households earn less than \$500 per week and almost two thirds of households earn less than \$800 per week. Overall, Claymore has a very high



proportion of households in lower income groups and a very low proportion of households within the higher income groups.

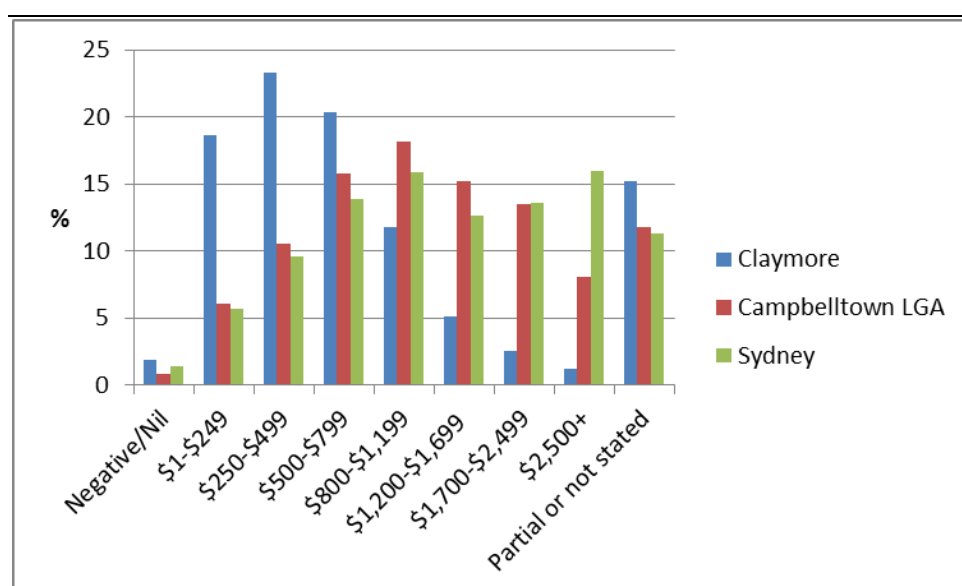
- By contrast, the figures for Campbelltown LGA and Sydney are relatively similar to each other, but substantially higher than for Claymore. In both Campbelltown LGA and Sydney, around 17% of households earn less than \$500 per week and around 31% earn less than \$800 per week.
- When compared with Campbelltown LGA, median individual incomes in Claymore are approximately half those for Campbelltown and median household incomes are less than half of the Campbelltown medians. Campbelltown median incomes are in turn below the Sydney SD median income levels.

Table A8 Average weekly household income 2006

Weekly income	Claymore suburb		Campbelltown LGA		Sydney
	2006	%	2006	%	%
Negative/Nil	17	1.9	348	0.8	1.4
\$1-\$249	168	18.6	2,783	6.1	5.7
\$250-\$499	211	23.3	4,808	10.5	9.6
\$500-\$799	184	20.3	7,244	15.8	13.9
\$800-\$1,199	107	11.8	8,325	18.2	15.9
\$1,200-\$1,699	46	5.1	6,950	15.2	12.6
\$1,700-\$2,499	23	2.5	6,172	13.5	13.6
\$2,500+	11	1.2	3,726	8.1	16.0
Partial or not stated	138	15.2	5,391	11.8	11.3
Total	9,456	100%	45,747	100%	100%
Median individual income	\$237	-	\$464	-	\$518
Median household income	\$474		\$1,066		\$1,154



Figure A1 Weekly household income



Source: ABS, 2006

Employment

Table A9 Employment status 2006

Employment status	Claymore suburb		Campbelltown LGA		Sydney
	2006	%	2006	%	%
Employed:					
Full-time	291	38.7%	42,973	62.9%	63.1%
Part-time	163	21.7%	16,029	23.5%	25.7%
Total employed	512	68.2%	63,257	92.5%	94.7%
Unemployed	239	31.8%	5,093	7.5%	5.3%
Total in labour force	751	-	68,350	-	2,010,009
Not in labour force	1,020	-	33,664	-	1,052,818
Total	2,000		109,056		3,314,162

Source: ABS, 2006

Table A9 shows distinct differences in the employment characteristics of Claymore residents to those living in Campbelltown and Sydney:

- Relatively high unemployment rates (almost 32%) in Claymore compared with Campbelltown and the Sydney SD (7.5% and 5.3% respectively)
- Very high numbers of residents aged over 15 years who are not in the labour force, compared with the number of residents in the labour force. In Claymore, there are only 751 people in the labour



force and 1,020 not in the labour force. In Campbelltown and Sydney SD, the numbers of people in the labour force are almost twice the number who are not in the labour force.

- Of the employed residents within Claymore, a relatively small proportion (around 57%) are employed in a full time capacity. Within both Campbelltown and Sydney, around two thirds of employees (and 63% of the labour force) are in full time jobs.

Occupation

Compared with Campbelltown and Sydney as a whole, Claymore has a relatively high proportion of employees working as labourers (29.7%), machinery operators and drivers (18.8%) and community and personal service workers (13.1%). This differs from the wider LGA, where most employees are clerical and service workers (18.7%), technicians and tradespeople (15.7%) and professionals (13.1%). Across Sydney, the occupational structure differs again, with 23.8% of employees classed as professionals, and the next largest occupational groups being clerical and services (16.7%) and managers (13.2%).

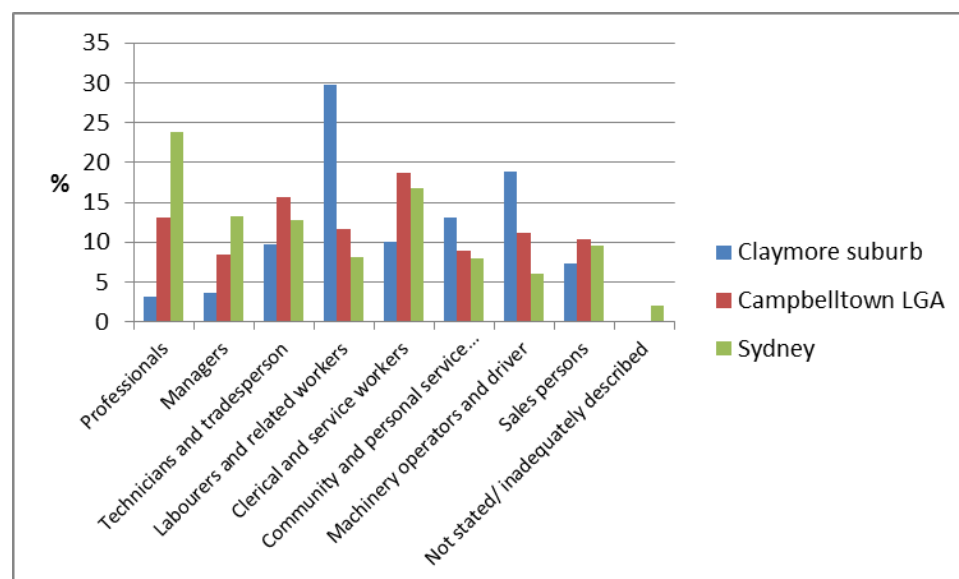
Table A10 Occupations 2006

Occupation	Claymore suburb		Campbell-town LGA	Sydney
	2006	%	%	%
Professionals	16	3.1%	13.1%	23.8%
Managers	19	3.7%	8.5%	13.2%
Technicians and tradesperson	50	9.8%	15.7%	12.7%
Labourers and related workers	152	29.7%	11.6%	8.1%
Clerical and service workers	51	10.0%	18.7%	16.7%
Community and personal service workers	67	13.1%	9.0%	8.0%
Machinery operators and driver	96	18.8%	11.1%	6.0%
Sales persons	38	7.4%	10.3%	9.5%
Not stated/ inadequately described	-	4.4%	2.3%	2.0%



Source: ABS, 2006

Figure A2 Occupational breakdown



Education

Table A11 Level of education 2006

Qualification	Claymore suburb		Campbelltown LGA		Sydney	
Degree or higher	16	2.5%	9,978	19.4%	663,471	35.0%
Advanced Diploma/Diploma	35	5.5%	6,551	12.8%	267,644	14.1%
Certificate	210	33.1%	20,196	39.3%	493,124	26.0%
Not applicable	18	2.8%	1,666	3.2%	56,754	3.0%
Not stated	356	56.1%	12,958	25.2%	416,511	22.0%
Total	635	100%	62,846	100%	1,897,504	100%

Source: ABS, 2006

Compared with Campbelltown and Sydney averages, Claymore shows fairly lower levels of educational attainment. While more than half of residents did not state their level qualifications, around one third had Certificate qualifications. Another 5.5% had a diploma or advanced diploma and only 2.5% had received a degree qualification or higher. In Campbelltown, almost 40% of residents had a Certificate qualification and another 19.4% had a degree or higher. Qualifications in the Sydney SD were highest overall, with more than one third of residents having a degree or higher and another quarter having a Certificate. Within Campbelltown and Sydney, around 22-25% of residents did not state whether they had a qualification.



Table A12 Type of educational institution 2006

Educational institution	Claymore suburb		Campbelltown LGA		Sydney	
Pre-school	89	6.0%	2,563	5.2%	69,912	5.1%
Primary school	487	33.1%	14,083	28.6%	330,382	24.3%
Secondary:						
Government	262	17.8%	7,763	15.8%	150,440	11.1%
Private ⁶	31	2.2%	3,855	7.8%	119,316	8.8%
Total	295	20.0%	11,618	23.6%	269,756	19.8%
TAFE	77	5.2%	3,966	8.1%	101,418	7.5%
University	18	1.2%	3,587	7.3%	179,610	13.2%
Other	7	0.5%	726	1.5%	31,306	2.3%
Not stated	499	33.9%	12,701	25.8%	377,597	27.8%
Total	1,472	100%	49,211	100%	1,359,981	100%

Source: ABS, 2006

Of those people attending an educational institution, one third in Claymore were primary students, reflecting its relatively young population, when compared with Campbelltown (around 29% were in primary school) and Sydney (where 24% were in primary school). In Claymore, another 20% of students were attending secondary school, and these were predominantly at government schools. The proportion of secondary school students in Claymore was broadly consistent with those in Campbelltown and Sydney, there are higher proportions of private and independent school students in these comparison areas than in Claymore.

The proportion of students attending TAFE within Claymore was relatively lower than for Campbelltown and Sydney overall. However, the proportion of university students within Claymore (1.2%) is substantially lower than either Campbelltown (7.3%) and Sydney (13.2%).

⁶ Includes Catholic schools and 'other'.



Internet connections

Table A13 Number of internet connections as a proportion of all households.

	Claymore suburb		Campbelltown LGA		Sydney	
	2006	%	2006	%	2006	%
Internet connection (all types)	290	32.0%	27,747	60.7%	938,111	65.9%
No internet connection	557	61.5%	16,470	36.0%	435,803	30.6%
Not stated	59	6.5%	1,529	3.3%	49,620	3.5%
Total	906	100%	45,746	100%	1,423,534	100%

Source: ABS, 2006

The table above indicates computer and internet usage of the population.

- The level of internet connectivity for homes in the Claymore suburb (32%) is around half of that in Campbelltown and Sydney (60.7% and 65.9% respectively).

Housing

Table A14 Housing type as a proportion of all dwelling (Occupied houses).

Housing type	Claymore suburb		Campbelltown LGA		Sydney	
	2006	%	2006	%	2006	%
House	263	27.1	38,507	80.5	905,635	63.6%
Semi-detached house	708	72.9	7,862	16.4	168,433	11.8%
Flat/unit/apartment	0	0.0	1,368	2.9	339,782	23.9%
Other	0	0.0	67	0.1	8,646	1.0%
Not stated	0	0.0	19	0.0	1,039	0.1%
Total	971	100%	47,823	100%	1,423,535	100%
Average household (people)	3.3	-	3.0	-	2.7	

Source: ABS, 2006

In terms of housing type, the overall picture of the Claymore differs to both Campbelltown and Sydney:

- In Claymore, around three quarters (73%) of houses are semi-detached in style and the remainder are detached dwellings.
- Within Campbelltown, more than 80% of dwellings are detached dwellings, 17% are semi-detached and there is a small proportion of apartments.



- Across Sydney however, almost one quarter of dwellings are apartments and less than two thirds are detached dwellings.

In terms of housing tenure:

- The great majority of dwellings in Claymore are rented (92%) and most are rented from Housing NSW (86%) or a community agency (3%). Another 10% did not state their tenure arrangements.
- By contrast, only 1% of dwellings in Claymore are privately owned.

Table A15 Housing tenure as a proportion of all private dwellings 2006 (Occupied houses)

	Claymore suburb		Campbelltown LGA		Sydney	
Total private dwellings	1,034		50,218			1,034
Occupied private dwellings	971		47,823		1,423,539	971
Fully owned	14	1.4%	10,806	23.6%	454,596	31.9%
Being purchased	10	1.0%	19,161	41.9%	471,084	33.1%
Rented - private	4	0.4%	6,255	13.7%	276,139	19.4%
Rented - Government	781	86.3%	5,812	12.7%	68,664	4.8%
Rented – community group	28	3.1%	193	0.4%	7,665	0.5%
Rented – other (including not stated)	19	2.0%	2,130	4.6%	93,223	6.5%
Rented - Total	832	91.9	14,390	31.5%	445,691	31.3%
Other	11	1.1%	226	0.5%	10,484	0.7%
Not stated	101	10.4%	1,164	2.5%	41,684	2.9%
Total	971	100.0	47,823	100.0	1,423,539	-

Source: ABS, 2006

Note: 'Rented/other/not stated' or 'other/not stated include 'other' dwelling types such as boarding houses, aged care and hotel/motel accommodation

- The tenure arrangements for Campbelltown are broadly similar to those across the wider Sydney area, where around 31% of dwellings are rented. The main difference between Campbelltown and Sydney is that there is a relatively high proportion of dwellings being rented from Housing NSW in Campbelltown (12.7), compared with Sydney overall (4.8%).
- In Campbelltown, a substantial proportion of dwellings are being purchased (42% compared with 33% across Sydney).

In terms of stability of areas within a 1 year and 5 year time frame:



- Claymore shows a similar pattern to Sydney, with around 55% of residents in both areas living at the same address for more than five years and 75-79% living at the same address for one year.
- Campbelltown's population was relatively more stable than those of Claymore or Sydney, as almost 83% lived at the same address one year previously and more than 60% lived at the address five years previously.

Table A16 Same address 1 year and 5 years previously

Same address	Claymore suburb	Campbelltown LGA	Sydney
	%	%	%
1 year ago	75.5%	82.8%	79.2%
5 years ago	55.3%	60.2%	54.8%

Source: ABS, 2006

Car ownership

Table A17 Car ownership at each dwelling

	Claymore suburb		Campbelltown LGA		Sydney	
No vehicle	324	35.8%	5,151	11.3%	187,818	13.7%
1 vehicle	382	42.2%	17,350	37.9%	548,427	40.1%
2 vehicles	104	11.5%	14,906	32.6%	457,785	33.4%
3 or more vehicles	23	2.5%	6,544	14.3%	120,972	8.8%
Not stated	73	8.1%	1,795	3.9%	53,586	3.9%
Total	906	100.0%	45,746	100.0%	1,368,588	-

Source: ABS, 2006

In all areas, most households had access to at least one car. However each area is slightly different:

- More than one third of Claymore residents do not have access to a motor vehicle, 42% have access to one vehicle and only 14% had access to more than one vehicle
- In Campbelltown and Sydney, 11-14% of households did not have access to a motor vehicle and 38-40% had access to at least one vehicle.
- Campbelltown residents differed to those of the wider Sydney area by having a large proportion of households with access to 3 or more vehicles (14% compared with 9% across Sydney). This could reflect a relatively higher level of household income when compared with Claymore, as well as the distance from other centres and need to travel by car to access employment, services, recreational and other needs.



SEIFA Index

The Campbelltown LGA 2006 SEIFA of Advantage/ Disadvantage (score=959) was in the 7th decile for Australia and 6th decile for NSW. This indicates that Campbelltown LGA had a higher proportion of advantaged residents than the Australian average and approximately 55% of other LGAs in NSW had a lower proportion of advantaged residents than Campbelltown LGA.

The 2006 SEIFA of Disadvantage (score=955) for Campbelltown LGA was in the 4th decile for Australia and 3rd decile for NSW. This indicates that Campbelltown LGA had a relatively high proportion of disadvantaged families compared with the Australian average and only 30% of other LGAs in NSW had a higher proportion of disadvantaged residents than Campbelltown LGA.

The 2006 SEIFA of Economic Resources (score=965) for Campbelltown LGA places the LGA in the 4th decile for Australia and for NSW. This indicates that Campbelltown LGA had a relatively low proportion of well-resourced families than the Australian average and only one third of other LGAs in NSW had a lower proportion of well-resourced families.

The 2006 SEIFA of Education and Occupation (score=925) for Campbelltown LGA was in the 3rd decile for Australia and 2nd for NSW. This indicates that Campbelltown LGA had higher proportions of residents in unskilled occupations and residents with low educational attainment than the Australian average. More than 80% of other LGAs in NSW had higher proportions of skilled workers and residents with higher educational attainment than Campbelltown LGA.

The Index of Relative Socio-economic Advantage and Disadvantage (score = 674) places Claymore in the lowest decile within both Australia and NSW. Against this index, Claymore ranked as the 22nd lowest suburb in Australia, and within NSW Claymore ranked as the second lowest suburb on this index.

On the 2006 SEIFA of Disadvantage (score=574) Claymore suburb was also in the lowest decile for Australia and for NSW. The suburb ranked as the 2nd lowest in NSW and 51st lowest in Australia. This indicates that Claymore had an extremely high proportion of disadvantaged families compared with the Australian average.

Claymore's index of 597 on the SEIFA Economic Resources Index was also one of the lowest in NSW and Australia, indicating a high level of disadvantage. This placed the suburb amongst the lowest 25 across Australia and again as 2nd lowest in NSW.

On the SEIFA Education and Occupation Index, the suburb had an index score of 737. This again placed Claymore in the lowest decile within Australia and NSW. However, against this index, Claymore ranked as the 7th lowest suburb within Australia (2nd in NSW), which indicates that relative to other suburbs across the country, Claymore residents are at an even greater relative disadvantage than most other areas.

Centrelink Statistics

The Centrelink statistics outlined below highlight pension payments for Campbelltown LGA for 2006 and 2009. Comparison data was not available for Sydney.

- In total, 26,733 people (or 18.1% of the Campbelltown LGA population) were recipients of Centrelink pensions or benefits in 2006, compared with 17.6 in 2009.
- The table shows increases in the proportion of residents receiving most pensions including the age pension, carer's allowance, disability support and Newstart allowance between 2006 and 2009.



However, the proportion of residents on Newstart allowance for more than one year fell from over 54% to around 49% in that time. The Youth Allowance data for 2009 for Campbelltown was not reported.

Table A18 Pension types

Pension type	Campbelltown LGA			
	2006		2009	
	No.	% of estimated resident population	No.	% of estimated resident population
Age Pension (Centrelink and DVA)	8,444	5.7%	9,848	6.5%
Carer Payment	1,119	0.8%	1,753	1.2%
Disability Support Pension	5,056	3.4%	5,793	3.8%
Newstart Allowance	3,845	2.6%	5,013	3.3%
Parenting Payment Single	5,404	3.7%	4,408	2.9%
Youth Allowance	2,865	1.9%	n/a	-
Total	26,733	18.1%	26,815	17.6%
Newstart Allowance – more than 365 days (%)		54.4		48.7

Source: ABS 2006 National Regional Profile

Crime Statistics

NSW Bureau of Crime Statistics and Research (BOCSAR) rates all LGAs in NSW according to the instances of a particular crime in their area as a proportion of their population. According to 2009 data outlined in the table below, Campbelltown LGA rates in the top 50 worst LGAs for eleven of the 14 crimes listed. Since 2006, there have been improvements in the BOCSAR crime rankings in all but the following categories:

- Sexual assaults
- Robbery
- Stealing from people
- Fraud.

Nevertheless, the statistics show some notable improvements since 2006 in the rates of offences per 100,000 people, which have improved across all categories of these major offences with the exception of sexual assaults.



Table A19 BOCSAR crime statistics

Major offences	Year	Rank in NSW (1=worst)	Number	Rate per 100,000 people
Murder	2006	n/a	7	4.7
	2009	n/a	2	1.3
Assault – domestic violence related	2006	10	1,198	812.5
	2009	12	1,116	733.7
Assault – non domestic violence related	2006	16	1,393	944.8
	2009	26	1,256	823.8
Sexual assaults	2006	50	280	95.0
	2009	32	307	100.9
Robbery	2006	13	231	
	2009	7	238	
Break & Enter – dwelling	2006	13	1,497	1,015.3
	2009	18	1,428	938.8
Break & Enter – Non dwelling	2006	82	506	343.2
	2009	98	326	214.3
Motor vehicle theft	2006	6	1,040	705.4
	2009	12	759	499.0
Steal from motor vehicle	2006	19	1,409	955.6
	2009	50	974	640.3
Steal from retail store	2006	9	594	402.9
	2009	24	488	320.8
Steal from dwelling	2006	69	568	385.2
	2009	71	537	353.0
Steal from people	2006	20	191	129.5
	2009	17	186	122.3
Malicious damage to property	2006	14	3,728	2,528.5
	2009	16	3,600	2,366.8

Source: BOCSAR 2006 and 2009