



Newleaf Communities: Social Infrastructure Needs Analysis and Social Impact Assessment

Prepared for Newleaf Communities

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1 Introduction

Newleaf Communities (formerly Bonnyrigg Partnerships) have proposed a number of amendments to the approved Concept Plan for Newleaf Bonnyrigg in Fairfield. The proposed amendments are as follows:

- increasing the yield of the renewal area by 7.2% to provide an additional 168 dwellings
- changing the boundaries and dimensions of open space as necessitated by changes to the composition and density of adjacent dwellings.

Urbis has been engaged by Newleaf Communities to undertake a number of social planning studies in relation to these amendments, including a social infrastructure needs analysis, social impact assessment and Crime Prevention Through Environmental Design (CPTED) assessment. A separate report has been prepared for the CPTED assessment.

This report updates previous social planning assessments relating to the project to ensure that baseline and incoming population figures reflect recent changes to the Concept Plan and that existing recommendations and assessments are accurate for resulting changes in the population. This report provides:

- a revised demographic analysis of the renewal area and surrounds
- an assessment of any additional social infrastructure and open space required as a result of amendments to the Concept Plan
- consideration of any new social impacts in addition to those identified in the original Concept Plan application.

2 Background

2.1 NEWLEAF BONNYRIGG

Newleaf Bonnyrigg is an 81 hectare area located within the suburb of Bonnyrigg in the Fairfield Local Government Area. The renewal area is bounded by Humphries Road, Cabramatta Road, Elizabeth Drive, Bonnyrigg Avenue and Edensor Road.

The renewal area is strategically located immediately east of the Bonnyrigg Town Centre and within 6 km of the Liverpool, Cabramatta and Fairfield centres. Predominantly residential uses surround the renewal area, however industrial and commercial uses are situated to the west.

The renewal area is well located with respect to services, open space and public transport, with access to retail centres, places of worship, recreational opportunities, education facilities and T-way bus lanes.

2.2 APPROVED CONCEPT PLAN

Bonnyrigg Partnerships (now Newleaf Communities) was appointed by the NSW Government to redevelop the existing Bonnyrigg Estate. The redevelopment sought to revitalise the renewal area and address issues such as ageing housing stock, increasing maintenance costs, safety concerns and poor connectivity and amenity. Many of these issues were attributed to the Radburn design of the renewal area at that time.

In 2007, Bonnyrigg Partnerships (now Newleaf Communities) received approval for a Concept Plan encompassing the following works:

- Staged construction of approximately 2,332 dwellings in 18 stages over approximately 13 years, including lifted apartments, attached homes (in 2, 3, 4, 6 and 8-plex configurations) and detached homes.
- Staged construction of a multi-purpose centre comprising community and commercial uses (including ancillary retail servicing the needs of the immediate community).
- Retention and upgrade of existing roads, construction of new roads and provision of a pedestrian and bicycle movement network.
- Reconfiguration and upgrade of existing public open space, including extensive landscaping and infrastructure to cater for a wide range of different users and enhance safety and security.
- Stormwater infrastructure works, including water sensitive urban design measures to control the quantity and quality of stormwater that will also enhance the appearance of the site and provide passive recreation opportunities.
- Retention, extension and upgrades of existing services infrastructure to maintain supply through construction to cater for the increased population.
- Demolition of existing dwellings in stages.

Staged development of the renewal area commenced in 2009, with Stages 1 and 2 now complete. All stages are anticipated to be completed by 2021.

2.3 PREVIOUS AMENDMENTS

The following amendments have previously been made to the original Concept Plan:

- Correction of minor errors and technical issues associated with the overall Concept Plan and Stage 1.
- Reduction in allotment widths for detached dwellings.

- Introduction of three-storey walk-up apartments in areas of high amenity (e.g. adjacent to open space), amendments to minimum requirements for detached dwellings and two-attached dwellings, amending zero side setback guidelines and amending front boundary fence types.

These amendments have been approved by the respective authorities. It is noted that some reference has been made in this report to the potential benefits or impacts of alterations to dwelling types, however it is emphasised that these alterations have already been approved.

2.4 PROPOSED AMENDMENTS TO THE CONCEPT PLAN

Newleaf Communities have proposed a number of amendments to the approved Concept Plan for Newleaf Bonnyrigg. The proposed amendments are as follows:

- Increase the yield of the renewal area by 7.2%, resulting in an additional 168 dwellings. It is understood that the additional 168 dwellings will consist of (approximately 60%) 2-bedroom walk-up apartments, with the remainder provided as 3-bedroom terraces and duplexes.
- Changes to the future site layout as a result of the increased dwelling density.
- Amend the boundaries, dimensions and quantum of open space as necessitated by changes to the composition and density of adjacent dwellings. Improved linkages between a number of open space areas are also proposed.

2.5 PREVIOUS SOCIAL PLANNING STUDIES

This report updates social planning studies previously completed in relation to Newleaf Bonnyrigg Concept Plan. The following studies have been considered, and an overview of each is provided below:

- *'Bonnyrigg Renewal Scheme: Social Impact Assessment'* prepared by Judith Stubbs and Associates in November 2007
- *'Bonnyrigg Living Communities Project: Social Infrastructure Needs Analysis'*, prepared by Urbis in October 2007
- *'Newleaf Bonnyrigg: Revised Demographics and Open Space Needs Analysis'*, prepared by Urbis in March 2011

It is noted that the proposed amendments to the approved Concept Plan are consistent with the findings of these studies and recommendations continue to apply. Section 8 of this report identifies additional recommendations specifically related to the proposed amendments.

3 Policy and document review

This section provides a review of relevant local plans and policies that have implications for the provision of community facilities and open space within Newleaf Bonnyrigg. Consideration is given to recent social planning and open space policies only, noting that the following documents were previously considered in relation to the original Concept Plan in Urbis' 2007 *'Social Infrastructure Needs Analysis'*:

- Draft Bonnyrigg Developer Planning Agreement (Guiding Principles, July 2005)
- Bonnyrigg Town Centre DCP No. 28
- Fairfield City Plan (2007)
- Fairfield Open Spaces Strategy (2006)
- State of the Community Report (2003)
- Environmental Management Plan for Fairfield City (2006-2016)
- Fairfield Residential Strategy (2003)
- 'City of Cities – A Plan for Sydney's Future' (NSW Government, Dec 2005).

The proposed amendments to the Concept Plan continue to be consistent with these documents and Urbis' previous analysis.

3.1 INTEGRATED SOCIAL OPEN SPACE AND WATER MANAGEMENT IMPLEMENTATION PLAN 2007

The *Integrated Social Open Space and Water Management Implementation Plan 2007* guides Fairfield Council's planning and delivery of services and infrastructure in the Local Government Area. Prepared in accordance with the aims of the Fairfield City Plan 2007-2010, the Integrated Social Open Space and Water Management Implementation Plan considers a diverse range of opportunities and challenges for the Fairfield community over the next decade, including the following which are of relevance to this project:

- Targets for social infrastructure provision, including 16 community halls and centres, five early childhood centres and seven long day child care centres.
- Providing adequate passive and active recreation facilities that cater to the diverse needs of the Fairfield community.
- Expanding the capacity of Council's existing community centres and open space to cater to the increased demand from an ageing population.
- Ensuring that Bonnyrigg Town Centre (as well as Cabramatta and Fairfield town centres) are adequately planned and supplied with social infrastructure and open space to avoid concentration of social disadvantage.

The Plan establishes recommended actions in seven key areas. Actions of that directly apply to Newleaf Bonnyrigg include:

- Continue to partner with the Department of Housing on the redevelopment of Bonnyrigg, Villawood and other DoH renewal projects
- Partner with DoH, Newleaf Communities and others to secure funding, design and construction of the new Bonnyrigg Community Centre

- Continually advocate for best practice outcomes for each of the Department of Housing's renewal area renewal and housing redevelopment programs

3.2 FAIRFIELD OPEN SPACE STRATEGY 2007

The *Fairfield Open Space Strategy 2007* was prepared as part of Council's Section 94 Review to update and assess the progress of the 1999 Open Space Strategy. The Strategy identifies a number of new plans for the provision, design and management of open in the Fairfield Local Government area, as well as identifying previous initiatives to be continued.

The Strategy emphasises the need to respond to the increasingly diverse community of the Fairfield LGA. Some of the key trends identified in the plan include:

- an ageing population requiring ready access to open space and appropriate accessibility assistance
- a reduction in the number of young people under 24
- diverse cultural preferences for open space and recreation that should be accommodated in open space
- high levels of development and increasing densities are placing pressure on existing open spaces, and necessitate planning for new open space and enhancement of existing areas.

There is an identified need for an up to date Recreation Needs Study that focuses on the ageing population and diverse cultural characteristics of the community, and considers how needs will change in future. Overall, the Strategy advocates upgrading existing open space to increase capacity, maintaining a range of open space (passive, active, natural etc.) to cater to increasingly diverse needs and providing accessible open space with good linkages.

Other elements of the Strategy that are of relevance to Newleaf Bonnyrigg and currently proposed revisions:

- the development of new open space areas, such as the Bonnyrigg Town Centre Park, is considered a significant achievement of the previous Open Space Strategy 1999
- developments should be located in close proximity to open space and have access to adequate cycle ways, walking trails and open space areas
- the Strategy acknowledges that the structure and needs of the community will change as new people move into the area and subsequently open space and recreation planning should cater for the needs of both the existing and future community
- open space should be able to accommodate both passive and active uses to cater for the increasingly diverse population
- under the Strategy, the renewal area falls within the Bonnyrigg Place Management Area, one of five areas identified
- the Bonnyrigg Place Management Area will experience a 7.3% growth in the number of dwellings
- over the next 20 years, with a trend towards urban consolidation
- at the time of the Strategy's preparation, the Bonnyrigg Place Management Area was anticipated to experience a 4.4% population decrease.

3.3 DRAFT DIRECT (SECTION 94) DEVELOPMENT CONTRIBUTIONS PLAN 2011

The Draft Direct Development Contributions Plan 2011 has been prepared by Fairfield City Council. The Draft Contributions Plan, exhibited in 2011, identifies infrastructure needed in the LGA and provides a basis for Council to collect contributions on development for use in the provision of this infrastructure.

The Draft Contributions Plan estimates that the population of the Fairfield Local Government Area will increase over the next 20 years from 190,024 in 2011, to 220,594 in 2031. These population projections took into account the projected population increase associated with Newleaf Bonnyrigg redevelopment.

Despite this however, the Draft Contributions Plan does not consider the population increase associated with the redevelopment in determining required social infrastructure, as the redevelopment is subject to the agreed Voluntary Planning Agreement. Nevertheless, there are a number of provisions contained in the Draft that apply to Newleaf Bonnyrigg Concept Plan, in particular:

- neighbourhood community facilities should be provided at a rate of 0.14m² per additional person (as per the benchmark rate identified in the Bonnyrigg Living Communities Social Impact Assessment)
- neighbourhood community facilities should include multi-purpose spaces to allow flexibility over the life of the facility to meet changing demands
- new parks are to be provided at the rate of 2.78m² per additional person
- neighbourhood parks in the western LGA catchment should be approximately 5,000m²
- parks provided under the Draft Contributions Plan should be located within or no more than 800m from medium/high density residential areas.

4 Socio-demographic characteristics of the renewal area

Urbis undertook a detailed socio-demographic analysis of Newleaf Bonnyrigg in 2008, considering the demographic characteristics of both existing residents and likely incoming populations. This analysis referred to 2001 and 2006 ABS Census Data, as well as demographic analysis undertaken by Judith Stubbs and Associates (JSA).

This following provides an overview of demographic characteristics of the existing and future Bonnyrigg populations, updated where more recent demographic data is available. Consistent with the methodology of previous demographic analyses by JSA and Urbis, Newleaf Bonnyrigg has been defined as the four Census collection districts that make up the renewal area (collection districts 1321608, 1321609, 1321610 and 1321611).

4.1 CURRENT RESIDENTS

In 2006, the population of Newleaf Bonnyrigg was approximately 2,899 persons.

4.1.1 NATIONALITY

The population of Newleaf Bonnyrigg is fairly culturally diverse, with 47.3% of residents born overseas. Reflecting this, in 2006, the four main languages spoken on the renewal area (other than English) were:

- Vietnamese (29.1%)
- Khmer (7.3%)
- Arabic (6.5%)
- Chinese languages (5.2%).

In 2006, Indigenous people made up 5.3% of the renewal area's population, a slight increase since 2001 when this figure was 4.96%.

4.1.2 AGE COHORTS

The 2006 Census provides the following information in relation to the age profile of the renewal area. Age cohort data is provided as a percentage of the total population of the renewal area.

- | | |
|---------------|-------|
| ▪ 0-9 years | 14.6% |
| ▪ 10-19 years | 22.8% |
| ▪ 20-39 years | 22.2% |
| ▪ 40-54 years | 20.8% |
| ▪ 55+ years | 19.6% |
| ▪ 75+ years | 3.9%. |

In 2006, the renewal area had a fairly young population when compared to the Sydney Statistical District, with the 0-9 years and 10-19 years age group above the Sydney average. Conversely, the percentage of the population aged between 20-39 years was lower than that of the Sydney Statistical District.

4.1.3 INCOME, HOUSING EXPENDITURE AND TENURE

The suburb of Bonnyrigg is one of the most disadvantaged in Sydney based upon analysis of income and employment levels.

In 2006, the average weekly household income on the renewal area was \$590, with rent representing 22.5% of household income. The average weekly household income for the Sydney Statistical District was \$1, 417.

In 2006, most homes within the renewal area were rented (85.5%) and residents of the renewal area were paying the highest proportion of income on rent of all the surrounding areas.

4.2 INCOMING COMMUNITY

4.2.1 QUANTUM OF RESIDENTS

In 2007, JSA estimated that the approved Concept Plan would increase the population of the renewal area from 2,899 in 2006, to 6,032 following the completion of Stage 18.

Considering the current proposed amendments, Urbis have since estimated that the post-development population will reach 6,881. This increase in the total population of the renewal area will occur as a result of the additional 168 dwellings and changes in the dwelling typology.

Section 7 of this report analyses the population increase in more detail.

4.2.2 LIKELY CHARACTERISTICS OF THE INCOMING COMMUNITY

In 2008, JSA forecasts identified the following population trends:

- The most significant population increase is projected to occur between 2016 and 2021, as development reaches its final stages, and those who have occupied new homes have families.
- The renewal area is likely to have a major increase in people aged 55 and over between 2006 and 2021 (an extra 1,319 or a 240% increase).
- There are also projected significant increases in the number of children aged 0-9 years (265 extra children or a 68% increase). There will be a relative normalisation of the population in relation to the proportion aged 10-19 years this is expected to reduce to around 12% by 2021.

A preliminary analysis of dwelling sales in Stages 1, 2 and 3 indicated that purchasers are likely to be primarily aged 30 – 39 years, of Asian and Australian backgrounds.

5 Social infrastructure audit

The following provides an overview of the existing facilities and services currently available in the vicinity of Newleaf Bonnyrigg. Infrastructure and services considered include primary and secondary schools, medical facilities, sport and recreation facilities, youth services and community uses.

Consultation was undertaken with a number of service providers in order to gauge capacity, usage trends and future plans for service expansion and their input are included in the following discussion.

5.1 SCHOOLS

5.1.1 PRIMARY SCHOOLS

There are two primary schools within Newleaf Bonnyrigg.

Bonnyrigg Public School is a government school in Tarlington Parade and Our Lady of Mount Carmel Primary School is a Catholic school in Humphries Road. Telephone interviews with the principals of both of these primary schools indicated capacity for additional enrolments at each. Bonnyrigg Public School suggested there is unlikely to be any impacts for the school due to the increased numbers of dwellings, as there is adequate capacity for increased enrolments this may generate. Our Lady of Mount Carmel Primary School indicated that little impact was expected to result from increased numbers of dwellings. Additional residents would be unlikely to put the school beyond capacity. It was suggested that any impacts were likely to be positive.

Other primary schools in the area include:

- St Johns Park Public School
- Bonnyrigg Heights Public School
- Mt Pritchard Public School
- Mt Pritchard East Public School
- Edensor Park Public School
- John The Baptist Primary School in Bonnyrigg Heights
- Governor Philip King Public School in Edensor Park
- St Hurmizds Assyrian Primary School in Greenfield Park
- Busby West Primary School.

5.1.2 SECONDARYS

Bonnyrigg High School in Elizabeth Drive is the only secondary school in Bonnyrigg. The closest government secondary schools are St Johns Park Secondary School and James Busby High School in Busby.

Interviews with the principal at Bonnyrigg High School suggested that while the school is close to its current capacity, no negative impacts were expected as a result of increased numbers of dwellings at the renewal area, as the school is expected to grow as required. Students are largely drawn from the Bonnyrigg area, with some enrolments from the neighbouring suburbs of Mt Pritchard, Cabramatta West and Edensor Park. It would be expected that not all secondary aged students resulting from additional dwellings would attend Bonnyrigg High School, as some would opt for private schools or selective schools.

Non-government secondary schools in the area include Freeman Catholic College in Bonnyrigg Heights and Mar Narsai Assyrian College at Edensor Park. A telephone interview with the assistant principal of Freeman Catholic College indicated the school is already at capacity, with 320 applications each year for the 225 places available. Students are drawn from the four Catholic feeder schools in the area.

5.2 MEDICAL

5.2.1 MEDICAL PRACTITIONERS

There are a limited number of medical practitioners in the area, having limited capacity to cater for potential population increases. There are four general medical practices located in Bonnyrigg. One of these is a medical centre with multiple doctors located in the Bonnyrigg Plaza shopping centre. The other three are single doctor practices. Other medical practices are located in St Johns Park, Edensor Park and Greenfield Park.

All four practices in Bonnyrigg participated in telephone interviews. The medical centre at the shopping centre was the only medical practice reporting capacity to take additional patients. The remaining three practices reported having no capacity, and two have closed their books to new patients. One of the practices indicated that if demand increased due to additional housing in the area, they would seek to expand the practice. This practice is currently seeking an additional doctor. The other two have no plans to expand.

The only specialist medical service located in Bonnyrigg is a radiology service providing X-ray and ultrasound services.

5.2.2 HOSPITALS

Fairfield Hospital is approximately 5.5 kilometres from Bonnyrigg. Fairfield Hospital is a major metropolitan hospital providing 24 hour emergency care, heart care, dialysis, maternity, paediatrics, comprehensive medical/surgical care and a variety of outpatient services. The Prairiewood Community Health centre located at this site and provides a range of general community nursing services including home nursing, health promotion, wound care, transition from hospital to home, baby clinic and referrals. Braeside Hospital is a private hospital located in Prairiewood specializing in inpatient and outpatient rehabilitation services, palliative care and aged care psychiatry services including community services.

Liverpool Hospital, less than 5.5 kilometres from Bonnyrigg, is a tertiary referral hospital for south western Sydney providing medical, surgical, emergency medicine, intensive care, oncology, mental health, women's health and newborn care services. It is a major trauma centre for NSW.

5.3 SPORT AND RECREATION

There are a number of large clubs with associated social and sporting facilities in Bonnyrigg and the surrounding area. Many of these are historically ethnically based with membership open to the general public. Telephone interviews were conducted with representatives of five of these clubs. Anecdotal evidence from these suggested there are unlikely to be negative impacts on facilities as a result of amendments to the Concept Plan, and most hoped for positive impacts in terms of increased membership or patronage. While concerns were raised in one interview regarding potential loss of open space, most thought there was adequate open space in Bonnyrigg and the surrounding areas as well as adequate sports facilities.

Bonnyrigg Sports Club, traditionally a Serbian based club, is located on Elizabeth Drive and as well as club facilities and a restaurant, offers function rooms and an auditorium for hire. In addition, sporting facilities include a full sized soccer ground with covered grandstand for adult teams and junior grounds for junior soccer teams. A telephone interview with a spokesperson from the Sports Club saw no negative impacts to the club itself due to the proposed increase in development associated with the New Leaf development but raised concerns that open Crown land which could in future be used for sports grounds may potentially be built on.

Bonnyrigg Football Club is affiliated to the Bonnyrigg Sports Club and currently manages 23 junior teams. A telephone interview with a representative from the club suggested there would not be negative impacts

from the proposed changes to the Concept Plan for the Newleaf renewal area. The club has capacity for new members, and has adequate grounds for both games and training. It was suggested that there are adequate sports grounds in the Bonnyrigg area to cater for current and increased population.

St Johns Bowling Club is in Edensor Rd, St Johns Park at the north eastern edge of Newleaf Bonnyrigg. As well as bars, cafes and bowling greens, the club offers venues for hire for private functions. A representative of the club noted many of their members come from Bonnyrigg. The club anticipates positive impacts only from additional dwellings related to changes in the Concept Plan for the Newleaf renewal project in terms of potential increased patronage. It was suggested that there is adequate open space and sports facilities in the area to cater for increased resulting population.

The King Tomislav Club in Edensor Park is a Croatian Club with membership open to the general public. Members mostly come from the suburbs around the club. As well as club facilities, it has a full sized soccer grounds one with a large grandstand. A representative from the club suggested there would be no impacts from changes to the Newleaf Concept Plan, and that it was hoped this may bring additional demand for their sporting facilities which are currently reportedly under-utilised.

The Marconi Club is located in Bossley Park. It was reported that while members mostly come from the local area and surrounding suburbs, as it is an Italian club some come from further afield. As well as bars and cafes, the club has function rooms and an auditorium. Sporting facilities on site include a gym, tennis and squash centre, a large football stadium housing 6,000 spectators, an additional seven playing and training fields, indoor cricket nets, two outdoor cricket pitches, five netball courts and a seven lane bocce facility. No negative impacts were anticipated in relation to the renewal, but it is hoped it may result in increased patronage for the club. All sporting activities are able to be catered for on-site.

The Mounties Club in Mount Pritchard is another major recreational and sporting club in the area. In addition to bar, eating facilities and function rooms, the club has an indoor sports centre catering for futsal, table tennis, darts and indoor bowls. It has three outdoor bowling greens, and has netball on site. Rugby league teams, both adult and junior, as well as soccer teams and cricket use Council owned sporting facilities. The Mt Pritchard Sporting Complex in Cabramatta Road West is a sporting facility owned by Council but maintained by Mounties. It contains two soccer fields/share cricket; cricket practice nets; two netball courts and two tennis courts.

The Nineveh Assyrian Club in Edensor Park has eating and bar facilities and has associated soccer teams.

Other sporting clubs in the area include:

- A.C. United Football Club in Greenfield Park
- Sydney United Junior Soccer Club
- Sydney United Junior Soccer Club in Greenfield Park
- Mt Pritchard Little Athletics Inc.
- Cabra Vale Diggers Cobras Rugby League in Edensor Park
- St Johns Park Panthers/St Johns Park Community Club which hosts junior rugby league teams
- St Johns Park tennis courts
- White Wolf Martial Arts
- Goshu Kan Karate
- Koryo Martial Arts.

5.4 YOUTH FACILITIES

Recreational facilities for youth outside of organised team sport and those associated with the major clubs seem to be limited in Bonnyrigg to the Bonnyrigg Youth Centre operating from the Community Centre, and the Bonnyrigg Skate Park. Bonnyrigg Youth Centre advertises its activities as arts and crafts, pool table, internet, basketball, Xbox, board games, movies & afternoon tea. The skateboard park houses a complex of skateboard jumps and ramps, with a basketball court nearby.

In addition the Khmer Youth Association of NSW Incorporated aims to strengthen and improve the relationship among all Khmer youth; to maintain both Khmer and English literacy among all Khmer youth; to promote and offer educational assistance to all Khmer youth; to foster matters of interest and help to overcome obstacles confronting Khmer youth and Khmer people.

5.5 COMMUNITY FACILITIES AND SERVICES

The suburb of Bonnyrigg is well provided with respect to community and neighbourhood centres, with seven community centres and halls located in Bonnyrigg. These include:

- Bonnyrigg Community Centre (28 Bonnyrigg Avenue, Bonnyrigg)
- Cabrogal Cottage (1 Kennedy Way, Bonnyrigg)
- Vietnamese Community and Cultural Centre (6-8 Bibby's Place, Bonnyrigg)
- Bonnyrigg South Community Centre (Gemalla Road, Bonnyrigg)
- Serbian Centre / Bonnyrigg Sports Club (610 - 618 Elizabeth Drive, Bonnyrigg)
- Armenian Community Hall (682 Cabramatta Road, Bonnyrigg)
- The South West Sydney Men's Shed (22 Hebblewhite Crescent, Bonnyrigg)

The Bonnyrigg Community Centre is a Fairfield City Council facility with a range of services and activities run from here, including a youth centre, computer classes, arts and crafts, tai chi, homework help and holiday activities. Council also owns the Bonnyrigg South Community Centre. Cabrogal Cottage is a Newleaf neighbourhood centre providing a range of recreational and educational activities.

Other community centres include:

- the Vietnamese Community and Cultural Centre
- the Serbian Centre (associated with the Bonnyrigg Sports Club),
- the Armenian Community Hall and Senior Citizens Centre
- the South West Sydney Men's Shed.

Community centres are also located in the neighbouring suburbs of Bonnyrigg Heights, Mt Pritchard, Edensor Park and Greenfield Park.

A range of ethnically based community organisations run activities and services in Bonnyrigg, including:

- the Vietnamese Women's Association
- Khmer Community of NSW Inc
- Cambodian-Australian Welfare Council of NSW
- Serbian Centre

- Armenian Senior Citizens and Timor Chinese Association of NSW

Organisations in neighbouring suburbs include the Vietnamese Buddhist Society of NSW in St Johns Park and the Croatian Australian Community Council in Edensor Park.

Community services in Bonnyrigg include Brighter Futures run by the Benevolent Society, which provide support and casework for children at-risk and their families and St Vincent de Paul, which provides food parcels and furniture to families in Bonnyrigg. Other organisations based in the broader area that also provide services in Bonnyrigg include:

- CatholicCare Family Support, which undertakes case work for families with children and runs a supported playgroup in Bonnyrigg
- Vietnamese Community in Australia - NSW Chapter Inc, which provides casework, referrals and community development programs to the Vietnamese community
- Lao Community Advancement NSW Co-op Ltd which provides casework, community development, advocacy information and referral for Lao people.

A total of seven telephone interviews were conducted with community organisations and service providers including:

- Cambodian-Australian Welfare Council of NSW
- Armenian Senior Citizens
- the Croatian Australian Community Council
- Brighter Futures
- St Vincent De Paul Society
- Vietnamese Community in Australia - NSW Chapter Inc
- CatholicCare Family Support.

Three community organisations expected little impact on their organisations as a result of increased numbers of dwellings due to the proposed changes to the Concept Plan, two providers thought these may result in increased referrals and two were unable to say without more information on the number of dwellings and mix of housing associated with the amendments.

Issues raised by community organisations and community service providers include that:

- there is a high demand on services for the Vietnamese community compared to resources available particularly in relation to case work
- poverty is a significant issue in Bonnyrigg
- social isolation is an issue for sole parents
- language barriers is an issue experienced by some residents
- financial stress is an issue due to the cost of housing for both home buyers and renters.

6 Consultation activities and outcomes

This section documents consultation undertaken in relation to the proposed Concept Plan amendments and the current Stage 4 of development. Discussion with Council, the Department of Planning and Infrastructure and Housing NSW occurred throughout the preparation of the amendments, and GHD undertook consultation with the community. Urbis consultation with service providers is documented in Section 4 above.

6.1 CONSULTATION WITH STAKEHOLDERS

6.1.1 FAIRFIELD CITY COUNCIL

Newleaf Communities engaged with Fairfield City Council on a number of occasions during the preparation of the S75W application.

In addition to written correspondence, meetings with Council were held on the following occasions:

- Friday 16 September 2011
- Wednesday 19 October 2011
- Tuesday 1 November 2011.

Key feedback provided by Fairfield City Council with respect to social impact assessment and infrastructure needs includes:

- request to use a higher overall occupancy rate of 99%
- request to use dwellings occupancy rates of 3.17 persons per all dwellings
- request to revisit the provision of open space and community facilities with respect to the total end population
- request that the Developer's Checklist published by the Premier's Council for Active Living be applied to the open space provision within the renewal area.

6.1.2 DEPARTMENT OF PLANNING AND INFRASTRUCTURE

Meetings were held with the NSW Department of Planning and Infrastructure on:

- 5 October 2011
- 12 December 2011.

6.1.3 NSW HOUSING

NSW Housing was consulted with throughout the preparation of the application for amendments.

Key issues identified include:

- delivery of housing that will meet the specific needs of social housing tenants
- maintenance of a 70:30 private-public tenure mix.

6.2 COMMUNITY CONSULTATION

GHD undertook consultation with the Newleaf Bonnyrigg community in relation to the proposed amendments to the Concept Plan and Stage 4 of the development. Consultation activities include:

- Letterbox drop of flyer to 900 homes throughout Newleaf Bonnyrigg on 10 and 11 October 2011 with feedback form attached.
- Newsletters available at the Newleaf Communities office and at the community events.
- Project information on the Newleaf Communities website.
- Letter of invitation to key stakeholders to attend the key agency/stakeholder consultation evening.
- Posters displayed on community notice boards at Bonnyrigg Plaza, Library, Youth Centre and Community Centre.
- Brochures and information sheets available at the Newleaf Communities office and at the community events, including a 'flip book' outlining the proposed Concept Plan revisions and advertising the consultation events.
- Staffed display/stall at Bonnyrigg Plaza on 13 October 2011, 3pm to 6pm.
- A stakeholder consultation evening on 13 October 2011, 6pm to 8pm.
- Two community information sessions (with bi-lingual Community Support Workers available) on the 14 and 15 October 2011.
- Cultural coffee sessions for 6 language groups with the appropriate bi-lingual Community Support Worker and Newleaf team member in attendance:
 - Spanish (11 October 2011)
 - Lao (11 October 2011)
 - Arabic (13 October 2011)
 - Khmer (18 October 2011)
 - Vietnamese (19 October 2011)
 - Assyrian (24 October 2011)
- Newleaf Community Renewal contact mechanisms (phone, email, feedback forms).
- Meetings with Fairfield Council staff

A total of 460 people took part in the consultation process.

GHD have prepared a report detailing the consultation process and feedback received. Table 1 below, excerpted from GHD's report, provides an overview of areas of support, concern and further enquiries.

TABLE 1 – KEY CONSULTATION FINDINGS

AREAS OF SUPPORT	
Issue/theme	Comment summary
Appearance/design	<p>Positive about the way the building looks.</p> <p>Houses look beautiful.</p> <p>Very impressed with design, positive change for the area.</p> <p>Likes the changes to the Concept Plan.</p>

Sales	<p>Offer to sell land and house to Becton and buy a new Bonnyrigg apartment.</p> <p>Requests for further information for an investment property including price ranges.</p> <p>Requests for further information from private buyers.</p> <p>Enquiry about strata fees.</p> <p>Expressing interest for friends who want to buy for investment.</p>
Gardens	<p>Positive that the amended designs have more rear garden space, so privacy can be enjoyed.</p> <p>Space for garden doesn't need to be large, just a space to spend time.</p>
Privacy	<p>Good privacy from neighbours.</p> <p>Positive that windows don't look in on each other.</p>
Roads	<p>Better that there are open roads.</p> <p>Happy to see no laneways and more connected streets.</p>
Layout	<p>Happy with new layout and patio area.</p> <p>Numerous comments expressing satisfaction with internal garage entry.</p> <p>Very happy that the living, dining and kitchen are together and open to patio.</p> <p>Happy about storage and garage access to home</p>
Park	<p>New park is beautiful.</p>
General/consultation	<p>Good to have someone to talk to and explain it, e.g. a Vietnamese speaker.</p> <p>Floor plans are easy to understand.</p> <p>Very good – appreciate the help.</p> <p>Had all questions answered.</p> <p>Great to have BBQ and children's entertainment at the event.</p> <p>Very impressive to Bonnyrigg community.</p> <p>Enjoyed being able to provide input.</p> <p>Very well presented.</p>
AREAS OF CONCERN	
Issue/theme	Comment summary
Allocation/timing	<p>Concern about the type of house that will be allocated (Stage 4 tenant).</p> <p>Desire to know now where the new house will be and concern about lack of help available once house is allocated.</p> <p>Concern about private home allocation – does not want corner block.</p> <p>Would like to see the lot allocation map for the revised plan.</p> <p>Concern about moving twice when in the final stage.</p> <p>An extra room should be given to family if 2 adults and 3 children, especially</p>

	<p>when a spouse has a disability.</p> <p>What is the waiting time for a tenant?</p> <p>Want to live in old house until it is time to new to new one.</p> <p>Query about how the revised plan and allocation will directly affect access, parking and security.</p> <p>If apartment provided, would need larger balcony.</p> <p>Does not want to move, wants to stay longer.</p> <p>Can homes originally designed for private sale be allocated to social tenants?</p>
Overall plans	<p>Should build more apartments than houses, take up less space and cheaper.</p> <p>Houses too small and too close to each other.</p> <p>Will you be able to walk by the side of the property? (3 bedroom detached).</p> <p>Questions about types of homes – are single storey available.</p> <p>Balcony of plex homes should be fully timbered so people cannot look up through them.</p> <p>Concern about houses being re-numbered (feng shui).</p> <p>Not happy with uncertainty around cul de sacs turning into streets etc.</p>
Appearance	<p>Dull colour of the houses, why not use a coloured roof and brighter walls.</p>
Security	<p>Concern about moving to an apartment because of security.</p> <p>Feeling unsafe shopping at night – security needs to be improved.</p> <p>Security for back fence needed, not to be exposed.</p>
Type of dwelling	<p>Will townhouses be built at a later stage?</p>
Recreation/retail facilities	<p>More sports/youth centres to get children out of their houses.</p> <p>What activities are available to children aged 6 to 12?</p> <p>Weekend adult classes, e.g. technology and a gym, café.</p> <p>Should be grounds for sporting facilities in each stage.</p> <p>A bigger shopping centre (e.g. Stockland) would be good for the area.</p>
Amenity	<p>More public transport links needed to pick children up near their area.</p> <p>Why aren't buses coming as often through Tarlington?</p>
Fit-out	<p>Numerous concerns that laundries have carpet.</p> <p>Vinyl is slippery and dangerous – prefer ceramic tiles or carpet.</p> <p>Can I move my air conditioning to my new home and who would pay for installation?</p>
Windows	<p>Numerous concerns expressed that some kitchens and bathrooms/shower rooms do not have windows – lack of ventilation, risk of mould and will use extra</p>

	<p>power due to lighting required.</p> <p>Query about type of windows being provided in stage 4.</p>
Privacy	<p>Height of the fence is too low.</p> <p>Poor privacy.</p> <p>Apartments have lack of privacy.</p> <p>Homes on corner lack privacy.</p>
Parking	<p>Parking spaces for apartments.</p> <p>Spaces are small.</p> <p>More parking needed.</p> <p>Do all houses have a garage? Does not want to park on street.</p> <p>Garden apartments need to have garages not car ports or spaces.</p> <p>Garages are too small.</p> <p>Having garages lined up on street scape isn't aesthetically pleasing.</p>
Gardens	<p>Garden is too small.</p> <p>Needs a gate.</p> <p>Doesn't want apartment as garden space too small.</p>
Consultation	<p>Numerous comments about more notice required to inform about the upcoming consultation.</p> <p>Displays should show design of all housing types.</p> <p>Wanted to see more details for adaptable homes.</p> <p>Uncertainty if information has been understood correctly or if it was helpful.</p> <p>Should advertise on community radio, fax and emails out, e.g. to temples.</p> <p>Confusion about what was told to tenant by different Newleaf team members.</p> <p>3D models of the buildings would be useful to show what they look like, some people can't relate to the floor plan</p> <p>Would like to see an actual display of the house, the real house.</p> <p>More visual and audio display to show what houses will look like, inside and outside.</p> <p>Unclear as to next steps and how to provide submission to Council.</p> <p>More detail required on the flyer about how to find the venue.</p> <p>Should display the prices on the boards.</p>
Insulation/noise	<p>Concern that people already living in new homes can hear neighbours through the shared – will stage 4 homes be the same?</p>
Internal layout	<p>An extra bedroom in adaptable homes to allow for a family member to stay and care for a sick person.</p> <p>Laundry should be next to kitchen.</p>

	<p>No toilet downstairs.</p> <p>Bathroom too close to kitchen.</p>
Parks	Concern that young people gather to drink and smoke.
Storage/space	Laundry does not have enough space to store washing powder etc.

7 Analysis of incoming population

The following considers the population increase expected to be generated by the proposed increase in dwelling numbers at Newleaf Bonnyrigg. These figures adopt higher occupancy rates than those used in the original approval and, at the request of Fairfield City Council, a 99% overall occupancy.

It is considered that social infrastructure provision need only be assessed with respect to the population increase resulting from the additional 168 dwellings. The basis for this argument is that the original Concept Plan, including the total end population calculated at this time, has been approved and it is not necessary to revisit this.

In 2006, the baseline population of Newleaf Bonnyrigg was 2,895, including 833 public housing dwellings and 99 private dwellings. The proposed number of dwellings for the redeveloped renewal area was 2,332 and the proposed mix of public and private dwellings was 30% public and 70% private. In 2007, Judith Stubbs and Associates¹ estimated the total end population of the redeveloped renewal area as 6,032 persons. This was based on an overall occupancy rate of 94% and lower dwelling occupancy rates.

7.1 OCCUPANCY RATES BY HOUSING TYPE

In order to accurately reflect the future population, different occupancy rates have been applied to public and private dwelling types.

7.1.1 OCCUPANCY RATES FOR PUBLIC DWELLINGS

Previous reports² assessed the occupancy rate for public housing at 1.5 to 1.7 persons per dwelling, based on indicators provided by the NSW Department of Housing. These occupancy rates have not been used for the purposes of this assessment as they reflect low occupancy rates pre-redevelopment.

Calculations have subsequently been based on actual occupancy rates for public dwellings in Stages 1 and 2, and occupancy rates taken from Fairfield City Council's Draft Contributions Plan³.

Table 2 contains the actual occupancy rates supplied by Newleaf Communities in September 2011.

TABLE 2 – OCCUPANCY RATE CALCULATIONS FOR PUBLIC HOUSING

NUMBER OF BEDROOMS	RESIDENTS	DWELLINGS	OCCUPANCY RATES
1	6	3	2.0
2	33	15	2.2
3	113	41	2.8
4	43	11	3.9
5	29	6	4.8

Source: Becton Property Group, 2011

Considering the total population in Stages 1 and 2, the average occupancy rate is calculated at 3.2 persons per dwelling for public housing.

7.1.2 OCCUPANCY RATES FOR PRIVATE DWELLINGS

Occupancy rates for private dwellings were calculated based on the number of dwellings and residents in each stage of the development completed so far, and Fairfield City Council's Draft Contributions Plan⁴. To

¹ Judith Stubbs and Associates' *Bonnyrigg Renewal Scheme – Social Impact Assessment October 2007*

² In particular: Judith Stubbs and Associates' *Bonnyrigg Renewal Scheme – Social Impact Assessment October 2007*; Urbis' *Bonnyrigg Social Infrastructure Needs Analysis Final Report 2007* and Urbis' *Bonnyrigg Updated Population Profile – Final Report 2007*.

³ Fairfield City Council, 21 July 2011, *Draft direct (Section 94) Development Contributions Plan*.

calculate occupancy, the total number of residents at each stage was divided by the total number of homes occupied. This is outlined in Table 3 below.

TABLE 3 – OCCUPANCY RATES FOR PRIVATE HOUSING, LOW AND HIGH RATES

STAGE	RESIDENTS	DWELLINGS	OCCUPANCY RATES
1	140	56	2.5
2	147	66	2.2
3	139	81	1.7

Source: Becton Property Group, 2011

Based on the actual occupancy rate for Stages 1 – 3, an occupancy rate of 2.2 is considered the average for private dwellings. It is acknowledged however that Council's Draft Development Contributions Plan⁵ identifies a higher occupancy rate of 2.6 for private dwellings and it considered reasonable to apply this in calculating the future population.

At a 1 November 2011 meeting, Fairfield City Council requested that an occupancy rate of 3.17 be applied to both public and private dwellings in Newleaf Bonnyrigg in order to calculate the total population. A 3.17 occupancy rate is not accepted as:

- The 3.17 rate based on assumptions for the entire LGA, which cannot reasonably be applied to Newleaf Bonnyrigg as it is a unique, medium density development with a particular market.
- It is inaccurate to apply an occupancy rate of 3.17 to the significant number of smaller dwellings (e.g. one and two bedroom), particularly for private dwellings.
- The 3.17 rate is based on projections, whereas those presented above are based on occupancy rates obtained from completed Stages 1 and 2 and analysis of the actual sales for Stage 3, along with St George Community Housing's actual allocations for the social component.

7.2 POPULATION INCREASE

Considering only the population increase associated with the additional 168 dwellings only, the population increase resulting from the proposed amendments to the Concept Plan would be 463 residents.

Table 4 below demonstrates this.

TABLE 4 – POPULATION INCREASE ASSOCIATED WITH ADDITIONAL 168 DWELLINGS ONLY

	PROJECTED ADDITIONAL POPULATION
Private	307 (2.6 occupancy)
Public	160 (3.2 occupancy)
Total	467
99% overall occupancy	463

⁴ Fairfield City Council, 21 July 2011, *Draft direct (Section 94) Development Contributions Plan*.

⁵ Fairfield City Council, 21 July 2011, *Draft direct (Section 94) Development Contributions Plan*.

8 Social infrastructure needs analysis

The following section assesses the open space and community facilities required to adequately service the population increase that will result from the proposed amendments to the approved Concept Plan.

While the total population increase above that approved in 2009 has been considered, it is considered that social infrastructure provision need only be assessed with respect to the population increase resulting from the additional 168 dwellings. The basis for this argument is that the original Concept Plan, including the total end population calculated at this time, has been approved and it is subsequently not necessary to revisit this.

8.1 OPEN SPACE

The population increase associated with the introduction of additional dwellings to the renewal area will have implications for the amount of open space required to meet demand. The current revisions to the Concept Plan has recognised this and incorporated an additional 0.13 hectares of open space.

There are a variety of benchmarks able to be applied to determine the adequacy of this provision relative to the population.

Fairfield City Council's current Contributions Plan specifies that open space be provided at a rate of 2.83 hectares per 1,000 residents. This standard, which is commonly used in planning for new release areas, has been acknowledged by the NSW Department of Planning and Infrastructure as out-dated and frequently unachievable in existing urban areas⁶. Newleaf Bonnyrigg is a medium density, existing suburb undergoing redevelopment and infill, and the 2.83 hectare standard should therefore not be applied in this instance.

Under the approved Concept Plan, open space is provided at a rate of 2 hectares per 1,000 residents. As the proposed amendments to the Concept Plan deal with additional persons only, it is considered reasonable that Fairfield City Council's Draft Contribution Plan⁷ rate of 2.78m² of open space per *additional* person be applied. Table 5 below applies the 2.78m² standard to the population increase resulting from the additional 168 dwellings.

TABLE 5 – OPEN SPACE PROJECTIONS

DESCRIPTOR	OPEN SPACE (HECTARES)	TOTAL REQUIRED (currently approved + additional required)
Currently approved open space provision	12.00 ha	-
Currently proposed open space provision	12.13 ha	-
Requirement for the additional 463 persons (from 168 dwellings)	463 x 2.78 m ² / person = 0.13 ha	12.00 ha + 0.13 ha = 12.13 ha

As shown, the proposed provision of open space at 12.13 hectares adequately caters to the population increase associated with the additional 168 dwellings.

⁶Department of Planning, 2010, *Recreation and open space planning guidelines for local government*.

⁷ Fairfield City Council, 21 July 2011, *Direct (Section 94) Development Contributions Plan*.

8.2 COMMUNITY FACILITIES

Fairfield City Council's Draft Contributions Plan⁸ standard of 0.14 m² per additional person has been applied to determine the adequacy of the proposed community facilities for Newleaf Bonnyrigg.

Table 6 below applies this standard to the population increase resulting from the additional 168 dwellings.

TABLE 6 – COMMUNITY FACILITY PROJECTIONS

DESCRIPTOR	COMMUNITY FACILITY	TOTAL REQUIRED (currently approved + additional required)
Currently approved community facility provision	560 m ² (excluding the men's shed, garden shed and storage space)	-
Currently proposed provision under the revised Concept Plan	700 m ²	-
Requirement for the additional 463 persons (from 168 dwellings)	463 x 0.14m ² / person = 64.28 m ²	560 m ² + 64.28 m ² = 624.28 m ² (+ 75.72m ²)

The proposed amendments to the Concept Plan are not considered to necessitate any revision of the uses included in the community centre, and as shown above, the additional 140 m² of community centre space adequately meets the need generated by the total population.

During consultation Fairfield City Council referenced the Dapto Ribbonwood Centre as a good example of a successful community centre. Run by Wollongong City Council, the Centre includes a library, a childcare/preschool, three halls and kitchen facilities. A detailed overview of the Dapto Ribbonwood Centre is contained at Appendix A.

8.3 OTHER SOCIAL INFRASTRUCTURE

Section 5 of this report assessed the current provision of social infrastructure within and in the vicinity of Newleaf Bonnyrigg. Consideration was given to the number of services available, what capacity may exist and what potential impacts may occur from additional usage.

Key findings of the social infrastructure audit and discussions with service providers (refer Section 5 above) include:

- The majority of categories of social infrastructure were identified to be in adequate supply and with capacity to accommodate additional demand. Some services identified benefits associated with increased use.
- While there are a limited number of child care facilities in the area, there appears to be little demand for additional centres. Services consulted with reported having vacancies and indicated that the redevelopment of the renewal area will positively impact service provision by increasing enrolments.
- Schools consulted with reported having capacity for additional enrolments and anticipated that the Newleaf Bonnyrigg renewal project will not negatively impact their ability to service the community. Schools indicated a desire to be involved in further community consultation.
- There are seven community centres and halls in Bonnyrigg, all of which was consulted with. Three community organisations expected little impact on their organisations as a result of increased numbers of dwellings due to the proposed changes to the Concept Plan, two providers thought these may result in increased referrals and two were unable to say without more information on the number of dwellings and mix of housing associated with the amendments.

⁸ Fairfield City Council, 21 July 2011, *Direct (Section 94) Development Contributions Plan*.

- Recreation and sporting clubs consulted with generally welcomed additional development in hope it will boost membership and patronage.
- There are four general medical practices in Bonnyrigg and those consulted with expressed some issues around capacity and number of doctors on site. Medical facilities were however an existing shortage at the time of original approval and the issue is not considered to be unduly exacerbated by the proposed amendments.

9 Social impact assessment

The following section assesses potential social impacts associated with the proposed amendments to the Concept Plan.

It is noted that this assessment does not revisit the social impact assessment previously undertaken for the approved Concept Plan by Judith Stubbs and Associates (JSA), but rather considers any additional or incremental impacts likely to result from the amendments.

The consistency of the proposed amendments with the findings of JSA's social impact assessment has however been considered. JSA's findings continue to apply to the amended Concept Plan and mitigation measures proposed should continue to be observed as per the VPA.

It is also noted that this report does not assess the impact of the proposed amendments or Stage 4 works on the Indigenous community. This would be subject to a detailed, separate study.

9.1 PREVIOUS SOCIAL IMPACT ASSESSMENT

In 2007, JSA prepared a social impact assessment in relation to the original Concept Plan.

The following positive impacts were identified in relation to the overall redevelopment of Newleaf Bonnyrigg:

- improved walkability and connectivity
- a diversity of housing choices
- increased levels of social interaction
- improved amenity both in the public domain and in homes
- high level of community involvement in the process
- increased urban efficiencies around housing choice and proximity to public transport and services
- incorporation of seniors living components increasing housing choice
- potential coordination of service provision
- reduced stigmatisation of social housing tenants.

The following potential negative impacts were identified:

- long term affordability
- disruption of long established social networks
- availability of medical infrastructure
- increased traffic beyond the renewal area
- short- to medium-term construction impacts
- potential isolation of disadvantaged groups 'in their own community'.

The proposed amendments do not alter these findings. The amended Concept Plan remains consistent with all and the mitigation measures identified by JSA should continue to apply. Areas where potential additional impacts exist are discussed below.

9.2 OPEN SPACE

The proposed amendments to the location and boundaries of open space are not anticipated to produce any negative social impacts at Newleaf Bonnyrigg. The provision of open space under the revised Concept Plan is considered positively for the following reasons:

- the location of higher density dwellings adjacent to open space maintains the principle of passive surveillance and high visibility
- the revised Concept Plan maintains connectivity between open spaces
- the amendments do not significantly alter the approved location of open space relative to main roads or neighbourhood areas
- the proposed quantum of open space adequately meets the demand generated by the additional residents (refer Section 7 above).

Open space under the proposed amendments contributes to and remains consistent with the following principles of provision approved under the original Concept Plan:

- create visual rewards through location of amenities in highly visible locations, to enhance visual character, identity, surveillance and limit vandalism
- to utilise open space for integrated stormwater management incorporating water sensitive urban design principles
- parks are to be located on main roads or provide perimeter road address for standard roads
- parks are to be located central to residential neighbourhood areas
- visibility across parks should be maintained with limited inclusions of shrub planting or other objects that inhibit site lines
- use unobtrusive physical barriers to discourage undesired vehicular access to parks
- pedestrian paths to be located on desire lines as indicated
- provide shade trees and structures to seating and play areas
- provide detail grading and retaining systems to allow for levels associated with existing trees to be retained
- all lighting to conform to relevant Australian standards
- trees are to be planted in mulched garden beds where possible and are to be selected with a clear trunk to two metres
- plant species are to be indigenous except for 'cultural plantings' as indicated. seed stock is to be sourced locally and used for generation of all plant material.

It is expected that all of the above principles will continue to apply to open space and that embellishments and appropriate additions to open space will be considered as necessary.

9.3 COMMUNITY FACILITIES AND SERVICES

The proposed amendments to the Concept Plan are considered to have no negative impacts on the availability of community facilities and services in the local area.

The Infrastructure Audit undertaken and documented at Section 5 of this report, confirms that there is adequate capacity in the majority of social infrastructure categories to accommodate the likely population

growth associated with the amendments. Many service providers, in particular sport and recreation clubs, saw potential benefits in having additional patronage. As was identified by JSA in 2007, medical facilities and services remain an existing deficiency in the local area.

The community centre proposed under the Concept Plan will continue to meet demand, including that generated by the additional 168 residences proposed under the amendments. As discussed in Section 8 of this report, the proposed 140m² of additional community centre space is more than adequate.

9.4 CONNECTIVITY

Connectivity and legibility are important features in the Newleaf Bonnyrigg renewal project and improved connectivity was considered a key benefit of the original Concept Plan. The proposed amendments will have little impact on the overall connectivity of the redeveloped renewal area.

In addition to removing cul-de-sacs on site, open space has been located appropriately to ensure connectivity is maintained. Proposed changes to the location and boundaries of open space will not detract from this benefit, with green linkages between open space in the centre of the site, and in the east and west maintained.

It is understood that the Bonnyrigg Avenue Entry Park has been relocated further east on Tarlington Parade in order to protect a significant tree. While this will result in some loss of connectivity to the supermarket and community centre, the relocation has resulted in co-location of the park adjacent to the school, a positive outcome so long as safety measures are observed (refer CPTED report).

9.5 IMPACT OF CONSTRUCTION AND STAGED DEVELOPMENT

As noted by JSA, there is potential for disruption to occur during the staged construction and there remains a need for vacant areas and areas under construction to be appropriately managed.

Of particular note with regard to the commencement of Stage 4, it is understood that the majority of Middle Valley Creek park is to be provided in Stages 6 and 7, but that the Newleaf Communities Offices adjacent to the park are to be developed in the current Stage 4. There are adjoining residential properties that are currently occupied, and it will be important to manage the Community Offices and vacant areas set aside for Park 3 to minimise disruption to residents of these dwellings.

9.6 REDUCED OFF-ESTATE HOUSING

The proposed increase in the number of dwellings has enabled an additional 50 social housing dwellings to be provided on-estate. This will enable more existing residents to remain living within the renewal area, lessening the potential disruption to community networks associated with moving off-estate. In this regard, this is considered a positive impact.

9.7 ACTIVE LIVING

The proposed amendments have been considered against the Premier's Council for Active Living *Development & Active Living: Designing Projects For Active Living - Developer's Checklist with Case Studies* (the Checklist). The Checklist provides guidance for the incorporation of the following active living principles into development projects to ensure a healthy, physically active community:

- walkability and connectivity
- active travel alternatives
- legibility
- quality public domain
- social interaction and inclusion.

Both the proposed amendments and the broader redevelopment of Newleaf Bonnyrigg perform positively with respect to these principles. In particular, the proposed amendments:

- further improve connectivity between open spaces by providing green linkages on some block edges (refer section 8.5 above)
- maintain the legibility and directness of the street layout, as approved under the previous Concept Plan
- locate open space appropriate to facilities
- contribute to a high quality public domain through appropriate landscaping and observation of Crime Prevention Through Urban Design principles (refer CPTED assessment).

9.8 SAFETY

A Crime Prevention Through Environmental Design (CPTED) assessment has been undertaken by Urbis and is documented in a separate report. In summary however, the proposed amendments are considered consistent with the CPTED findings relating to the original approved Concept Plan and recommendations continue to apply.

10 Conclusion

This report has assessed the potential impacts of the proposed amendments to the approved Concept Plan for Newleaf Bonnyrigg with respect to the adequacy of social infrastructure and open space, and broader social impacts. Consideration has also been given to works to occur under Stage 4 of the approved Concept Plan where appropriate.

The following tasks informed this infrastructure needs analysis and social impact assessment:

- policy and document review
- socio-demographic analysis
- social infrastructure audit
- consultation with service providers and Fairfield City Council
- review of consultation undertaken by GHD
- population forecasting

It has been found that the proposed amendments do not significantly alter the approved Concept Plan and subsequently there are very few social impacts identified in addition to those previously determined and approved. The findings of previous social planning studies, in particular Judith Stubbs and Associate's Social Impact Assessment, remain accurate and the mitigation measures proposed should be adhered as necessary.

The primary impact associated with the proposed amendments is the introduction of additional residents as a result of the 7.2% uplift in development yield. This report has assessed the implications of these additional residents in regard to the provision of open space and community facilities. The revised level of provision of both open space and community facilities is considered adequate.

Appendix A

Dapto Community Centre.

Dapto Ribbonwood Centre (Wollongong City Council)

The Dapto Ribbonwood Centre is a multi-purpose centre located at 93-109 Princes Highway, Dapto. Owned and managed by Wollongong City Council, the Centre is a two storey structure used for a variety of community and private uses.

In addition to a library on the second floor, there is a child care centre/preschool on site, as well as three halls, two of which can be combined to form a larger hall, six smaller rooms for hire as well as two community offices. Other resources include a commercial kitchen for the Kurrajong Hall, and a shared kitchen for the Heining Hall; tea and coffee making facilities for all rooms including access to the shared kitchen; and public phones in the foyer.

Three playgroups run out of a purpose built section of the Centre, which includes an outdoor area with a sandpit. Illawarra Area Health runs a weekly immunisation clinic from the Centre and a variety of community, political and church groups hire rooms for their activities, as well as arts and crafts groups, exercise/ dance groups and interest groups. Larger function rooms are available for hire for weddings, parties and concerts.

Careways Community Inc has offices and runs a variety of community services from here including seniors' activities such as crafts and computer programs, and it runs a youth drop-in centre (the Lair). Careways also runs a breakfast program, meals-on-wheels and legal aid programs. A telephone interview with a representative from Careways indicated the multi-purpose nature of the centre works well as all services are on site.

The booking officer for the Centre indicated that the facility is used by a wide range of people from the local area, as well as from those further afield. For instance, the centre is frequently booked for training and workshops by government and non-government agencies from both the Wollongong area and as far away as Sydney. It was suggested that the centre is used by people of all ages and backgrounds, with no one predominant group.

The centre has been designed to cater for those with a physical disability and is accessible by public and private transport.

The Table below shows the size of individual areas

HALL/ ROOM	SIZE
Kurrajong Hall 1 and 2 combined	22m x 15m
Herringer Hall	15m x 13m
Scribbly Gum Room	12.4m x 8.5m
Laurel Room	19.5m x 6m
Banksia Room	6.8m x 5.4m
Acacia Room	9m x 5.7m
Bangalow Room	9.2m x 5.3m
Sassafras Room	8.2m x 5.2m
Community offices 1	5.4m x 4.2m
Community offices 2	6.6m x 4.2m

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