



Social Impact Assessment



Chullora Marketplace
Planning Proposal

353-357 Waterloo Road & 87 Norfolk Road,
Greenacre

Submitted to Canterbury Bankstown Council
On Behalf of Henroth Group

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1. EXECUTIVE SUMMARY

1.1. Introduction

This Social Impact Assessment (SIA) has been prepared for Henroth Group by City Plan Strategy & Development (City Plan) in relation to land at 353-355 Waterloo Road, Greenacre (subject site). The subject site is predominantly occupied by the Chullora Marketplace shopping centre and an adjoining single dwelling house.

This SIA accompanies a Planning Proposal (PP) to Canterbury Bankstown Council (Council) which seeks to amend Bankstown Local Environmental Plan 2015 (BLEP 2015). The SIA has been prepared in relation to the PP as submitted by the Henroth. The PP proposes the following amendments to the BLEP 2015:

- increasing the maximum building height from 11 metres (three storeys) to 14–20 metres (four–six storeys) over parts of the site
- rezoning the house site at 353 Waterloo Road from R2 Low Density Residential to B2 Local Centre and introduce a floor space ratio (FSR) of 1:1 (consistent with the shopping centre site).

We note however, that the officer's assessment report for the PP submitted to Council's meeting of 11 December 2018, recommended some additional amendments to the PP, including minor changes (reductions) to the proposed building heights across some parts of the site and the introduction of a maximum residential FSR of 0.65:1 (within the existing 1:1 total FSR) for the site.

Council did not adopt the report's recommendation but instead resolved to defer consideration of the PP until further information was provided, including a Social Impact and Community Needs Assessment. This SIA fulfils that requirement.

Since the recommended, but not yet adopted, amendments do not materially change the use, nature or intensity of development embodied in the proponent's PP, the analysis and findings of the SIA will be relevant and applicable regardless of whether those recommendations are adopted by Council or not.

No change is proposed to the zoning of the current Chullora Market Place site at 355 Waterloo Street Greenacre, and it will therefore remain zoned as B2 Local Centre. Also, there is no proposed change to the current maximum 1:1 FSR development standard of the shopping centre site. The proposed LEP changes to 353 Waterloo Road are minor in scope, as this site is only 644m² in area and therefore would not represent any significant increase in the intensity of development over the whole of the subject site.

The key substantive amendment sought by the PP is to increase building height so as to improve urban design outcomes for the centre. Additional height would, allow for an improved urban form and additional open areas, allowing for greater permeability throughout the site as well as through Norfolk Reserve to the rear, and the introduction of a new public plaza.

1.2. Scope of this SIA

Following formal lodgement of this PP with Council, Council has identified the need for a SIA with the following focus:

- Identify the community needs that the proposal is likely to generate in relation to future requirements for community infrastructure and open space.

- Undertake a supply analysis of existing Council owned community facilities and open space in consultation with Council. This analysis is to consider Council's existing asset assessments to identify if there are facilities that are no longer appropriate for community uses, and opportunities for better facility or open space provision.
- Based on the above tasks, provide options to inform a planning agreement discussion with Council.

1.3. Social Impact Assessment

It is noted that the Chullora Marketplace is located on the subject site and the South District Plan (prepared by the Greater Sydney Commission (GSC)) identifies the site as the Chullora Local Centre. However, it is recognised that the site is located within the suburb of Greenacre and this SIA utilises demographic statistics pertaining to the suburb of Greenacre (or Greenacre- Mount Lewis- Chullora Statistical Area), as the neighbouring suburb of Chullora is predominately industrial in character with few residential dwellings or suburban characteristics. For the purposes of this report, all references to the broader local centre will be made to the 'Chullora Local Centre', located in the suburb of Greenacre.

The SIA examines existing socio-economic conditions within the local area and the impacts that future development resulting from the PP may have on those conditions. Social impacts and benefits are identified.

The SIA considers likely demand for community facilities generated by the future development of the site under two (2) scenarios:

1. Under existing planning controls; and
2. Under the proposed PP.

We note that because the LEP amendments are primarily in relation to building height and the only increase in the current development potential of the subject site relates to the small house site, the PP itself results in a negligible, if any, intensification of the current permissible use of the site. The analysis of social impacts in this SIA largely relates to those associated with a future development application for the subject site under the PP controls, which results in essentially the same findings as would apply to a future development under the current LEP controls.

The most notable social benefit arising from the proposal is the opportunity to create a vibrant, mixed use local centre. The PP would allow for the development of a local plaza and high-quality public domain with active frontages and a new congregating space for the local community. It would transform the centre from a relatively utilitarian car focussed shopping centre to a 'people focussed' 'hub' for the local community.

Other social benefits include new public domain infrastructure including road and open space upgrades, in the form of improving the existing playground facilities together with general park improvements in the adjoining Norfolk Reserve and an additional pedestrian crossing at the Norfolk Road traffic lights, to be delivered via a Voluntary Planning Agreement accompanying the PP. These will have positive impacts in terms of public safety, security and social cohesion. The existing facilities are somewhat outdated, and according to Council's Draft Playgrounds and Play Spaces Strategic Plan, not in line with emerging trends for playground equipment. As an aside, the residential development at the rear of existing shopping centre, as would be allowed by this PP, will overlook, and therefore provide casual surveillance to the reserve, in a circumstance where casual surveillance is severely lacking.

The SIA also assesses the PP's potential impacts on community infrastructure, consistent with Council's specific requirements described above.

For the most part, the assessment does not identify demands for additional community infrastructure specifically as a result of the proposal. This is largely because the PP, as indicated earlier, does not seek to increase the current yield (i.e. FSR) at the site, nor permissible land use. The development scenario contemplated by the PP achieved an FSR of 0.93:1 and includes mostly residential apartment buildings which are currently permitted on the site.

As part of conducting the SIA, community infrastructure across a reasonably large catchment, which generally aligned with Council's asset assessment register, was undertaken. Whilst the SIA did not identify a specific need for additional services as a result of the proposal, it identifies some existing shortfall in services currently within the catchment. In summary, it has been identified that:

- There is a shortfall in community centres,
- The existing Greenacre Library and Knowledge Centre has been operating for over 50 years and may benefit from significant renewal and/or expansion; and,
- Whilst the number of playgrounds exceeded demand, playground equipment was either in poor condition or did not reflect existing and emerging trends.

Whilst these outcomes are clearly not a result of the PP, it is reasonable that the proponent contributes to some or all of their improvement, particularly given its proximity to such facilities. These and other community facilities across the LGA are identified in the works program to Council's Contributions Plan. Consequently, any future redevelopment of the subject site will be subject to the payment of a contribution towards those upgrades. However, given the potential scale of redevelopment of this large local centre, the SIA concludes that there may be greater local community benefit in providing some facilities directly within or in association with that redevelopment.

This SIA concludes that the PP would not result in any unreasonable or significant adverse social impacts. Rather, the social impacts are overwhelmingly positive. A future development under the PP controls would enable the transformation of the existing centre to a social hub for the local community, with a strong sense of place and local identity. It is also concluded that the proponent and Council enter into discussions to upgrade playground equipment in the adjoining Norfolk Reserve, for landscaping improvements to the reserve, to upgrade the existing pavilion in the nearby Lockwood Park, upgrade the Norfolk Road intersection, as well as upgrades to footpaths and the like around most of the site's perimeter. Subsequently, there is scope to offset mandatory Developer Contributions that any future DA may be subject to.

2. METHODOLOGY

The purpose of this SIA is to determine the proposal's impacts on social and community services.

Further, as part of Council's assessment of the associated PP, it requested the proponent to undertake a supply analysis of existing Council owned community facilities and open space, in consultation with Council. The analysis is to consider Council's existing asset assessments to identify if there are facilities that are no longer appropriate for community uses, and opportunities for better facility or open space provision. The outcome of this analysis was to inform any potential Voluntary Planning Agreement (VPA) outcomes in relation to the proposal.

The SIA estimates the proposal's total population, as well as its profile, to determine whether its demand for services exceeds the supply of services anticipated by Council's Section 94A Development Contributions Plan – Bankstown, or any other relevant strategies. 'Section 94A' of the Environmental Planning & Assessment Act, 1979 (EP&A Act) has since been replaced by Section 7.12 of the EP&A Act. For the purposes of this report, however, the plan will be referred to as the Contributions Plan (CP).

The proposal's population and profile will be estimated by:

- analysing existing census data. As the proposal is relatively small in scale, and arguably without any implications of regional planning significance, a 5.3km² geographic catchment was established for the purposes of census data. For consistency, this is the same catchment nominated by Council for its asset assessment register. As will be detailed, the current demographic profile and built form does not reflect that anticipated by the proposal. In this case, some assumptions were made in relation to likely occupancy rates and household composition.
- analysing proposed residential gross floor area (GFA) as shown in the conceptual design prepared by GMU, that accompanied the PP;
- estimating the number and type of dwellings based on recommendations in State Environmental Planning Policy 65 - Design Quality of Residential Apartment Development (SEPP 65) and its associated Apartment Design Guide (ADG).

Following an analysis of the proposal's likely population, the locality's community infrastructure (existing and anticipated) will be determined (i.e. 'supply'). This will rely largely on existing and proposed services proposed to be delivered by Council according to the CP. Whilst Council's services will be largely relied on, current or potential services which may be delivered by the private sector will also be taken into account. As in the case of determining the proposal's likely population profile, some assumptions were made in relation to which services the proposal's population may or may not rely on.

The demand for services as a result of the proposal is then established, taking into account industry accepted benchmarks for the provision of community services. This will be used to determine whether there may be a gap between supply anticipated by the existing CP, and demand resulting from the proposal.

As requested by Council as part of its assessment of the PP, this assessment then considers the condition of existing community services in the subject locality. Council has forwarded its existing asset assessments to inform this analysis.

The final component of the assessment is to consider whether the proposal necessitates an increase in services, above those already anticipated by the CP. Alternatively, the assessment may conclude that existing services could be better utilised, or converted to alternative services.

2.1. Qualifications

Carlo Di Giulio (Associate Director) and David Ryan (Executive Director) have both directed and/or reviewed this SIA and are considered competent to complete this SIA for submission to Canterbury Bankstown Council.

David Ryan is a qualified Town Planner and Lawyer with over 30 years' experience at senior levels in local government and private practice (planning and law). He is a former President of the Planning Institute of Australia (NSW Division) and Convener of its Planning Law Group, Associate Member of the Law Society of NSW and a Registered Planner. He is also a member of the Hawkesbury and Liverpool Council IHAPs (alternative chair), a member of the Parramatta and Cumberland IHAPs and member of the Sydney West Central Planning Panel (Parramatta). He offers extensive experience and expertise in strategic and statutory planning, due diligence and strategic development advice, the management and assessment of major developments and expert evidence in Court matters. He was Director of Auburn Council's Planning and Community Services Department and responsible for the preparation of Council's Social Plan. It is considered that David Ryan is fully competent to review this SIA.

Carlo Di Giulio is a qualified Town Planner with a bachelor's degree in town planning from UNSW (2005) and a master's degree in urban design and development from UNSW in 2010. Carlo has extensive experience in preparing social impact assessments and has undertaken recent social impact assessments for:

- A Planning Proposal (PP) to convert B5- Business Development land at 1 Crescent Street, Granville, to B4-Mixed Use and R4- High Density with and floor space ratio (FSR) up to 6:1.
- A PP which sought to rezone land, and then proposed a mixed-use development inclusive of building heights up to 82 metres (25 storeys), and an overall FSR of 5.2:1 at 171-189 Parramatta Road, Granville.
- A mixed-use DA incorporating 45 dwellings at 47-61 Princess Highway, St Peters.
- A mixed-use DA proposing 33 dwellings at 1-3 Ettalong Road and 515-519 Great Western Highway, Greystones.
- A DA proposing alterations and additions to the Gladstone Park Hotel at 140 Marian Street, Leichardt.
- A Concept Plan and Stage 1 development at 390 and 400 - 410 Fifteenth Avenue, Austral, also known as the Austral Town Centre, which sought consent for a shop-top housing development.
- A State Significant Development Application for a 1,900-student school on Jardine Drive, Edmondson Park.

In addition, Carlo is a current member of the Wollongong CBD Design Review Panel, and a past member of Waverley Sustainability Advisory Committee.

3. SITE AND LOCALITY DESCRIPTION

3.1. Site Address and Legal Description

The subject site comprises of 353 - 357 Waterloo Road, Greenacre. It is formally recognised as Lot 9 DP 10945, Lot 41 DP 1037863, and Lot 24 in DP 10945. A site plan is shown below in Figure 1:



Figure 1: Aerial with subject site outlined in red (Source: GMU)

3.2. Site Description

The site principally accommodates the Chullora Marketplace, a local shopping centre designed to serve the residents of Greenacre and a residential dwelling at 353 Waterloo Road. The shopping centre's major tenants include Woolworths, Big W and Aldi. Other speciality food and service-related businesses are also located in the shopping centre, which contains approximately 50 tenancies in total across approximately 24,605m² of floor area.

The shopping centre building is one storey, with ground level car parking located on the western portion and basement parking in the southern portion of the site. Access to general vehicular traffic is provided via a roundabout servicing an intersection of Como and Waterloo Roads. Loading facilities are provided to the northern driveway and east of the site to the rear of the shopping centre building. As a whole, the Chullora Marketplace can be described as an established, standalone suburban shopping centre. Photographs of the subject site are provided below in Figures 2-5:

Table 1: Photographs of surrounding context

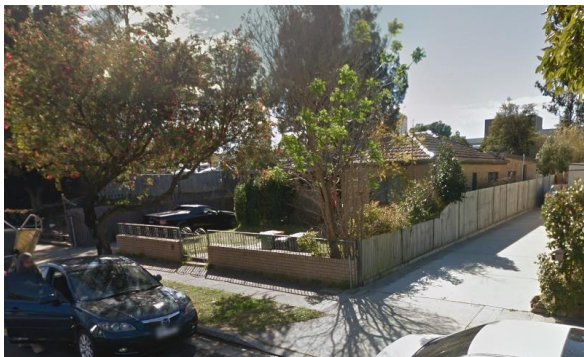


Figure 2: Residential dwelling at 353 Waterloo Road, facing north-east



Figure 3: View of the Chullora Marketplace from within the subject site, facing south-east



Figure 4: View of the property interface with Waterloo Road at 355-357 Waterloo Road, facing south



Figure 5: View of the northern vehicular entry into Chullora Marketplace at 355-357 Waterloo Road, facing east

3.3. Context and Surrounding Land Uses

There is a broad mix of land uses surrounding the subject site, including low density residential, schools, green open space and industrial precincts. Further industrial uses and the Enfield rail marshalling yards are to the east of Greenacre and at Enfield, beyond Roberts Road.

Greenacre town centre is located approximately 1.6km to the south of the subject site.

The Hume Highway is a regional vehicular route for the broader locality, providing connectivity to the Liverpool Regional Centre and the Sydney CBD. Similarly, Roberts Road is a primary north-south vehicular route, providing direct access to Olympic Park and Ryde to the north and Hurstville to the south.

Buses are the dominant form of public transport in the area, with the M90, 913, 914 and 941 buses serving the Chullora Marketplace and the immediate locality. The closest train station to the subject site is Lakemba railway station, located approximately 3.3km to the south.



Figure 6: Existing Malek Fahd Islamic School adjoining subject site to the north (Source: Google)

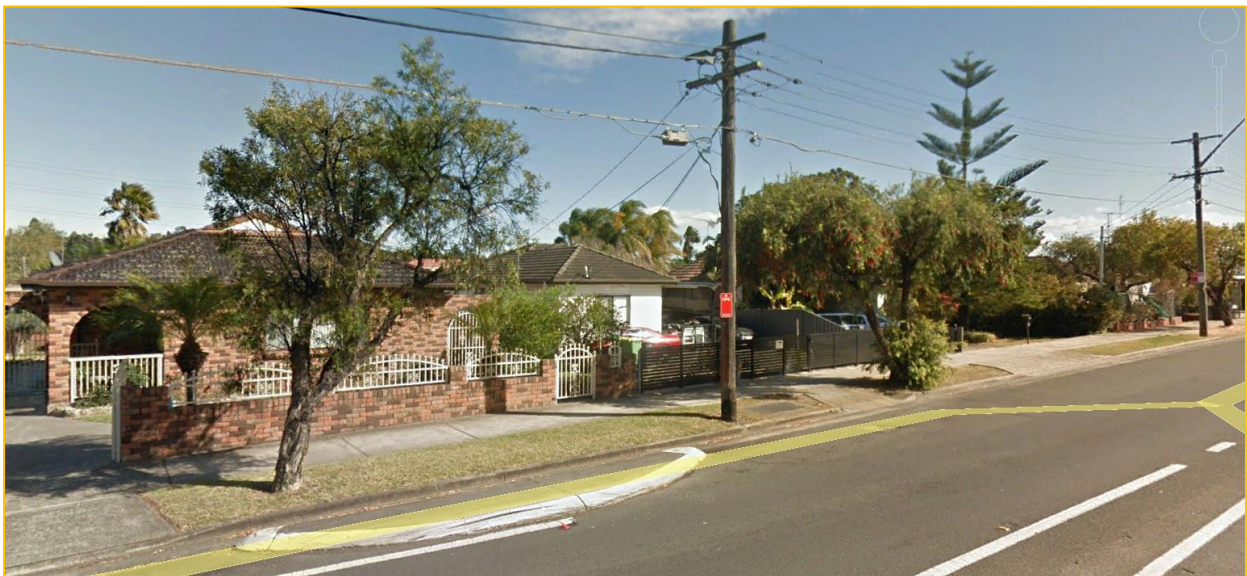


Figure 7: Existing low-density residential development opposite subject site to the west (Source: Google)



Figure 8: Existing Norfolk Reserve adjoining subject site to the east (Source: Google)

4. DESCRIPTION OF THE PROPOSAL

Henroth Group engaged GMU to undertake urban design investigations into possible built form outcomes for future development of the subject site. Extracts of GMU's preferred site layout is provided below.

The preferred proposal involves retaining a shopping centre (for continuity of the important commercial role it plays for the community and shop owners), and utilise the undeveloped car park and circulation areas for a combination of commercial and residential development in an open, permeable form, all focused on a large publicly accessible piazza.

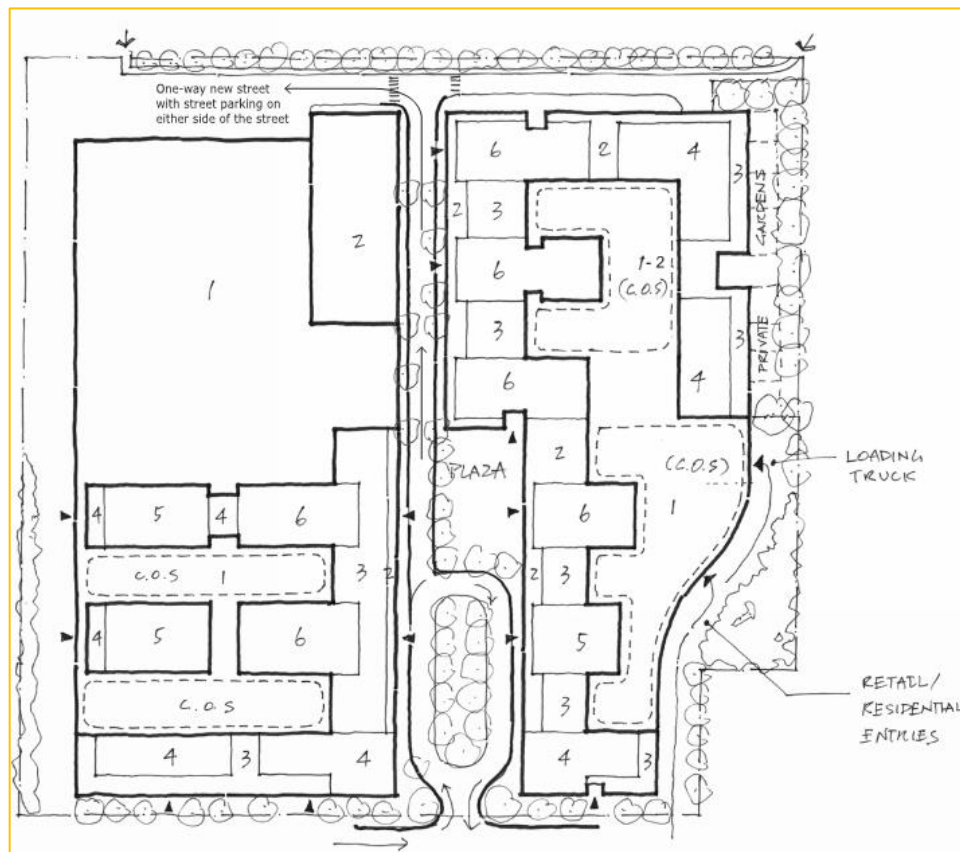


Figure 9: Preferred site layout by GMU

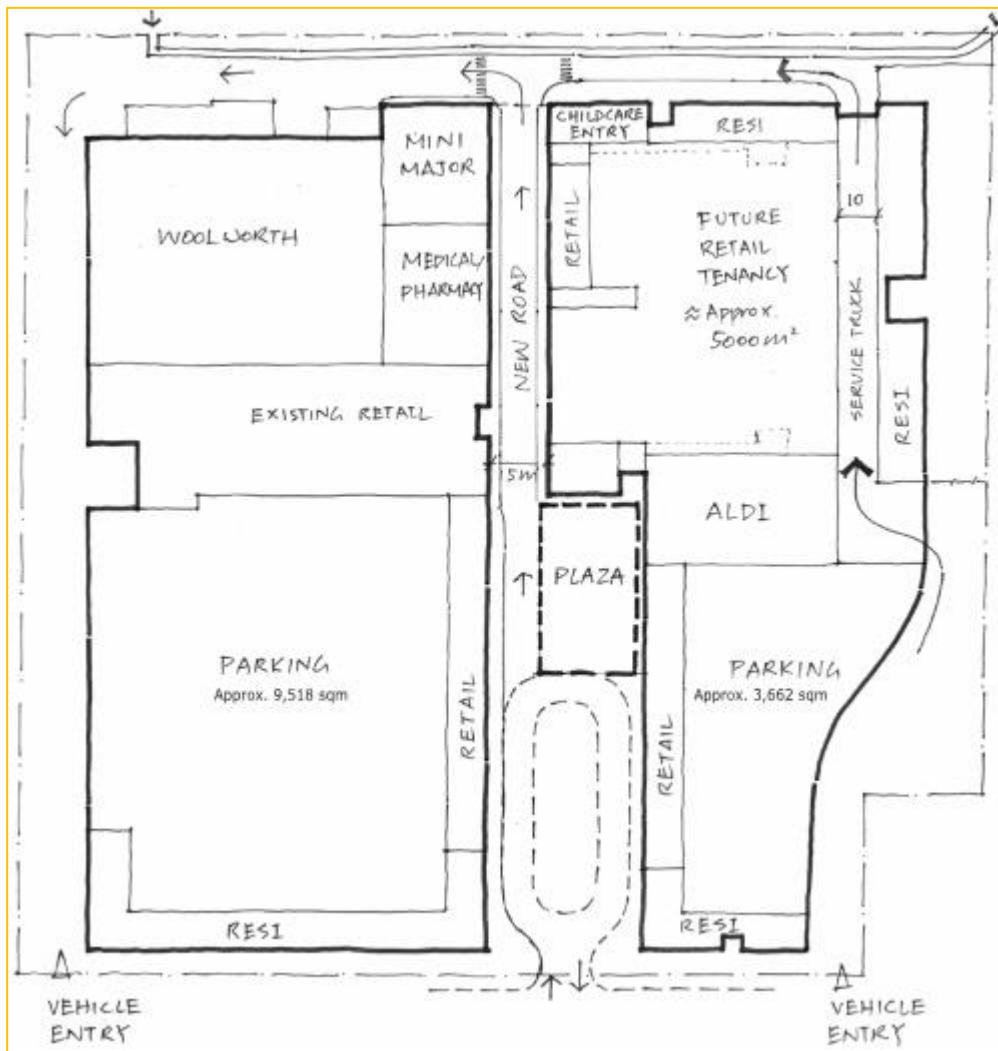


Figure 10: indicative images of preferred site layout

GMU sought to establish a strong sense of place and identity which is typically missing from established, local shopping centres.

To deliver the anticipated development, the proposal necessitates a PP which would amend the Height of Building development standard, as well as absorb the R2 zoned site within the B2 land use zone.

The PP does not seek to increase the existing 1:1 floor space ratio (FSR) standard applicable to the subject site according to the Blacktown Local Environmental Plan 2015 (2015). As such, the PP does not seek an increase in yield currently permitted on the subject site. The exception is Lot 9 in DP 10945 (353 Waterloo Rd) as the PP seeks to convert its zoning from R2 to B2, as well as apply the 1:1 FSR development standard, and in doing so, would permit residential apartment developments. This site is only 644m² in area, however, and would not significantly increase yield.

Therefore, the PP seeks to amend the BLEP 2015 as follows:

- Amend the maximum building heights on 353 – 355 Waterloo Road from 9 and 11 metres to 14 and 20 metres;
- Rezone 353 Waterloo Road to B2 – Local Centre and apply a floor space ratio (FSR) development standard of 1:1. This would make this parcel of land consistent with zoning and FSR which applies to the majority of the subject site.

The following table summarises the key statistics from GMU's urban design investigation. As the PP focuses primarily on amending the Height of Building standard for the entire subject site, the statistics are conceptual only and would be confirmed as part of any future Development Application (DA).

Table 2: Indicative Proposal Statistics

Element	Provision
Site Area	58,460m ²
Existing Commercial GFA	24,605m ²
Existing parking spaces	Approx. 867 retail spaces
Proposed Floorspace:	
GFA (residential)	28,835.4m ²
GFA (commercial/retail)	24,203m ² (from existing commercial GFA)
Total GFA	53,038.5m ²
Proposed FSR	0.92:1
Height	20 metres maximum (14 metres maximum on other parts of the site)
Proposed Parking	Approx. 1,294 spaces

5. STATUTORY & STRATEGIC PLANNING CONSIDERATIONS

5.1. Bankstown Local Environmental Plan 2015

The Bankstown Local Environmental Plan 2015 (BLEP 2015) is the primary statutory planning instrument applicable to the subject site and surrounding locality. The subject site is zoned B2 Local Centre and R2 Low Density Residential under the BLEP 2015. The site adjoins R2 land to the south and SP2 Infrastructure and RE1 Recreational zoned land to the north and east respectively.

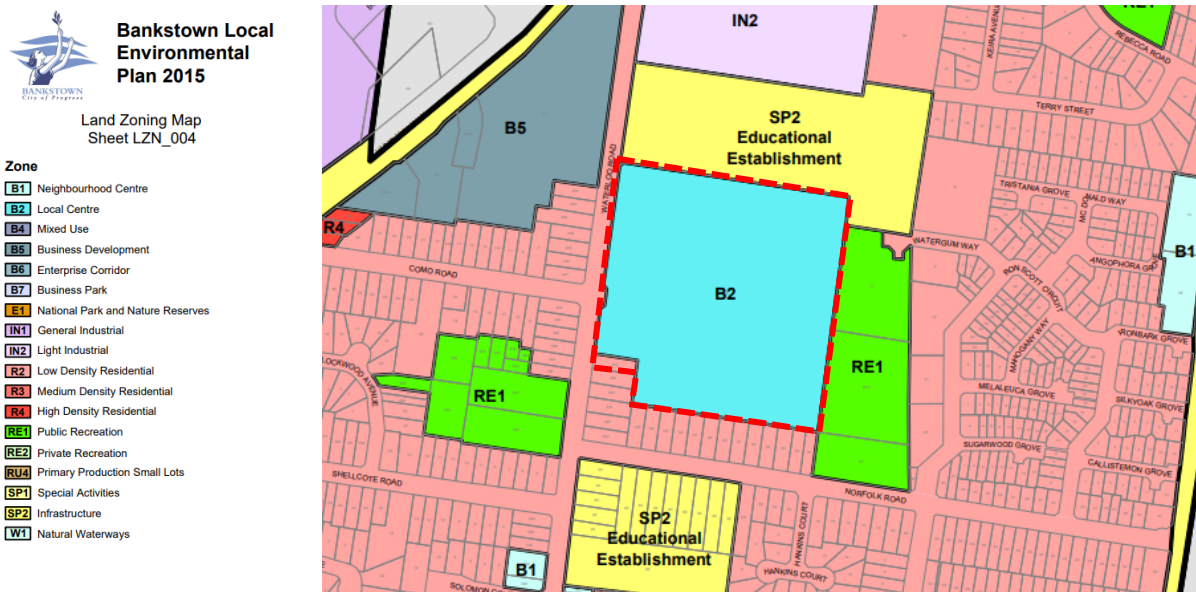


Figure 11: Extract of Zoning Map from BLEP 2015 (site outlined red)

5.2. Bankstown Development Control Plan (DCP)

The Bankstown DCP applies to the subject site. The purpose of the DCP is to communicate the planning, design and environmental objectives and controls against which the Consent Authority will assess Development Applications. The DCP seeks to promote high quality urban design outcomes within the context of environmental, social and economic sustainability. Any future DA enabled by this PP is to be generally compliant with the controls set out within the DCP.

5.3. Hume Highway Corridor Strategy 2004

This Strategy was prepared by the former Bankstown City Council and identifies three town centres as being a focus for retail and new housing growth, with the site identified as Chullora Town Centre. Access to transport is identified as one of the primary reasons for the focus on Chullora, noting that medium density infill will be accommodated within a 400-metre catchment of the town centre. The Strategy also identifies

that there will be investigation of a high frequency regional bus corridor along Hume Hwy with dedicated bus lanes connecting key centres such as the Bankstown CBD, Yagoona, Bass Hill and Chullora. There is also discussion around coordinating with Strathfield Council to incorporate a cycleway to Waterloo Road to further support accessibility of the Chullora town centre.

The subject PP is consistent with this Strategy as it places a focus on the redevelopment of the local centre (Chullora), taking advantage of its strategic location and good connectivity. Noting that the Strategy identifies a need to create "a specific landscape theme at major shopping centres [including Chullora...]", the inclusion of a generous plaza within the concept proposal demonstrates a development outcome that can provide enhanced landscaping at the Waterloo Road frontage of the site and at the sensitive southern interface.

5.4. CBCity 2028

CBCity 2028 is the community strategic plan for Canterbury Bankstown. It identifies long term priorities and goals that the community want to have delivered in the City by Council, strategies that explain how these priorities and goals will be achieved and measures that show the progress towards their delivery. The document is centred on 7 key objectives that have emerged as priorities in the findings of the community engagement strategy. An assessment of these objectives against the proposal is provided below:

1. Safe and strong- a proud inclusive community that unites, celebrates and cares
This PP will assist to consolidate and strengthen Chullora Local Centre as an employment and services destination within the wider LGA. This will be achieved through the enhancement of commercial services and facilities that will generate employment and economic activity within and for the local community.
2. Clean and green- a clean and sustainable city with healthy waterways and natural areas
Future buildings and homes will have due regard to environmental sustainability measures and requirements. The PP which this SIA accompanies has given due consideration flooding and the natural environment, including the adjoining Norfolk Reserve.
3. Prosperous and innovative- a smart and evolving city with exciting opportunities for investment and creativity
This PP recognises the continuing changing nature of Greenacre and the need for the Chullora Marketplace to support local residents through innovative built form. The PP will provide a community 'hub' rather than a stand alone shopping centre. The proposal will provide opportunities for an array of enhanced retail and commercial facilities, within an attractive and pleasant environment. The proposal will meet a number of strategies stated under this key objective, including assisting to support housing affordability and urban renewal. The development will provide a mix of high-quality units ranging from one-bedroom to three-bedroom apartments in a highly accessible location nearby to a range of employment opportunities, local services and facilities and public transport connections. The proposed retail and commercial activities at the site will provide for on-going employment opportunities.
4. Moving and integrated- an accessible city with great local destinations and many options to get there
The PP will provide a safe, welcoming and accessible centre to cater for a diverse range of groups in the community. Access to and from the site will be upgraded as part of this PP.
5. Healthy and active- a motivated city that nurtures healthy minds and bodies

The development is centrally positioned within the residential suburb of Greenacre and will be highly accessible by walking and cycling to promote active and sustainable modes of travel.

6. Liveable and distinctive- a well designed, attractive city which preserves the identity and character of local villages

Along with enhanced public space, this PP will provide an opportunity to transform the existing car focused shopping centre to a vibrant community hub. The proposed development will facilitate the revitalisation of the existing Chullora Marketplace and enable the development of a mixed-use development comprising a range of enhanced retail and commercial uses, along with a number of residential apartments. The proposal will provide a high quality, accessible development with excellent amenity, casual surveillance and ultimately public safety within the buildings and the surrounding area.

7. Leading and engaged- a well-governed city with brave and future-focused leaders who listen
This PP has been formulated in collaboration with Council, which will give due consideration to the needs of residents of both Greenacre and the wider LGA.

5.5. Bankstown Council Residential Development Strategy 2009

The Residential Development Study has been endorsed by the Department of Planning and Environment and broadly identify the areas that can best cope with growth to 2031. However, this Study is outdated and has effectively been superseded by Council's Local Area Plan.

5.6. Bankstown Employment Lands Development Study 2009

As with the above Strategy, the Employment Lands Study is somewhat dated, as it is based on the directions contained within the former Draft West Central Subregional Strategy. Notwithstanding this, the Employment Lands Study identifies subject site as a stand-alone local centre that should be a focus for growth in employment base to sustain any residential intensification. The subject PP will provide the potential to revitalise and strengthen the site's employment base.

Furthermore, the subject PP seeks to provide a sustainable mix of uses on the site to support ongoing employment and introduction of residential use on the site to bring homes close to jobs.

5.7. Local Area Plans (2016)

Council's Local Area Plans (LAP) seeks to establish the character and needs of the population for each designated local area to 2031. This is achieved in part by identifying precincts with different roles to support the needs of those in the community. The subject site is located in the North East Area and Council's vision for the area is to create "a place for people, a place which maintains the qualities and places that we value, a place which encourages jobs and sustainable urban renewal, a place with emphasis on urban design and connectivity".

The subject site is identified as the Chullora Marketplace Precinct, which is stated to function as "a major employment precinct along the Hume Highway Enterprise Corridor. The built form will maintain the prevailing character of the suburban neighbourhood in keeping with the amenity and infrastructure capacity of this precinct". Maintaining the neighbourhood character of the Precinct is also stated as a directive within this LAP, where the existing commercial and community characteristics of the Precinct are noted. The LAP

states that "*any future rezoning should include some form of employment uses to ensure local employment opportunities remain in the local area and to make use of the site's good exposure and access.*"

This PP is consistent with the aims set out in the LAP for the Chullora Marketplace Precinct. This PP maintains and expands the business and employment uses in the Precinct. The PP also provides the opportunity to achieve a height equivalent to that envisaged for other nearby centres in Council's Planning Proposal for the North-East LAP without changing the maximum allowable FSR control on the site.

5.8. South District Plan

This District Plan has been prepared to give effect to the Greater Sydney Region Plan. In March 2018, the Greater Sydney Commission (GSC) released the South District Plan. The District Plan aims to provide a greater housing choice to meet the needs of different households, including traditional nuclear families, extended families, small families, culturally diverse families, people with a disability, seniors, students and executives. The District Plan seeks to provide affordable and well-designed medium density housing types on public transport routes and areas identified for urban renewal. An important priority of the District Plan is to create new opportunities for economic growth, with a focus on strengthening the diversity of employment choice.

The South District Plan has identified Chullora as a 'Local Centre' and provides a series of priorities and actions to guide development and accommodate the expected growth across the district.

The Plan notes that the success of local centres should be supported through "*specific and flexible measures to improve activation and viability*". The Plan also supports that place-based planning for centres should include a focus on open space and public realm, provision of residential development within walking distance of the centre, and expansion of employment opportunities. The subject PP adopts this approach through enabling a redistributed built form to improve place-based planning for the site and local centre.

Consistency with the Plan's planning priorities, objectives and actions have been demonstrated in the original PP.

5.9. Bankstown Council Section 94A Contributions Plan

Council currently have a Section 94A (now known as Section 7.11) Contributions Plan (CP) which seeks to obtain development contributions for Council facilities to 2025. Having initially developed the CP in 2009, the works proposed have been amended and updated to reflect current priorities for Council.

The CP forecasts annual population growth in the LGA to increase by 1.2%. The incoming population will generate demands for new public facilities as well as having the potential to diminish the existing population's enjoyment and standards of public facilities. A section 94A levy is therefore proposed to enable the collection of contributions for the purposes of augmenting existing public facilities and providing new public facilities.

The total value of the works program to be funded by the 1% Section 94A levy which totals \$51.218 million. Council have adopted the following formula to calculate the contribution levy, being the following:

Levy payable = %C x \$C

where

%C is the levy rate applicable

\$C is the proposed cost of carrying out the development as certified.

The former Bankstown Council have defined two levy rates applicable, with a 3% levy applicable to projects undertaken internal of an area marked as the Bankstown CBD, and a 1% levy applicable to projects undertaken elsewhere in the former Bankstown LGA. The subject site is located outside of the Bankstown CBD and thus future development on the site will be subject to a 1% levy.

Whilst the proposal is a concept only and the exact floorspace yield and distribution of residential and commercial space is not yet known, no accurate capital investment value (CIV) may currently be determined. However, Quantity Surveyors in Napier and Blakeley have by developed an average cost of works for residential development in Sydney, which provides a figure of \$1,760 per m². Assuming the development consists of 28,835.4m² of residential floorspace as specified in the PP submitted to Council, this provides an approximate CIV of \$50,749,600. Council's 1% levy would therefore provide a development contribution of \$507,496 for Council.

The CP identifies Council owned assets it proposes to fund through these contributions. Further discussion in relation to the CP and the PP is provided in Section 0 of this SIA.

5.10. Playgrounds and Play Spaces Strategic Plan

Council released its Playgrounds and Play Spaces Strategic Plan in early 2019 to guide the future provision, development and management of playgrounds and play spaces over the next 10 years in the LGA. Council's vision for their play spaces is to achieve quality, diverse and accessible play experiences that are fun and close to home, including:

- An equitable spread of play spaces across District and Local Catchment areas;
- Quality play experiences through unique and high quality play spaces (including play space destinations); and
- Diverse play opportunities that cater for different age groups and levels of ability.

It is noted that Council has decided to place a greater focus on providing quality and unique play spaces that are well located and have the capacity to service communities from surrounding neighbourhoods, as opposed to solely focusing on providing additional playgrounds.

The findings from this Playgrounds and Play Spaces Strategic Plan have been used to inform analysis on Council owned open space and playground facilities in Section 7 of this SIA.

5.11. Open Space Strategic Plan

The former Bankstown Council released the Open Space Strategic Plan in 2015 to guide the management and delivery of public open space until 2022. Overall, the plan identified that a total of approximately 800 Ha of public open space was available in the former Bankstown LGA. Based on the population of the

former Bankstown LGA, this was equivalent to 4.55Ha/1,000, and well above the generally accepted benchmark of 2.83Ha/1,000 persons.

With respect to the 'North East Area', within which the subject site forms part of, the strategy notes that a total of 32.8Ha of open space is available. Strategies to manage and improve existing open space included increasing the hierarchy of a range of parks given their extensive use by the community. The strategy also considers divesting several smaller reserves as a means of funding the expansion, through acquisition, of larger existing parks such as Roberts Park, or renewing outdated play equipment. Some reserves nominated for divestment include Warwick Reserve, Peter Reserve, as well as 16 - 17 Salamander Place, Greenacre.

6. PROPOSED POPULATION

This section estimates the population which would be accommodated by the proposed development, including its profile. This is achieved by analysing the Australian Bureau of Statistics' (ABS) 2016 census data of the most relevant geographical area, which in this case is the Greenacre-Mount Lewis-Chullora statistical area (Greenacre statistical area), as shown below.

As will be discussed below, some assumptions are made in relation to some population profile aspects given the proposed built form under this PP is somewhat different to the established built form and, therefore, the existing census data may not accurately reflect occupants of the proposed built form. For example, the locality is largely characterised by single dwellings, which arguably has different occupancy rates than the smaller dwellings anticipated by the proposal.

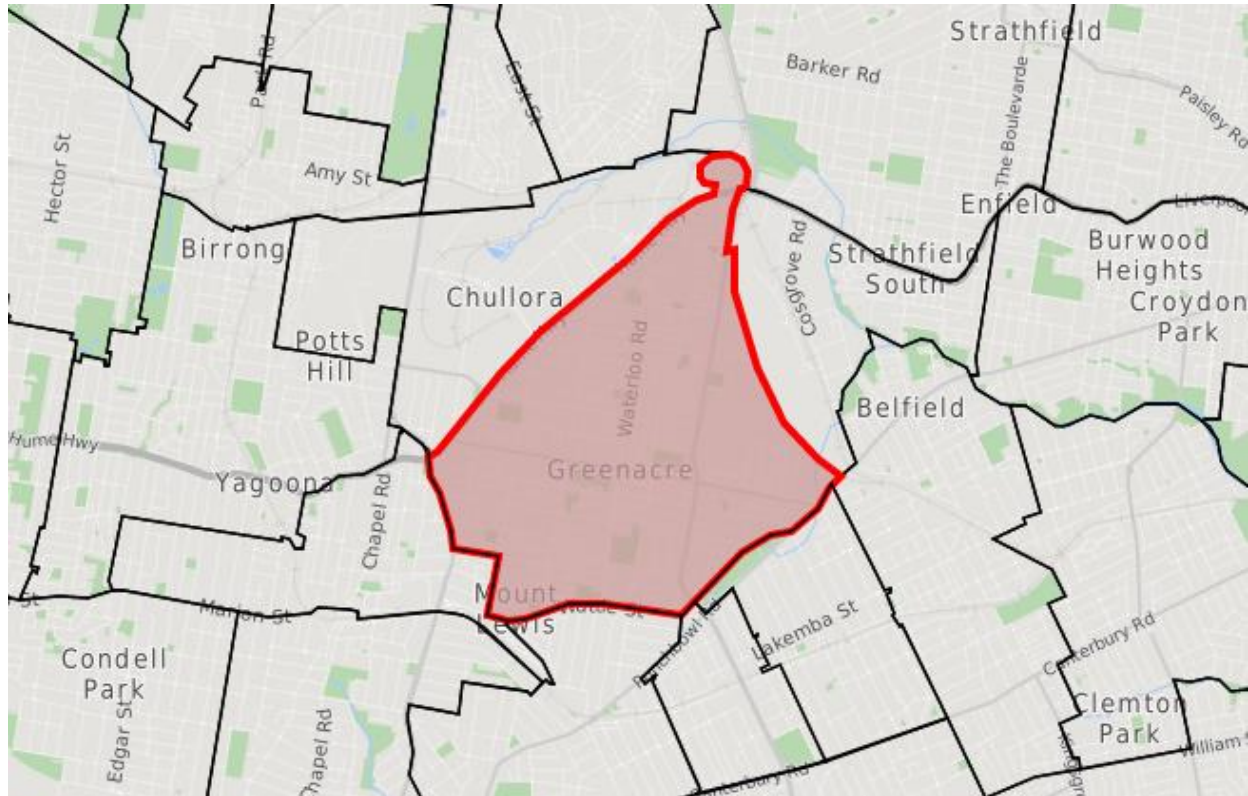


Figure 12: Greenacre - Mount Lewis - Chullora Statistical Area (Source; ABS, City Plan)

6.1. Existing Population

6.1.1. Total Population & Age Profile

As Table 2 below demonstrates, the total population within the Greenacre statistical area in 2016 was 24,373.

In terms of Greenacre's key trends, the area has a high percentage of children and young adults residing in the area (aged 0-20) when compared to Greater Sydney, which suggests that Greenacre has a higher number of family households with dependent children. In total, 32.1% of Greenacre's population are aged 0-20 when compared to 24.7% for Greater Sydney, suggesting a significantly younger demographic residing in the area.

However, the area has a lower percentage of people aged 25-49, who are typically in the young workforce, parents and homebuilders, with 31.1% of people in Greenacre within this age group compared to 36.3% of people in Greater Sydney and 35.2% of people in the wider Canterbury Bankstown LGA (CB LGA). This implies that people move away from the area as they leave the family home, start tertiary education, enter the workforce and start a family.

The percentage of people nearing retirement age and seniors (50+) does not exceed the Greater Sydney or CBC LGA percentages in any one five-year age bracket. As a result, it is concluded that when compared to city wide trends (in Greater Sydney) or sub-regional trends (in the CBC LGA) the population in Greenacre can be said to be relatively young. This is reflected in the median age of all three areas- Greenacre has a median age of 33, the CBC LGA of 35 and Greater Sydney of 36.

Table 3: Age Structure - Service Age Groups within Greenacre Statistical Area (Source: ABS and Census Population and Housing)

Greenacre residence)	Total persons (Usual residence)	2016		
Years	Number	%	Greater Sydney %	CBC LGA
0-4	1,810	7.4	6.4	7.2
5-9	2,103	8.6	6.4	7.0
10-14	2,018	8.3	5.9	6.3
15-19	1,900	7.8	6.0	6.3
20-24	1,823	7.5	7.1	7.1
25-29	1,540	6.3	7.0	7.6
30-34	1,615	6.6	8.1	7.7

35-39	1,536	6.3	7.4	6.9
40-44	1,441	5.9	7.1	6.6
45-49	1,459	6.0	6.7	6.4
50-54	1,507	6.2	6.3	6.3
55-59	1,324	5.4	5.8	5.8
60-64	1,121	4.6	5.0	4.9
65-69	925	3.8	4.4	4.1
70-74	664	2.8	3.3	3.1
75-79	558	2.4	2.4	2.6
80-84	460	1.8	1.8	2.0
85+	539	2.2	2.0	2.2
Total	24,368	100.0	100.0	100.0

6.1.2. Household Composition

Data suggests that couple family households (both with or without children) are the dominant household type in Greenacre, accounting for 79.1% of total households. This is approximately in line with trends in Greater Sydney and in the wider CBC LGA, which have couple family households consisting of 82.9% and 79.7% respectively.

However, it is noted that the composition of these family households differs substantially from the norms when compared to both Greater Sydney and the wider LGA. Couple families without children consist of 19.7% (numbering 1132) of households in Greenacre, which is low compared to 33.4% in Greater Sydney and 26.9% in the wider LGA. This is also reflected in the number of couple families with children, where there are significantly more families with children in Greenacre (3421, or 59.4% of all households), compared to 49.5% in Greater Sydney and 52.8% in the CBC LGA. This data supports the age structure demographic data acquired in Section 6.1.

Single households are the second dominant household representing 1097 (or 19% of) households in Greenacre, compared to 15.2% in the Greater Sydney area and 18.2% in the CBC LGA.

The average number of people per dwelling in Greenacre for 2016 was 3.4 people, living in 7,636 private dwellings (ABS 2016). This is significantly above the average number of people per dwelling for Greater Sydney (2.8) and the wider Canterbury- Bankstown LGA (3.0)

6.1.3. Total and Type of Dwellings

The total number of occupied private dwellings in Greenacre in 2016 was 6,764, accounting for 93.3% of dwellings and the total number of unoccupied dwellings was 484, accounting for 6.7% of dwellings. This largely aligns with trends within the CBC LGA and Greater Sydney, with the percentage of occupied private dwellings at 93.3% and 92.3% respectively and unoccupied private dwellings at 6.7% and 7.7% respectively.

In terms of the dwelling types, the majority of dwellings (64.5%) comprise separate houses which is generally in line than the Greater Sydney average of 56.9%. However, within Greenacre there is a larger percentage of medium density housing (28.9%) when compared with the Greater Sydney average of 14.0%. In turn, Greenacre has a lower proportion of high density housing in the form of flats or apartments, with this comprising 5.8% of housing stock compared to a Greater Sydney average of 28.1%. Greenacre's housing characteristics are typical of a largely residential suburb, however it has an atypical proportion of medium density dwellings. A breakdown of dwelling type and structure is provided in Tables 2 and 3 below.

Table 4: Dwelling structure (Source: ABS, Census of Population and Housing 2016)

Greenacre	2016			
Dwelling type	Number	%	Greater Sydney %	CBC LGA
Occupied private dwellings	6764	93.3	92.7	93.3
Unoccupied private dwellings	484	6.7	7.7	6.7

Table 5: Dwelling Structure (Source: ABS, Census of Population and Housing 2016)

Greenacre - Dwellings (Enumerated)	2016			
Dwelling type	Number	%	Greater Sydney %	CBC LGA %
Separate house	4363	64.5	56.9	57.1
Medium density (semi detached, row housing, townhouse)	1955	28.9	14.0	16.1
High density (flat, apartment)	392	5.8	28.1	25.9
Other	26	0.4	0.6	0.6
Total Private Dwellings	974	100.0	100.0	100.0

6.1.4. Employment

Of the total labour force in 2016 aged 15 years and over, 53.2% were employed full time, 34.6% employed part-time and 8.5% were unemployed (Source: ABS 2016). Analysis of the employment status in Greenacre compared to Greater Sydney shows that there was a higher proportion in employment, and a lower proportion unemployed. Overall, 91.5% of the labour force was employed and 8.5% unemployed, compared with 94% and 6% for Greater Sydney.

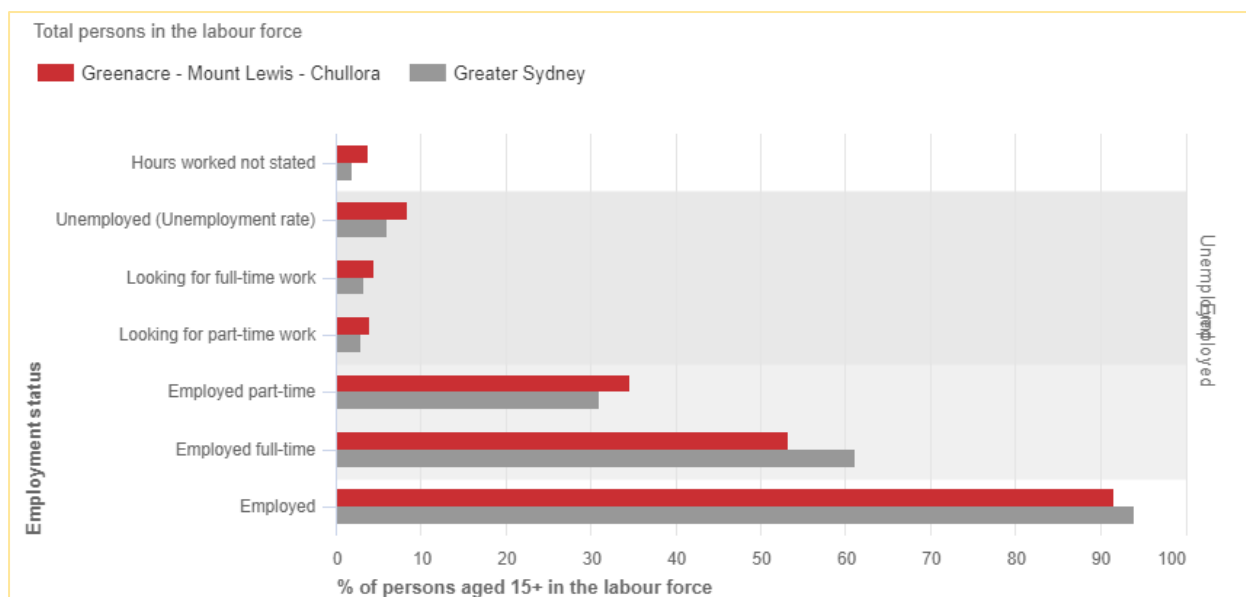


Figure 13: Employment Status 2016 (Source ABS, Census of Population and Housing, 2016)

6.1.5. Income

The median weekly household income for residents in Greenacre was \$1,184 in 2016. This is 32% lower than the median weekly household income for residents in the Greater Sydney district of \$1,750.

Analysis of individual income levels in Greenacre - Mount Lewis - Chullora in 2016 compared to City of Canterbury Bankstown shows that there was a lower proportion of people earning a high income (those earning \$1,750 per week or more) and a higher proportion of low income people (those earning less than \$500 per week).

Overall, 4.7% of the population earned a high income, and 51.4% earned a low income, compared with 6.8% and 45.8% respectively for City of Canterbury Bankstown.

The major difference between Greenacre's individual incomes and CBC's individual incomes were:

- A larger percentage of persons who earned Negative Income/ Nil income (15.5% compared to 13.9%)
- A larger percentage of persons who earned \$150 - \$299 (10.2% compared to 8.8%)

- A larger percentage of persons who earned \$300 - \$399 (11.4% compared to 10.2%)
- A smaller percentage of persons who earned \$1,000 - \$1,249 (6.6% compared to 7.7%)

Figure 14 below illustrates the weekly individual income within both Greenacre and the wider CBC LGA.

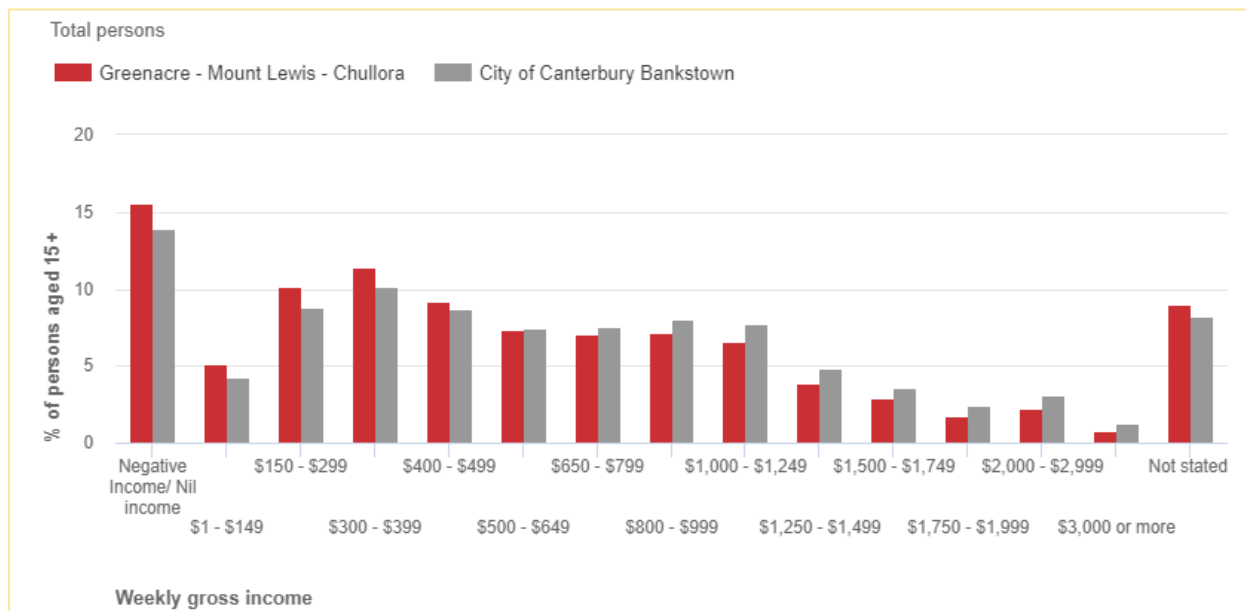


Figure 14: Weekly individual income, 2016 comparing Greenacre with the CBC LGA (Source: ABS, Census of Population and Housing, 2016)

Similar comparisons may also be drawn from comparing Greenacre with Greater Sydney. This demonstrates that residents of Greenacre, on average, have lower income levels than that of the wider CBC LGA and of Greater Sydney.

Analysis of individual income levels in Greenacre - Mount Lewis - Chullora in 2016 compared to Greater Sydney shows that there was a lower proportion of people earning a high income (those earning \$1,750 per week or more) and a higher proportion of low income people (those earning less than \$500 per week).

Overall, 4.7% of the population earned a high income, and 51.4% earned a low income, compared with 14.4% and 36.1% respectively for Greater Sydney.

The major differences between Greenacre - Mount Lewis - Chullora's individual incomes and Greater Sydney's individual incomes were:

- A larger percentage of persons who earned Negative Income/ Nil income (15.5% compared to 11.3%)
- A larger percentage of persons who earned \$150 - \$299 (10.2% compared to 6.3%)
- A larger percentage of persons who earned \$300 - \$399 (11.4% compared to 7.4%)
- A smaller percentage of persons who earned \$2,000 - \$2,999 (2.2% compared to 6.1%)

Figure 15 below illustrates the weekly individual income within both Greenacre and the Greater Sydney region.



Figure 15: Weekly individual income, 2016 comparing Greenacre with Greater Sydney (Source: ABS, Census of Population and Housing, 2016)

Greenacre residents have a median weekly household income of \$1,184 and a median monthly mortgage repayment of \$2,058, roughly equating to a median monthly household income of \$4,736. In turn, this means that approximately 43% of household income is spent on mortgage repayments, compared to 31% in Greater Sydney and 38% in the wider CBC LGA. Considering that mortgage stress is measured to be if mortgage repayments exceed 30% of total household expenditure, it is considered that the residents of Greenacre may be subject to mortgage stress.

6.1.6. General Apartment Living Trends

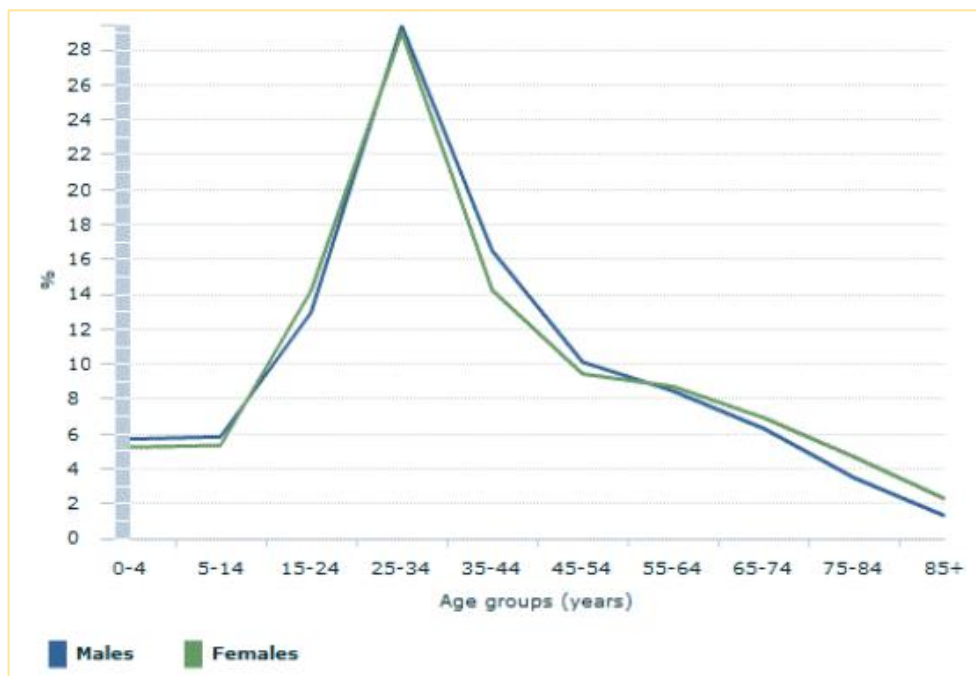
The ABS conducted studies into trends associated with apartment living, with information from the 2016 census. The results from the studies reflect Australia wide trends, and not capital city specific trends. After reviewing the results, however, the data remains worthy of consideration for the purpose of this assessment. Some key results are summarised as follows (Source: <https://www.abs.gov.au/ausstats/abs@.nsf/Lookup/by%20Subject/2071.0~2016~Main%20Features~Apartment%20Living~20>):

- Over the past 25 years, the number of occupied apartments (including flats and units, excluding townhouses) in Australia has increased by 78% to 1,214,372 dwellings at the 2016 Census.
- In 2016, 29% of all apartment residents in Australia were in the 25-34 age group. Another 11% were children aged 0-14 years, up slightly from the 10% share recorded a decade earlier.
- In 2016, one in five (21%) of all people aged 25-34 years (and living in private dwellings) were apartment residents. Nearly one in eight (12%) of all persons aged 85 years or more - and 35-44 years

- were also apartment residents. Younger people were also quite prominent. More than one in ten (11%) of Australia's youth population (aged 15-24 years) resided in apartments. Similarly, nearly one in ten (9%) of all children aged 0-4 years had an apartment home.

- In 2016, the most prevalent type of household living in apartments in 2016 were one family households at 48% - up from 45% in 2011. The proportion of group households also rose, up from 8.7% in 2011 to 9.6% in 2016.
- Families with children were also well represented in the apartment living population. At the 2016 Census, families with children (and either one or two parents) comprised almost 44% of all families living in apartments in Australia.
- The proportion of lone person households living in apartments has declined, down from 46% in 2011 to 42% in 2016.

Table 6: Age & Sex of People in their usual Apartment Home (Source: ABS Census of Population and Housing, 2016/City Plan)



6.2. Proposal's Estimated Population

In this section, the population which may be accommodated in the proposed development is estimated. This is for the purpose of determining the potential impact of the PP on council provided infrastructure, as will be detailed in Section 8 of this assessment. The population in terms of overall number and profile, will be estimated.

There are numerous factors which can influence final population numbers and profile. Further, these can change over time. Factors this assessment considers when estimating the proposal's population include long term population and household trends discussed by the Greater Sydney Commission when preparing the Greater Sydney Region Plan (GSRP), the subject locality's existing population profile as outlined in Section 6.1.1 to Section 6.1.6 above, apartment specific trends established by the ABS, total gross floor area, as well as the typical 'mix' of dwellings in a medium to high rise development, whereby 2 bedroom apartments tend to form the bulk of all dwellings.

6.2.1. Greater Sydney Region Plan (GSRP)

In preparing the GSRP, the Greater Sydney Commission recognised that the Sydney metropolitan area would experience substantial population growth until 2036. For example, based on existing birth rates and migration, Sydney would experience a population of 6.4 million at 2036, requiring a minimum of 36,250 homes per year (GSC 2018). A significant portion of these people would be located in the CBC LGA, being the largest LGA in Sydney in terms of population both currently and in the future. By 2036, the LGA is forecast to have a population of 463,311 people, of which 30,729 would reside in Greenacre-Mount Lewis-Chullora, representing a change in 17.6% between 2019-2036 (ABS 2016, City Plan).

This additional population will also result in a change in the number of dwellings. Although the number of people in one average household is not anticipated to change significantly (3.37 people to 3.3 between 2016-2036), there is forecast to be a large increase in the number of dwellings (ABS 2016, City Plan). Given that there is limited greenfield residential capacity in the area, existing land is required to be utilised and potentially rezoned for Council to achieve these dwelling numbers. To this end, the Greenacre- Mount Lewis- Chullora area is forecast to increase from 7,552 dwellings in 2016 to 9,383 in 2036, or a 24% increase in 20 years (ABS 2016, City Plan). This information is presented graphically in Figure 16.

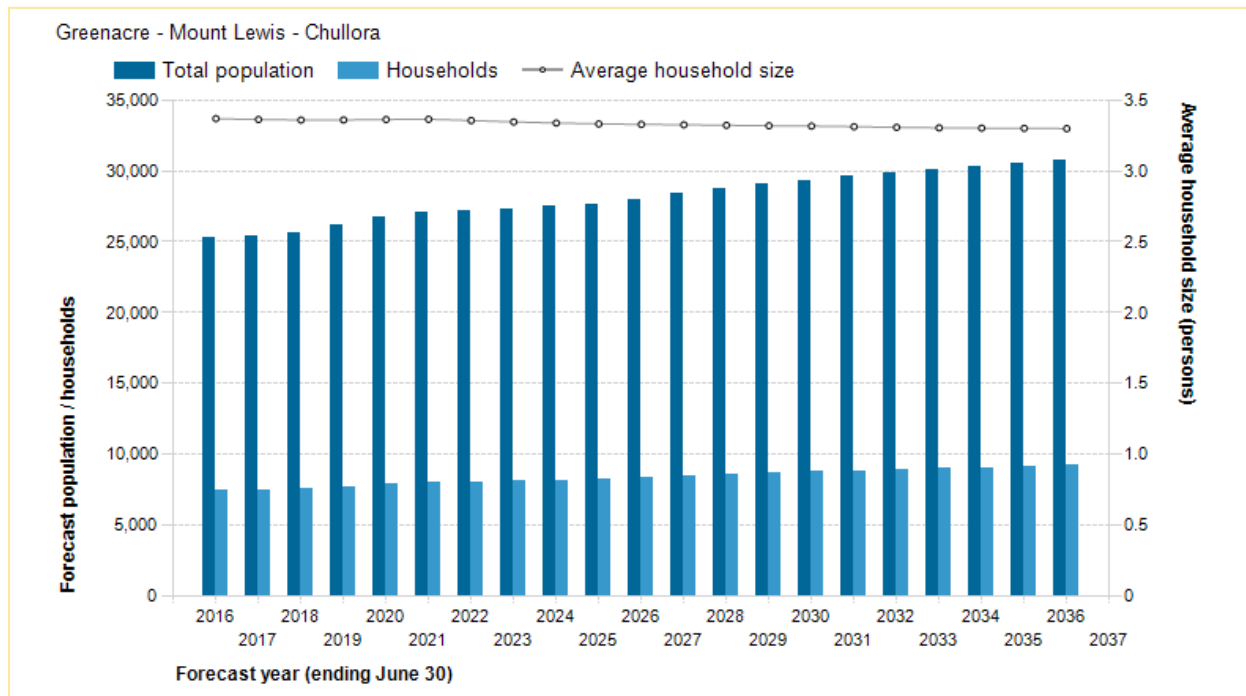


Figure 16: Forecast population, households and average household size in the Greenacre- Mount Lewis- Chullora study area, 2016-2036 (Source: profileID)

The household types prevalent in the future are also changing to 2036. As aforementioned, in 2016, the dominant household type in Greenacre - Mount Lewis - Chullora was Couple families with dependents, which accounted for 45.4% of all households (ABS 2016, City Plan).

The largest increase between 2016 and 2036 is forecast to be in Couples without dependents, which will increase by 706 households and account for 22.2% of all households. This household type consisted of only 18% in 2016, demonstrating a 4% increase in household type. In contrast, the number of lone person households and couple families with dependents are forecast to decrease by 2% and 1.4% respectively in the same time period. This indicates a slow but progressive shift in future household types and potential repercussions on future housing markets (ABS 2016, City Plan). The anticipated change in household types in Greenacre is shown in Figure 17 below.

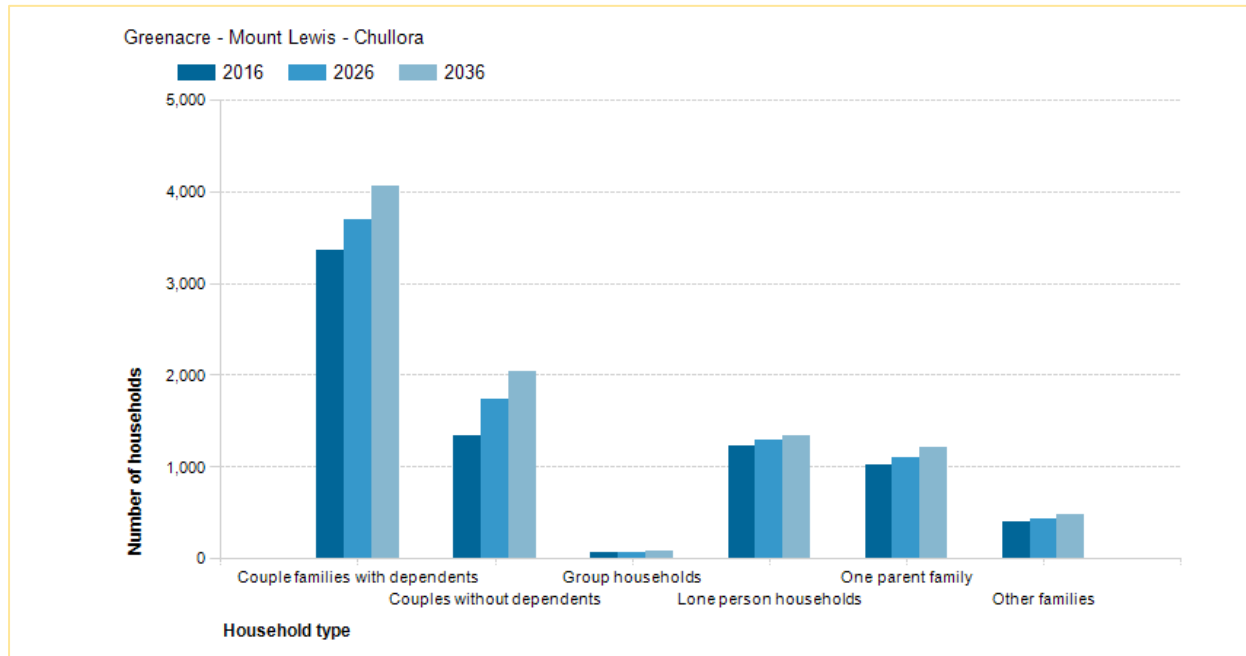


Figure 17: Forecast household types 2016-2036 in Greenacre- Mount Lewis- Chullora (Source: profileID)

6.2.2. Estimated Total Population

As shown in the table below, the proposal's total anticipated population is 881. This has been estimated using the following assumptions:

- A mix of dwellings of 10%, 75% and 15% for one bedroom, two bedroom and three bedroom units respectively is considered to be a typical dwelling mix having taken into consideration the requirements of the Apartment Design Guide (ADG) and typical mix of dwellings in medium to high density development in Sydney.
- The minimum apartment size has been derived from the ADG.
- Occupancy rates have been estimated having due regard for the demographic analysis previously conducted in Section 6.1 as well as Australia wide apartment living trends as established by the ABS using 2016 census data. This analysis suggested a relatively large amount of families in the Greenacre locality, a general occupancy rate of 3.4 people per household, and a predominant built form of low-medium density housing. It is assumed that a mix of mostly singles and couples with no children may live in 1 bedroom apartments, that a mix of couples both with and without children may live in 2 bedroom apartments and home sharing/ families may live in 3 bedroom apartments. It is considered unlikely that occupancy rates for apartments would regularly exceed occupancy rates for detached dwellings.
- The average household size of 3.4 people is therefore not considered appropriate to apply to the proposed development on the subject site. This is because this residential component of any future development will likely take the form of apartment units, which currently consist of 5.4% of dwellings in Greenacre, as opposed to lower density typologies such as a detached dwelling or semi-

detached, terrace houses or townhouses, which consist of a (combined) 93.9% of all dwellings in Greenacre.

- 15% is considered to be a typical utilisation rate for residential floorspace and has been deducted from the proposed residential floorspace prior to the below calculations being carried out. As such, the below calculations have factored into account a residential GFA of 24,509m², which is 85% of 28,835.4m².
- The proposal is assumed to have a total occupancy rate of 93.3%, which is the occupancy rate for the wider Greenacre area.

Table 7: Indicative Dwelling Split & Proposed Population (Source: City Plan)

Dwelling Type	% of total GFA	Total floorspace split (m ²)	Min apartment size (m ²)	No. of dwellings	Occupancy rate	Number of residents
1 bed	10%	2,450.9	50	49	1.5	74
2 bed	75%	18,381.8	70	262	2.8	735
3 bed	15%	3676.4	90	41	3.3	135
Total		24,509.1				944 (assuming 100% utilisation)
						881 (assuming 93.3% utilisation)

It is important to note that the estimated population does not represent an increase in population. That is, the GFA nominated in the GMU scheme was approximately equivalent to a FSR of 0.93:1, which is less than the maximum 1:1 FSR currently nominated for the site according to the BLEP 2015. Further, residential flat buildings are permissible in the subject B2 Local Centre zone. In this case, the estimated population is in line with the locality's anticipated population. The exception is 353 Waterloo Road, which the PP seeks to convert from R2 to B2, and in doing so, would apply the same 1:1 FSR as is currently applicable to the main part of the site area. This site is only 644m² in area, however, and would not significantly increase yield.

This analysis will be utilised to study the impacts of the proposal on infrastructure and open space supply in Section 8.5 below.

7. CURRENT SUPPLY OF COMMUNITY SERVICES

This section identifies the existing and anticipated supply of community-oriented infrastructure which the proposal may impact on. The catchment boundaries have been identified using the boundaries nominated by Council for the purposes of its community asset assessments, as shown in Figure 16.

The supply of community services is established primarily by nominating those facilities listed in Council's Developer Contributions Plan (CP). The private sector, however, also delivers a range of in demand community-oriented services. Privately owned services which are considered to be of a permanent or long-term nature, such as a private school or childcare centre, have been included for these purposes.



Figure 18: Catchment area defined by Council in their infrastructure and open space assessment

7.1. Council and/or Public Facilities

7.1.1. Existing Public Open Space

Table 7 below identifies existing public open space in the subject catchment area, including their location and size.

Table 8: Surrounding Social Infrastructure (Source: Canterbury- Bankstown Council / Six Maps)

Infrastructure Type	Details (major tenants in brackets)	Distance from Site (Approx.)	Size (ha)
Public Parks	Norfolk Reserve	0m - 100m	2.3
	Lockwood Park (Central Sydney Wolves Football Club)	200m	1.4
	Shellcote Road Reserve	300m	0.06
	Tweedie Park	500m	0.48
	Bryant Park	600m	0.06
	Lee Park	700m	0.83
	Rosalie Reserve	800m	0.07
	Northcote Park	900m	0.98
	Northcote Road Drainage Reserve	1km	0.12
	Gilliver Reserve	1km	0.14
	Fairland Reserve	1.2km	0.04
	Jacqueline Reserve	1.2km	0.11
	Allum Park (Greenacre Eagles Football Club)	1.5km	3.9
	McGuigan Place	1.6km	0.04
	Norm Neilson Reserve	1.7km	0.35
	Greenacre Civic Centre Reserve	1.7km	1.85

	Bromley Reserve	2km	1.09
	Macquarie Reserve	2km	0.03
	Mimosa Reserve	2.1km	0.05
	Roberts Park (YMCA Greenacre OSHC)	2.2km	5.9
	Buckwall Reserve	2.3km	0.11
	Kareela Reserve	2.3km	0.12
Total			20.03

7.1.2. Existing Leisure Centres

The Greenacre Aquatic & Leisure Centre is the only facility of its kind in the subject catchment. It is located approximately 1.6km from the subject site. At the time of undertaking this assessment, the centre was closed due to major structure deficiencies. It is not expected to re-open in the foreseeable future, although there are provisions in Council's CP to construct a replacement facility.

7.1.3. Existing Play Grounds and/or Spaces

The following play ground and/or play spaces are located within the subject catchment. Such facilities are not 'stand alone', and are located within existing public open spaces listed in Section 7.1.1.

- Roberts Park Playground
- Allum Park Playground
- Buckwall Reserve Playground
- Bromley Reserve Playground
- Greenacre Swimming Centre Playground
- Karingal Playground
- Northcote Park Playground & Fitness
- Rosalie Reserve Playground
- Norfolk Reserve Playground
- Tweedie Park Playground
- Bryant Park Playground
- Lee Park - Playground
- Roberts Park Early Learning Centre Playground
- Roberts Park East Playground
- Greenacre Citizens Playground
- McGuigan Place Playground

As noted in Section 5.10 of this assessment, all of Council's playground and play spaces have been the subject Council's Playgrounds and Play Spaces Strategic Plan (draft).

7.1.4. Existing Early Learning & Child Care Centres

The following Council owned and/or operated early learning and childcare centres can be located in the catchment.

- Roberts Park Early Learning Centre Playground
- KU Karingal Preschool

7.1.5. Existing Community Health, Senior Citizen & Community Centres

The following centres can be located within the catchment.

- Greenacre Senior Citizens Centre
- Greenacre Early Childhood Health Centre (EHC)
- Greenacre Area Community Centre

7.1.6. Existing Libraries

The Greenacre Library and Knowledge Centre is located within the catchment, and approximately 1.7km from the subject site.

7.1.7. Existing Educational Facilities

The following education facilities are located within the catchment:

- Chullora Public Primary School, approximately 200m from the subject site.
- Banksia Road Public Primary School, approximately 1.8km from the subject site.
- Greenacre Public School, approximately 2km from the subject site.

7.2. Council assessment of existing facilities

Council has assessed the condition of its facilities within the catchment. As part of assessing this PP, Council has requested this assessment be taken into consideration. For information purposes, the results of the assessment are provided in the table on the following page.

Having reviewed the assessment in detail, we are not certain of its timing and therefore its relevance. For example, the assessment places a condition rating of 'average' to the Greenacre Aquatic & Leisure Centre, however, this centre has been closed for some time due to structural issues.

Table 9: Council's assessment of existing facilities

Asset Name	Segment/Group Name	Condition
Playgrounds		
Roberts Park Playground	Roberts Park Playground	2.00
Allum Park Playground	Allum Park Playground	3.00
Buckwall Reserve Playground	Buckwall Reserve Playground	3.00
Bromley Reserve Playground	Bromley Reserve Playground	3.00
Greenacre Swimming Centre Playground	Greenacre Swimming Centre Playground	2.00
Karingal Playground	Karingal Playground	2.00
Northcote Park Playground & Fitness	Northcote Park Playground & Fitness	3.00
Rosalie Reserve Playground	Rosalie Reserve Playground	2.00
Norfolk Reserve Playground	Norfolk Reserve Playground	2.00
Tweedie Park Playground	Tweedie Park Playground	3.00
Bryant Park Playground	Bryant Park Playground	2.00
Lee Park - Playground	Lee Park - Playground	3.00
Roberts Park Early Learning Centre Playground	Roberts Park Early Learning Centre	2.00
Roberts Park East Playground	Roberts Park East Playground	2.00
Greenacre Citizens Playground	Greenacre Citizens Playground	2.00
McGuigan Place Playground	McGuigan Place Playground	2.00
Buildings		
Greenacre Leisure and Aquatic Centre Amenities	Greenacre Leisure and Aquatic Centre	3.00

Greenacre Leisure & Aquatic Ctr Plant Room & Amenities	Greenacre Leisure and Aquatic Centre	3.00
Greenacre Senior Citizens Centre	Greenacre Citizens Centre - Senior Citizens Centre	3.00
Greenacre Early Childhood Health Centre (EHC)	Community Place Reserve	3.00
Community Place Toilet Block	Community Place Reserve	3.00
KU Karingal Preschool	Community Place Reserve	3.00
Greenacre Library	Community Place Reserve	3.00
Roberts Park Early Learning Centre	Roberts Park	3.00
Greenacre Area Community Centre	Roberts Park	3.00
Roberts Park Amenities 1	Roberts Park	2.00
Roberts Park Amenities 2	Roberts Park	3.00
Allum Park Amenities 2	Allum Park	3.00
Allum Park Amenities 1	Allum Park	3.00
Lockwood Park The Pavilion	Lockwood Park	3.00
Northcote Park Amenities	Northcote Park	3.00

The definition of each condition rating is as follows:

Table 10: Definition of Condition Rating

Condition	Description	Structural	Functionality and Capacity
1	Excellent	Asset is in excellent or good condition with limited signs of wear and requires only cyclic maintenance.	Asset meets all functional Requirements and capacity exceeds minimal functional requirements.

2	Good	Asset is in useable condition with general signs of wear. Asset requires only minor maintenance and is not requiring special attention.	Asset meets all functional requirements and capacity is just adequate. Meets functional and capacity requirements 85% of the time.
3	Average	Asset is in useable condition with extensive signs of wear. Asset requires some attention to prevent further deterioration and to return it to a condition with an accepted level of service requiring only cyclic maintenance.	Asset is presenting lack of capacity (too many users) during peak periods or loss of functionality (missing elements that are key to functionality). Meets capacity requirements at least 70% of the time.
4	Poor	Asset is in poor condition or is faulty and is in need of urgent attention to return it to an acceptable condition. Imminent failure or > 50 requires replacement.	Asset is presenting lack of capacity (too many users) during peak periods or loss of functionality (missing elements that are key to functionality). Meets functional and capacity requirements at least 50% of the time.
5	Unserviceable	Asset is in poor condition or is faulty and is in need of immediate attention. Asset has failed.	Asset does not meet functional requirements or capacity is lacking more than 50% of the time.

7.3. Bankstown Section 94A Contributions Plan

Council currently has a Section 94A (now known as Section 7.12) Contributions Plan which seeks to obtain development contributions for Council facilities to 2025.

In this Plan, Council has identified a total of six (6) assets it proposes to fund through these contributions. These come under the headings of 'buildings and other structures' (including community facilities and libraries), 'land', 'town centres (improvement works)', 'parks and recreation', 'roads and traffic' and 'stormwater drainage'.

This CP outlines where Council anticipate future supply of community facilities and assets will be required. Improvement works in proximity of the subject site have been located on the map below:

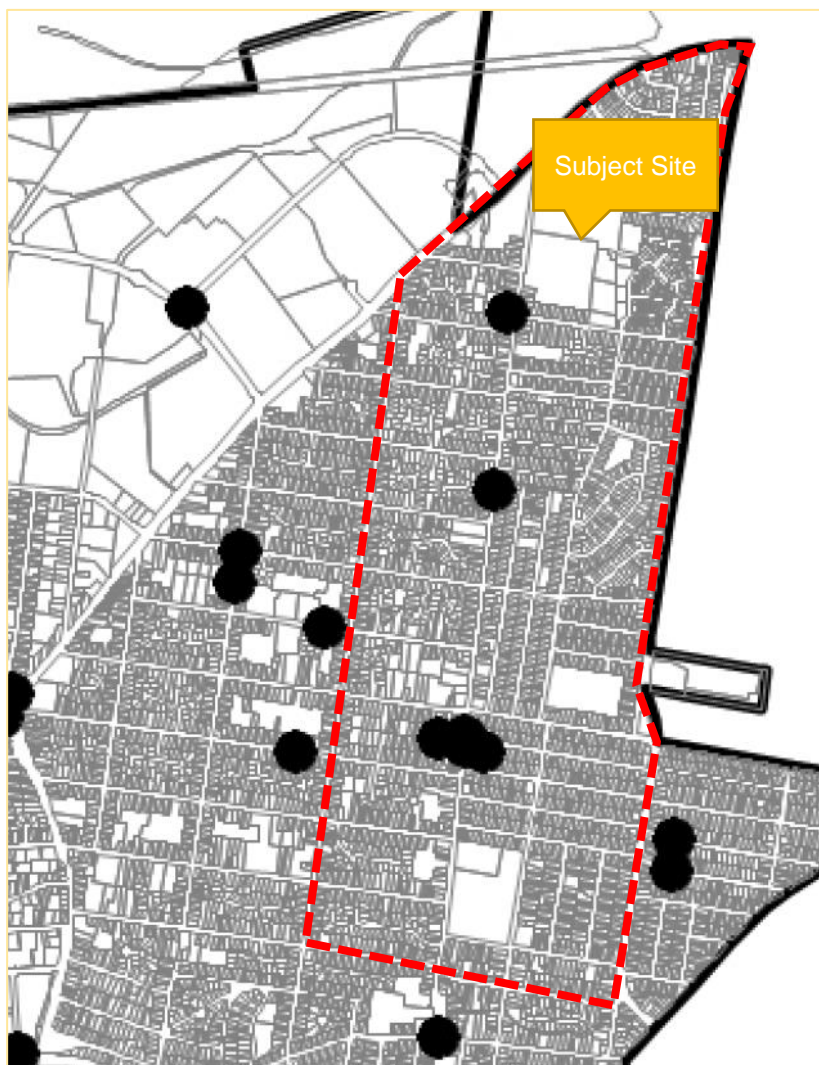


Figure 19: Location of Section 94A works as identified in Bankstown's Section 94A Works Schedule, catchment area outlined in red

These correspond to the following works as identified in the Section 94A Works Schedule. It is noted that each asset class has a corresponding project value, with no values provided for each individual project. Therefore, it is to the discretion of Council as to which projects are funded by each development contribution. The following works are located inside the study area defined above:

Table 11: Section 94A works identified within the study area

Description	Asset class	Asset subclass	Priority	Distance from subject site (approx)
1. Construct new high-quality multi-purpose community facility at Greenacre using environmentally sustainable design to consolidate nearby community facilities	Buildings and other structures	Community Facilities	High	1.6km
2. Upgrade Lockwood Reserve change rooms, including upgrade of lighting to LEDs	Buildings and other structures	Parks, buildings and facilities	Low	300m
3. Implement Town Centre Improvement Program at selected Tier 1 centres, including constructing new footpaths, pedestrian crossing devices, new street furniture, tree and shrub planting, WSUD, and community-based public art at centres including: Greenacre	Land	Town Centres	High	1.6km
4. Construct footpaths to improve pedestrian access to town centres including: Greenacre	Roads and Transport	Footpaths	High	1.6km
5. Upgrade Waterloo Road pavement to cope with additional traffic and heavy vehicle movements	Roads and Transport	Pavements	Medium	Varies: area of Waterloo Road not specified
6. Upgrade traffic management measures in the eastern portion of the Greenacre Small Village Centre to designate car park access routes and manage	Roads and Transport	Traffic Management Devices	High	1.6km

additional traffic flow to the new Wilbur Street multi-storey carpark				
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The majority of these works relate to Greenacre Town Centre, located approximately 1.6 km to the south of Chullora Local Centre. With the exception of constructing a new community facility at Greenacre (designated 1), no new facilities will be provided, although the extent of the proposed 'upgrades' is unknown (whether they are maintenance works or improvements to capacity). Given the Greenacre Leisure & Aquatic Centre has been closed due to structural issues, we presume it represents its replacement.

Notably, none of these works relate to the Chullora Local Centre, despite it being defined as a Precinct in the LAP and the LAP specifying that future directions for the site may involve an increase in height. It is noted that the LAP and Section 94A Plan were developed before the GSC South District Plan was drafted and the subsequent identification of the site as the Chullora Local Centre.

7.4. Privately Owned Community Oriented Facilities

Council owned and/or any other public facilities are primarily relied on to serve most of the catchment's community infrastructure type demands. However, privately owned facilities cannot be entirely ignored. In particular, those privately-owned facilities which are of a permanent nature have been considered for the purposes of this assessment. Examples may include childcare centres, private educational facilities, and places of public worship.

Table 11 below lists the private community-oriented facilities in the subject catchment.

Table 12: Privately owned community-oriented facilities (source: City Plan)

Category	Name	Distance from subject site
Private Recreation	Boxing Club Masjid	300m
	Brotherhood Boxn	300m
	Anytime Fitness Greenacre	400m
	Plus Fitness Strathfield South	1.2km
	Her Health and Fitness	1.6km
	Le Ray Gymnastics Academy	2km
Pre-Schools	Little Angels Long Day Care Centre	900m
	Funtime Child Care	1.2km

	Pandora Preschool	1.4km
	Karingal Pre School	1.6km
	Fantastic Kids Family Day Care	1.6km
	Liberty Preschool	1.7km
	Toddlers Ink Childcare	1.7km
	Mickey World Child Care Centre	2km
	Kindy Academy Childcare Centre	2.4km
Schools	Malek Fahd Islamic School	0m - 100m
	Greenacre Baptist Christian Community School	500m
	St John Vianney Catholic Primary School	1.1km
	Holy Saviour School	2.1km
	Al Sadiq College	2.1km
	Al Noori Muslim School (located adjacent to catchment area)	2.3km
Places of Public Worship	Islamic Council of Australila	200m
	Greenacre Baptist Church	500m
	Good Shepherd Church (Greenacre Anglican)	1.3km
	Syrian Orthodox Church of Saint Melkeh	1.4km
	Sydney Full Gospel Church	1.4km
	Greenacre Musallah Mosque	1.6km
	Liberty Church of Christ	1.9km
	Greenacre Uniting Church	2.1km

	Alpha Omega Indonesian Church	2.3km
Local Shopping Centres	Chullora Marketplace	Located at the site
	Greenacre Local Centre	1.6km
Community Clubs	Mount Lewis Bowling Club (located approximately 200m outside study area)	2.5km
	The Acres Club	1.2km
	Greenacre Citizens Centre	1.5km
	Greenacre Girl Guide Hall	1.9km
Public Transport	Waterloo Road Bus Stop at Como Road (Route M90)	Located at the site
	Waterloo Road Bus Stop at Norfolk Road (Route 913, 941)	300m
Seniors Living	ESTIA Health Bankstown (located approximately 200m outside study area)	1.6km
Medical	Greenacre Medical	1.6km

The analysis demonstrates that there is a substantial number of existing private enterprises that offer community-oriented services. There are a high number of childcare centres, in particular, whilst educational facilities and places of public worship are also well represented.

8. DEMAND FOR SERVICES

8.1. Baseline demand for social infrastructure

In this section we assess the demand for social infrastructure resulting from the PP, including where any changes in demand, over and above existing demand, results from the PP. It is important to recognise that the proposal's estimated population is based on the existing FSR development standard applicable to the site (i.e. 1:1). The PP in question does not propose amending the FSR standard, and therefore it does not seek to increase the locality's population as would be anticipated by Council and its CP. The exception is for 353 Waterloo Road, which the PP seeks to convert from R2 to B2, and in doing so, would apply the same 1:1 FSR as is currently applicable to the main part of the site area. This site is only 644m² in area, however, and would not significantly increase yield. Therefore, the demand profile for the site will not change as a result of the PP.

Therefore, the existing demand for social infrastructure assuming no changes to planning controls is to be established. This hypothetical scenario has been developed assuming a GFA of 24,203m², which is the gross floor area nominated in the GMU concept plans.

8.2. Demand Generated by PP

In calculating the infrastructure provision required as a result of development and population growth enabled by the PP, certain infrastructure provision benchmarks to be used as a measure should be adopted. It is noted that Council have not provided these infrastructure provision benchmarks, so benchmarks for the adjoining City of Parramatta have been adopted for the most part¹.

Though these benchmarks are well accepted and based on other historically accepted benchmarks, it is important to note that these benchmarks reflect a historic approach to the provision of open space and community facilities, and not necessarily the way in which such facilities will need to be provided in the future to reflect emerging trends.

Notwithstanding this, benchmarks or provision standards are intended as a guide and are useful as a comparison tool. Further, they give an indication of the amount of social infrastructure that would ideally be provided if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account.

The City of Parramatta has nominated the following rates of provision for council provided facilities. A measure of future demand arising as a result of this PP based on the above resident numbers is also provided.

¹ City Plan examined various other benchmarks, including from other Council LGAs, however, considered Parramatta Council's to be the most appropriate and relevant to the assessment. Where benchmarks used by CB Council were available, these were adopted.

8.2.1. Childcare Facilities

Table 13: Rates of Provision for Childcare Centres (Source: Parramatta City Council)

Facility	Rate	Potential additional future demand
Long Day Care	1 LDC place for every 2.48 children aged 0-4 years	Say 26 spaces (relying on current 7.4% 2016 census allocation in Greenacre)
Out of School Hours	1 OOSH place for every 2.70 children aged 5-11 years	Say 28 spaces (relying on current 8.6% 2016 census allocation in Greenacre)

Demand for an additional 26 and 28 spaces respectively does necessitate new long day care or out of school care facilities, in and of itself.

The catchment's entire population, inclusive of the proposal, equates to 14,113 people. Using the Census 2016 current allocation of 7.4% of the total population being within the 0-4 age group, there is demand across the entire catchment inclusive of the entire estimated population for 421 long day care spaces. Earlier analysis determined that there are 11 privately operated child care centres, and 2 Council owned centres within the catchment. Given each centre would accommodate at least 40 - 50 spaces, the total demand, inclusive of the proposal, is satisfied (i.e. 13 centres x 40 spaces = 520 total spaces).

In the event there was greater demand, the private childcare centre is particularly responsive and would be expected to respond accordingly. Further, newer centres typically offer a higher number of spaces, say at least 60 spaces, compared to those which were established say 10 years prior.

Given the above, the proposal and the broader locality is not expected to be adversely affected with respect to childcare services. The existing site itself provides commercial floor space which may accommodate additional demand for childcare. The proposed additional floor space may also include further commercial floor space, providing further opportunity to address any unexpected demand.

8.2.2. Libraries

Table 14: Rates of Provision for Libraries (Source: Parramatta City Council)

Facility	Size of facility (1 library : population)	Approximate GFA rate of provision	Potential additional future demand
District Library	1:20,000-35,000	39 sqm per 1,000 people, plus 20% circulation space	31.2m ² plus 6.24m ² circulation space
	1:35,000-65,000	35 sqm per 1,000 people, plus 20% circulation space	28 m ² plus 5.6m ² circulation space

The proposal, with an estimated population of 881 people, does not generate demand for an additional district level library. Nor does the catchment's population (i.e. 14,113), inclusive of the proposal. As shown in Table 13 above, the proposal only generates a small demand for additional library floor space.

The catchment includes an existing library, being the Greenacre Library and Knowledge Hub. However, the CP does not include any provisions to expand the existing library, nor are there any provisions to expand the region-based library based in the Bankstown CBD. The CP only includes provisions to acquire further resources, such as books, for the region-based library. As such works are listed in the CP, the proposal would be contributing to such works in the form of developer contributions as part of any DA.

Notwithstanding the above, the existing Greenacre Library and Knowledge Hub has been in operation for over 50 years and appears to be limited particularly in size. There may be scope to direct some resources as a result of the proposal to this particular library, rather than directing all Developer Contributions, to the Bankstown Library and knowledge Hub. Alternatively, Council may consider amending the CP to allow for some improvements to the existing Greenacre library.

8.2.3. Community centres

It is noted that Parramatta Council does not nominate an exact number for a benchmark provision of community centres, however rather considers similar LGAs in Sydney and acknowledges a general consensus is between 80-100m²/ 1000 people.

In this case and assuming a benchmark of 90m²/1000 people, the PP would result in the need for 79.2m² of community centre floor space. This, in itself, is not sufficient to warrant an entire new centre. With respect to the entire catchment's population, inclusive of the proposal (i.e. 14,113), demand for approximately 1,200m² of community centre floor space is generated.

The closest community centre to the site is the Greenacre Citizens Centre, located at 202 Waterloo Road Greenacre, approximately 1.5km to the south of the site. Further, the CP makes provision for a new multi-purpose community facility at Greenacre, although this will most likely replace the currently inactive Greenacre Aquatic & Leisure Centre. Regardless, both facilities would normally be associated with the Greenacre Local Centre given their position within the centre itself. In this case, it is not likely residents of the proposal or those in its vicinity would benefit regularly from their operation. In this case, Council may wish to investigate the delivery of a new community centre in closer proximity to the subject site.

As any such centre would benefit the broader community, rather than residents of just the proposal, Council is encouraged to amend its CP to include such a facility as part of its works schedule. Alternatively, there may be scope to offer some form of a community facility on the subject site, although requiring the delivery of an entire 1,200m² facility on the site itself may not be appropriate, the provision of a small community meeting space as part of any future redevelopment may be appropriate.

8.2.4. Aquatic Facilities

Table 15: Rates of Provision for Aquatic Facilities (Source: Parramatta City Council)

Facility	Rate of provision
Regional Aquatic Facility	1: 100,000/ 150,000

The population of the proposal itself, the nominated catchment, and the entire Greenacre suburb is well below the nominated rate of provisions for aquatic facilities. Regardless, an aquatic and leisure centre exists within the suburb, in the nominated catchment. As stated earlier, the facility is inactive due to structural deficiencies. It is noted that the CP makes provisions for a new multipurpose community facility, which it is presumed will replace the currently inactive aquatic and leisure centre.

The proposed development has not contributed to the closure of the existing facility. Further, any development of the subject site in accordance with GMU's concept plans would contribute substantial 7.12 developer contributions to its replacement.

8.2.5. Open Space:

Table 16: Rates of Provision for Open Space (Source: Bankstown Council Open Space Strategic Plan 2022 & Canterbury Bankstown Playgrounds and Play Spaces Draft Strategic Plan 2018)

Facility	Preferred rate of provision (preferred provision based on current population)	Current provision	Existing deficit/surplus	Deficit/surplus based on proposed population (assuming current provision of open space/ playgrounds)
Open Space	2.83 ha: 1,000 people (or 37.5Ha)	20.03ha	17.47ha deficit	19.96 ha deficit
Playing Space (playgrounds)	1: 2,000 people (or 7 playgrounds)	16 playgrounds	9 playground surplus	9 playground surplus

When considering the nominated catchment area alone, it is evident that currently there is an undersupply of open space (1.51ha/1,000 people), which would be marginally increased by the proposal (1.42ha/1,000 people). However, the catchment, as defined, does not reflect the patterns of use of open space as residents within the catchment are likely to travel beyond the relatively narrow catchment boundaries to access open space.

As noted in the former Bankstown Council's Open Space Strategic Plan 2022, the entire 'North East Area' includes 32.8 ha of open space. The ratio subsequently decreases to 0.86 Ha/1,000 people based on the current population, and 0.84 Ha/1,000 people taking into account population from the proposal.

As also noted in the former Bankstown Council's Open Space Strategic Plan 2022, there is, in fact, a notable over supply of open space (4.55Ha/1,000 people) throughout the entire former Bankstown Council LGA. Given the extent of the oversupply, additional open space is not a requirement of the proposal. The oversupply of playgrounds also assists with minimising the undersupply of area within the catchment.

The undersupply is of less consequence given the subject site's attributes. Specifically, the site is located almost opposite Lockwood Park, and directly adjoins Norfolk Reserve.

An analysis of the types of public open space may provide Council with rationalisation opportunities. For example, Table 7 of this assessment identified a number of small open spaces, in the area of 0.04Ha to 0.07Ha for example. Some, such as Fairland Reserve at 8A Fairland Avenue, are located within cul-de-sac locations and serve a particularly small catchment. Council could consider divesting some sites and using these funds to expand consolidated spaces, such as Roberts Park, through acquisition of adjoining allotments. Alternatively, it could use such funds for other community purposes such as the multipurpose community facility listed in the CP for Greenacre. These observations are, however, beyond the scope of this SIA.

With respect to playgrounds and play spaces, Table 15 confirms there is a substantial over supply within the catchment. This is also reflected in Council's Draft Playgrounds and Play Spaces Strategic Plan. The strategic plan, however, suggests embellishments could be made, in the form of landscaping, to the play area in Norfolk Reserve. As this reserve adjoins the subject site immediately to the east, the proponent has offered, as part of this PP, to make a financial contribution to the upgrade. This is particularly of benefit given the CP does not nominate any works or funds for such upgrades.

It is further noted that the Lockwood Park pavilion has been assessed as 'average' according to Council's asset assessment. The pavilion is not listed for any works according to the CP. Similarly, Council and the proponent may agree to a financial contribution for improvements.

8.3. Summary of demand generation

Our assessment of the existing and future community infrastructure demand and supply analysis indicates as follows:

- Existing childcare care services are adequate with respect to both the existing and future population. Should demand increase beyond capacity, private childcare operators typically respond accordingly.
- The provision of one existing local library is adequate, including taking into account the proposed population. The existing Greenacre Library and Knowledge Hub has been in operation for over 50 years, however and Council may see fit to upgrade and potentially expand this facility. Given this would benefit the broader community, any works should be accounted for in the CP, rather than apportioned directly to the PP in question.

- There appears to be a shortage of community centres throughout the catchment, which would be exacerbated by the proposal. In particular, there appears to be a shortage in the immediate vicinity of the subject site. As in the case of libraries, any new community centre facility would benefit the broader community. In this case, Council should make relevant provisions in their CP, although, it may wish to discuss options with the proponent of the PP to locate some community space on the site.
- The proposal in and of itself does not generate demand for a new aquatic centre. The existing Greenacre Aquatic and Leisure Centre would satisfy existing and future demand. The centre is currently not operational, although there are provisions in the CP to construct a new facility.
- With respect to the nominated catchment area and the Greenacre suburb generally, it has been identified that there is an undersupply of open space. However, there is a substantial over supply of open space across the Bankstown LGA's former boundaries. In this case, open space provisions are considered acceptable with regard to both the existing and proposed population.
- It was determined that a substantial over supply of playground and play spaces exists in the subject catchment area. The condition of some playgrounds was listed as 'average' according to Council's asset assessment register. The Norfolk Reserve playground was one such playground. Given this reserve is immediately adjacent the subject site, the proponent has offered a financial contribution for its upgrade.
- As in the case of the Norfolk Reserve playground, the proponent could consider a contribution towards upgrades and/or repairs to the Lockwood Park pavilion given its current 'average' rating in Council's asset assessment register.

It should also be recognised that the PP does not seek to amend the FSR standard currently applicable to the large majority of subject site, nor the range of land uses. In this case, the vast majority of the proposal's yield and subsequent demand on community services should be accounted for in Council's CP. The exception is 353 Waterloo Road given the PP would convert its zoning from R2 to B2, as well as apply a FSR of 1:1. Its site area is small, and would not result in any significant increase in demand.

In our opinion, since this PP does not generate the demand for any facilities over and above those otherwise addressed by the contributions currently payable under the CP, contributions or direct provisions of the facilities described above should be offset against those developer contributions, except if the proponent agrees not to seek such an offset.

8.4. Voluntary planning agreement (VPA) options

In summary, and as referred to above, Council and the proponent may consider a VPA which would assist with upgrading the Norfolk Reserve playground, the Lockwood Park pavilion, and the potential provision of a small community space as part of any future redevelopment.

The proponent has also offered to upgrade footpath finishes, and the like, around the subject site. This may also be incorporated in any VPA.

9. IDENTIFICATION OF POTENTIAL SOCIAL IMPACTS

In this section we identify the potential impacts, both negative and/or positive, associated with the proposed development. This includes social impacts that may arise as a result of the proposal or impacts the proposal and its potential occupants/patrons may experience due to existing surrounding conditions.

9.1. Population Change

9.1.1. Will the development result in significant change/s to the local area's population (either permanently and/or temporarily)?

According to estimates made earlier in this assessment, the proposal would accommodate an additional 880 people in the locality. In and of itself, this may appear to be a sizeable increase. However, such a yield is currently contemplated on site given the BLEP 2012 applies a 1:1 FSR standard to site, and residential apartment buildings are currently permissible.

9.1.2. Will the proposal increase or reduce the quantity, quality, mix, accessibility and/or affordability of housing?

Any development over the current car park areas of the site, under current controls or those completed under the PP will assist with housing affordability, given housing supply increases. The current designs are conceptual given the application is for a PP only. As such, it does not nominate the mix of dwellings. It is anticipated, however, that a combination of 1, 2 and 3 bedroom dwellings would be provided given SEPP 65 and the ADG encourages a variety of dwellings types. Further, market demands encourage a mix of dwellings generally.

9.2. Accessibility

9.2.1. Will the development improve or reduce physical access to and from places, spaces and transport?

As any development on the site under current controls or proposed planning controls has the potential to increase the number of residents on the site, this is likely to increase the number of vehicular movements to/from the site.

The transport review of the PP undertaken by Colston Budd Rogers & Kafes indicates that traffic impacts from the additional development of the site can be accommodated.

9.3. Community and Recreation Services/ Facilities

9.3.1. Will the development enhance/reduce access to day-to-day services for the community?

As demonstrated in Section 8 of this assessment, the proposal is not likely to substantially reduce day-to-day access to community infrastructure. This is largely because development yield is no greater than anticipated by the BLEP 2012 as well as the CP. Specifically, Section 8 identified that there are ample

childcare services, ample playgrounds, and that the existing supply of 1 library and 1 aquatic centre is sufficient.

Section 8 did identify, however, that there may be a shortage of community centres, whilst some playgrounds may require upgrading. Given community centres provide community wide benefits, Section 8 suggested that the CP should be amended to make provisions for a new centre. Given the PP would also make provision for commercial floor space, Section 8 suggests that Council may liaise with the proponent to accommodate some community floor space within the site.

Section 8 identified a shortage of open space within the immediate catchment and the suburb of Greenacre as a whole. The former Bankstown Council's Open Space Strategic Plan 2022 confirmed, however, that there is in fact an oversupply throughout the LGA's former boundaries. For these reasons, open space provision are considered to be adequate. It is also noted that Lockwood Park, as well as Norfolk Reserve, are located immediately adjacent the subject site, whilst a publicly accessible plaza also forms part of the concept design.

A number of public domain works is associated with the PP, which will improve and upgrade existing community infrastructure. This includes the following:

- Upgrade the playground/accessible area of Norfolk Reserve as part of the improved pedestrian link to the public domain; and
- Install an additional pedestrian crossing on the northern side of the Norfolk Road/Waterloo Road intersection to improve pedestrian flows to Lockwood Park.

The upgrades will be undertaken at the expense of the proponent and will be subject to a VPA with the Council to accompany the PP.

9.3.2. Will the development increase, decrease or change the demand or need for community, cultural and recreation services and facilities?

The development of the site under existing or proposed controls is likely to increase the demand or need for community, cultural and recreational services. For the most part, this increase is already anticipated by both the BLEP 2012 and the CP given the proposal does not seek to change the FSR standard for most of the site area.

As indicated in Section 9.3.1 above, there appears to be a shortage of community centres in the subject locality, and this will be exacerbated as a result of the proposal. Council is encouraged to make provision for a new centre in its CP. Alternatively, it may negotiate such a space within the proposed development with the proponent.

Whilst not a result of the proposal itself, Council's Draft Playgrounds and Play Spaces Strategic Plan suggests community expectations in relation to play and exercise equipment are changing. Specifically, playgrounds are expected to include equipment which offers greater physical challenges for those aged 4 - 10. The CP does not appear to include provision to address this change in demand. It is noted, however, that the proponent is willing to enter into a VPA with Council to upgrade play equipment in the adjoining Norfolk Reserve, which will assist with meeting this change.

In terms of schools, there are already a number of primary and secondary schools within the immediate vicinity of the site, as identified earlier in Table 1. It is noted that any future demand on future schools may depend on the religious affiliation of future residents, given the high concentration of independent religious schools in the area, with two Islamic and three Christian schools in the study area. The supply of schools

is a matter for government and non-government school providers. This aside, an analysis of their area suggests ample room exists to expand their capacity to accommodate any additional demand. Chullora Public Primary School in particular appears to have ample room for expansion, without compromising outdoor play provisions.

9.4. Cultural and Community Significance

9.4.1. Will the development impact on any items or places of cultural or community significance?

The B2 zoned part of the land is mapped as comprising an Archaeological Heritage Item of "local" significance. The heritage item is the site of "Liebentritt Pottery". This has been addressed separately for this PP by City Plan Heritage.

Any future redevelopment of the land, the subject of a future Development Application (DA), will take into consideration the heritage significance of the site and the relevant provisions within Clause 5.10 of the BLEP.

9.5. Community Identity and Sense of Belonging

9.5.1. Will the development strengthen or threaten opportunities for social cohesion and integration within and between communities?

The subject site is currently identified as a Local Centre, however it is recognised that the site currently does not currently display such characteristics. The urban design analysis undertaken by GMU accompanying the PP identified minimal opportunities for social cohesion and integration from the existing site, with the following conclusions:

"No sense of place as a local centre.

Car focused precinct development with large on-grade car parking fronting the street.

Poor pedestrian environment.

Low sense of street presence.

No activation to the street."

The primary aim of this PP is to address these concerns in establishing a local centre which is well integrated with the existing context and that provides 'a sense of community' for future residents. Specifically, this will be facilitated through the redevelopment of the existing car parking area and providing a high-quality civic plaza with commercial/retail and residential uses.

Local centres have an important role in community identity and belonging. They are a focal point for activity and interacting with other surrounding communities. This PP provides the opportunity for the site to be developed in a manner which creates a local focus and identity for the community.

The development seeks to enable a pedestrian environment promoting the human scale which enhances opportunities for interaction and improves accessibility and connectivity across the site and to the surrounding area. The indicative development concept proposed for the site encourages permeability

generally. For example, it prioritises walking by introducing a main pedestrian plaza connecting from the Waterloo Road to the west, through the mixed-use plaza to the Chullora Marketplace on the eastern portion of the site. The pedestrian movement network within the development will be legible and permeable and thus will enable more movement choices around the Local Centre. The accessible and permeable pedestrian network will encourage more walking and cycling, allowing more interactions between neighbours, residents and visitors to the Local Centre, which in turn will foster a sense of community and belonging.

Local residents and visitors to the Chullora Local Centre should have a sense of belonging to the plaza and feel safe. The development will create a pleasant pedestrian environment with appropriate, safe and well-lit pedestrian crossing facilities. The streets will importantly become a social space, rather than just a channel for vehicular movement, and provide characteristics which make the street a desirable place for stationary and lingering social activities and provide opportunities for short-term interactions between people. The future public plaza will feature active frontages to improve the pedestrian environment and ground floor business and retail uses will open directly onto the footpaths and pedestrian streets to enable active, people-orientated street frontages. This will help enhance public security and passive surveillance and will improve the amenity to the public domain by encouraging pedestrian activity.

Appropriate landscaping and public domain works are proposed which will provide visual interest in the streetscape and will prompt people to linger, creating livelier streets. Further to this, it is intended that public seating and sheltered street furniture will be placed within the public domain to encourage and enable older residents to access local services on foot and maintain interactions and connections with their community.

9.6. Health and Well-being

9.6.1. Will the development strengthen or threaten opportunities for healthy lifestyles, healthy pursuits, physical activity and other forms of leisure activity?

The development is centrally located within the Precinct and will be highly accessible by walking and cycling to promote active, sustainable modes of travel. The future public plaza will become an important destination in Greenacre and will provide an array of services and facilities for the local population. The range of destinations and services provided within the Local Centre will provide casual and chance interactions with other members of the community and will provide places for people to meet friends and family and engage in social activities. This in turn can facilitate the development of social capital and positive mental health.

The layout of the development provides access to the area of passive open space to the east of the site in Norfolk Reserve which will provide additional areas for physical activity and leisure activity.

9.7. Crime and Safety

9.7.1. Will the development increase or reduce public safety and opportunities for crime (perceived or actual crime)?

The PP enhances opportunities for a mixed-use development comprising commercial, retail and residential uses with a high level of amenity, activity, casual surveillance and ultimately public safety within the buildings and surrounding area. The proposal will assist in activating the site and will provide appropriate

lighting and security measures to protect the safety of neighbouring impacts, residents and the local community.

Crime Prevention through Environmental Design (CPTED) is a recognised model which provides that if development is appropriately designed it can reduce the likelihood of crimes being committed. By introducing CPTED measures within the design of the development, it is anticipated that this will assist in minimising the incidence of crime and contribute to perceptions of increased public safety. The proposal has been designed to take into consideration these principles as follows:

Surveillance: This principle provides that crime targets can be reduced by effective surveillance, both natural and technical.

Access Control: This principle provides that barriers to attract/restrict the movement of people minimises opportunities for crime and increases the effort required to commit crime.

Territorial Reinforcement: This principle provides that well-used places reduce opportunities for crime and increase risk to criminals.

Space Management: This principle provides that space which is appropriately utilised and well cared for reduces the risk of crime and anti-social behaviour.

The proposed development will assist in revitalising and activating the site and will provide appropriate lighting and security measures to protect the safety of neighbouring premises, residents and the local community.

It is noted that this SIA is for a PP and no detailed design has currently been undertaken for any future proposal. It is intended that a detailed CPTED assessment will accompany any future DA for the site, although, it can be seen that construction of residential apartments at the rear of the existing shopping centre will generate obvious casual surveillance benefits to the adjoining Norfolk Reserve.

9.8. Local Economy and Employment Opportunities

9.8.1. Will the development impact local retailers and businesses who currently operate at the site?

The site is currently occupied by a number of local, national and multinational businesses operating at the Chullora Marketplace. Local businesses at the shopping centre include major retailers and supermarkets in the form of a Woolworths, Big W and Aldi, fresh food retailers, food and takeaway outlets and general services including a news agency, several banks, a medical centre and a car wash.

As mentioned, any future development on the subject site is likely to impact local retailers and businesses during the construction phase. However, the proposed additional height enables a development which causes the least impact to the existing shopping centre and associated parking, compared to a low scale redevelopment under the current height limit. This redevelopment of the site will provide existing retailers at the Chullora Marketplace additional customers residing close to their business and other retailers which may supplement their product offering which in turn may increase demand for their business to the benefit of existing business operators.

The proposed improvements to the public domain and general operation of the Centre should also make it more attractive to customers and enhance its overall economic performance.

9.8.2. Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary or permanent)? What are the anticipated economic benefits on the local community?

For the reasons described above, enhancing the catchment population and the general attractiveness and economic performance of the Centre should encourage more employment opportunities within the Centre on an ongoing basis.

9.9. Needs of Specific Population Groups

9.9.1. Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs?

The development will increase opportunities for groups in the community with special needs. The development proposal seeks to redevelop the existing Chullora Marketplace to provide an improved built environment with enhanced civic uses through the development of a public plaza. In turn, this will provide additional opportunities for retail/ commercial and residential floorspace, activating the precinct and transitioning the area into a true Local Centre. The existing Chullora Marketplace and immediate surrounds provides a limited sense of place as a local centre with a poor pedestrian environment and limited street activation, with limited connections to the surrounding area. The proposed development will become an important destination within the community and will be accessible by vehicular, public transport and non-vehicular modes of transport. The PP will facilitate improved built form on the site, residential floor space, retail services and facilities and provide important human-scale connections to the local area.

This focus will allow any proposed future development to provide a safe, welcoming and accessible development to cater for a diverse range of groups in the community.

10. MITIGATION MEASURES

This section provides potential mitigation measures for the adverse social impacts which may arise as a result of the proposed development (both under existing planning controls and those proposed in the PP) as identified in Section 8 above. Overall, relatively few adverse social impacts have been identified. Several positive outcomes had also been identified. The potential adverse impacts and their potential mitigation measures are discussed in the table below:

Potential Impact	Duration	Impact	Mitigation Measures	Residual Impact
Disruption to access of services and facilities during construction.	Short – medium term during construction	Moderate - major	<p>Appropriate site pedestrian signage during construction.</p> <p>Appropriate way finding signage to be provided within the proposed development.</p> <p>Preparation of a construction management plan.</p> <p>Raise community awareness of the impact of construction on the facilities currently on site.</p> <p>The staging of any future DA.</p>	Consistent with likely community expectations
Future additional traffic resulting from the more intensive use of the site and increased population growth.	Long term	Moderate, long term outcomes	<p>The PP proposes new traffic circulation routes throughout the site. Three vehicle entries to facilitate retail/ residential parking have been provided, and the incorporation of 353 Waterloo Road into the wider redevelopment site to provide improved access to and through the site.</p> <p>Any future DA will be accompanied by a traffic and parking impact assessment, which may identify road works and transport infrastructure to cater for the overall development in the wider Precinct.</p> <p>The transport assessment incorporated as part of the PP, by Colston Budd Rogers & Kafes, indicates that the existing</p>	Minor

			roadwork is capable of accommodating the proposal.	
Higher demand for existing public transport services.	Long term	Moderate, long term impacts	Any future DA will be accompanied by a traffic and parking impact assessment, which may identify additional public transport requirements in the area. The PP will facilitate retail and residential densities adjacent to existing and future public transport and will consolidate demand for these services. The transport assessment incorporated as part of the PP, by Colston Budd Rogers & Kafes, indicates that the existing roadwork is capable of accommodating the proposal.	Minor
Potential unmet demand or need of the incoming community in terms of the types or facilities or services required. In addition, staging of new or improved facilities may not keep pace with the quantum of incoming residents resulting in unmet demand and impact on service quality.	Long term	Long term transition process	Review future staging of development. Preferential to incorporate some additional services on site. Raise community awareness of the construction timeframes and facilities to be provided on site. Proponent to upgrade playground equipment within Norfolk Park. Council to investigate modifying CP to allow for further community centres, or liaise with proponent in relation to using existing/proposed commercial floor space for community purposes.	Minor, medium term impact
Negative impacts associated with anti-social behaviour, potential for graffiti, increased opportunities for crime.	Short term-long term	Long term impact	Ensure the development incorporates the CPTED principles to maximise benefits, and minimise any potential issues associated with potential	Moderate positive impact

			<p>for crime or malicious damage to property.</p> <p>Security Management Plan to be prepared outlining the proposed on-site security and management measures for all uses on the site.</p> <p>Centre management required to remove all graffiti within 48 hours of identification.</p> <p>Appropriate security measures (e.g. CCTV cameras) to be included within the detailed design of the proposed development.</p>	
Negative amenity impacts to pedestrians, residents and workers within the precinct with regards to noise, wind, etc. during construction and operation.	Short term – long term	Moderate impact	Any future proposal will be subject to an acoustic assessment which itemises design and material specifications which the development must include to achieve acceptable amenity outcomes. Council should require that any assessment be included as part of the DA and its recommendations included as part of any forthcoming Development Consent.	Minor
Housing affordability	Long term	Moderate impact	Any future proposal is to include a variety of dwelling types and sizes which will assist in providing smaller, more affordable units for low-income families, young families and older households looking to downsize and remain within the area.	Positive

11. CONCLUSION

City Plan was engaged to conduct a Social Impact and Community Needs Assessment as part of a PP relating to 353-357 Waterloo Road, Greenacre. The assessment was requested by Canterbury Bankstown Council, to inform its assessment of the PP.

11.1. Outline of the PP

The PP primarily involves an increase in the current maximum building height standard under the BLEP, without any change to permissible land uses or the total maximum FSR across the majority of the site. In the PP prepared by City Plan, the rationale behind the PP was described as follows:

"The key amendment to the height standard is based on the desire to provide a better-quality outcome for the public domain through the provision of a high-quality civic plaza with active frontages and a new congregating space for the local community. This outcome seeks to create a 'sense of place' on the site which is a local centre for the surrounding community. With a significant portion of the ground floor plane required to provide this plaza, this PP seeks to redistribute the already allowable GFA across the site, which in turn results in an increase in the allowable height under the BLEP. The quantum of permissible retail and residential floorspace, as well as parking provision and associated traffic generation, remain essentially unchanged as a result of the proposed maximum building height amendment."

Because the PP involves negligible if any intensification of future site development compared to existing controls, our assessment was based on hypothetical development that is essentially the same under the PP as would be currently allowable, apart from its urban form (involving higher buildings in a more open setting).

11.2. Overall impact assessment

The key social benefits potentially arising from the PP include:

- Facilitation of the redevelopment of the Chullora Local Centre which will transform it from a car focussed shopping centre to a more traditional local centre.
- Enabling the provision of a publicly accessible plaza, with potential for some civic functions, creating focal point and a sense of place and identity for the local community.
- The additional supply of residential accommodation of a different type to the vast majority of existing supply within the local area. This will enhance housing diversity, choice and affordability within the local area. The accommodation is suitably located in a local centre and in close proximity to public transport and other services and facilities.
- Improved street activation and pedestrian permeability and accessibility through and around the site. New public domain works will provide places for social interaction and support active and passive surveillance across the site and surrounding land uses, thus improving the sense of safety and security within the centre.
- The enhanced commercial and community facilities will improve the attractiveness of the centre, which should in turn improve its currently underperforming economic performance. This will assist in assuring its important ongoing role in service provision for the local community.
- The enhanced economic performance of the centre will have positive ongoing direct and indirect employment benefits for the local and wider community.

- The proposal will provide increased job opportunities during and after construction.

Social impacts potentially arising from the development include:

- Temporary disruption to access to existing services and facilities within the centre and to the amenity of surrounding residents during construction;
- Some additional traffic resulting from the increased population on the site;
- Higher demand for existing public transport services;

As discussed in Section 10 above, these relatively minor social impacts can be successfully mitigated through appropriate measures and they are not likely to result in a major adverse social impact within the subject locality.

Overall, it is considered that the future redevelopment of the Chullora Local Centre enabled by this PP will have a significant net community benefit.

11.3. Impacts on Council facilities

The analysis specifically with regard to community infrastructure identified that the PP would not result in any additional demand over and above that which would result from current controls. This is largely because the subject site is primarily subject to a FSR of 1:1, which is higher than the FSR anticipated for the site according to GMU's concept plan. Further, the range of land uses anticipated by the concept plan is currently permitted across the vast majority of the subject site area. In effect, the proposal is already anticipated by the BLEP 2015 as well as the CP.

Whilst medium to high density development of the site is already anticipated, a closer analysis of existing and proposed community infrastructure suggests some shortfalls currently exist, despite public works listed in the CP. Inevitably, demand for some facilities will increase as a result of the proposal. Shortfalls were determined in related to:

- Community centres. The nominated catchment demonstrates the need for 1,200m² of community centre floor space.
- The facilities within many playgrounds were in poor condition and/or did not reflect community expectations. This has been confirmed by Council's Draft Playgrounds and Play Spaces Draft Strategic Plan. The number of existing playgrounds vastly exceeds demand and industry benchmarks, but their facilities are below expectations. They are expected to cater for additional activities and provide a greater physical challenge.

The assessment also notes the closure of the Greenacre Aquatic & Leisure Centre, and the age of the Greenacre Library & Knowledge Centre. Their quality and lack of operation results in a significant reduction of important physical and cultural infrastructure for the Greenacre community and surrounds.

The proposal will not alter these current shortfalls. The subject site is, however, directly adjacent to Norfolk Reserve, which includes a playground with below average facilities according to Council's Draft Playgrounds and Play Spaces Draft Strategic Plan. Given its location, and subsequent impact in terms of usage, it is reasonable for the proposal to contribute towards its upgrade. We understand the proponent has already offered this contribution, and it should be confirmed as part of a VPA accompanying the PP.

A new or upgraded community centre would benefit the broader community. The cost, therefore, should not be directly attributed to the proposal. It should be subject to developer contributions as listed in the CP. However, Council may wish to discuss with the proponent of the potential to accommodate some

community space within the centre as part of the proposal, given its location and quantity of floor space. This could form part of a VPA.

We understand the proponent has also offered to upgrade footpaths and the like, around the perimeter of the subject site. This will also be confirmed as part of the proposed VPA.

Largely, Council's existing facilities appear to meet current and future expectations, although many require significant renewal. Notable examples include the Greenacre Aquatic & Leisure Centre and the Greenacre Library & Knowledge Centre.

Future development on the subject site under current and proposed controls will not create any identifiably greater demands on current or planned community facilities as already anticipated in Council's CP. However, the PP does provide opportunities to enhance some facilities to more directly benefit the local community.