

CANTERBURY BANKSTOWN

Housing Strategy

June 2020

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Executive Summary

Canterbury Bankstown is a great place, shaped by cultural diversity, a strong economy and a treasured natural environment with rivers, creeks and bushland. It is well located with major metropolitan centres being only 7km south-west of the Sydney CBD and 5km to the south of the Parramatta CBD.

With a 2019 population of around 380,000, Canterbury Bankstown is the most populous local government area within the Greater Sydney Region.

Over the next 20 years, new infrastructure investment and changing housing demands are likely to influence population trends. Some of these investments will bring more convenient transport connections throughout the Greater Sydney Region, and the types of jobs available. Diverse housing is needed to support our ageing population and increasing number of students and key workers, particularly in relation to our growing health and education sectors. We will also need to provide more affordable housing to reduce the number of lower income earners in housing stress.

All councils within Greater Sydney are required to prepare a Local Housing Strategy in accordance with the relevant District Plan. The Local Housing Strategy will guide the review and development of local environmental plans and future planning decisions. The Local Housing Strategy needs to be clear on the expected delivery of new dwellings to 2036. This allows Council and State Government to forward plan for the required public infrastructure such as libraries, schools, police stations, roads and transport that will be needed to support the local population.

Accordingly, this report has been prepared to meet the requirements for the NSW Department of Planning, Industry and Environment's Local Housing Strategy Guidelines so State Agencies can coordinate their plans for the future population. It will assist Canterbury Bankstown Council to prepare a comprehensive LEP for the Canterbury Bankstown LGA and guide subsequent centre master plans and other reviews of planning controls (such as dual occupancies) over the next four years. It has also informed related documents including Council's forthcoming draft Local Strategic Planning Statement.

This strategy provides an overarching, city wide framework for the provision of housing across Canterbury Bankstown, aligning the approaches and strategies of the two former local government areas within the City. The strategy and its relationship with Council's strategic planning framework is illustrated below.

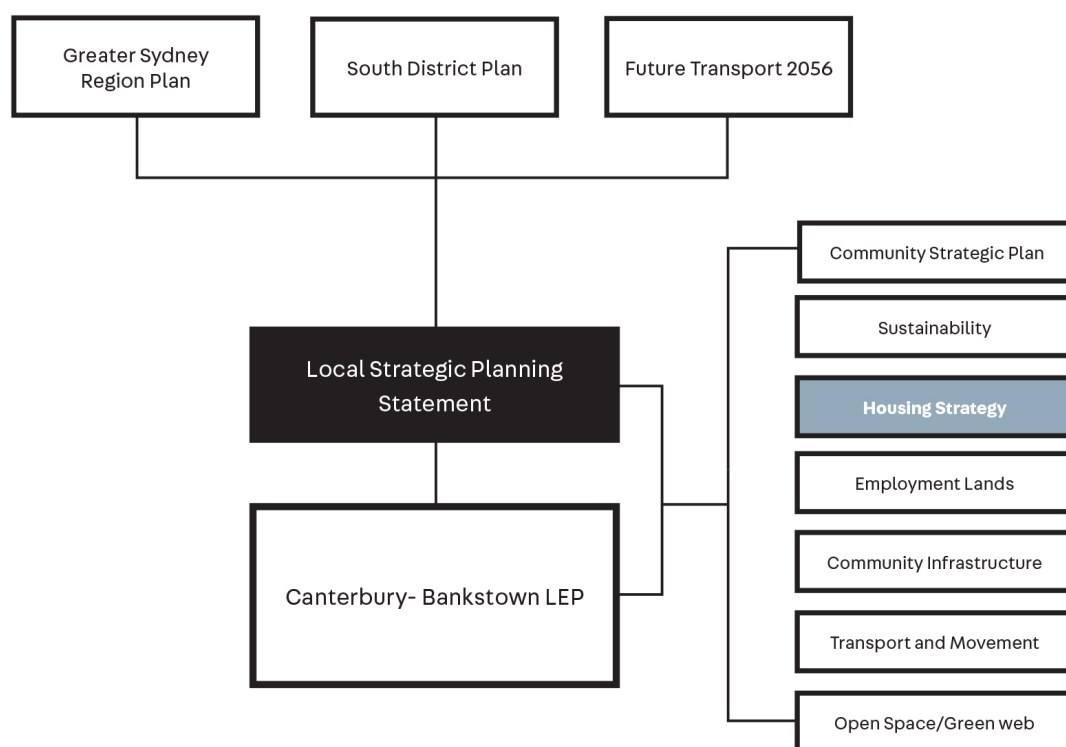


Figure 1: Council's strategic planning framework

To date, housing choice is constrained under the existing land use framework of Canterbury Bankstown. Only half of the capacity for growth is in centres. High density housing is difficult to be feasibly delivered under current planning conditions relating to the predominant small lot and strata subdivision patterns, tenant leases and high land prices. This strategy acknowledges the need to unlock and grow the capacity of our centres through a place-based planning approach. The remaining capacity for growth is in the suburban neighbourhoods.

There are growing community concerns that the suburban neighbourhoods are reaching saturation point, with high numbers of dual occupancies and secondary dwellings causing amenity impacts and traffic/parking congestion in narrow streets. This strategy acknowledges these issues and highlights the need for a review of dual occupancy housing in some parts of the city. Council has limited capacity to review the permissibility of secondary dwellings, as these are permitted under *State Environmental Planning Policy (Affordable Rental Housing) 2009*.

At the same time, opportunities exist to provide more sensible and sustainable housing growth in areas well serviced by existing public transport, shops, schools, and community facilities. Implementation of this strategy provides the opportunity to reconsider former planning approaches and realise the established vision of the city through the community strategic plan and local strategic planning statement.

This housing strategy will support Council in addressing the challenges faced by our community relating to affordable housing and housing stress. A 'business as usual' approach is not an option as these challenges will continue to be unresolved.

This Housing Strategy is the foundation of a new framework for the holistic management of dwelling growth across the city for the long term benefit of our community. The main purpose is to explore how much, where and what type of new housing Canterbury Bankstown should accommodate over the next 20 years, taking into

consideration the vision for the city set out by the draft Local Strategic Planning Statement, including the following factors:

- The changing needs of the community, including families, couples, older people, professional and executive workers and people with special access needs
- The need to strengthen the economic resilience of the centres by enabling sensible and sustainable growth within walking catchments to support local businesses
- Responding to the decline in approvals for detached dwellings and dual-occupancy housing, and increasing approvals and planning proposals for high density dwellings
- The need to ensure housing growth aligns with existing and future infrastructure capacity
- The Community Strategic Plan, where the community has made it clear they would like to see better designed and well-managed development
- Support the growth of specialised sector employment in Bankstown and Campsie
- The unique character of local neighbourhoods
- The need for this Housing Strategy to guide state agencies in their planning over the next 20 years to ensure there are adequate services and infrastructure to sustain housing growth such as accessible railway stations, public transport services, schools and health facilities
- The need to have a clear direction to guide Council's decisions on applicant planning proposals, and a stronger evidence base to support those that are consistent with this strategy and reject those that are not
- An intent to make medium density housing on the edge of centres, and centre-based high density housing a more attractive and available option for the current and future community
- The need for this Housing Strategy to guide Council in its planning over the next 20 years to ensure there are appropriate services and infrastructure to sustain housing growth such as the renewal and provision of community facilities and open space.
- State and local policies. It is noted that Council continues to raise concerns with the NSW Department of Planning, Industry and Environment about the inadequacies of numerous state policies including the Medium Density Housing Code and the Affordable Rental Housing SEPP in relation to the adverse impacts on the character and amenity of the suburban neighbourhoods. In particular, this Housing Strategy will demonstrate that Canterbury Bankstown can continue to efficiently deliver medium density housing and Council should be given the opportunity to be exempt from the Medium Density Housing Code.

In summary, the implementation of this Housing Strategy is essential to ensure today's community and future generations have liveable neighbourhoods with good access to services and quality of life. The strategy will also guide the implementation of Council's Local Strategic Planning Statement, which aims to create vibrant and connected centres with good access to transport and amenity, whilst protecting the low density character of the suburban neighbourhoods.

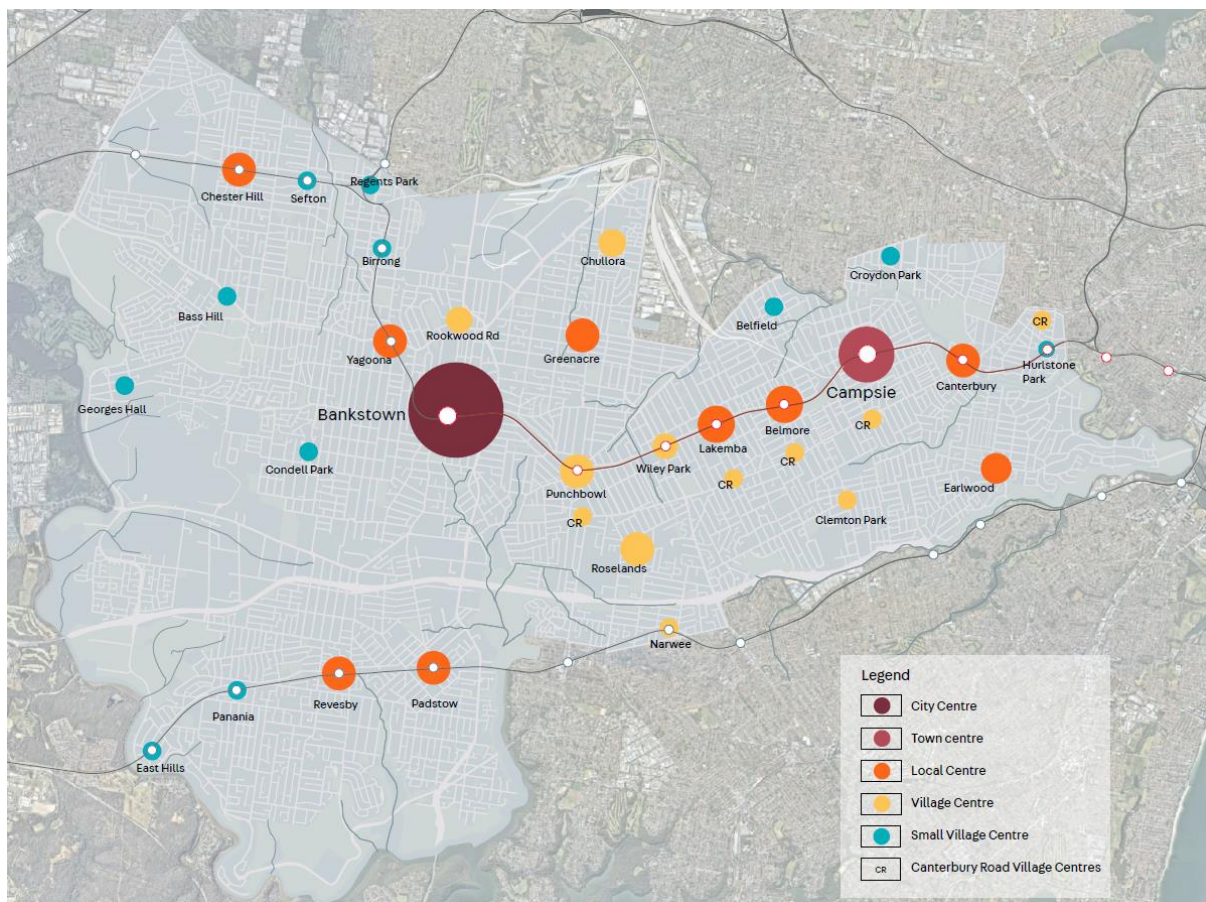
Guiding Principles

This Housing Strategy developed the following guiding principles to reflect the vision and priorities of the Community Strategic Plan and respond to community and stakeholder feedback. It is about making sure residents in Canterbury Bankstown can live in good quality homes that they can afford and that meet their needs.

1	Land use zoning needs to allow for the delivery of new dwellings in the City to meet housing demand.	6	Housing and population growth needs to align with existing and future infrastructure capacity.
2	New housing is best located within walking distance of centres, open space and places of high amenity.	7	More affordable housing is necessary to support the community and reduce housing stress.
3	New housing will need to provide a variety of dwelling types, sizes and price points to meet the needs of a diverse and aging population.	8	The transition of Bankstown to a contemporary CBD will increase the diversity of housing in the City.
4	The location and design of new housing must be compatible with the existing or desired future character of centres and neighbourhoods, with thresholds for design quality.	9	The transition of Campsie to a lifestyle precinct will improve the housing, entertainment and leisure opportunities available to residents.
5	Design led and place based plans are to prioritise good design outcomes in accordance with a centres hierarchy and place characteristics.	10	The suburban neighbourhoods are important to the character of the City and provide low density housing to meet the needs of growing families and larger households.

Planning for housing growth

This Housing Strategy examined demographic trends, housing demand and environmental constraints. All of these factors have been balanced to develop a new land use framework to guide Council's decision making when planning for housing growth. In summary, Canterbury Bankstown is aiming to deliver 50,000 new dwellings by 2036 to meet housing demand. The distribution of this growth is outlined in the figure and table below.



TOTAL	50,000	Number of centres	
Bankstown City Centre	12,500	1	
Campsie Town Centre	5,600	1	
Local Centres	10,100	9	
Village Centres	9,100	12	
Small Village Centres	2,600	11	Total centres: 39,900 (80%)
Suburban Areas	10,100		Total suburban: 10,100 (20%)

Table 1 Housing growth distribution

However, the land capacity analysis indicates a significant proportion of Canterbury Bankstown is constrained, making it challenging to deliver new dwellings. The constraints include heritage, flight noise, flooding, topography, environmentally sensitive areas, drainage or sewer reserves, development that has recently been built, strata subdivision, tenant leases, fragmented property ownership, traffic congestion, inadequate infrastructure capacity, market feasibility, and existing uses that are important to retain. As there is no greenfield land available, future development will need to consolidate land based on the existing subdivision pattern and replace older building stock.

Due to the above constraints, the analysis recommends unlocking additional capacity in the right locations to meet housing demand, with a focus on centres where there is good access to jobs, shops, public transport, services and other public and social infrastructure. The aim is to focus at least 80% of new dwellings within walking distance of centres and places of high amenity. It is noted that not all centres will require changes to the planning controls to meet housing demand. The master planning of centres will be staged as follows:

- Stage 1 – the consolidation of existing LEPs and implementation of existing strategies
- Stage 2 – preparation of master plans and planning proposals for Bankstown and Campsie
- Stage 3 – master planning Lakemba, Belmore and Canterbury
- Stage 4 – master planning Punchbowl, Wiley Park, Earlwood, Belfield, Croydon Park and other centres.

Council is seeking confirmation from the Department of Planning, Industry and Environment on its level of involvement and commitment to resolving planning for the Sydenham to Bankstown Urban Renewal Corridor which may inform or influence the above staging.

In the 10 years to 2016, 11,000 dwellings were delivered across Canterbury Bankstown. To 2036, the City is planning on delivering significantly more dwellings based on the potential for the following factors to contribute to greater housing demand:

- Population growth, with a forecast population of 500,000 by 2036
- Increased attractiveness of centre-based high density living, with the introduction of greater design and sustainability quality in development
- The development of Bankstown and Campsie into hubs for specialised and professional employment
- Enhanced connectivity to and from other parts of Greater Sydney through the delivery of Sydney Metro along the Sydenham to Bankstown Corridor
- Committed investments in university education, with a planned city centre university campus in Bankstown
- A NSW Government commitment for a \$1.3 billion investment in Bankstown Hospital
- Growth and development of Bankstown Airport which will provide an increase in local, specialised employment opportunities
- Council's ongoing investment in local services and infrastructure, including but not limited to libraries, aquatic and leisure centres, open spaces and major events.

Notwithstanding, the delivery of housing will be subject to market forces, which will influence the supply and delivery of housing in the coming years. In order to make the centres more attractive places to live, work and invest in, changes to planning controls will need to allow for higher quality, more sustainable, affordable development that can contribute to infrastructure. At the same time, Council is committed to retaining the low-density character of the suburban neighbourhoods.

Council will need to stage the implementation of this Housing Strategy over the next 20 years to address complex renewal issues affecting Canterbury Bankstown. Council will monitor and review this Housing Strategy at least every seven years, alongside the Local Strategic Planning Statement, to identify continuous improvement opportunities.

Council's program for master planning its town centres, starting with Bankstown and Campsie, will provide finer grained detail about the capacity and demand figures for new dwellings in those locations. Council will have the ability to adapt the strategy to changing circumstances, for example, market fluctuations or new city shaping infrastructure. Should that occur the principles and intent of the Housing Strategy will continue to be applied.

Focusing housing growth in centres



The Bankstown Strategic Centre will transition to a modern high profile mixed use CBD providing employment uses and apartment accommodation suited to singles, couples, executives and professionals, key workers, older people and families. Consistent with the Greater Sydney Commission's position, 5–10% of new dwellings are to be affordable dwellings. Student housing would support the establishment of a new Western Sydney University Campus and student aviation functions of Bankstown Airport. Executive, short-stay and medium term accommodation would support Bankstown's emerging health and education role.



The Campsie Strategic Centre will provide mixed housing options suited to singles, couples, key workers, professionals and executives, older people and families. Consistent with Greater Sydney Commission's position, 5–10% of new dwellings are to be affordable dwellings. Campsie will emerge as a lifestyle precinct with a strong night time economy and vibrant entertainment precinct. Stronger connections to Canterbury Hospital, the Cooks River foreshore, Bankstown CBD and Sydney CBD will improve the functionality of Campsie.



Local Centres: New housing will provide a mix of dwelling types in a built form that is compatible with local character. Additional housing will have good access to jobs and community facilities. Improved civic spaces and public domain will provide opportunities for social interaction and community based activities. Population increases resulting from housing growth will support local businesses.

The local centres include Canterbury, Belmore, Lakemba, Padstow, Revesby, Chester Hill, Earlwood, Greenacre and Yagoona.



Village and Small Village Centres: New housing will add to the diversity of housing choice in a built form that is compatible with local character. Housing in these centres could include low rise medium density dwellings such as terrace houses.

The village centres include Punchbowl, Wiley Park, Canterbury Road–Hurlstone Park, Canterbury Road–Campsie, Canterbury Road–Belmore, Canterbury Road–Lakemba, Canterbury Road–Punchbowl, Narwee, Clemton Park, Roselands, Rookwood Road and Chullora.

The small village centres include Bass Hill, Regents Park, Georges Hall, Condell Park, Hurlstone Park, Birrong, East Hills, Belfield, Croydon Park, Sefton and Panania.

Increasing affordable housing

Housing costs in Canterbury-Bankstown, like the rest of Greater Sydney, have been increasing. In the decade to 2016, there has been a significant increase in both mortgage repayments and rents for local households, with a high number of households in some parts of the city spending more than 30% of their income in housing. In 2016, the median household income in Canterbury-Bankstown varied from \$52,624 per annum in Lakemba to \$92,352 per annum in Canterbury-Ashbury. In Lakemba the median rent was 35% of a household's median income yet in Chullora it was 28%.

A holistic approach to the design of communities is crucial to ensure affordable living - through the inclusion of the cost of dwelling, transport, food and clothing and access to amenities, green space, schools and jobs in affordability analysis¹.

Consequently, the need for affordable housing options has been considered as part of this strategy. Further work is needed to develop a tailored response to the housing affordability problem in Canterbury-Bankstown. The range of affordable housing types is growing as innovative models are trialled in Australia and overseas. A summary of affordable housing options is detailed below.

Housing type	Target households	Need
Crisis and emergency accommodation	Homeless or at risk of homelessness including youth aged 18-25, women escaping domestic violence, women with children, other vulnerable individuals and households	High
Social housing	Very low income households who are unable to access and maintain shelter through the private market	High
Low cost rental accommodation (e.g. boarding houses)	Low to moderate income households, typically single person households	High
Affordable housing	Low to moderate income households including key workers	High
Smaller dwellings in private rental market	Moderate income households	Moderate
Affordable dwellings for home purchase	Moderate income households	Moderate

¹ Zingoni de Baro, M.E. Kraatz, J. *Changing Demographics And Housing Typologies: Addressing Social And Affordable Housing In Australia*, Joint Asia-Pacific Network for Housing Research and Australasian Housing Researchers Conference Griffith University, Gold Coast, Australia, June 6-8 2018

Strategic Directions

This Housing Strategy sets the following strategic directions to be progressed over the next 20 years.

1

Deliver 50,000 new dwellings by 2036 subject to the NSW Government providing upfront infrastructure support.

5

Provide a choice of housing types, sizes, tenures and prices, to suite each stage of life.

2

Stage the delivery of new dwellings to address complex renewal issues affecting Canterbury Bankstown.

6

Design quality housing to maximise liveability and provide positive built form outcomes.

3

Focus at least 80% of new dwellings within walking distance of centres and places of high amenity.

7

Align the R2 Low Density and R3 Medium Density zones in the former Canterbury Local Government Area.

4

Ensure new housing in centres and suburban areas are compatible with the local character.

8

Urgently review dual occupancies in the suburban neighbourhoods.



INTRODUCTION

1.0 INTRODUCTION

This Housing Strategy presents research findings, projects future demand for housing and considers options for housing delivery in Canterbury Bankstown LGA. It provides a comprehensive evidence base that has informed the development of a Housing Strategy for Canterbury Bankstown LGA.

The Strategy includes recommendations and actions to assist Council exercise strong leadership in planning and facilitating future housing growth to meet the needs of the population whilst balancing environmental local character considerations. The figure below provides an overview of this strategy in the context of Council's strategic planning framework.

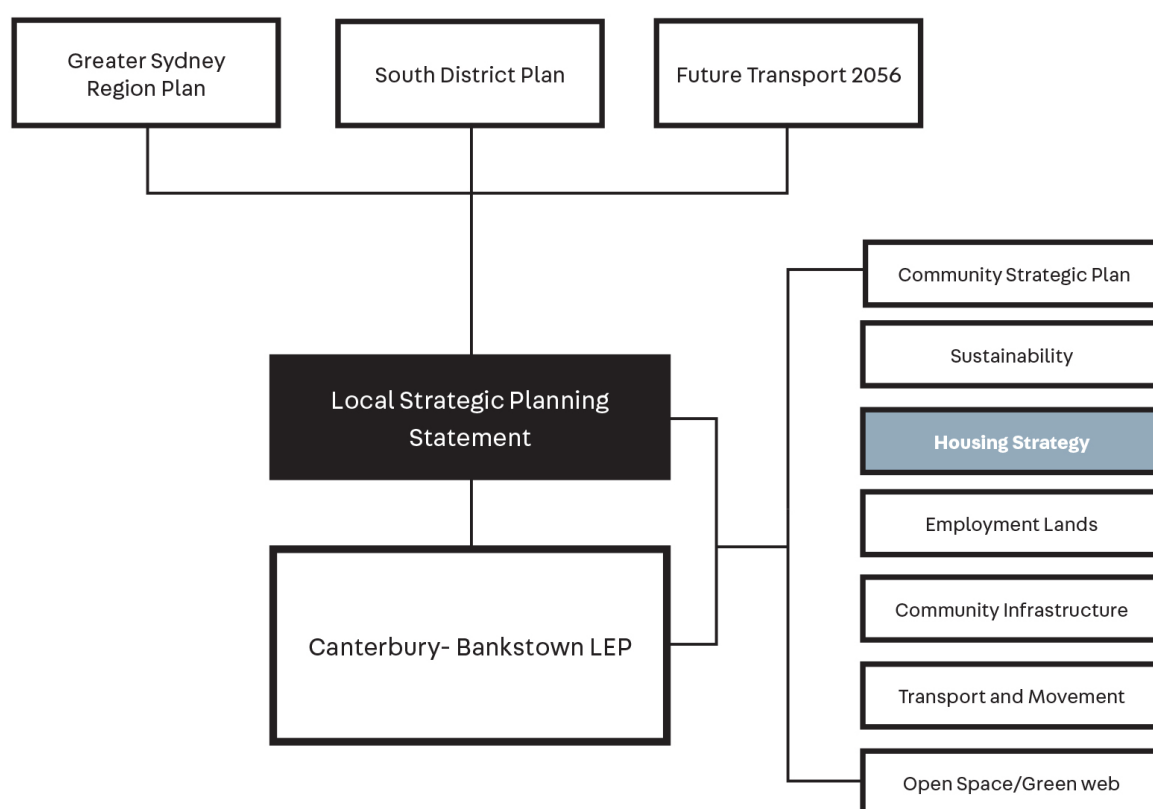


Figure 2: Strategy in context of strategic planning framework

1.1 Canterbury Bankstown LGA

Canterbury Bankstown LGA is in the south-western suburbs of Greater Sydney. The LGA comprises an area of 72 square kilometres and at the 2016 Census, had a population of 360,000 making it the largest LGA in terms of population in NSW. The NSW Government and Council is planning for the LGA to accommodate significant housing and employment growth in the next two decades. The Greater Sydney Commission's *South District Plan* envisages a population of over half a million in Canterbury Bankstown by 2036, with up to 25,000 jobs in Bankstown and up to 7,500 jobs in Campsie. The NSW Government plans to deliver a Metro rail service to Bankstown by 2024, passing through eight stations in the LGA between Hurlstone Park and Bankstown. Bankstown and Bankstown Airport have been identified as Collaboration Areas by the Greater Sydney Commission. Council is in the process of implementing changes to planning controls along the Canterbury Road in order to implement the Canterbury Road Review.

Canterbury Bankstown LGA is an amalgamation of two former Councils, being Canterbury and Bankstown. The current planning framework reflects this history with the LGA having separate Local Environmental Plan (LEP) and Development Control Plan (DCP), development contributions plans, strategies and policies, applying to the former LGA areas. Council is required to undertake a review of its current planning controls, and deliver a comprehensive LEP, which:

- Rationalises the Bankstown Local Environmental Plan 2015 and Canterbury Local Environmental Plan 2012
- Is informed by outcomes of community engagement, in accordance with a Community Participation Plan
- Is informed by a Local Housing Strategy, Employment Lands Study, Local Strategic Planning Statement and other relevant land use strategies of Council.

This report aims to assist Council to develop the forthcoming comprehensive Local Environmental Plan.

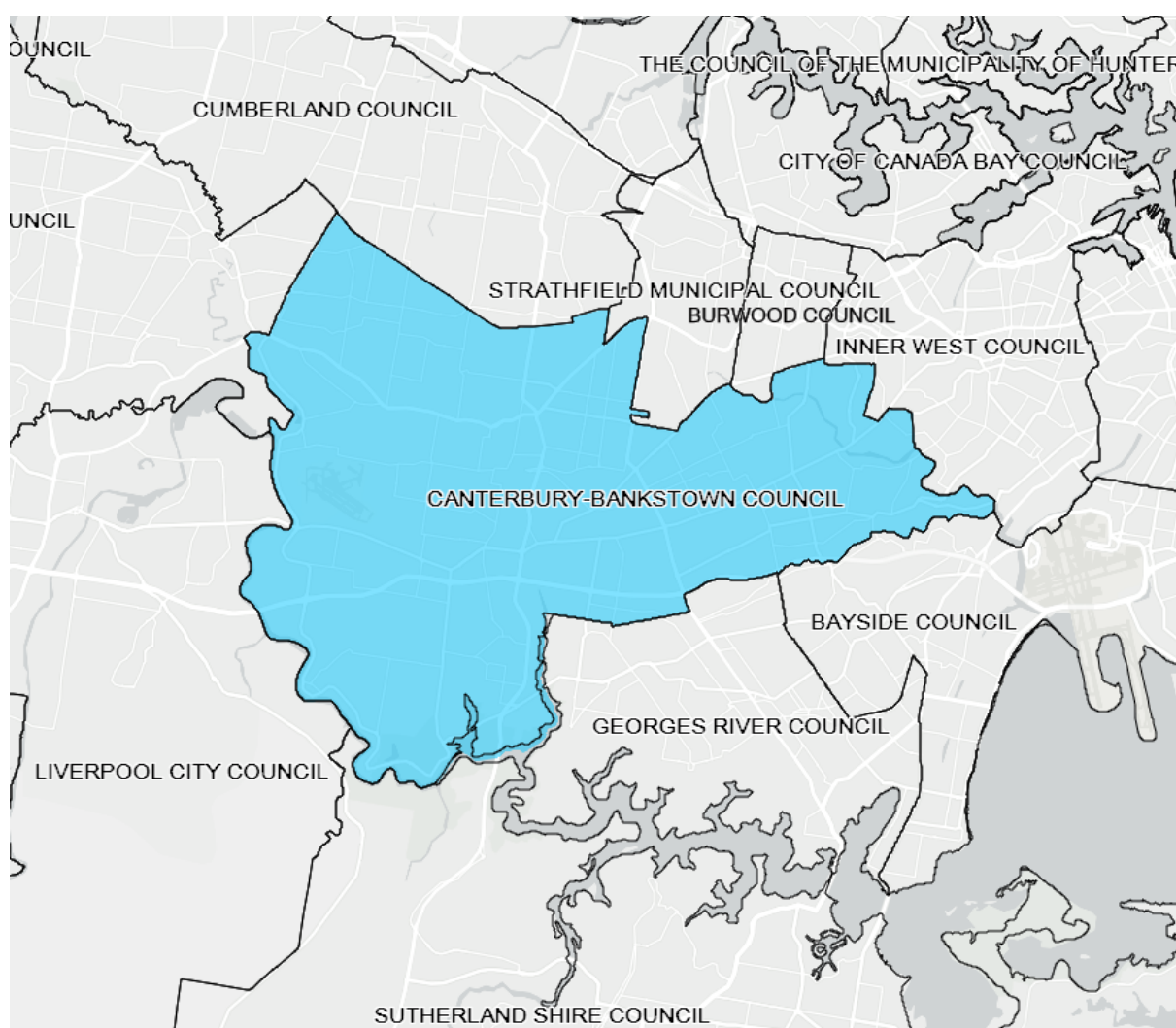


Figure 3: Canterbury Bankstown LGA

Source: HillPDA

1.2 Scope of the local housing strategy

All councils within Greater Sydney are required to prepare a Local Housing Strategy in accordance with the relevant District Plan. The Local Housing Strategy is to inform a review of local environmental plans and guide future planning decisions. An important outcome of this housing strategy is being clear on expected delivery of

new dwellings to 2036 so that not only Council, but the State Government, can be well informed and prepare our current and future residents with the libraries, schools, policies stations, roads and transport that will be needed to support them.

Accordingly, this report has been prepared to meet the requirements for the NSW Department of Planning, Industry and Environment’s *Local Housing Strategy Guidelines* so that they can insert it into their forward plans across agencies. It will assist Canterbury Bankstown Council to prepare a comprehensive LEP for the Canterbury Bankstown LGA and guide subsequent centre master plans and other reviews of controls (such as dual occupancies) over the next four years. It has also informed related documents including Council’s forthcoming Local Strategic Planning Statement.

This strategy provides an overarching, city wide framework for the provision of housing across Canterbury Bankstown, aligning the approaches and strategies of the two former local government areas within the city. The Greater Sydney Commission has established that local housing strategies are to detail how and where housing will be provided in local areas. The Local Housing Strategy is to analyse trends in population and housing supply in order to understand what housing should be planned for to deliver optimal residential outcomes for its community. Consistent with the Commission’s requirements, the strategy presents:

- An assessment of the demand for dwellings in the LGA both in terms of quantum and housing type
- A consideration of the development potential permitted by current planning controls
- An assessment of the suitable locations for future housing, having regard for the current and future urban structure of the LGA
- The changes required to achieve the desired volume, type and locational distribution of dwellings in the LGA over the next 20 years.

1.3 Study objectives

The objectives of the housing study are to:

- Establish a vision for housing delivery across the Local Government Area
- Identify current opportunities and constraints influencing housing supply and demand across the LGA
- Identify the housing objectives strategies and actions that outline how the objective is to be achieved
- Develop a growth strategy to appropriately manage and deliver housing to meet the needs of the population
- Identify the planning mechanisms that may be used to ensure a full spectrum of housing across of the LGA
- Recommend ways to encourage diversity and choice in housing.

1.4 Local Housing Strategy Guideline

Local housing strategies are to be prepared by councils, in consultation with communities, to detail how and where housing will be provided in local areas. The Department of Planning Industry and Environment (DPIE) has released a guideline to the preparation of local housing strategies. The guideline requires Council to consider demographic factors, local housing supply and demand, and local land-use opportunities and constraints.

The draft Canterbury Bankstown Local Housing Strategy has been prepared in accordance with Local Housing Strategy Guideline. The location of the required information is indicated in Table 1.

Table 2: Compliance with Guideline

Guideline reference	Required information	Location in this document
1.1	Planning and policy context	Section 2
1.2	LGA snapshot	Section 1.1 and section 3
1.4	Housing vision	Section 7.1

Guideline reference	Required information	Location in this document
2.1	Demographic overview	Section 4.1
2.2	Housing demand	Section 4.5
2.3	Housing supply	Section 4.2
2.4	Land use opportunities and constraints	Section 3
2.5	Analysis of the evidence base – housing supply gaps	Section 4.6
2.5	Analysis of evidence base – Identifying areas with development capacity	Section 5
3.1	Housing strategy objectives	Section 7.2
3.2	Land use planning approach	Section 6
3.3	Mechanisms to deliver the options	Section 6
3.4	Evaluation of the options	Section 6
4.1	Implementation and delivery plan	This strategy to be exhibited and adopted/endorsed by Council and the Department of Planning, Industry and Environment.
4.2	Planning proposal	To be considered separately and staged.
4.3	Monitoring and review	To be reviewed regularly.

1.5 Report structure

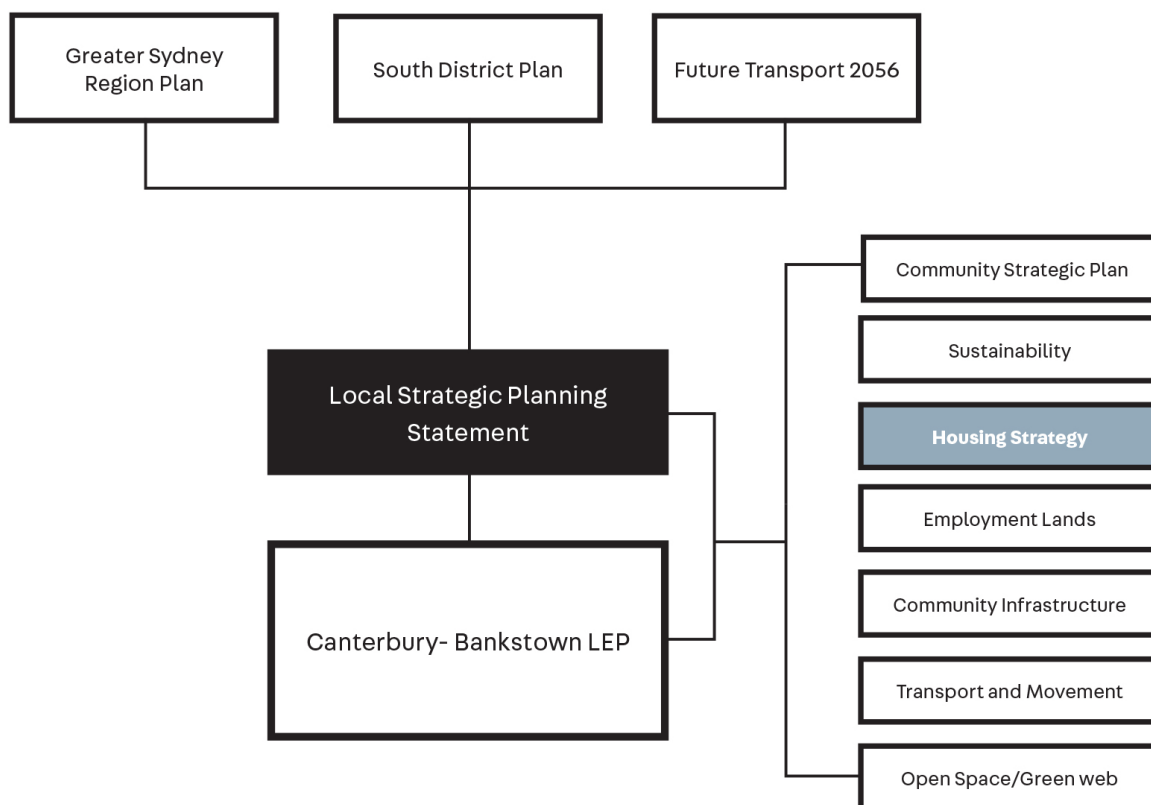
This report is structured as follows:

- Section 1 – Introduction - provides a description of the study purpose
- Section 2 – Planning policy and context - presents findings from a review of current State and local strategic planning documents
- Section 3 - Strategic context - presents an analysis of constraints and opportunities for housing delivery in the LGA
- Section 4 – Housing needs - presents data from the 2016 Census and other sources to establish the housing needs of the LGA population
- Section 5 – Existing housing capacity - considers the housing targets by the Greater Sydney Commission, forecast demand for housing in the LGA and the ability of the LGA to deliver the target
- Section 6 – Housing future – considers the future housing needs of the LGA in terms of types of housing and locations suited to housing growth
- Section 7 – Housing strategy – presents the strategies needed to deliver housing growth to 2036.

PLANNING CONTEXT

2.0 PLANNING POLICY AND CONTEXT

The following policy context provides an overview of the relevant legislation, policies and State and local plans that currently apply or influence residential development in Canterbury Bankstown LGA. The following diagram illustrates how this strategy informs Council's strategic planning framework.



2.1 Greater Sydney Region Plan

The Greater Sydney Commission's Greater Sydney Region Plan sets out a vision for a city where most residents live within 30 minutes of their jobs, education and health facilities, services and great places. The plan contains 10 Directions which establish the aspirations for the region over the next 40 years. The directions are translated into objectives, with Objectives 10 and 11 being particularly relevant to housing supply, diversity and affordability for Canterbury Bankstown Council.

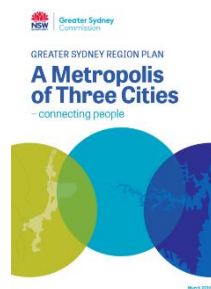


Table 3: Greater Sydney Region Plan Directions

Direction: Housing the city	Implications
Objective 10: Greater housing supply	<ul style="list-style-type: none"> As part of the current level of supply, a range of housing types, tenures and price points will be needed to meet demand A range of housing types provides for the needs of the community at different stages of life and caters for diverse household types

Direction: Housing the city	Implications
	<ul style="list-style-type: none"> • Planning can link the delivery of new homes in the right locations with local infrastructure • Planning and designing for better places respects and enhances local character • Councils are to work with the Greater Sydney Commission and State agencies to establish agreed 6–10 year housing targets for their local government area • Councils are to identify specific attributes that make local areas suitable for housing supply beyond 10 years • Housing strategies are to be prepared by councils for a local government area or district and be given effect through amendments to local environmental plans
Objective 11: Housing is more diverse and affordable	<ul style="list-style-type: none"> • There is a strong need for a more diverse housing supply in Greater Sydney • Housing choices, including affordable rental housing reduces the need for people to go into social housing and supports a pathway for people to move out of social housing • A diversity of housing types, sizes and price points can help improve affordability • Increasing the supply of housing that is of universal design and adaptable to people's changing needs as they age is also increasingly important across Greater Sydney • Social housing is a form of affordable housing that caters to households experiencing the highest housing stress and social disadvantage • Social housing delivery needs to be accelerated to cope with the growing waiting list • More affordable rental dwellings are needed as a steppingstone for people in social housing who can enter the private rental market, thereby freeing up housing for those most in need • Rental accommodation needs to be delivered close to public transport and centres, and offer the opportunity to include Affordable Rental Housing Schemes if viable • Foreshadows potential future innovative models to achieve more affordable homes through having smaller homes, shared facilities and having apartments and car spaces sold separately

Canterbury-Bankstown LGA sits within both the Eastern Harbour City and the Central River City and is located within the South District. The population of the Eastern Harbour City is projected to growth to 3.3 million by 2036. Housing targets have been established by the Greater Sydney Commission, as a tool, to support the creation and delivery of housing supply for the short, medium and longer terms. The Greater Sydney Commission recognises that a range of housing needs to be delivered with different types, tenures and price points to improve affordability. The Greater Sydney Region Plan's targets for housing supply and choice will meet the growing and changing needs of the community. Targets for South District are 23,250 for 0-5-year housing supply target and 83,500 for 20-year strategic housing target. These are broken down by local government area in the South City District Plan (refer to Section 2.2).

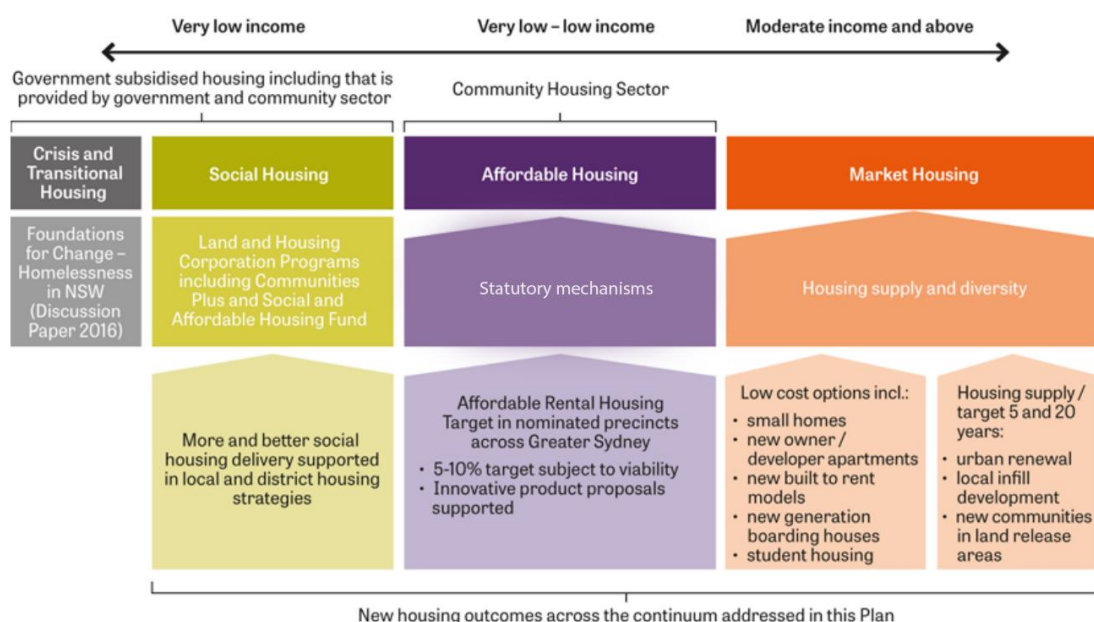
The Central River City, of which Canterbury-Bankstown is partly within, is projected to undergo significant growth capitalising on its location within Greater Sydney positioned close to the geographic centre of Sydney and with good access to metropolitan and strategic centres. The delivery of a potential radial mass transit service to Greater Parramatta from Bankstown-Kogarah will deliver new, efficient north-south transport links for Canterbury-Bankstown creating a potential development corridor.

The South Region is experiencing substantial public and private infrastructure investment which will transform the Canterbury-Bankstown LGA and the broader District such as the new M5, Sydney Metro, a city university campus and a potential new hospital.

Housing affordability

Providing housing diversity means providing housing for a range of income groups at various points on the housing continuum.

Table 4 Housing continuum initiative and programs



Source: Greater Sydney Commission, Greater Sydney Region Plan (Figure 19), p. 69

Measures that address housing affordability are also included and form part of concurrently prepared an Affordable Housing Strategy.

The Plan recommends an Affordable Rental Housing Target, 'generally in range of 5-10 per cent of new residential floor space' in defined precincts prior to rezoning as a mechanism to provide additional affordable housing supply in Greater Sydney.

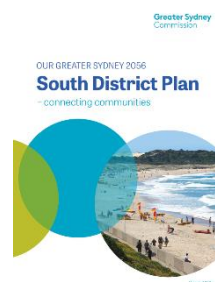
The Affordable Rental Housing Target is referred to in several strategies and actions within the Greater Sydney Region Plan, outlining how this scheme is to be implemented and the types of development that it would apply to:

- Strategy 11.1 - Prepare Affordable Rental Housing Target Schemes, following development of implementation arrangements
- Strategy 11.2 - State agencies, when disposing or developing surplus land for residential or mixed-use projects include, where viable, a range of initiatives to address housing diversity and/or affordable rental housing
- Action 5 - Implement Affordable Rental Housing Targets, which will involve a range of measures including the development of a viability test.

The above actions have informed a separate Affordable Housing Strategy and accompanying Background Paper.

2.2 South District Plan

Canterbury Bankstown is part of the Greater Sydney Commission's South District Plan. The South District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision for Greater Sydney. It contains the planning priorities and actions for implementing the Greater Sydney Region Plan, A Metropolis of Three Cities at a district level.



The South District Plan requires Council to make provision for the anticipated growth associated with the 0–5 and 6–10 year housing targets (when agreed). The plan also identifies the need to align population growth with existing and proposed local infrastructure and open space improvements (Planning Priorities S1, S5 and S12).

Also, planning priority S5 relates to “providing housing supply, choice and affordability, with access to jobs, services and public transport”, a position consistent with Council’s Local Strategic Planning Statement.

The South District Plan sets a housing target of 23,250 additional dwellings in the District by 2021 of which 13,250 are to be in Canterbury Bankstown LGA. This Housing Strategy will need to guide how these additional dwellings are going to be delivered.

The District Plan reveals that:

- The greatest increase in population is expected in Canterbury-Bankstown LGA, where 70 per cent of new residents (142,450 additional people by 2036) will need to be accommodated due to anticipated urban renewal
- Over the 20 years to 2036, projections show an expected increase of 9,300 children aged four years and younger who will make up the District’s population, with almost 90 per cent of the anticipated growth in the Canterbury-Bankstown LGA
- 31,600 projected increase in school-aged children with 72 per cent needing to be accommodated within Canterbury-Bankstown LGA
- Canterbury-Bankstown LGA is projected to see the largest growth in people aged 20–24 years (36 per cent) between 2016 and 2036
- Canterbury-Bankstown LGA will see the highest growth in older people, with 35,900 additional people aged 65 or over
- Although more than three-quarters of housing completions in 2016–2017 were multi-unit dwellings, existing housing stock remains dominated by detached dwellings
- 55 per cent of multi-unit housing completions have been in the Canterbury-Bankstown LGA, concentrated around Bankstown, Campsie and Canterbury rail stations
- Medium density developments (three to five units or new single or dual occupancy dwellings) were distributed south of the M5, in for example Padstow, Revesby and Panania
- NSW Department of Planning, Industry and Environment led housing initiatives in the revitalisation of the Planned Precincts of Riverwood, in partnership with Canterbury-Bankstown Council and Georges River Council; and Bardwell Park, in collaboration with Canterbury-Bankstown Council and Bayside Council

The District Plan indicates that the Canterbury Bankstown Local Housing Strategy should address the following:

- The delivery of five-year housing supply targets
- The delivery of 6–10-year (when agreed) housing supply targets for each local government area
- Capacity to contribute to the longer term 20-year strategic housing target for the District
- The housing strategy requirements outlined in Objective 10 of the A Metropolis of Three Cities that include:
 - Creating capacity for more housing in the right locations
 - Supporting planning and delivery of growth areas and planned precincts
 - Supporting investigation of opportunities for alignment with investment in regional and district infrastructure
 - Supporting the role of centres.

The plan identifies the need for further work by the Greater Sydney Commission to support the implementation of the Affordable Rental Housing Targets including consideration of allocation, ownership, management and delivery models. The plan commits the NSW Department of Planning and Environment and the Greater Sydney Commission to jointly investigate ways to facilitate housing diversity through innovative purchase and rental models. The Plan indicates that affordable rental housing targets generally in the range of 5-10% of new residential floor space are appropriate subject to viability.

2.3 Future Transport Strategy 2056 (March 2018)

Future Transport Strategy 2056 provides an update of the NSW's Long Term Transport Master Plan 2012. The strategy outlines the vision, strategic directions and customer outcomes desired over the next 40 years. The strategy identifies six state-wide outcomes, two of which are of importance to employment lands:

1. Successful places – The liveability, amenity and economic success of communities and places are enhanced by transport.
2. Accessible Services– Transport enables everyone to get the most out of life, wherever they live and whatever their age, ability or personal circumstances.



The strategy establishes an intent to balance the need for movement and efficient transport corridors with the desire for attractive places and to activate centres and create successful places. This is something to consider when determining how and where housing growth should occur particularly in regard to the future network. The Movement and Place Framework underpins Future Transport 2056. The framework is an integrated land use and transport planning tool to manage transport alongside the future use of the road network.

The framework encourages integrated planning for the transport and road network across all levels of government. The long-term vision for mobility and transport provision in NSW has informed the approaches within this Housing Strategy.

2.4 Local Strategic Planning Statement – Connective City 2036

Connective City 2036 is Canterbury Bankstown's land use and planning blueprint for growth and infrastructure. Connective City is underpinned by 10 Directions – 5 Metropolitan Directions and 5 City Direction, and 10 theme based evolutions. Evolution 6 specifically focuses on urban and suburban places and housing. Housing is fundamental to a thriving and dynamic city. This evolution identifies the most appropriate locations for growth and change where we will work with the NSW Government to focus investment.



The evolution focuses on preserving suburban areas for low density housing. This housing strategy has been developed to inform Evolution 6. As noted further in the report endorsed by Council, the City will accommodate 50,000 new homes to accommodate a population of 500,000 by 2036. This is less than the 58,000 additional dwellings envisaged under the South District Plan for Canterbury Bankstown. Connective City will focus on achieving diverse, accessible and affordable housing with growth focused around established centres.

The key priorities for housing in the LSPS are:

- Establish a clear hierarchy of centres to provide a framework for future growth and character.
- Aim to locate at least 80 per cent of new housing within walking distance of mass transit or an existing centre.
- Ensure new housing in neighbourhoods and suburbs maintains local character and landscape.
- Provide housing choice to suit each life stage through a range of housing typologies, sizes and tenures.
- Provide affordable housing typologies, especially for very low, low and moderate income households.
- Aim for design excellence.

These priorities will be achieved through a series of actions informed by this housing strategy.

2.5 Planned Precincts and Renewal Corridor Strategy

2.5.1 Sydenham to Bankstown Urban Renewal Corridor

The draft Sydenham to Bankstown Urban Renewal Corridor Strategy provided a planned approach to growth with infrastructure delivery and development co-ordinated along the planned Sydney Metro City and Southwest project. The draft Strategy planned for new homes and jobs over the next 20 years. The draft strategy proposed over 35,000 new dwellings within walking distance of the proposed metro stations between Sydenham and Bankstown. Eight of these stations sit within the Canterbury Bankstown LGA.



The initial draft Strategy was released in October 2015 and provided growth planning for each of the 11 train stations. Following public exhibition of the draft Strategy, it was revised, and alongside draft precinct plans for specific station sites again released for public comment.

Canterbury Bankstown Council subsequently adopted the following position on the strategy:

*Council's position is the Draft Urban Renewal Corridor Strategy **cannot be supported** at this time due to the significant number of unresolved issues, particularly concerning infrastructure, open space, urban design and funding.*

The Draft Strategy is narrowly focussed on delivering housing, without considering the capacity of the existing and proposed infrastructure required to support it. Critically, the Draft Strategy

is inconsistent with the Greater Sydney Commission's Draft Greater Sydney Region Plan and Draft South District Plan.

Prior to finalising the Draft Strategy, Council's submission identifies the need for the Department of Planning and Environment to undertake more detailed studies and analysis to address certain fundamental issues and to review the implementation process. This additional planning work will enable Council to provide more detailed comments on the Draft Strategy in relation to land uses, building envelopes and infrastructure.

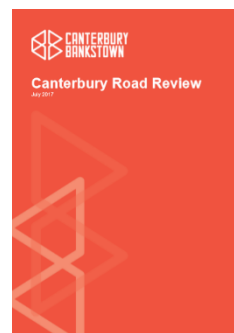
At the time of writing, the NSW Department of Planning, Industry and Environment has noted that the exhibited plans for the corridor will not be proceeding in the form they were exhibited in. Instead the department will lead the preparation of a high level, principles based strategy to guide further planning for the corridor. However, to date, Council understands the Department has not substantially progressed this work.

Implications

- Future place planning of the centres along the corridor will determine appropriate levels of growth in these centres, guided by a high level principles based strategy that will be led by the government.
- Council has resolved to work with the NSW Department of Planning, Industry and Environment on the preparation of the strategy.

2.5.2 Canterbury Road Review

Canterbury Bankstown Council undertook a review of Canterbury Road in 2017 underpinned by an economic analysis, urban design study and a traffic and movement strategy. The review included a consideration of the Canterbury Road masterplan dated 2010 which informed Canterbury LEP 2012. Significant development has occurred following the masterplan. Recent development approved or proposed is to a height of between four and eight storeys, with a median height of six storeys. Despite this development the overall vision for the road has not been achieved and it remains a hostile environment with poor residential amenity and urban design outcomes.



The Review focused on land with a frontage to Canterbury Road and a wider area of land between the road and the T3 Bankstown Line (referred to as the Greater Canterbury Corridor) which, west of the Cooks River, lies between 600m and 900m to the north of Canterbury Road.

Investigations by Urban Design, Economics and Transport consultants found:

- Canterbury Road is a noisy and polluted environment that offers poor residential amenity without significant urban design solutions
- Infrastructure (open space) is limited within the Corridor and below acceptable benchmarks
- Local streets have opportunities for improved connectivity (to the T3 train line), urban design and environmental quality
- There is housing demand and previously forecast capacity in the LEP which is being delivered, predominantly in the form of apartment and shop top housing
- The planning framework within the Greater Canterbury Corridor should enable more medium density housing to meet market demand and expectations and provide opportunities for housing to connect to north-south and east-west transport opportunities
- Other land uses including bulky goods retailing, light industrial and urban services should continue to be provided for within the Corridor
- The road will continue to support a heavy and growing volume of traffic
- Existing connections east-west are being bolstered with the conversion of the line to Sydney metro. North-south connects are by local bus networks as well as existing T2 airport and T3 train line.

Canterbury Road corridor, through design solutions, can include places that are suitable for residential intensification and that could provide affordable housing opportunities subject to the provision of open space and community facilities to match future growth.

The economic analysis found that “within the sub-market there is demand for semi-detached dwellings which also has the added benefit of potentially inducing a substitution effect whereby unmet demand for detached dwellings can be converted into demand for semi-detached dwellings. A similar effect may occur in which unmet demand for semi-detached dwellings is transformed into demand for apartments – but only if the apartments are well designed, spacious and meet the higher expectations of that segment of the market.”²

The report identifies several locations/precincts along the corridor that are suitable for residential intensification. These nodes should be based on existing or new open space and/or retail centres.

In response to the findings, Canterbury Bankstown Council is proposing a concentration of development in a series of junction points along Canterbury Road to help create attractive places with local open space opportunities and existing public transport connections that provide north/south links between the proposed new Metro (T3) Line to the T2 Airport Line.

The proposed approach to creating nodes along Canterbury Rd to provide intensified residential in locations with connections to train lines is incorporated into the vision of the Local Housing Strategy. The Review recommends a reduction in overall dwelling capacity along this Corridor.

2.6 Canterbury Bankstown Community Strategic Plan – CBCity 2028

Canterbury Bankstown LGA’s community strategic plan, CBCity 2028 was prepared in 2018 based on extensive community input. The plan will guide social, cultural and financial investment to deliver on the Plan’s vision for a City that is *Thriving, Dynamic and Real*. Better designed and well-managed development, including affordable housing, enough off-street car parking and not too much high density or overcrowding is the housing vision for the LGA.

People said they want CBCity 2028 to be: A destination City, heritage-protected, having quality social interactions, clean, cosmopolitan, full of markets, arts and culture, safe, affordable and diverse when it comes to housing, having good amenities and open spaces.



The Plan includes seven ‘destinations’

- Safe and strong
- Clean and Green
- Prosperous and Innovative
- Moving and Integrated
- Health and Active
- Liveable and Distinctive
- Leading and engaged.

The Community Strategic Plan promotes:

- An accessible city with great local destinations and many options to get there

² SGS Economics and Planning *Canterbury Road Economic Analysis Stage 2 Final Report* July 2017

- A well designed, attractive city which preserves the identity and character of local villages
- A destination City, heritage-protected, having quality social interactions, clean, cosmopolitans, full of markets, arts and culture, safe, affordable and diverse when it comes to housing, having good amenities and open spaces
- An aspiration for 15% of all new development in growth precincts as affordable housing so that people feel they have access to affordable, decent housing
- Better designed and well-managed development, including affordable housing, enough off-street car parking and not too much high density and overcrowding.

Implications

To accord with the Community Strategic Plan, the directions of the Local Housing Strategy should focus growth around accessible locations and support the identity and purpose of centres. In addition:

- Growth should be planned to high quality urban design principles that preserves the identity and unique attributes of localities and ensures that all residential densities are accommodated.
- Test the feasibility for an affordable housing aspiration of 15% in key growth precincts.
- Develop initiatives within an affordable housing policy to encourage affordable, diverse housing, informed by the South District Plan and relevant State Environmental Planning Policies.
- Ensure higher densities are well planned and designed to minimise the impacts and maintain amenity.

2.7 Local Area Plans

The former Bankstown Council had a program of preparing Local Area Plans for the LGA. The plans inform the planning for these areas, implement the Greater Sydney Region Plan, South District Plan and local strategies and provide background to planning proposals to amend the LEP(s). They are adopted policies of the Council. A summary of the plans and their status is provided in the table below.

Table 5 Summary and status of Local Area Plans

Area	Suburbs	Housing	Status/progress
Bankstown CBD	Bankstown CBD	Major centre with housing proposed within the CBD.	Complete and incorporated into Bankstown LEP 2015. To be reviewed.
North East	Greenacre, Mount Lewis, Punchbowl	Reinforce the centres hierarchy with renewal focused on Punchbowl aligned to delivery of the Sydney Metro.	Resolved to not proceed with planning proposal 2018
North Central	Birrong, Chullora, Condell Park, Potts Hill, Regents Park & Yagoona	Maintain the centres hierarchy with growth in centres	Resolved to not proceed with planning proposal 2018
North West	Bass Hill, Chester Hill, Georges Hall, Lansdowne, Sefton & Villawood	Maintain the centres hierarchy with growth in centres with a focus of medium-high density along the Hume Highway Corridor.	Complete and incorporated into Bankstown LEP 2015. To be reviewed.
South East	Padstow, Padstow Heights, Revesby & Revesby Heights	Maintain the centres hierarchy with growth around centres and retention of the low-density suburban character	Resolved to not proceed with planning proposal 2018
South West	East Hills, Milperra, Panania & Picnic Point	Supporting new housing consistent with the local character and natural	Resolved to not proceed with planning proposal 2018

Area	Suburbs	Housing	Status/progress
		environment with focus on renewal of existing centres	
Specialised Centre	Bankstown Airport, Milperra Industrial Precinct, Condell Park Industrial Precinct	Focus is not on residential	Is included in the Bankstown CBD and Bankstown Airport Collaboration Area Place Strategy
Hume Highway Corridor	Meccano Set Gateway-Greenacre	Revitalise Yagoona, Bass Hill & Chullora by providing new medium to high density urban infill housing to support town centres. Highest densities within Yagoona and Rookwood. Outside of these areas to be predominantly medium density.	Complete and incorporated into Bankstown LEP 2015.

The directions within the Local Area Plans were generally aligned to the Bankstown Housing Strategy 2009 and remain valid. The work undertaken as part of the LAPs has been used to inform this strategy.

2.8 Bankstown Residential Development Study 2009

In 2009 Bankstown Council prepared a residential development study to inform preparation of its first Community Strategic Plan. The Study sought to deliver growth to support the direction and targets of the Sydney Metropolitan Strategy, a precursor to the current Greater Sydney Region Plan. The Study sought to confirm the hierarchy and future direction of the centres of Bankstown. The direction and proposed growth set in the Study predated the formation of the current Council, revised population projections and the delivery of infrastructure that is now underway.

The Residential Development Study, Local Area Plans and resulting planning proposals implemented a 60:40 split of where development would occur with 60% in Bankstown CBD and other centres as high to medium density apartment buildings and 40% as low-rise medium density (dual occupancy and townhouses) in neighbourhood areas. The strategy indicated a preference to not focus all growth in centres at that time.

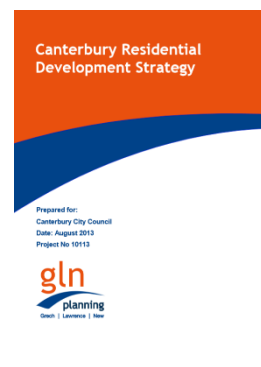
This study identified that up to 14,000 dwellings could be delivered in the former Bankstown LGA by 2031. Council commenced the local area plans to delivery sufficient capacity to achieve this delivery target.

The Study put in place a planning direction for dual occupancies and villas in the neighbourhood areas playing a fundamental role in establishing how dwellings would be provided to the projected 25 year window. This approach needs to be reviewed in light of current infrastructure delivery, updated population projections and alignment to the Sydney Region Plan. In some parts of the city, dual occupancy development has saturated neighbourhoods and put pressure on local housing capacity and amenity. An urgent review of dual occupancy controls and their applicability across the city is required to address this issue.

Furthermore, the lack of action by Council in resolving the Local Area Plans into its controls has seen a substantial increase in ad hoc planning proposals.

2.9 Canterbury Residential Development Strategy 2013

In 2013 Canterbury Council prepared a Residential Development Strategy which sought to deliver the growth projected in the then Sydney Metropolitan Strategy. The Strategy outlined that there was substantial capacity to deliver additional housing. The Strategy identified the need to provide larger redevelopment sites to encourage development in centres. It also encouraged the continuation of smaller scale development, low rise medium density development within existing suburban areas. The Strategy encouraged a mix of housing with a focus on higher densities close to mass transit. The Strategy recommended adjusting the planning controls and zonings to facilitate a mix of development with an emphasis on delivering additional housing capacity to meet future population projections and alignment to the State strategies of the day.



The Strategy facilitated future planning for Canterbury LGA to meet its future housing needs however this needs to be reviewed in light of current infrastructure delivery, updated population projections and alignment to the Sydney Region Plan.

2.10 State Environmental Planning Policy (Affordable Rental Housing) 2009

The State Environmental Planning Policy (Affordable Rental Housing) (ARH SEPP) was introduced in 2009 to increase the supply and diversity of affordable rental and social housing throughout NSW. Housing permitted under this SEPP includes a range of residential apartments, boarding houses and secondary dwellings. Under the SEPP affordable rental housing is defined as housing for very low, low and moderate income earning households as follows:

6(1) In this Policy, a household is taken to be a very low income household, low income household or moderate income household if the household:

(a) has a gross income that is less than 120% of the median household income for the time being for the Greater Sydney (Greater Capital City Statistical Area) (according to the Australian Bureau of Statistics) and pays no more than 30% of that gross income in rent, or

(b) is eligible to occupy rental accommodation under the National Rental Affordability Scheme and pays no more rent than that which would be charged if the household were to occupy rental accommodation under that scheme.

(2) In this Policy, residential development is taken to be for the purposes of affordable housing if the development is on land owned by the Land and Housing Corporation.

The ARH SEPP and is intended to promote infill affordable rental housing in existing residential areas that are accessible by public transport – particular bus or rail connectivity. The policy allows additional floor space to a private proponent to develop dual occupancies, multi dwelling housing or residential flat buildings where a component is built to be affordable housing for a period of 10 years managed by a community housing provider.

In Canterbury Bankstown LGA there are many localities that are accessible (within 800m of a train station or 400m of a bus stop). This means that, subject to not being captured by land-based exclusions, secondary dwellings may be carried out as complying development throughout much of the city. As such, development consent may be issued for dual occupancies, multi dwelling housing and residential flat buildings as in fill affordable housing and boarding houses in most of the suburbs of Canterbury Bankstown LGA. The following table provides a summary of affordable rental housing requirements and locations where it can occur within Canterbury Bankstown LGA.

Table 6: Affordable rental housing requirements and locations where permissible

Development type	Requirements
Dual occupancies, multi dwelling housing or residential flat buildings as infill affordable rental housing	<ul style="list-style-type: none"> The use must be permitted with consent The site must not be a heritage item Within 800m of a railway station entrance or 400m of a bus stop (an accessible area). The development contains a percentage of affordable dwellings for 10 years, managed by a community housing provider.
Secondary dwellings including as complying development	<ul style="list-style-type: none"> Land zoned R2, R3 and R4 (R1 is not provided for in either LEP)
Boarding houses	<ul style="list-style-type: none"> Land zoned R2, R3, R4, B1, B2 and B4, for R2 it must be within an accessible area (within 800m of a train station or 400m of a bus stop) (R1 is not provided for in either LEP)

2.11 State Environmental Planning Policy No. 70—Affordable Housing (Revised Schemes) (SEPP 70)

SEPP No. 70 – Affordable Housing is a mechanism that allows specified councils to prepare an affordable housing contribution scheme for certain precincts, areas or developments within their local government area.

The EP&A Act enables councils to levy contributions for affordable housing once a LGA is named in *State Environmental Planning Policy No. 70 – Affordable Housing (Revised Schemes)* (SEPP 70).

In LGA's listed in SEPP 70, the council can seek to amend its LEP to reference an affordable rental housing contribution scheme and to levy affordable housing contributions. In February 2019, the NSW Department of Planning, Industry and Environment published an amendment to SEPP 70 and released a guideline including all councils across the State in SEPP 70, including Canterbury Bankstown. The aim is to make it easier for councils to prepare affordable housing contribution schemes and increase affordable housing across NSW.

Canterbury Bankstown Council can seek inclusion within SEPP 70 for precincts where, subject to feasibility, affordable housing contributions can be levied. An Affordable Housing Contributions Scheme and a planning proposal would need to be prepared prior to levying for affordable housing.

In considering the provision of affordable housing as part of this local housing strategy, some relevant principles include:

- Affordable housing is to be created and managed so that a socially diverse residential population representative of all income groups is present in a locality.
- Affordable housing is to be made available to a mix of very low, low and moderate income households.
- Affordable housing is to be rented to appropriately qualified tenants and at an appropriate rate of gross household income.
- Land provided for affordable housing is to be used for the purpose of the provision of affordable housing.
- Monies collected from affordable housing, after deduction of normal landlord's expenses (including management and maintenance costs and all rates and taxes payable in connection with the dwellings), is generally to be used for the purpose of improving or replacing affordable housing or for providing additional affordable housing.
- Affordable housing is to be constructed to a standard that, in the opinion of the consent authority, is consistent with other dwellings in the vicinity.

Canterbury Bankstown Council will prepare an Affordable Housing Strategy to guide the delivery of Affordable Housing across the City.

2.12 State Environmental Planning Policy No. 65 and Apartment Design Guide (SEPP 65)

SEPP No.65 Planning provisions for designing development of residential flat buildings and mixed use are contained in the Apartment Design Guide (ADG).



SEPP No. 65 aims to deliver a better living environment for residents who choose to live in residential apartments, while also enhancing streetscapes and neighbourhoods. It is intended that this be delivered through improved design quality that ensures sustainability, accessibility, amenity, safety, affordability and efficiency. The benchmarks that underpin these objectives are fully articulated in the ADG, which are then applied by design review panels, which are constituted to provide independent advice regarding development applications under the SEPP. SEPP No. 65 specifies the constitution and function of the design review panels.

The ADG specifies a number of design requirements for apartments and apartment buildings which influences the number of and type of dwellings that can be delivered. This includes minimum apartment sizes, apartment mix, balconies and other amenity considerations. For Canterbury Bankstown LGA SEPP 65 applies for shop top housing in the B1 and B2 zones and residential flat buildings within the R4 zone. These standards will continue to apply to all residential flat buildings and shop top housing developments across the city.

2.13 State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 (Codes SEPP) and the Low Rise Medium Density Housing Code

The Low Rise Medium Density Housing Code (Codes SEPP) allows one and two storey dual occupancies, manor houses and terraces as complying development in the R2 and R3 (R1 and RU5 zones are not provided for within Canterbury Bankstown LEP), where multi dwelling housings is permitted and development proposals meet requirements of the State Policy and the Design Criteria contained in the supporting Low Rise Medium Density Design Guide for complying development.

Canterbury Bankstown LGA along with 50 other NSW councils has a deferred commencement from the application of the Code until July 2020. The temporary exclusion from the low rise medium density code was issued to give Council time to establish where the code would most appropriately apply. Without the application of the Low Rise Medium Density Housing Code, medium density housing is limited to low density dual occupancies and villas within Canterbury Bankstown LGA. Through the LEP and DCP Council controls the size of dual occupancies and villas through the development application process.

Canterbury Bankstown Council recently prohibited the permissibility of villas and other multi dwelling housing (manor houses and terraces) in the R2 Low Density Residential zone. Therefore, multi-dwelling aspects of the medium density housing code will not be permissible in the R2 Low Density Residential Zone.

Future investigation is required to harmonise the R2 and R3 zones under the Canterbury Local Environmental Plan 2012 and Bankstown Local Environmental Plan 2015, to ensure that low density areas of the former Canterbury Local Government Area are rezoned to R2 Low Density Residential to maintain their low-rise, low density housing character.

Council will continue to object to the application of the Medium Density Housing Code to Canterbury Bankstown to protect the low density character of its suburban neighbourhoods and allow it to focus housing growth in centres consistent with *Connective City 2036*.

2.14 State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP)

The Seniors Housing SEPP seeks to encourage the provision of housing (including residential care facilities) that increase the supply and diversity of housing that meet the needs of seniors and people with a disability. The SEPP encourages housing that utilises existing infrastructure and services, is of good design and supports ageing in place.

Where land is zoned for urban purposes and dwelling houses, residential flat buildings, hospitals and development zoned for special uses (places of public worship, educational establishments, schools, seminaries and the like) are permitted, the following development types for seniors or people with a disability are also permitted under the SEPP:

- (a) a residential care facility, or
- (b) a hostel, or
- (c) a group of self-contained dwellings, or
- (d) a combination of these but does not include a hospital.

Location and access to facilities (shops and services) requirements are imposed on a development application for these uses. These requirements mean that this type of housing must be within 400m walk (level pathway) of a public transport station or stop and shops/services.

Given the number of centres and the high level of public transport within Canterbury Bankstown LGA there are many sites where Seniors Housing could be provided however would generally be most suitably located along the two train lines within a radius of 400m, excluding heritage conservation areas. This policy is already in place and provision of Seniors Housing is a market-led response. Seniors living housing under the Seniors Housing SEPP is generally market led.

Council has currently released a Liveable Housing Discussion Paper to begin the conversation with the community on their expectations for accessible and adaptable housing.

2.15 Local character and place guideline and overlay

The Department of Planning, Industry and Environment released in February a Local Character and Place Guideline and a Discussion Paper on Local Character Overlays. The Discussion Paper outlines possible mechanisms to introduce Local Character Overlays and related provisions in a Local Environmental Plan to support places with character and to link these places to specific development requirements or to vary or exclude a State policy.



Once the State Government finalises the approach for Local Character there may be opportunities to set a desired future character for individual locations within the LGA within the LEP whereby providing local direction for State policies (such as the Codes SEPP) and additional considerations for development proposals.

The Canterbury Bankstown Local Strategic Planning Statement identifies a number of special character areas. Council has been unable to progress the implementation of the Special Character Areas as the Department of Planning, Industry and Environment is yet to finalise the appropriate mechanism for the application of local character overlays.

2.16 Implications

The review of policy documents has indicated that:

- The Greater Sydney Commission has stated that it expects Canterbury Bankstown LGA will accommodate a significant share of the South District's housing growth to 2036, with an implied target of 58,000 dwellings, of which it anticipates 13,250 to be delivered by 2021.
- New housing is to be targeted to meeting the needs of the Canterbury Bankstown community
- The location of new housing is to respond to the need to:
 - Support centres
 - Adopt the 30-minute city principle
 - Create liveable communities supported by appropriate infrastructure
 - Preserve the character of suburban areas
- There has been significant work previously undertaken by the NSW Government and local government which explores options for locating additional housing growth.
- Community consultation on past strategies or proposals indicates that the community is passionate about the areas they live in. Maintaining local character and recognising the importance of place must be a key determinant in the location of new housing growth.
- The planned provision of mass transit infrastructure may create expanded potential to deliver housing in locations that are consistent with the 30-minute city principle. However, this needs to be balanced with the community's desire to protect local character, along with the need to efficiently match housing growth with infrastructure delivery.
- Canterbury Bankstown Council has access to mechanisms available through SEPP 70 to establish an Affordable Housing Contributions Scheme and to levy developer contributions for affordable housing.
- Council to continue to investigate liveable housing standards.

STRATEGIC CONTEXT

3.0 STRATEGIC CONTEXT

This section aims to identify strategic factors that may impact on the supply, demand or delivery of housing into the future. It seeks to identify constraints and opportunities.

Canterbury Bankstown LGA is unique. The LGA's diverse communities are at the core of a sophisticated social network that brings vibrancy and character to the area. The LGA's pleasant neighbourhood and village centres are a focus for community life, supplemented by leafy open spaces which are important components of the LGA's existing lifestyle assets. Bankstown is emerging as a major CBD for the district, with high-rise mixed-use developments becoming the norm. The planned delivery of significant infrastructure to the LGA is set to accelerate this process, supporting the establishment of Bankstown as a vibrant and active mixed-use CBD, with a significant focus on knowledge jobs by 2036.

Location and transport are key to the LGA's economic advantage. Canterbury Bankstown LGA is located at the junction of major road and rail routes that provide connections to local, regional and international markets. As well as proximity to Sydney Airport and Port Botany, the LGA is also serviced by its own airport. Existing connections to Parramatta and Sydney CBDs are strong, and in the longer term, strengthened connections to Liverpool and the Western Sydney Airport make the LGA well placed to attract business and enterprise. Planning infrastructure investments such as the F6 Extension, M5 Motorway and Sydney Metro City and Southwest will provide opportunities to build on these advantages. New infrastructure will support the implementation of the collaboration area focused on Bankstown's emergence as a health, academic, research and training precinct.

The LGA offers a growing diversity in housing forms, but the detached dwelling remains dominant. Demand for new homes along with knowledge-intensive jobs are likely to be stimulated by planned public investment in infrastructure. Campsie, Canterbury, Belmore-Lakemba and Riverwood have been identified as priority precincts.

The LGA's landscape features including waterways, bushland and biodiversity, will need to be protected for a sustainable environment.

Figure 4: Key indicators, 2016



3.1 Strategic transport connections

Canterbury Bankstown LGA is well supported by rail, road and air transport infrastructure which has resulted in a strong employment and business sector in transport, logistics and warehousing. Key transport connections include:

- Connection to the T3 Bankstown Railway Line and T8 Airport and East Hills Railway Line which provide direct rail connectivity to Central Sydney, Lidcombe, Liverpool, Sydney Airport and Campbelltown
- Connection to Sydney's Freight Rail Network
- The South Western Motorway (M5) which traverses east-west across the south of the LGA, connects the LGA to Sydney Airport and Sydney CBD to the east and the southern highlands and Campbelltown to the west
- The Hume Highway (A22) extends in an east-west direction connecting northern parts of the LGA to Ashfield in the east and to Liverpool in the west
- The north-south A6 which links important employment places including Silverwater and Bankstown
- A series of local and regional bus routes, including Metrobus connectivity to Parramatta, Burwood, Liverpool and Sutherland.

The A6 (Stacey Street Corridor) primarily acts as a bypass of the Sydney CBD for traffic entering from NSW's north via the M1 Pacific Motorway wishing to get to NSW's south and the M1 Princes Motorway, and vice versa. Although largely a local thoroughfare, this is a route that helps feed traffic along its route to the South Coast/North Coast. The A6 is typically congested, particularly between Bankstown and the South Western Motorway. King George's Road, an alternative north-south route, is similarly congested.

Bankstown Airport is located within the LGA. It provides air transport connectivity to other parts of regional NSW and Australia, largely for freight activity, emergency services and limited passenger charter services. The Airport is one of the busiest in Australia.

3.2 Commercial centres, neighbourhoods and villages

The LGA's centres are the focal point for business activity and community life, making their vibrancy, economic viability and resilience a priority. Canterbury Bankstown LGA has 34 key centres spread across the city. Delivering housing close to centres maximises access to jobs, services and infrastructure and supports their economic sustainability and develop a resilience in responding to global and local trends.

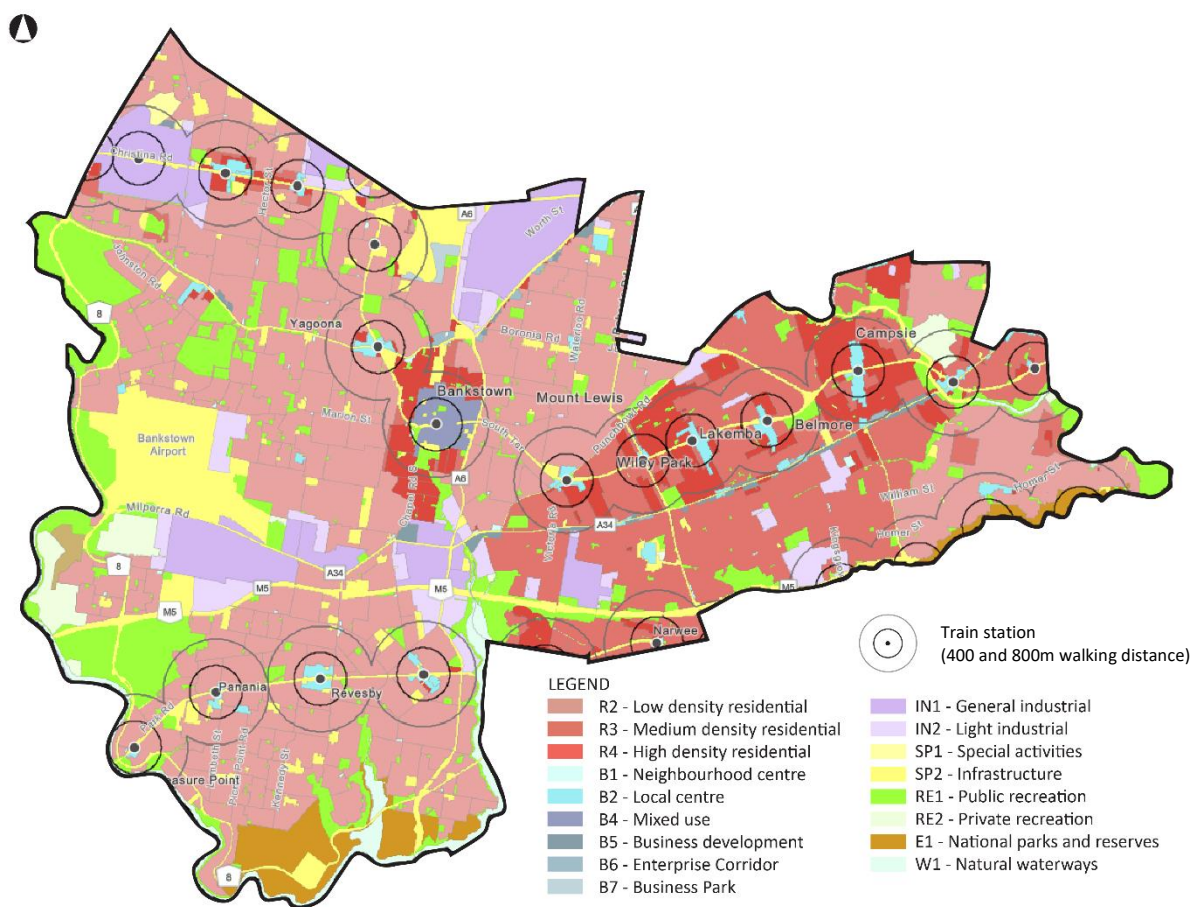
Bankstown CBD is a large centre with a range of retail, healthcare, community and civic services. It is an important transport interchange with an extensive bus and rail catchment. As a strategic centre, Bankstown will continue to provide opportunities to grow this centre for services, facilities, jobs, entertainment and lifestyles as well as housing. Improved mass transit links will connect Bankstown and the Eastern Economic Corridor. The planned Western Sydney University campus, alongside the existing TAFE and a potential new regional-scale hospital, will generate new interest in Bankstown CBD as a place for health, academic, research and training. A vibrant centre with a strengthening education focus will have flow on economic opportunities, growing more local jobs, including knowledge-intensive jobs. By improving links to the growing technology park in Chullora there are significant opportunities to grow the specialisation of Bankstown.

Campsie is a strategic centre that has an established character and identity. Council is seeking to drive this centre to be a lifestyle centre with a strong local character, a vibrant eat street and shop top housing which supports this centre and encourages vitality and vibrancy in the centre's growth. Supported by a range of close-by medical services including Canterbury Hospital, these specialist uses draw people to this centre. Council will prepare a masterplan for Campsie which will look to provide housing that supports this evolving role as a strategic centre through good urban design principles and variety of complementary land uses.

There are a significant number of neighbourhood and village centres across the LGA, which contributes greatly to the liveability of the LGA as almost all households have easy access to convenience retail service. This contributes to the liveability of low-rise suburbs in the LGA. It is also important that growth supports the economic resilience and vitality of these smaller centres to ensure they remain desirable focal points for our community and for ongoing renewal and investment.

Many of the walkable catchments are already zoned to permit medium and higher density. Land surrounding train stations in the west of the LGA and in the north is predominately zoned R2 Low Density Residential immediately adjacent to B2 local centre. For example, Birrong, Sefton, Yagoona, Panania, Padstow, and Revesby have high transport accessibility but land is zoned for low density residential development.

Figure 5: Land zoning

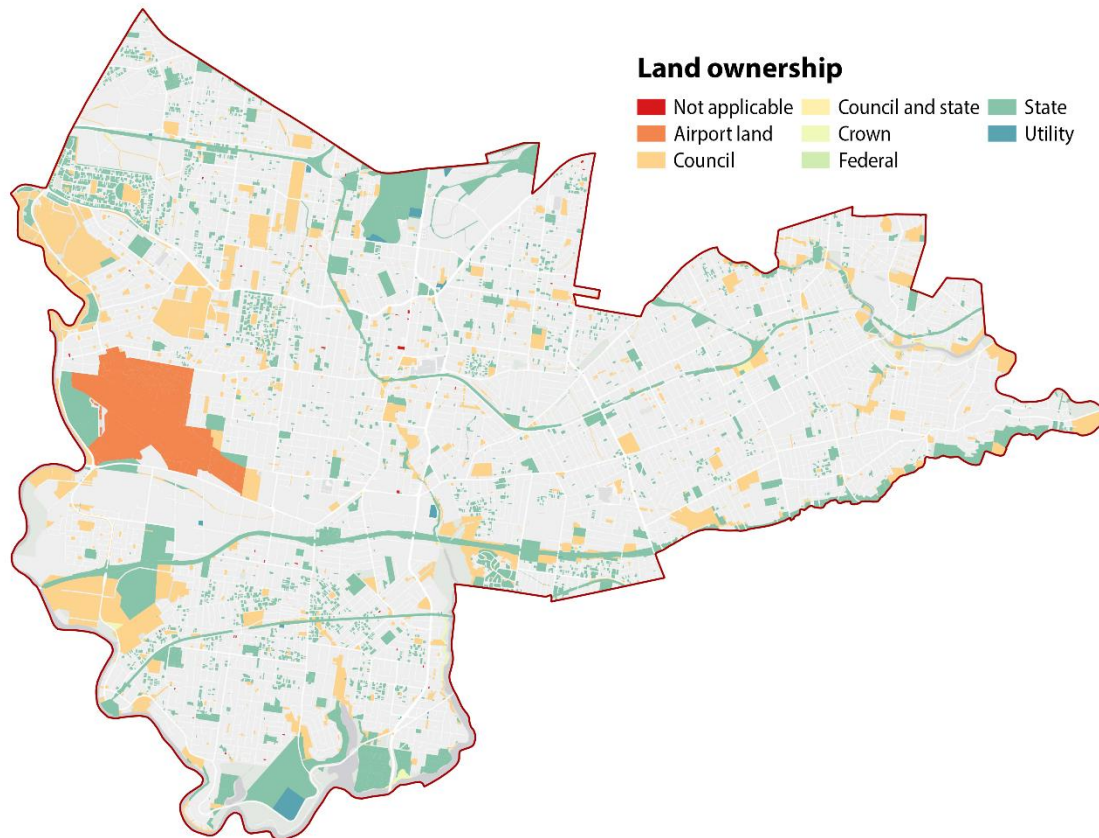


Source: HillPDAs adapted from Bankstown LEP 2015, Canterbury LEP 2012

3.3 Government land

There are large government landholdings across Canterbury Bankstown, however many of these provide important community or environmental functions such as open space and natural habitat. Bankstown Airport is also a large government land holding of over 300 hectares but provides specialised aviation and supporting functions. Some government owned land is provided as social housing. Government land can provide opportunities to address housing needs (either by public or private sector development activity) or to stimulate investment. The figure below indicates the location of land in government ownership. Over time, some of these sites could be investigated for development for other uses. A comprehensive review of government assets may identify sites that are surplus to requirements and suitable for development. These sites could present opportunities for civic spaces such as town squares. Council owned site can also provide opportunities for joint venture development that target the delivery of community benefits and affordable housing. There are also significant State owned housing lands in Villawood and Riverwood.

Figure 6: Land ownership



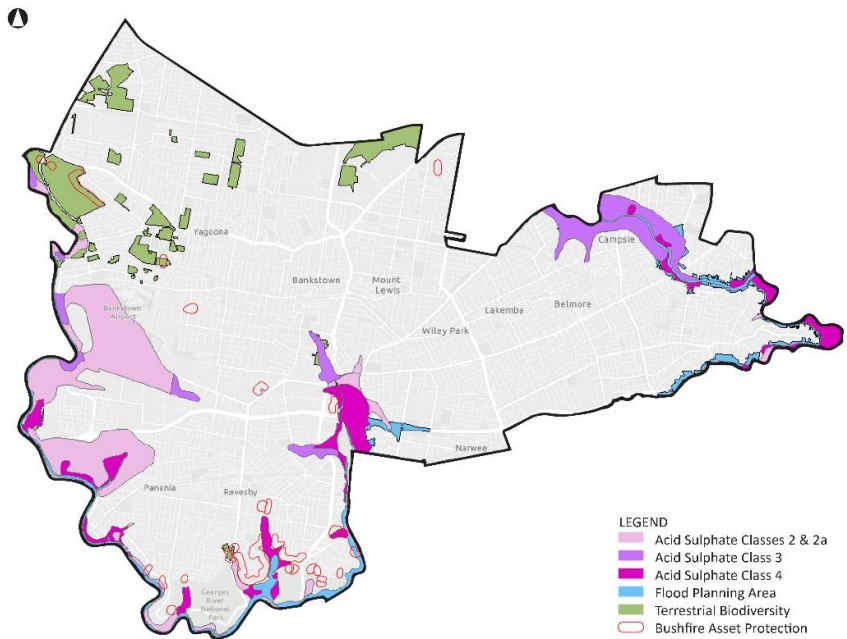
Source: HillPDA

3.4 Environmental context

Environmental constraints

Areas in the Canterbury Bankstown LGA with high environmental value include segments of terrestrial biodiversity in the north-west part of the study area, and the Georges River National Park in the south of the LGA.

Acid Sulphate soils, flood planning overlays and bushfire asset protection are constraints to development.



Source: HillPDA

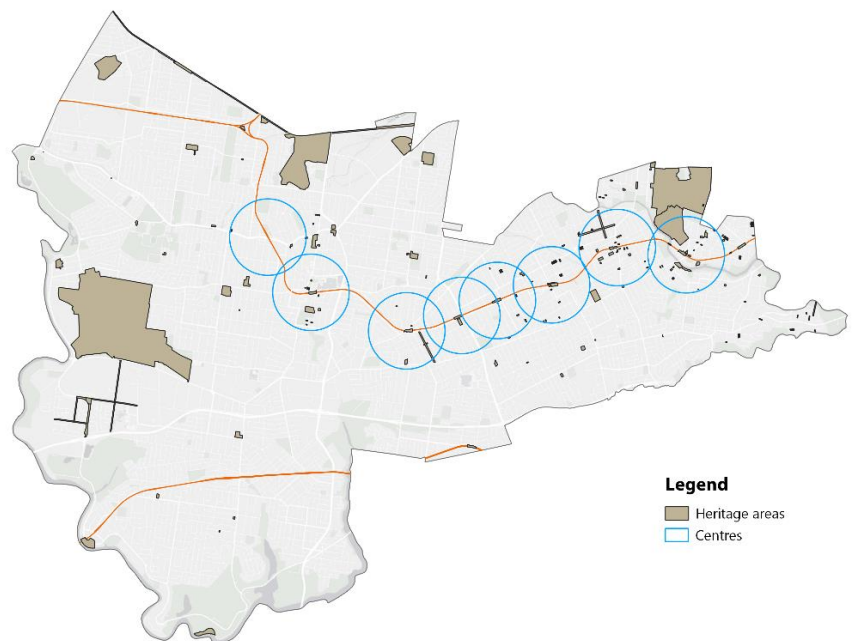
Heritage

Heritage items reflect the importance of the era of original suburb subdivisions and construction.

The older retail strips, typically in the eastern parts of the LGA often contain contributory heritage items. In these locations, the fine grain subdivision pattern with intact shop fronts and strong parapet lines provide high value streetscape character.

Retaining and protecting the heritage characteristic of these suburbs is vitally important. Council will be undertaking a city wide heritage review to ensure the retention and protection of places of heritage significance.

Bankstown aerodrome and the Potts Hill Reservoirs are also recognised for their heritage significance.



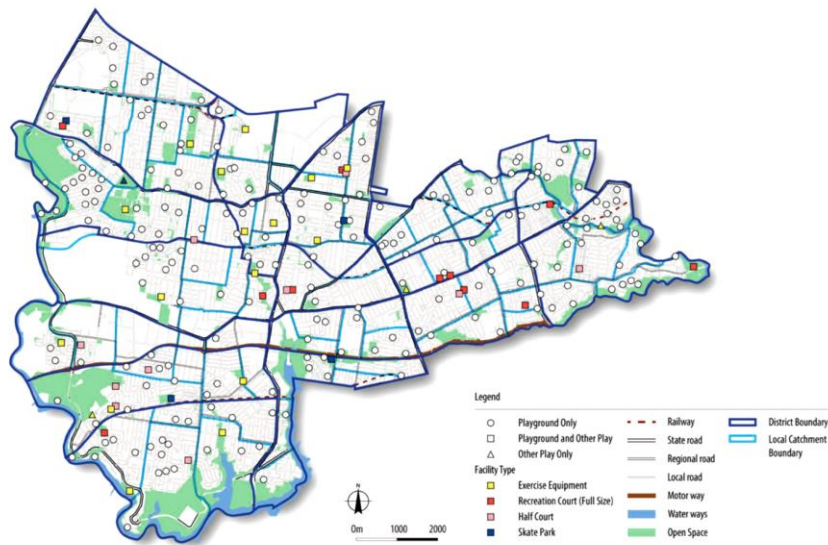
Source: HillPDA

3.5 Social infrastructure

Open space

Some parts of the LGA have a high provision of open space, particularly around the water bodies, while others are lacking open space.

Areas that are lacking open space are generally in the central part of the City and tend to be higher density and lower income, where the demand for open space could be greater.



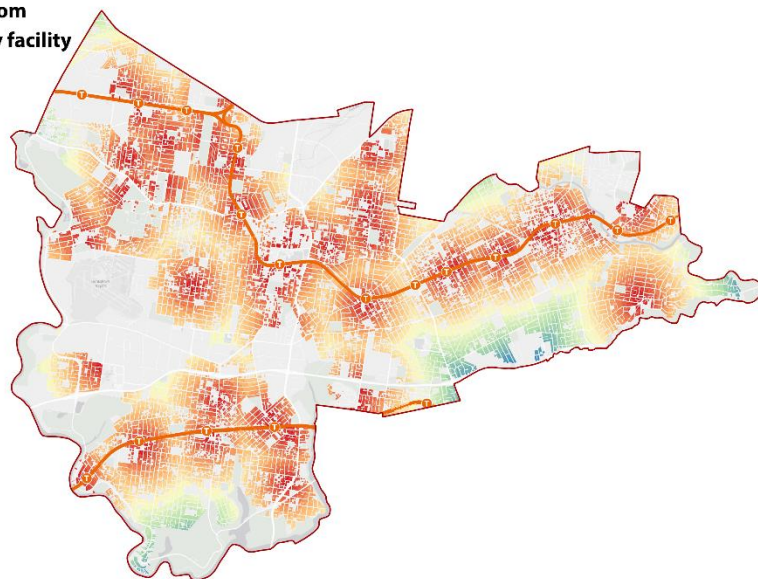
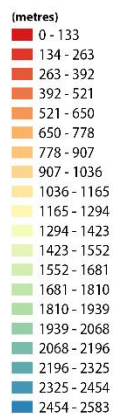
Source: Canterbury Bankstown Council Playground and Plan Spaces Strategic Plan (2018)

Community Facilities

Community facilities and libraries are most commonly located in commercial centres on the rail lines.

Generally, the southern parts of the LGA has poorer access to community facilities. In some instances, residents in the south eastern parts of the LGA may be closer to community facilities located outside the LGA

Distance from community facility or library

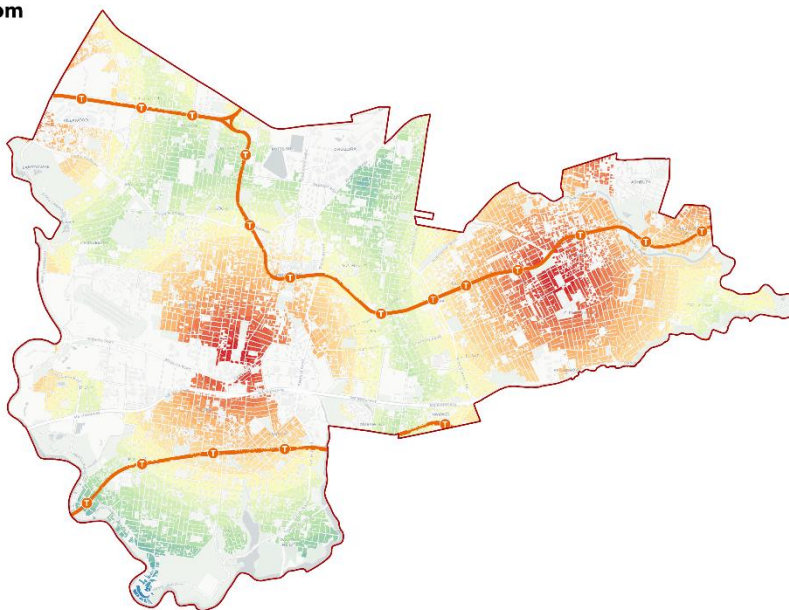


Source: HillPD

Health services

There are two hospitals in the LGA – Canterbury and Bankstown. Allied health clusters are located around the city, most notably in Bankstown and Campsie, close to the hospitals. There is also a network of baby health centres across the city.

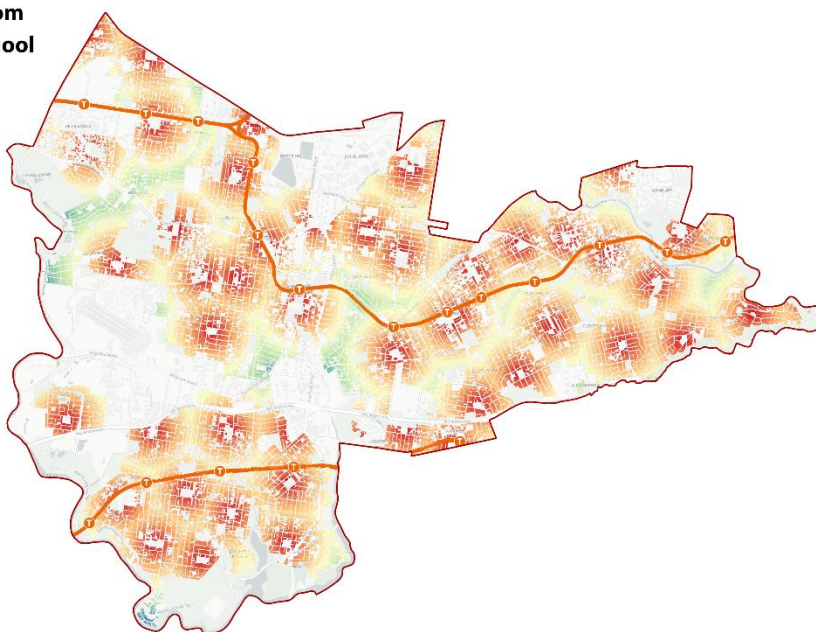
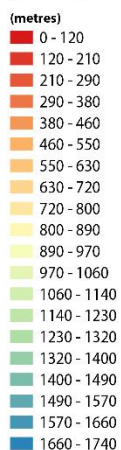
Distance from hospital



Primary Schools

Primary schools are dispersed throughout the LGA and generally respond to the distributions of residential development. There is a large number of government, Catholic and independent schools servicing the community.

Distance from primary school

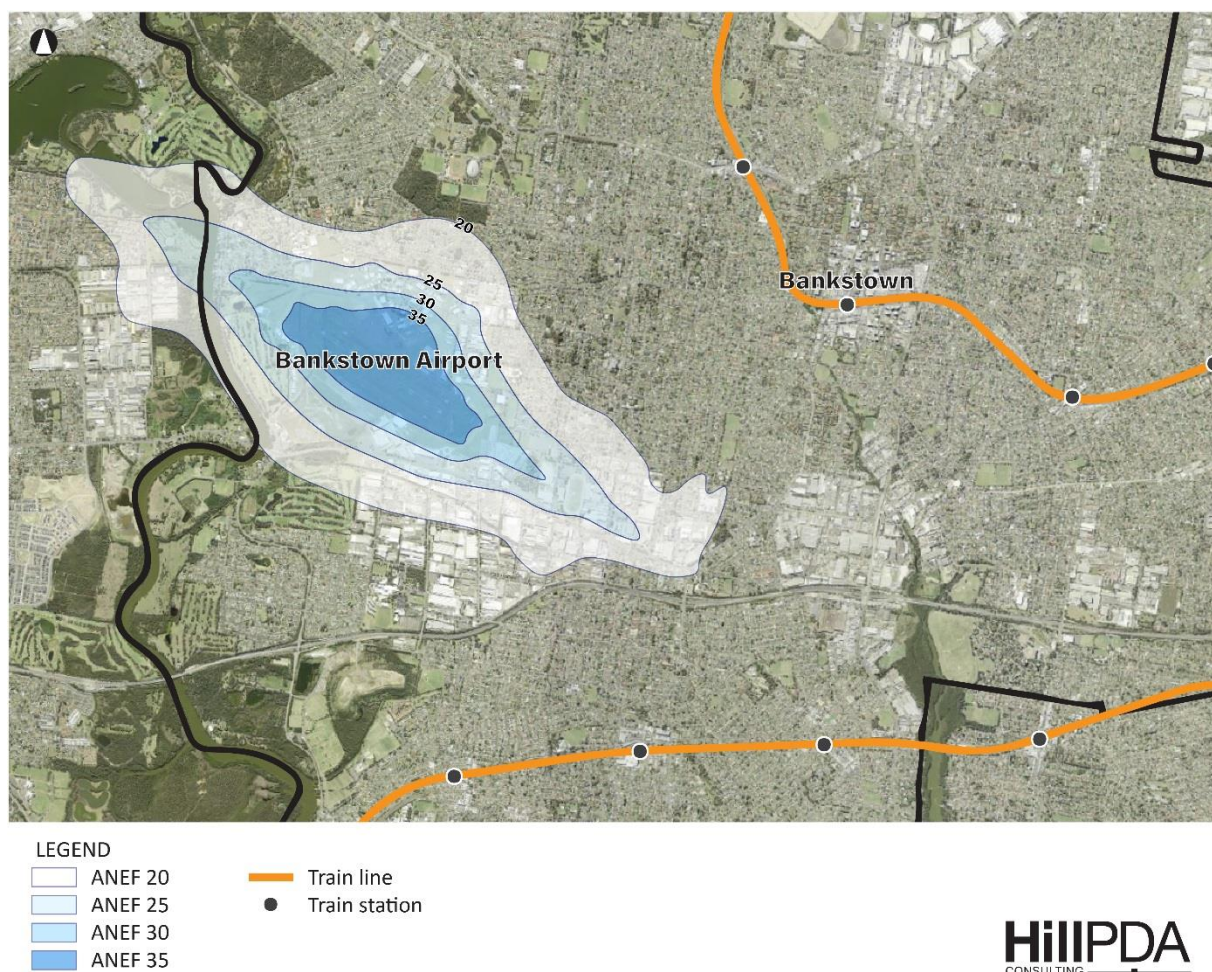


3.6 Bankstown Airport & ANEF zones

The Australian Noise Exposure Forecast (ANEF) is a tool for forecasting noise in Australian Airport Master Plans. This Australian Standard places restrictions on new developments in the ANEF contours to protect them from noise impacts. Bankstown Airport ANEF contours are shown in Figure 7. Within the ANEF 30 to 35 contours, light industrial development is suitable. Residential land uses are permitted below ANEF 30, subject to meeting noise attenuation standards and construction requirements. This limits the potential to increase residential development in areas above ANEF 30.

Bankstown CBD and environs are subject to the airspace protection provisions for Sydney and Bankstown Airports, as well as the future Western Sydney Airport. However, the proximity of Bankstown CBD to Bankstown Airport (3-4 km) means that the airspace is most affected by air traffic to and from Bankstown Airport.

Figure 7: Australian Noise Exposure Forecast (ANEF)



Source: Bankstown Airport Limited, Bankstown Airport – Polair Major Development Plan

As show in Figure 8, the maximum height limits over Bankstown CBD currently in effect have a starting height of approximately 124m Australian Height Datum (AHD) at the south-eastern corner and rising across the site. Circling area height across the CBD are not clearly specific as there are discrepancies in available heights. This variation sits between 108.1m through to 135.9m AHD.

Figure 8 PANS-OPS Departure Surfaces Limit over the Bankstown Study Area



Source: Bankstown Airport Limited, Bankstown Airport

The maximum building height in effect is 124m. This maximum height which would equate to approximately 25-35 storeys which is sufficient as it represents more than double the existing maximum permissible height for the CBD. Should a building be proposed which will result in a temporary penetration of the Obstacle Limitation Surface (from say the use of a crane) an airspace height application to the Department of Infrastructure, Regional Development and Cities will be required, made via Bankstown Airport.

3.7 Planned infrastructure delivery

A number of major infrastructure investment projects in and around Canterbury Bankstown will drive growth and impact housing and employment across the city.

3.7.1 Transport infrastructure

Planned transport infrastructure delivery to the LGA will have a significant impact on future productivity and drive changing housing demand across Canterbury Bankstown. Key implications are identified in Table 7.

Table 7: Planned delivery of mass transit infrastructure

Project	Timeframe	Status and implications
Sydney Metro Sydenham to Bankston	2024	<ul style="list-style-type: none">• Train every four minutes in peak hours to Sydney CBD at all stations – turn-up-and-go service• Direct fast service to Martin Place, Barangaroo, North Sydney Chatswood and Macquarie Park• Lift access at all stations• Additional capacity for 100,000 commuters providing increased access to jobs, services and education

Project	Timeframe	Status and implications
		<ul style="list-style-type: none"> Increased demand for goods and services at stations and surrounds. Likely increase in jobs located near stations – Hurlstone Park, Canterbury, Campsie, Belmore, Lakemba, Wiley Park, Punchbowl and Bankstown Potential revitalisation of centres stimulated by increase in demand. Potential for high impact on land uses as this typically occurs with new mass transit connections, although this may be tempered by the existing rail line being on the same route
Parramatta to Kogarah mass transit	For investigation 10-20 years	<ul style="list-style-type: none"> Long term planning timeframe. Delivery by 2056. No formal commitment to delivery Would deliver a vital connection to Parramatta CBD, strengthening the LGAs connection to jobs and services Mass transit interchange in Bankstown CBD Would support the elevation of Bankstown CBD to a regionally significant CBD Reduced commute times and associated increases in efficiency Opportunities for new stations in LGA to better connect places of work and strengthen Bankstown as a CBD with regional links Potential interchange at Kingsgrove station likely to have significant land use implications. Likely to increase attractiveness of housing and employment uses along this route.
Bankstown to Liverpool mass transit	<ul style="list-style-type: none"> 40 years 	<ul style="list-style-type: none"> Mass transit route identified for investigation. Delivery by 2056. Increased role of Bankstown CBD as a mass transit interchange Would support the continued growth of Bankstown CBD to a regionally significant CBD Reduced commute times and associated increases in efficiency.

Despite a focus on long term new mass transit solutions, there must also be a shorter term analysis that investigates improved north-south connections between within our City and beyond.

3.7.2 New and changing employment anchors

Anchor institutions, such as universities, hospitals and airports, play a vital role in their communities and economies. Anchor institutions are very unlikely to move location, even during adverse events like an economic downturn. They provide employment and stimulate the local economy. The stability of anchor institutions attracts local businesses, which position themselves to provide goods and services to the institution and its employees³.

Investments in a city centre university campus and significant investment in Bankstown Hospital are planned in the short to medium term. They along with investment at Bankstown Airport will provide transformative opportunities.

The South District Plan identifies a new Bankstown Health and Education Precinct has designated Bankstown and Bankstown Airport as part of a Collaboration Area, to be planned by the Greater Sydney Commission with Council and State agencies. The Collaboration Area has resulted in a Place Strategy, where a place based approach is to

³ Maurrasse, D. Anchor Institutions and Employment, Earth Institute Columbia University, October 31, 2016

be used to plan for the strategic transformation of the centre and solving of complex urban issues that require coordination across government. This is to include resolving impediments to the delivery of coordinated investment and ensuring infrastructure alignment through a whole-of-government consideration.

Western Sydney University

Western Sydney University's (WSU) city campus in the Bankstown City Centre will bring 7,000-10,000 students and new research capability to the centre in 2022. The development of WSU in Bankstown City Centre will drive demand for growth in student housing. The University of Technology Sydney (UTS) has committed to having a presence with WSU in the Bankstown City Centre.

Bankstown Hospital

The NSW Government has committed \$1.3 billion budget for a new Bankstown-Lidcombe Hospital. There is opportunity for the hospital to be located close to the City Centre which will attract further investment in private health services, allied health and research sectors. Collectively this opportunity can help with the creation of an innovation precinct. An expanded hospital presence in Bankstown and close to the City Centre will drive demand for further housing types, including potentially premium or executive housing, short stay accommodation and key worker/affordable housing.

Bankstown Airport

Bankstown Airport is the third busiest airport in Australia and the second busiest general aviation airport. The Airport operates on a 24/7 basis and serves as a flying base for Emergency Services, major flying schools and small to medium-size air freight, aircraft maintenance, charter and private business flights. Home to more than 160 businesses, Bankstown Airport plays an important role as a major commercial centre within the Canterbury Bankstown region.

Bankstown Airport currently provides direct employment for more than 3,000 people, making this one of the key employers in the LGA. In addition, the airport also underpins significant employment in the neighbouring employment lands. Airport operations currently contribute almost \$1 billion annually and over 6,000 jobs to the NSW economy. This includes \$697 million and nearly 4,500 jobs to the local Canterbury-Bankstown economy.⁴ The airport is home to a number of flying schools, which in total accommodate 2000-3000 students per annum.

By 2024, on-site employment at the airport is expected to increase by more than 1,700 jobs. The Bankstown Airport Masterplan 2019 envisages an increase in employment activities on the airport site. Current proposals include the following:

- The consolidation of existing NSW Police Force Aviation Support Branch (NSW Police Air Wing) operations into a new purpose-built integrated facility in the north-western portion of the Airport (within the Aviation Zone). The development consists of a two-storey office building, hangar and maintenance areas to accommodate the helicopter and fixed-wing operations.
- Development of a warehouse within the south-western part of the Airport (within the Commercial Zone) to operate as a major industrial, logistics and innovation precinct, with retail gateways. It includes a light industrial development of up to 40,000 square metres (gross leasable floor area).

The expansion to airport capacity and operations is expected to support the expansion of the airport and surrounds as a trade gateway.

Given the strategic opportunities associated with Bankstown Airport and Milperra industrial area, it has been identified as a Collaboration Area. This will:

⁴ https://www.sydneymetroairports.com.au/wp-content/uploads/2018/10/181018_Bankstown-Airport-Masterplan_PDMP.pdf cited on 6 July 2019.

- Improve transport connections
- Integrate planning for the airport with planning of surrounding lands
- Coordinate infrastructure delivery
- Facilitate advanced manufacturing and innovation
- Expand opportunities stemming from Western Sydney University Bankstown Campus and the University of NSW Aviation School.

Further growth at the airport will continue to drive demand for local student accommodation and key worker housing.

3.8 Repositioning of Bankstown City Centre

Incoming investment in infrastructure and changes to employment anchors outlined above are set to reinforce and accelerate the transition that has already commenced in Bankstown City Centre.

Universities attract visiting academic to events and conference, growing student populations and a comprehensive range of business services (e.g. printers). There is also opportunity for investment in Bankstown Hospital to be close to the City Centre. Should this occur, universities and hospitals can collaborate, with each institution contributing specialist skills to engage in various forms of medical research. Hence the job creation likely to result from the co-location of the new university and hospital will, in time, far exceed initial student and staffing numbers. Canterbury Bankstown Council estimates that over the coming 20 years Bankstown will almost double the number of students, jobs and residents to 18,000, 25,000 and 40,000 respectively⁵.

There is an enormous opportunity for Bankstown City Centre to leverage off the investment in the new Metro, university campus and a potential new hospital to capitalise on the benefits of co-location and potential for collaboration. There is opportunity to provide a new, modern TAFE campus. Collectively, the enhanced presence of higher education with improved relations to schools provides improved pathways for our community from school to TAFE/University and then to jobs. Providing sufficient capacity in the centre for growth will be key to allowing new businesses and development to source appropriate sites, facilitating planned jobs growth. A range of accommodation forms located close to the CBD will also be important to all the employment anchors to attract talent and support its visitors and students – student accommodation, hotels, serviced apartment and mix of dwelling sizes and price points.

Council predicts that the daily population in Bankstown CBD will increase or 43,500 to more than 80,000 by 2036⁶. This scale of growth necessitates careful planning of the CBD. Council has recently adopted the *Bankstown Complete Streets* project which lays the framework for a vibrant, people focused City Centre. Master planning of Bankstown will commence to provide the land use planning framework to realise the vision for the city centre.

3.9 Jobs targets

The Greater Sydney Commission's strategic planning has set the broad parameters for the delivery of employment lands and jobs in Canterbury Bankstown Council. This includes the identification of seven 'strategic centres' within the South District, being Bankstown, Campsie, Hurstville, Kogarah, Miranda and Sutherland.

Under the South District Plan, Bankstown and Campsie strategic centres have been allocated a minimum target of 17,000 and 7,000 additional jobs, respectively, between 2016 and 2036. Through the Local Strategic Planning Statement and the *Bankstown CBD and Bankstown Airport Place Strategy*, Council as adopted the upper jobs targets of 25,000 for Bankstown and 7,500 for Campsie.

⁵ Canterbury Bankstown Council (2018), Greater Bankstown Collaboration Area Bankstown City Centre and Bankstown Airport -Milperra, Draft Vision and priorities, November 2018.

⁶ *Ibid.*

Table 8: Targets set by the Greater Sydney Commission

Target	Bankstown	Campsie
2016 estimate	12,100	4,800
2036 baseline target	17,000	7,000
2036 higher target	25,000	7,500

Source: South District Plan, Greater Sydney Commission

The Greater Sydney Commission has not set targets for the areas outside of strategic centres. However, it does recognise the need to harness opportunities and support economic growth by ensuring adequate stocks of well-located industrial and business zoned land.

3.10 Implications

The following have emerged as guiding principles about future housing delivery:

- Land use zoning needs to allow for the delivery of around 50,000 new dwellings in the LGA to accommodate orderly new population growth
- A variety of dwellings should be provided in terms of location, dwelling type, size and price points will be needed to meet the needs of a diverse and aging population within the full spectrum of housing
- New housing is best located in centres to maximise access to services, jobs and amenities and support the economic vitality and resilience of centres
- Housing should be located and designed to support great places and centres
- A commitment to delivering more affordable housing is necessary to support the community and reduce housing stress, whilst complementing the growing health and education role of Bankstown
- Housing and population growth need to be matched with infrastructure delivery
- The transition of Bankstown to a modern high rise CBD will increase the diversity of housing in the LGA and reduce the pressure for housing growth in other centres whilst also supporting the City Centre's employment, health and education and strategic functions
- Protecting the character of low density suburban neighbourhoods should be further investigated
- The transition of Campsie to the lifestyle precinct will improve the entertainment and leisure opportunities available to residents and contribute to housing diversity.

EVIDENCE

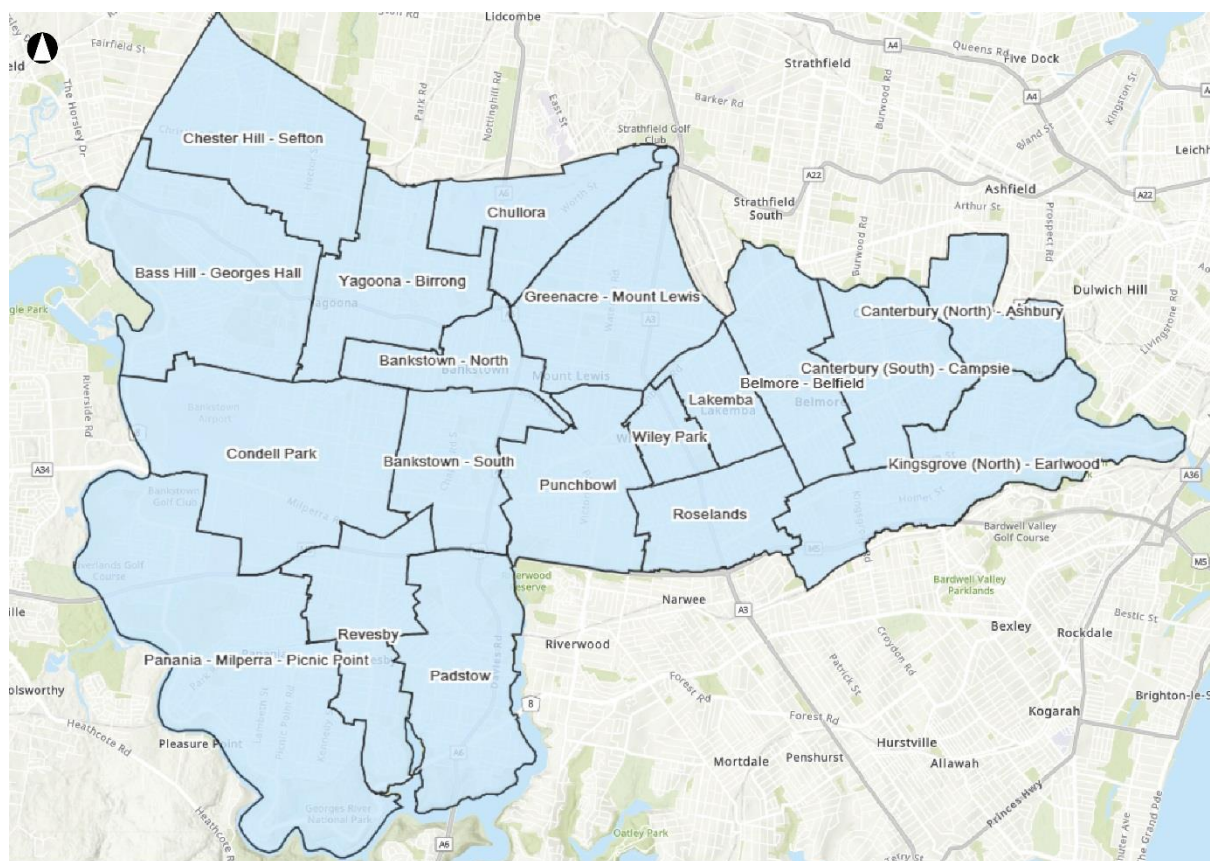
4.0 DEMOGRAPHIC TRENDS AND HOUSING NEEDS

This section establishes the demographic, housing and affordability context for the Canterbury Bankstown Local Government Area. It comprises an overview analysis of data on population, housing, and infrastructure that is required to inform the type of housing that is needed in the area. This section provides an overview of trends, whilst establishing future housing need based on potential future changes to the city's demographic profile.

A large portion of the information in this section is sourced from the Canterbury Bankstown Demographic Study prepared by SGS in March 2019.

This report uses the following Statistical Area (Level 2) (SA2) boundaries established by the Australian Bureau of Statistics. This boundary most closely aligns with the Canterbury Bankstown LGA boundary and that of the Canterbury Bankstown Demographic Study (SGS, 2019).

Figure 9: Study area with SA2 boundaries



4.1 People

The population of Canterbury Bankstown LGA in 2020 is estimated to be 388,000.

Based on the 2016 census, the most populous suburbs of Canterbury-Bankstown are *Canterbury (South) - Campsie* and *Bankstown* (both around 30,000 people). These are followed by *Punchbowl* (26,050) and a large number of suburbs with between 15,000-25,000 people.

Apart from being the most populated precinct, *Canterbury (South) – Campsie* has also experienced the largest growth (+3,789). Other fast-growing suburbs (above average rate) are *Yagoona - Birrong* and *Punchbowl* (5 year growth rate of about +14%).

Table 9: Suburb population totals and growth rates (2011 – 2016)

Area	2011	2016	Growth	Growth (%)
Canterbury (South) - Campsie	26,840	30,629	3,789	14%
Bankstown	27,335	28,313	978	4%
Punchbowl	23,219	26,050	2,831	12%
Panania - Milperra - Picnic Point	24,206	25,786	1,580	7%
Greenacre - Mount Lewis	22,888	24,418	1,530	7%
Kingsgrove (North) - Earlwood	22,229	23,700	1,471	7%
Yagoona - Birrong	19,656	22,328	2,672	14%
Bass Hill - Georges Hall	20,093	21,824	1,731	9%
Chester Hill - Sefton	16,669	18,468	1,799	11%
Belmore - Belfield	17,239	17,634	395	2%
Lakemba	15,515	17,043	1,528	10%
Roselands	15,917	16,870	953	6%
Padstow	15,619	16,478	859	5%
Revesby	14,872	16,222	1,350	9%
Canterbury (North) - Ashbury	13,649	14,886	1,237	9%
Condell Park	10,184	11,304	1,120	11%
Wiley Park	9,689	10,223	534	6%
Bankstown CBD	3,469	3,932	463	13%
Chullora	-	6	6	-

Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 22

Canterbury-Bankstown has experienced a population growth of +45,850 over the past 10 years (compounded increase of +7.36% each five years). Compared to Greater Sydney and the South District this represents a middle-ground growth rate. The population increase was noticeably greater between 2011-2016 than 2006-2011.

Table 10: Population totals and growth rates (2006-2016)

Geography	2006	2011	2016	Growth	CAGR (%)
Greater Sydney	3,821,233	4,079,432	4,496,184	674,951	8.47%
South District	632,162	665,324	711,599	79,437	6.10%
Canterbury- Bankstown LGA	300,450	319,804	346,300	45,850	7.36%

Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 23. CAGR=Compound average growth rate

The areas with higher population growth rates tended to have a train station within the suburb. Suburbs characterised by low-density residential zoning were subject to less population growth as compared to those with higher density residential zones. Population growth across the LGA is seen in Figure 10.

Figure 10: Suburb population growth totals (2011 to 2016)



Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 23

Canterbury-Bankstown's population is expected to grow by an additional 112,869 between 2021 and 2036. This represents an increase of 8.9% each five years. Compared to the previous growth rate (7.36%), growth is predicted to be at a slightly higher rate in the future. The differences between the District and LGA growth rates are also slightly increasing, with the LGA projected to grow at a faster rate than both regions. Table 11 outlines the projected growth for Canterbury Bankstown to 2036 compared to South District and Greater Sydney.

Table 11: Future population projections compared to South District and Greater Sydney

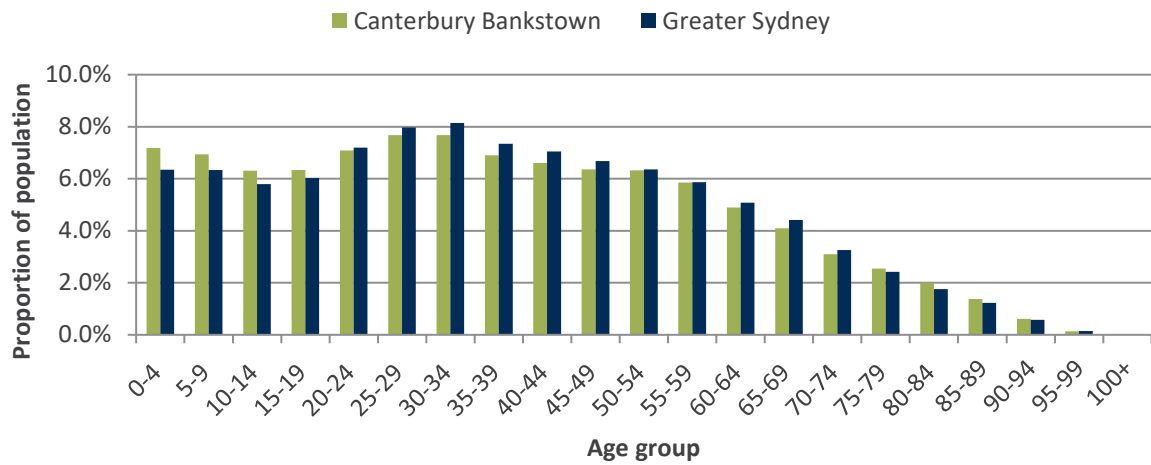
Geography	2021	2026	Growth 21-26	2031	Growth 26-31	2036	Growth 31-36	Total Growth	CAGR (%)
Greater Sydney	4,976,423	5,397,508	421,085	5,810,257	412,749	6,257,861	447,604	1,281,437	7.94%
South District	775,832	825,242	49,410	877,148	51,906	931,683	54,535	155,851	6.29%
Canterbury-Bankstown	387,021	423,036	36,015	460,530	37,494	499,890	39,360	112,869	8.90%

Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 23

4.1.1 Age

Canterbury Bankstown has a population profile that is similar in composition to Greater Sydney (GCCSA), with a median age of 35 years old, compared to Greater Sydney's 36 years old. The population graph in Figure 11 shows that there is a notable concentration of younger people as compared to Greater Sydney. The older population (75-84) is also slightly more represented in the Canterbury Bankstown LGA compared to Greater Sydney.

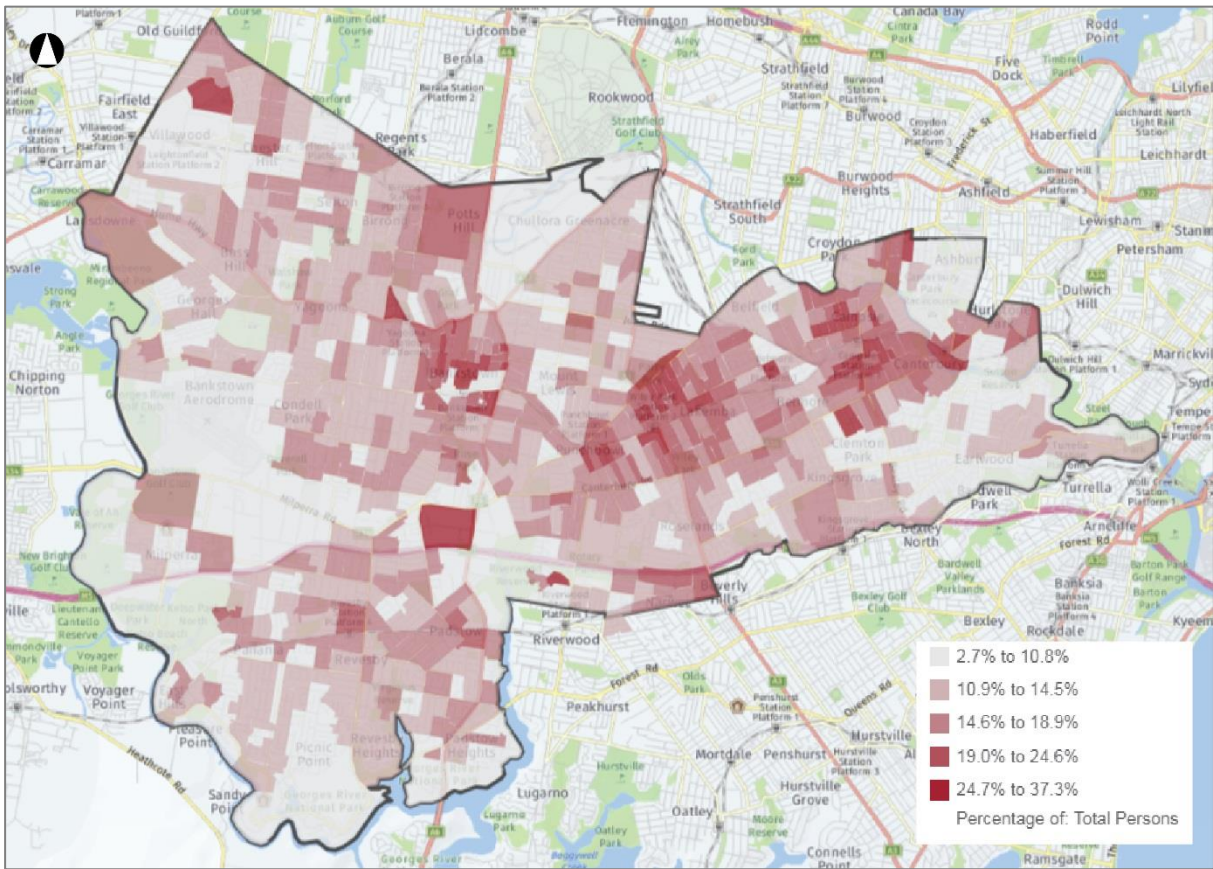
Figure 11: Population age structure



Source: ABS Census 2016 (TableBuilder Pro)

When residents aged 25 to 34 years old are mapped by SA1, as in Figure 12, it can be seen that this segment of the population is particularly concentrated around transportation hubs with high density development. This is likely due to the added accessibility and convenience of nearby mass transit, providing links to centres of employment, leisure and education.

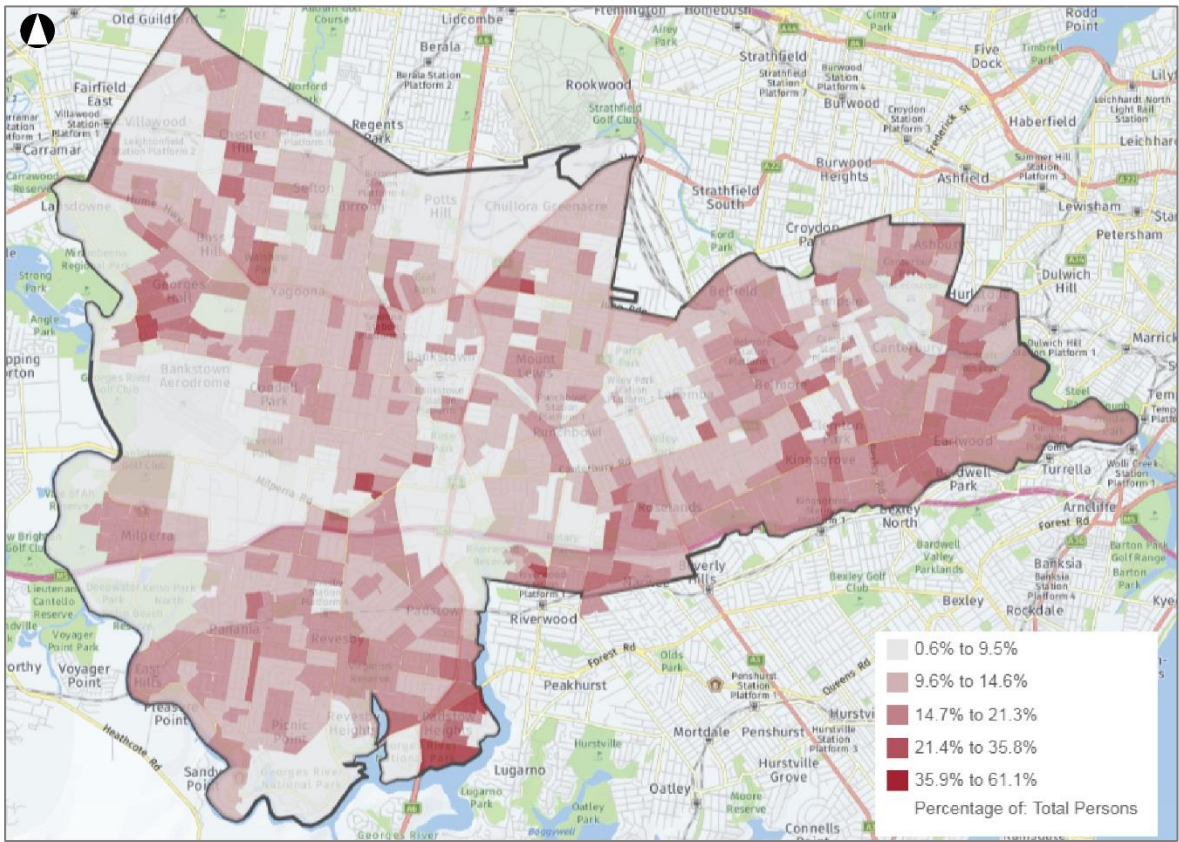
Figure 12: People aged 25 to 34 years



Source: Profile.id; ABS Census 2016

The median age is lower in suburbs that are of higher residential density. This is consistent with the distribution of older people seen in Figure 13.

Figure 13: People aged 65 years and over



Source: Profile.id; ABS Census 2016

Forecast population age structure of Canterbury Bankstown is seen in Table 12. The data indicates that the LGA’s population is ageing.

Table 12: Forecasted age profile totals and growth rates- Canterbury-Bankstown (2021-2026)

Year	Children	Youth	Young Adult	Adult	Mature Adult	Retiree
Growth 31-36	2,316	6,404	6,052	4,589	10,353	9,646
2036	36,498	98,532	65,422	99,239	116,487	83,712
Growth 26-31	1,876	7,803	4,700	4,106	9,424	9,584
2031	34,182	92,128	59,370	94,650	106,134	74,066
Growth 21-26	1,963	8,303	3,323	6,449	6,751	9,226
2026	32,306	84,325	54,670	90,544	96,710	64,482
2021	30,343	76,022	51,347	84,095	89,959	55,256
Growth (Total)	6,155	22,510	14,075	15,144	26,528	28,457
Growth (CAGR %)	6.35%	9.03%	8.41%	5.67%	9.00%	14.85%

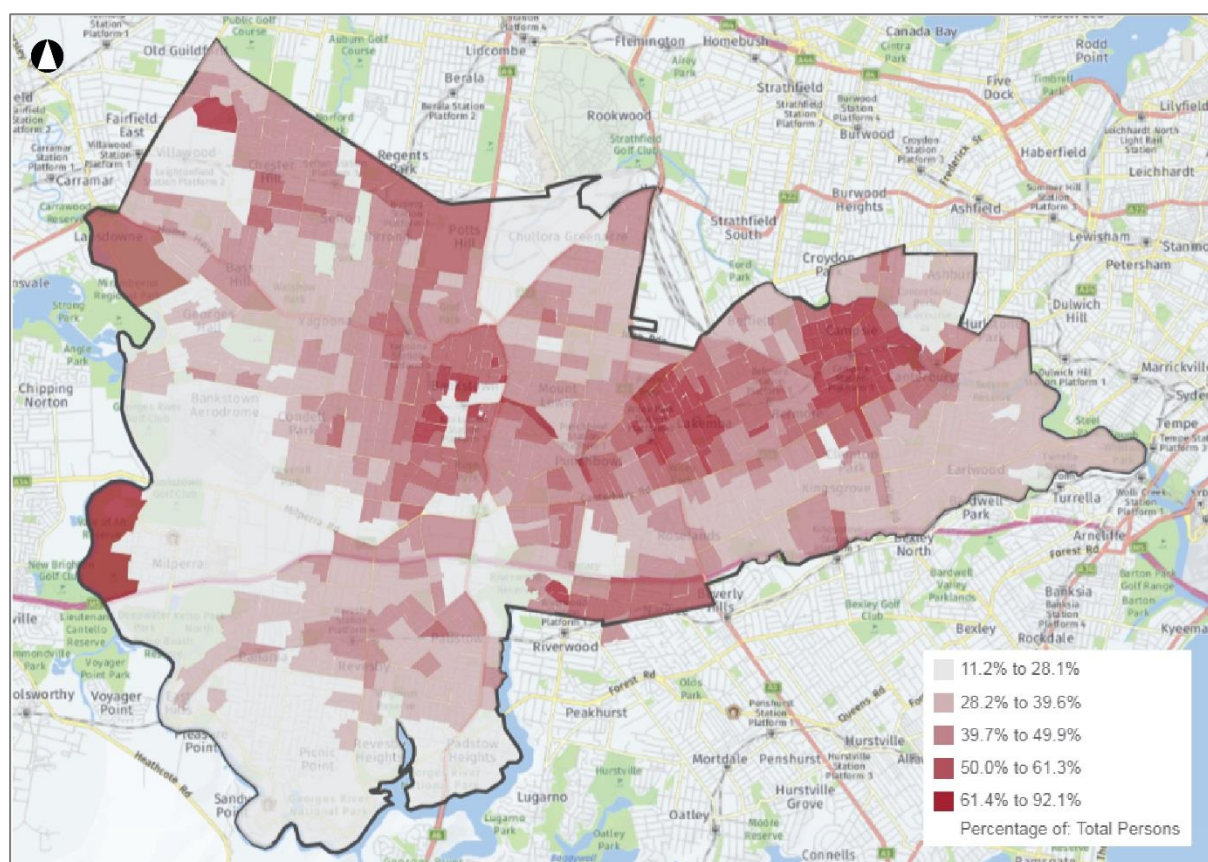
Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 28

There is a significantly higher increase in the proportion of *Retirees* (+2.5%) compared to the historical data (0.2%). Furthermore, the future projections also show a declining proportion of *Young Adults* (-0.2%) compared to the opposite historical trend of +1%. The other groups are also showing opposite trends - *Youth* forecasted to achieve a slight growth (+0.07%). These local trends are similar when compared to Greater Sydney and the South District.

4.1.2 Ancestry and language

The largest portion of people in Canterbury-Bankstown have declared to be of *Arab* (18.8%) and *British* (14.5%) ancestry. Although *British* ancestry represents a prevalent group in the LGA, it is more prevalent at the South District (24.8%) and Greater Sydney (28.5%) level. On the other side, *Arab* ancestry is significantly higher in Canterbury-Bankstown compared to both areas (District 10.5% and GS 5%). Canterbury-Bankstown also has a sizeable proportion of people of *Chinese* (11.7%), *Australian* (11.3%) and *South Eastern European* (8.7%) decent. The geographic spread across the LGA of people born overseas is seen in Figure 14.

Figure 14: People born overseas



Source: Profile.id; ABS Census 2016

The overall structural changes in all three comparative areas are showing an increase of people of *Southern Asian* ancestry (from +3% to +4.2%), as well as a decrease of people declaring to be of *Australian* decent (from -3.9% to -6.3%) in the 2006-2016 period. The South District and Greater Sydney are showing stronger growth trends in *Chinese*, while Canterbury-Bankstown of people of *Arab* and *Mainland South-East Asian* descent.

Although most people speak *English* at home both in Canterbury-Bankstown (36.3%) and the South District/ Greater Sydney (53.6%/60%), there is an overall drop in these numbers. Compared to 2006, there has been a decline in Canterbury-Bankstown (-4.2%) and similarly in the other two areas respectively (-4.6 and -6.8%).

Other prevalent language groups at the South District and Greater Sydney areas include *Greek* and *Mon-Khmer* (although at a much lower levels than English), with *Middle Eastern Semitic Languages* and *Chinese* being more representative in Canterbury-Bankstown. Growth tendencies are present in *Indo-Aryan*, *Chinese* and *Mon-Khmer* languages. Language groups across the LGA are seen in Table 13.

Table 13: Top 5 languages spoken at home

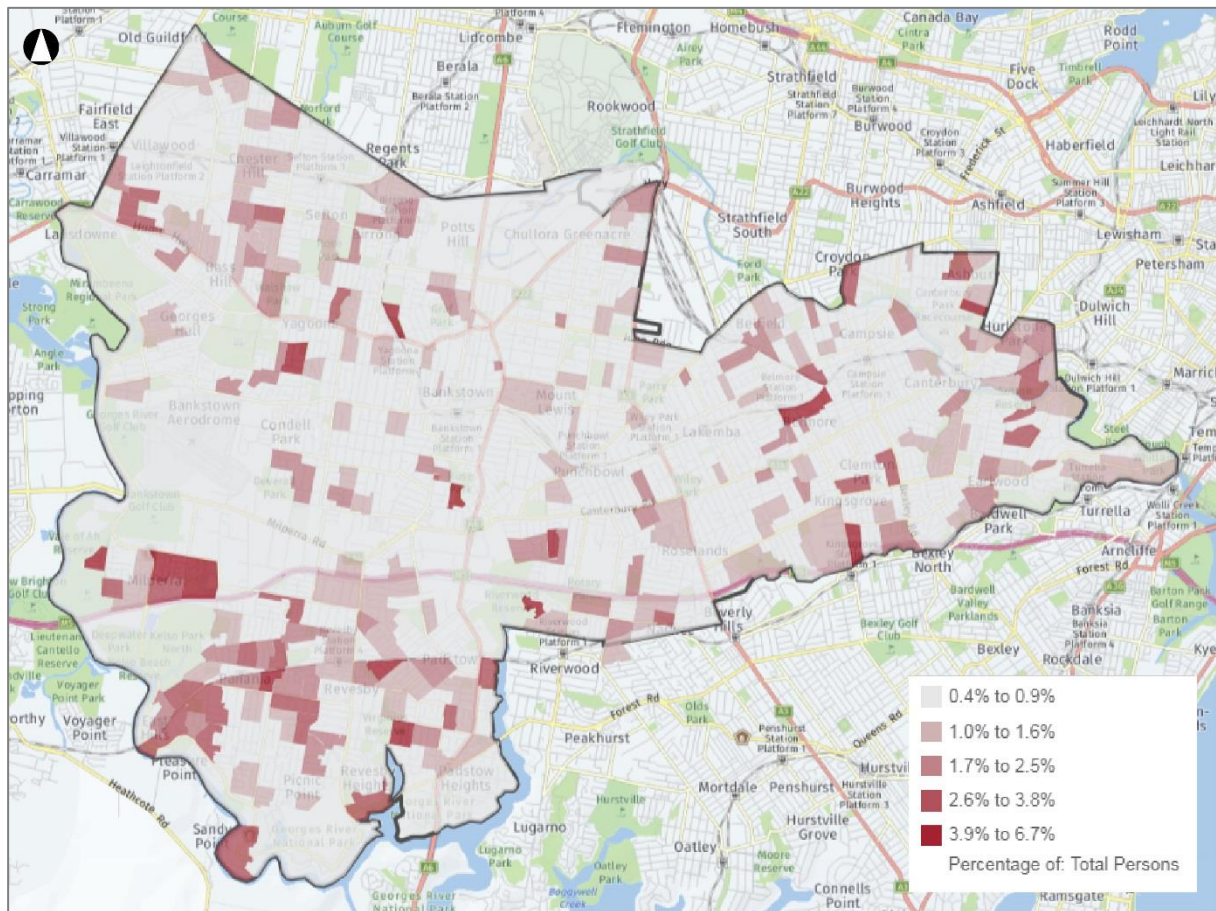
Most common language	1		2		3		4		5	
	Language	%	Language	%	Language	%	Language	%	Language	%
Bass Hill - Georges Hall	English	46%	Arabic	29%	Viet.	11%	Greek	3%	Italian	2%
Chullora	English	24%	Korean	16%	Viet.	14%	Arabic	11%	Mandarin	10%
Condell Park	Arabic	33%	English	33%	Viet.	16%	Greek	5%	Maced.	3%
Greenacre - Mount Lewis	Arabic	47%	English	29%	Greek	4%	Viet.	4%	Urdu	3%
Padstow	English	63%	Arabic	7%	Cantonese	7%	Mandarin	6%	Greek	4%
Panania - Milperra - Picnic Point	English	75%	Arabic	6%	Greek	4%	Viet.	3%	Mandarin	3%
Revesby	English	60%	Arabic	11%	Viet.	7%	Mandarin	6%	Cantonese	5%
Yagoona - Birrong	English	34%	Arabic	28%	Viet.	19%	Maced.	4%	Cantonese	4%
Bankstown - North	Arabic	26%	English	23%	Viet.	17%	Mandarin	7%	Urdu	7%
Bankstown - South	Viet.	29%	Arabic	26%	English	21%	Greek	5%	Mandarin	5%
Belmore - Belfield	English	38%	Arabic	15%	Greek	13%	Mandarin	6%	Korean	5%
Canterbury (South) - Campsie	English	26%	Mandarin	22%	Cantonese	11%	Nepali	8%	Arabic	8%
Kingsgrove (North) - Earlwood	English	51%	Greek	23%	Arabic	7%	Italian	5%	Mandarin	4%
Punchbowl	Arabic	42%	English	26%	Viet.	8%	Greek	5%	Bengali	4%
Roselands	English	42%	Arabic	17%	Greek	14%	Cantonese	6%	Mandarin	6%
Lakemba	Bengali	25%	English	20%	Arabic	18%	Urdu	14%	Viet.	5%
Wiley Park	Arabic	18%	Bengali	17%	English	17%	Urdu	8%	Viet.	5%
Canterbury (North) - Ashbury	English	52%	Greek	8%	Mandarin	5%	Italian	5%	Arabic	4%
Chester Hill – Sefton	English	31%	Arabic	22%	Viet.	13%	Cantonese	5%	Mandarin	4%

Source: ABS Census 2016 (TableBuilder Pro)

As show in Table 13 there are many suburbs in Canterbury Bankstown in which English is not the dominant language. In Greenacre – Mount Lewis, 47% of residents speak Arabic, followed by 29% speaking English. In other suburbs, the languages spoken are more widely distributed, for example, in Lakemba 25% of people speak Bengali, 20% speak English, 18% speak Arabic and 14% speak Urdu at home.

In Canterbury Bankstown, those who identified as Aboriginal and/or Torres Strait Islander people comprised 0.7% of the total population. As seen in Figure 15, Aboriginal and/or Torres Strait Islander people live across the LGA, with slightly more residents in the south-west suburbs surrounding Revesby.

Figure 15: People of Aboriginal or Torres Strait Islander origin



Source: Profile.id; ABS Census 2016

4.1.3 Education

Of people aged 15 and over in Canterbury-Bankstown, 21.2% reported having completed Year 12 as their highest level of educational attainment, compared to 17.3% in Greater Sydney. Levels of highest educational attainment vary across the LGA. The SA2s of Chullora, Canterbury (South) – Campsie and Canterbury (North) – Ashbury have among the highest proportions of people with bachelor's degree level of education.

Table 14: Level of highest educational attainment

	Postgraduate Degree Level	Bachelor's Degree Level	Advanced/ Diploma Level	Certificate III & IV Level	Years 10 and above	Years 9 and below
Bass Hill - Georges Hall	2%	7%	6%	10%	29%	9%
Chullora	6%	18%	9%	7%	22%	3%
Condell Park	2%	9%	6%	10%	30%	8%
Greenacre - Mount Lewis	3%	8%	6%	8%	29%	8%
Padstow	4%	12%	8%	12%	28%	8%
Panania - Milperra - Picnic Point	3%	11%	8%	14%	27%	7%
Revesby	3%	12%	7%	11%	28%	8%
Yagoona - Birrong	2%	9%	6%	9%	30%	9%
Bankstown - North	5%	12%	7%	7%	27%	7%
Bankstown - South	3%	10%	6%	7%	29%	8%
Belmore - Belfield	3%	11%	7%	9%	28%	9%
Canterbury (South) - Campsie	5%	14%	8%	7%	30%	8%
Kingsgrove (North) - Earlwood	4%	13%	8%	10%	24%	10%
Punchbowl	3%	9%	6%	8%	30%	9%
Roselands	3%	11%	7%	10%	27%	8%
Lakemba	7%	12%	5%	5%	24%	8%
Wiley Park	6%	13%	6%	6%	25%	7%
Canterbury (North) - Ashbury	7%	18%	8%	9%	22%	7%
Chester Hill - Sefton	2%	8%	6%	9%	29%	9%

Source: ABS Census 2016 (TableBuilder Pro)

The suburbs in the west of the LGA tend to have a greater number of people whose highest educational attainment was a secondary education. This included Bass Hill – Georges Hall, Yagoona – Birrong, Kingsgrove (North)-Earlwood, Chester Hill - Sefton and Punchbowl.

4.1.4 Employment

There were 150,615 people who reported being in the labour force in the week before Census night in Canterbury Bankstown. Of these 56.8% were employed full time, 29.8% were employed part-time and 8.2% were unemployed. Canterbury-Bankstown has a relatively lower proportion of *Full-Time* workers (33%) compared to the South District (36.8%) and Greater Sydney (40.7%) with negative historical trends in this category too. The amount of people that are *Not in the Labour Force* (41.8%) is higher than the South District (37.3%) and Greater Sydney averages (33.9%).

Figure 16: Change in labour force structure (2006-2016)



Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 50

Most of Canterbury-Bankstown's residents are either *Not in the Labour Force* or *Employed or working Full-Time*. There was a considerable increase of residents *Not in the Labour Force* (+15,010 people) and *Employed, Working Part-Time* (+13,759 people). The amount of people *Unemployed, Looking for Part-Time Work* increased by over 30% from 2006-2016. As shown in Figure 16, trends have been showing significant growth of *Part-Time* workers (+3%) and a reduction in the proportion of people working full-time and *Not in the Labour Force* (-1%).

The majority of Canterbury-Bankstown's residents are employed in the *Population Serving* industry (35.2%) with a similar overall industry breakdown as the District and the *Knowledge Intensive* (25.5%) category, which is noticeably lower than the South District (28%) and Greater Sydney (32.2%) averages. However, Canterbury-Bankstown has a greater number of people employed in *Industrial* (20%) compared to South District (18.2%) and Greater Sydney (16.7%) averages. The most popular industries of employment are seen in Figure 17.

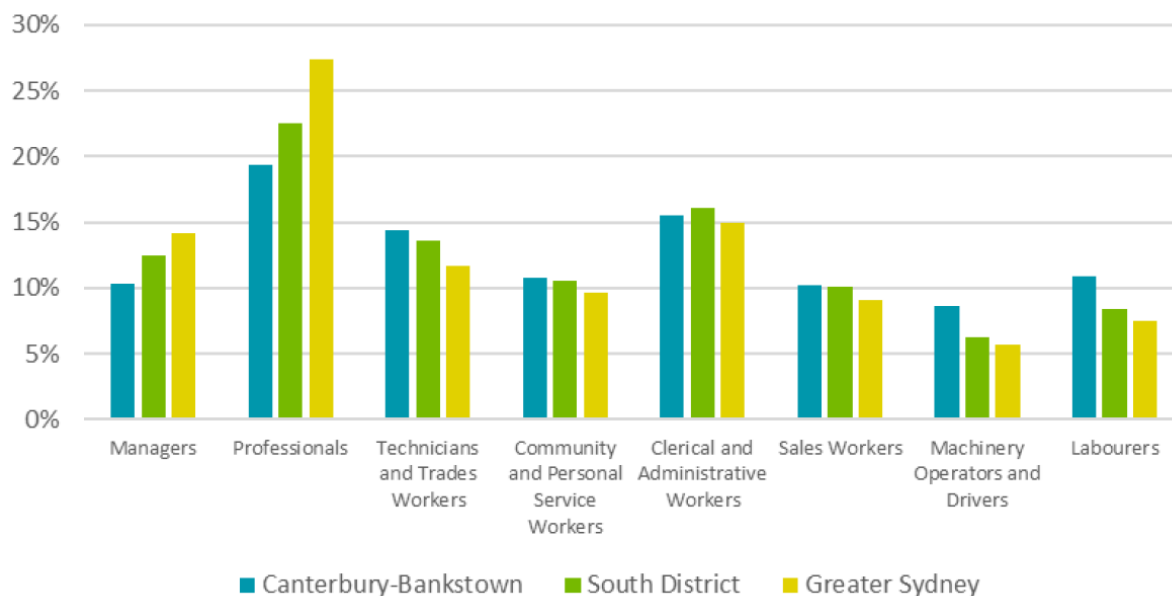
Figure 17: Industry of employment and growth rates

Year	Knowledge Intensive	Health and Education	Population Serving	Industrial
2016	32,930	25,004	45,488	25,739
2011	29,324	20,382	39,732	30,739
2006	26,639	16,902	36,806	31,196
Growth (Total)	6,291	8,102	8,682	-5,457
Growth (CAGR %)	11.18%	21.63%	11.17%	-9.17%

Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 51

Trends are showing further growth in all categories except *Industrial*, with a +4.2% increase in the proportion of *Health and Education* workers, becoming the highest growing industry of employment across all compared areas at local, South District and Greater Sydney level. A noticeable drop in the *Industrial* broad industry category (BIC) is also evident (ranging from -6% to -8%).

Figure 18: Occupation (PUR) structure (2016)



Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 53

The most common occupations in Canterbury-Bankstown included Professionals (18.9%), Clerical and Administrative Workers (15.1%), Technicians and Trades Workers (14.0%), Labourers (10.6%), and Community and Personal Service Workers (10.5%). Of the employed people in Canterbury-Bankstown, 2.7% worked in Hospitals. Other major industries of employment included Cafes and Restaurants (2.5%), Supermarket and Grocery Stores (2.3%) and Banking (2.1%).

The trends from 2006 to 2016 are showing growth across the *Professionals* (about 2.8%), *Community and Personal Service Workers* (about 2.8%) and *Managers* (0.4%) with decreases in all other major groups.

4.1.5 Journey to work

In Canterbury Bankstown, 22.1% of people travel to work by public transport, while 65.3% travel by car, as driver or as a passenger. This is similar to Greater Sydney where 22.8% of people travel to work by public transport and 59.8% of people travel by car. The number of trips generated by employed persons in each SA2 by each method of transport is seen in Table 15. The proposed split of growth adopted in Connective City 2036, being 80 per cent in centres, will assist in shifting the need for such high car dependency.

Table 15: Method of travel to work (Employed persons aged over 15)

MTWP Method of Travel to Work	Train	Bus	Car, as driver	Car, as passenger	Train, bus	Train, car as driver	Walked only	Worked at home
Bass Hill - Georges Hall	368	111	5218	438	111	156	86	241
Chullora	89	0	245	22	6	11	3	9
Condell Park	281	46	2814	257	88	70	68	118
Greenacre - Mount Lewis	474	135	5689	527	221	122	153	285
Padstow	1241	126	4319	253	199	128	93	240
Panania - Milperra - Picnic Point	1631	78	7508	428	153	261	145	405
Revesby	1240	85	4170	286	147	132	132	192
Yagoona - Birrong	863	121	4651	371	139	81	103	237
Bankstown - North	971	140	3343	276	137	63	186	131
Bankstown - South	721	125	3228	333	157	50	213	117
Belmore - Belfield	1136	135	4532	365	249	103	158	214
Canterbury (South) - Campsie	2891	605	6272	665	620	179	480	275
Kingsgrove (North) - Earlwood	1402	346	5905	421	224	243	147	402
Punchbowl	960	91	4254	424	173	84	121	165
Roselands	648	82	3529	235	87	112	81	151
Lakemba	1111	64	2938	252	201	58	213	131
Wiley Park	745	21	1960	158	136	31	70	64
Canterbury (North) - Ashbury	1238	181	2383	184	174	60	88	192
Chester Hill - Sefton	640	110	4030	378	113	101	102	146
Total	16784	2319	70566	5706	3048	1887	2459	3395

Source: ABS Census 2016 (TableBuilder Pro)

As seen in Table 15, the majority of trips are generated by car travel. This is particularly higher in the suburbs of Panania, Milperra and Picnic Point, which have an older working population. In some of these areas with high car dependency, it is important to appropriately manage growth to ensure new housing is accessible to public transport and centres. Out of centre growth in dual occupancies and secondary dwellings is contributing to a growing population with a lack of transport options other than private cars.

Over a quarter of employed persons in the LGA travel to work in the City of Sydney. Following this, many people work in the neighbouring LGAs, including Inner West, Parramatta and Cumberland.

Table 16: Top employment locations for Canterbury Bankstown residents (2016)

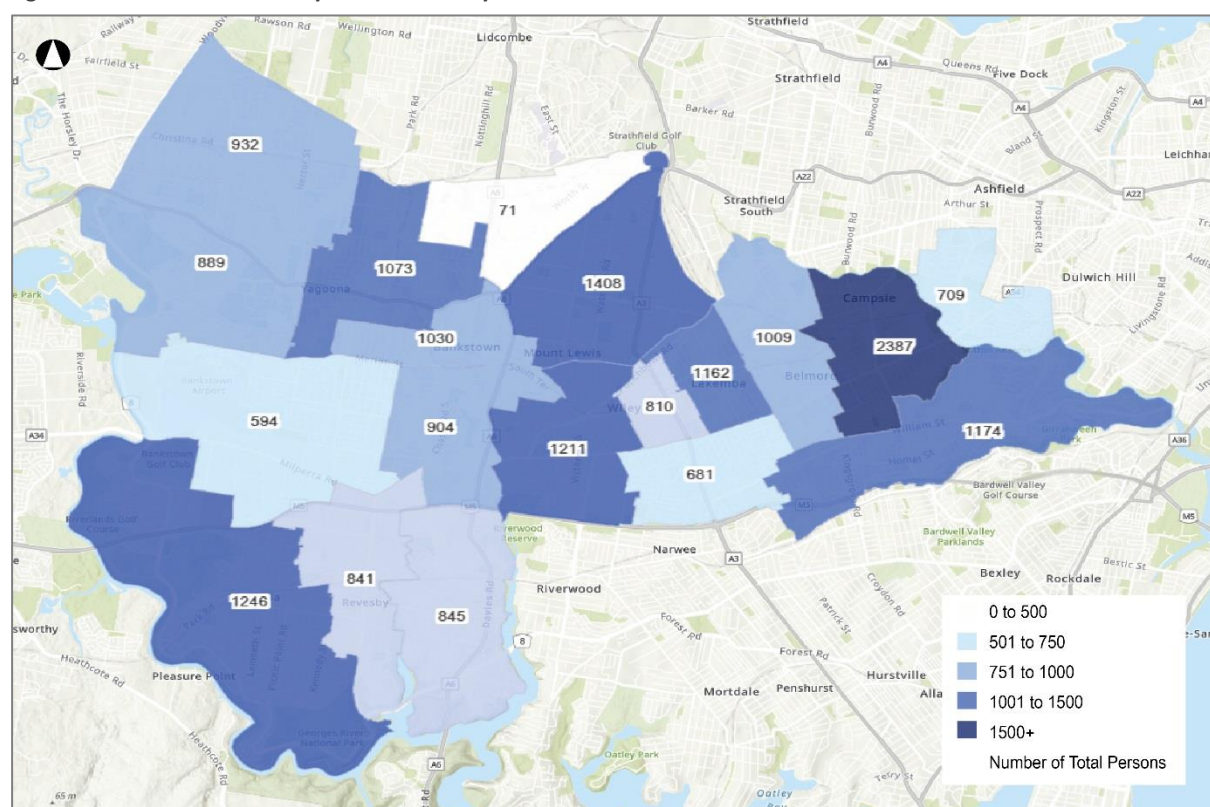
Geography (POW)	2016	%
Sydney (C)	25,642	25.9%
Inner West	7,648	7.7%
No Fixed Address (NSW)	7,248	7.3%
Parramatta	6,163	6.2%
Cumberland	4,937	5.0%
Georges River	4,767	4.8%
Botany Bay	4,104	4.2%
Liverpool	4,062	4.1%
Strathfield	2,948	3%
Fairfield	2,859	2.9%

Source: ABS Census 2016 (TableBuilder Pro)

4.1.6 Students

In Canterbury-Bankstown, 32.8% of people were attending an educational institution. Of these, 26.3% were in primary school, 20.7% in secondary school and 23.6% in a tertiary or technical institution. The LGA has a growing proportion of university students. From 2011 to 2016, City of Canterbury Bankstown's population increased by 26,491 people, of which, 5,766 people were university students. The number of students in each SA2 across the LGA is seen in Figure 19.

Figure 19: Number of university or other tertiary students



Source: HillPDa, adapted from ABS Census 2016 (TableBuilder Pro)

The largest portion of university students live in Campsie, with 2,387 students. University students are spread throughout the LGA, with clusters in Greenacre, Panania - Milperra - Picnic Point, and Punchbowl.

There is only one purpose-built student accommodation facility in the LGA, which is attached to Western Sydney University's Milperra Campus. The University Village Bankstown has 290 student beds, with studios and three to five-bedroom apartments. This represents only a small portion of housing in the area; a majority of students live in private dwellings.

In the 2016 Census, 70.7% of university students in the LGA earned less than \$500/week, suggesting that a renting student may be experiencing housing stress.

Western Sydney University is a major tertiary institution with a campus in Milperra. Characteristics of Western Sydney University enrolments include:

- 86.7% of students at Western Sydney University are domestic (13.3% are international).
- 77.7% of domestic students come from Greater Western Sydney.
- 8.9% of total domestic students come from Bankstown.⁷

The Milperra Campus is being relocated into the Bankstown City Campus upon its completion. The Western Sydney University site at Milperra provides the opportunity for sustainable community uses, public open space and new educational uses. Future master planning and community engagement will inform the area's future.

4.1.7 Key workers

There is a wide range of literature describing approaches to the definition of key workers, sometimes also referred to as essential workers. The Bankwest Curtin Economic Centre defines key workers as *"occupations which provide essential services to all Australians including teachers, nurses, police and ambulance officers and those in fire and emergency services"*⁸.

This report will share this broader Bankwest definition for consistency. The groups as defined by their ABS Census categories are:

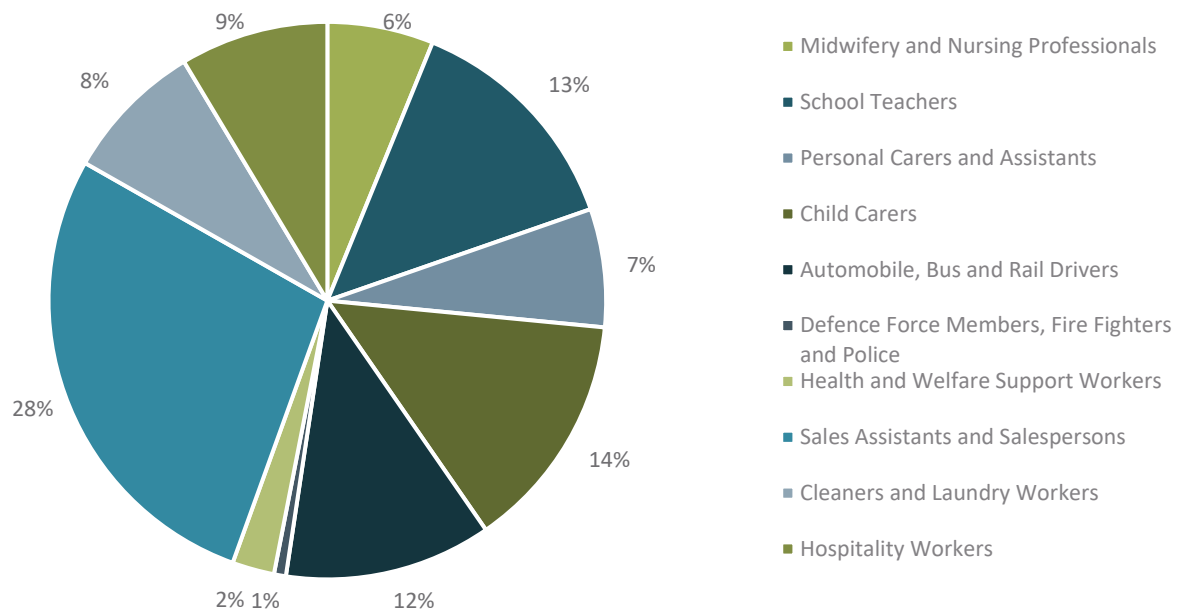
- | | |
|---|-------------------------------------|
| ■ Defence Force Members, Fire Fighters and Police | ■ Personal Carers and Assistants |
| ■ School Teachers | ■ Child Carers |
| ■ Midwifery and Nursing Professionals | ■ Cleaners and Laundry Workers |
| ■ Health and Welfare Support Workers | ■ Sales Assistants and Salespersons |
| ■ Automobile, Bus and Rail Drivers | ■ Hospitality Workers. |

Census data from 2016 reveals that 37.8 percent of key workers employed in the Canterbury Bankstown LGA resided in the area, totalling 12,298 workers. The occupations of key workers employed in Canterbury Bankstown are seen in Figure 20.

⁷ Western Sydney University, Pocket Profile 2018

⁸ (BankWest Curtin Economics Centre, 2016, p. 65)

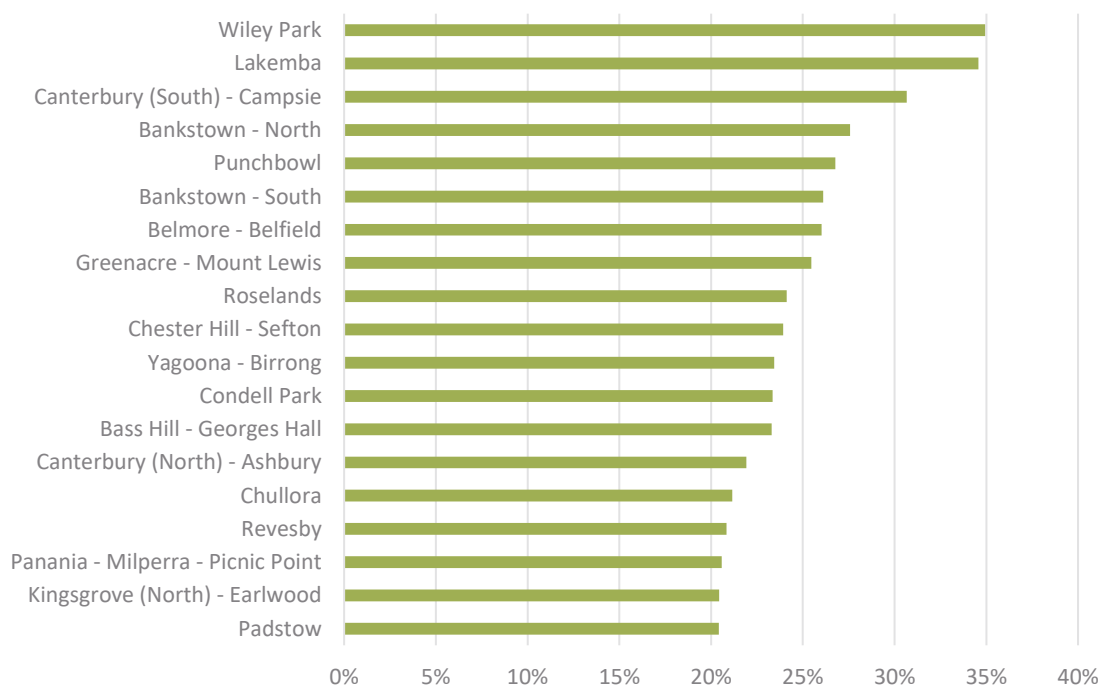
Figure 20: Composition of key workers who live in Canterbury Bankstown



Source: HillPDA, adapted from ABS Census 2016 (TableBuilder Pro)

The proportion of residents employed in key worker professions is seen across suburbs within the LGA in Figure 21. Overall, 25% of the total workforce of Canterbury Bankstown were employed in key worker occupations, with the south-western suburbs (Kingsgrove North, Earlwood, Revesby and Padstow) all having lower proportions of residents in key worker roles. This chart shows that Wiley Park, Lakemba, Canterbury and Campsie have higher proportions of key workers. Areas with higher incomes and lower levels of mortgage stress tend to have smaller proportions of key workers as residents. This indicates a potential need for key worker housing being a key driver for affordable housing across the city.

Figure 21: Proportion of residents employed in key worker occupations by suburb



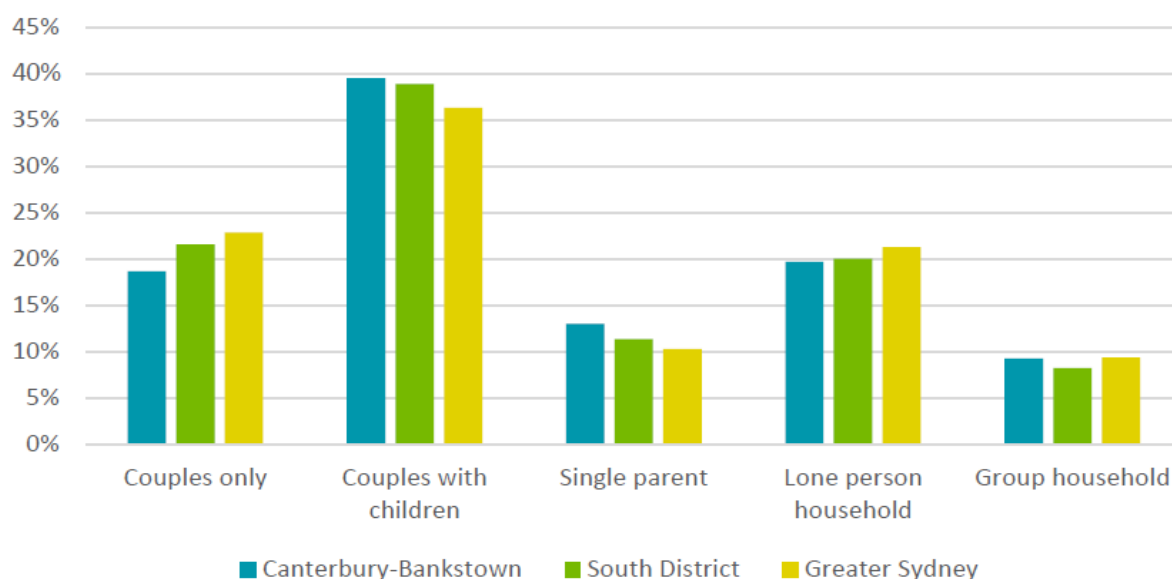
Source: HillPDA, adapted from ABS Census 2016 (TableBuilder Pro)

4.1.8 Household structure

As of 2016 the dominant household type within Canterbury Bankstown LGA was two persons households (25.7%), consistent with Greater Sydney (29.9%).

Analysis of the number of persons usually resident in a household in Canterbury Bankstown compared with Greater Sydney shows that there were a lower proportion of lone person households, and a higher proportion of larger households (those with four persons or more). Overall there were 19.6% of lone person households, and 36.6% of larger households, compared with 21.6% and 30.8% respectively for Greater Sydney.

Figure 22: Household composition structure (2016)



Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 41

Generally larger household sizes reflect a housing affordability issue with more people living together to reduce overall costs. In City of Canterbury Bankstown, 39.8% of households were made up of couples with children in 2016, compared with 35.3% in Greater Sydney. Household structure across suburbs in the LGA is seen in Figure 23.

Figure 23: Suburb family household composition totals (2016)

Geography	Couples only	Couples with children	Single parent	Lone person household	Group household
Canterbury (South) - Campsie	2,297	3,376	1,227	1,753	1,260
Panania - Milperra - Picnic Point	1,788	3,599	982	1,585	458
Bankstown	1,323	3,202	1,265	1,694	859
Punchbowl	1,278	2,935	1,117	1,805	837
Kingsgrove (North) - Earlwood	1,786	3,163	867	1,336	598
Greenacre - Mount Lewis	905	3,110	923	1,190	554
Bass Hill - Georges Hall	1,126	2,638	972	1,321	493
Yagoona - Birrong	1,031	2,656	933	1,237	607
Belmore - Belfield	1,114	2,138	848	1,248	507
Padstow	1,188	2,108	651	1,224	403

Geography	Couples only	Couples with children	Single parent	Lone person household	Group household
Roselands	1,009	2,189	680	1,141	432
Chester Hill - Sefton	777	2,173	781	1,164	512
Canterbury (North) - Ashbury	1,245	1,842	574	1,253	458
Revesby	1,055	1,965	738	1,071	417
Lakemba	758	2,213	475	821	600
Wiley Park	543	1,322	371	558	353
Condell Park	523	1,435	414	460	297
Bankstown CBD	245	465	150	230	123
Chullora	-	-	-	-	-

Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 40

Similarly to the *Age Profile* breakdown, there is a clear distinction between the more inner suburbs (surrounding CBD and along train line) that have a higher proportion of *Group Households* and *Youth* (*Bankstown, Canterbury (South) - Campsie, Lakemba, Wiley Park*) or *Couples with Children* (*Greencare - Mount Lewis and Condell Park*) compared to more matured areas (*Padstow, Canterbury (North) – Ashbury, Revesby*) with larger proportions of *Couples Only* and *Lone Households*.

Canterbury-Bankstown is prevailed by a large number of *Couples with Children* with sustained high growth totals in this category (+2.6%) as well as in *Group household* (+10.1%). Trends in household composition are seen in Figure 24.

Figure 24: Family household composition totals and growth rates in Canterbury-Bankstown (2006-2016)

Year	Couples only	Couples with children	Single parent	Lone person household	Group household
2016	20,073	42,590	13,985	21,173	9,942
2011	19,934	40,403	13,518	21,201	8,115
Growth (Total)	139	2,187	467	-28	1,827
Growth (%)	0.35%	2.64%	1.70%	-0.07%	10.12%

Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 40

4.1.9 Motor vehicles

Most households in Canterbury Bankstown have one or two motor vehicles, with strong growth totals in the *three* and *four or more motor vehicles* categories. Rates of car ownership from 2006-2016 are shown in Table 17.

Table 17: Motor vehicle ownerships in Canterbury Bankstown LGA

Year	No motor vehicles	One motor vehicle	Two motor vehicles	Three motor vehicles	Four or more motor vehicles
2016	12,363	40,334	33,949	11,387	6,062
2011	13,603	40,142	31,938	9,438	4,377
2006	15,313	39,464	28,555	7,970	3,484
Growth (Total)	-1,240	192	2,011	1,949	1,685
Growth (CAGR %)	-10.15%	1.10%	9.04%	19.53%	31.91%

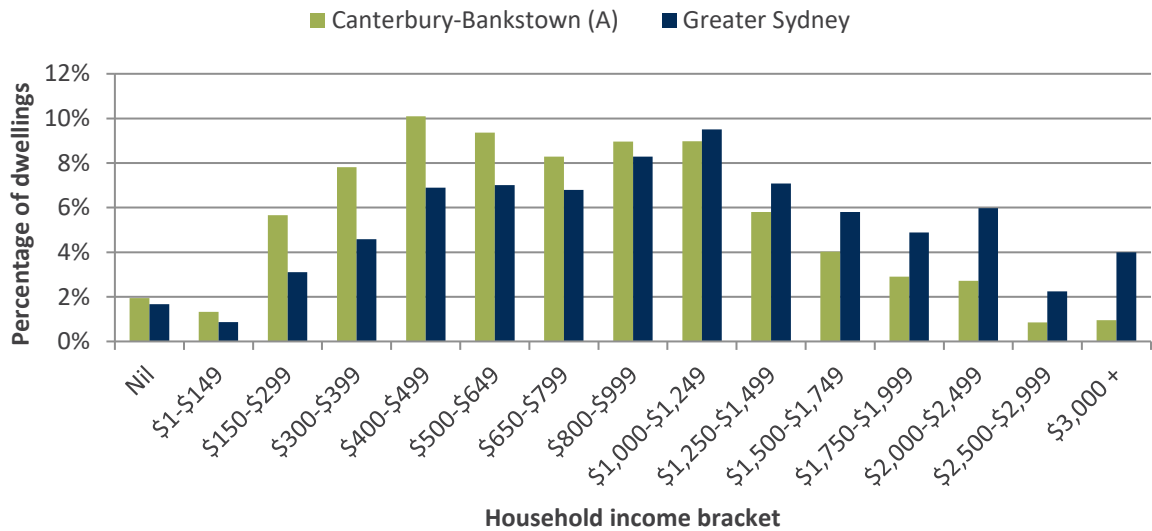
Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 42

Car use per household increased significantly in the past decade, with more households owning more vehicles. The number of households with no motor vehicles dropped by around 10%, while the number of households with four or more motor vehicles increased by almost 32%. This indicates that cars are the dominant mode of transport, and that this is growing. Particularly, households that already have cars have been purchasing more cars.

4.1.10 Household income

Household income brackets are shown in Figure 25. Canterbury Bankstown has a lower average income as compared to Greater Sydney. In Canterbury Bankstown, 22.9% of households had a weekly household income of less than \$650 (16.8% in Greater Sydney) and 13.6% of households had a weekly income of more than \$3000 (23.6% in Greater Sydney).

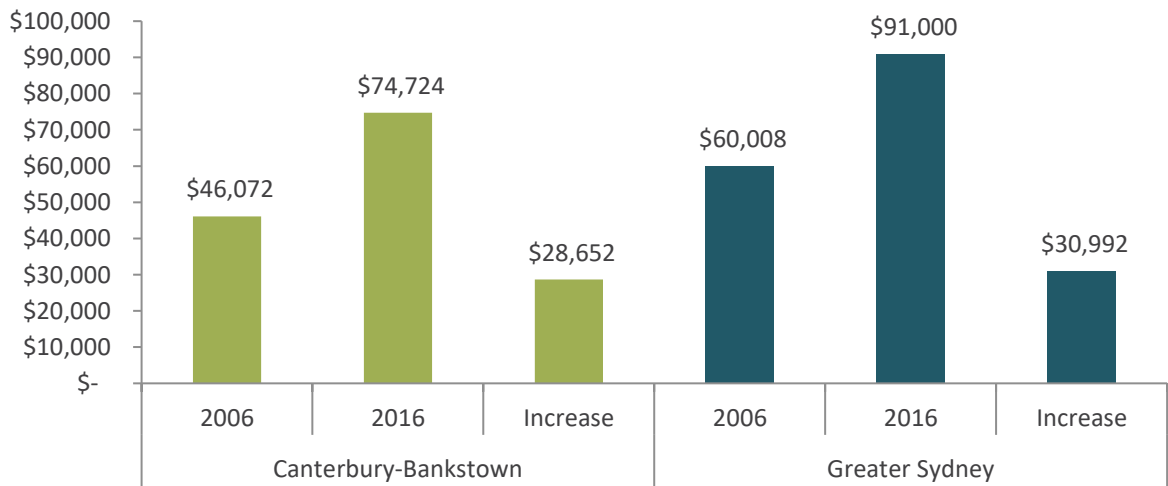
Figure 25: Household income brackets



Source: ABS Census 2016 (TableBuilder Pro)

As seen in Figure 26, in 2006 median household incomes were lower than that of Greater Sydney. However, median incomes increased in the study area (62%) to a greater proportion than that in Greater Sydney (52%).

Figure 26: Median annual household income



Source: ABS time series data 2016, HillPDA

As seen in Table 18, household income levels vary greatly across the LGA. Table 18 lists household median income, mortgage and rents, ranked by largest median annual household income to smallest.

Table 18: Household median income, mortgage and rent

Geography	Median annual household income (\$)	Median annual mortgage repayment (\$)	Median annual rent (\$)
Chullora	102,596	32,400	28,600
Canterbury (North) - Ashbury	92,352	27,036	23,400
Panania - Milperra - Picnic Point	91,676	27,600	22,360
Kingsgrove (North) - Earlwood	91,364	29,532	26,000
Greater Sydney	91,000	26,004	22,880
Revesby	81,536	26,004	21,372
Padstow	79,872	26,004	21,840
Roselands	72,124	26,004	20,280
Condell Park	72,072	26,004	23,400
Canterbury Bankstown	67,496	24,000	19,760
Canterbury (South) - Campsie	66,820	23,400	20,540
Belmore - Belfield	65,520	25,836	18,720
Yagoona - Birrong	63,700	23,952	19,760
Bass Hill - Georges Hall	62,244	26,004	15,600
Greenacre - Mount Lewis	61,568	25,200	19,240
Chester Hill - Sefton	60,944	24,000	18,720
Punchbowl	59,956	24,000	18,720
Bankstown - South	58,500	20,796	20,800
Bankstown - North	58,240	20,400	20,800
Wiley Park	55,848	20,364	18,200
Lakemba	52,624	19,200	18,200

Source: ABS Census 2016

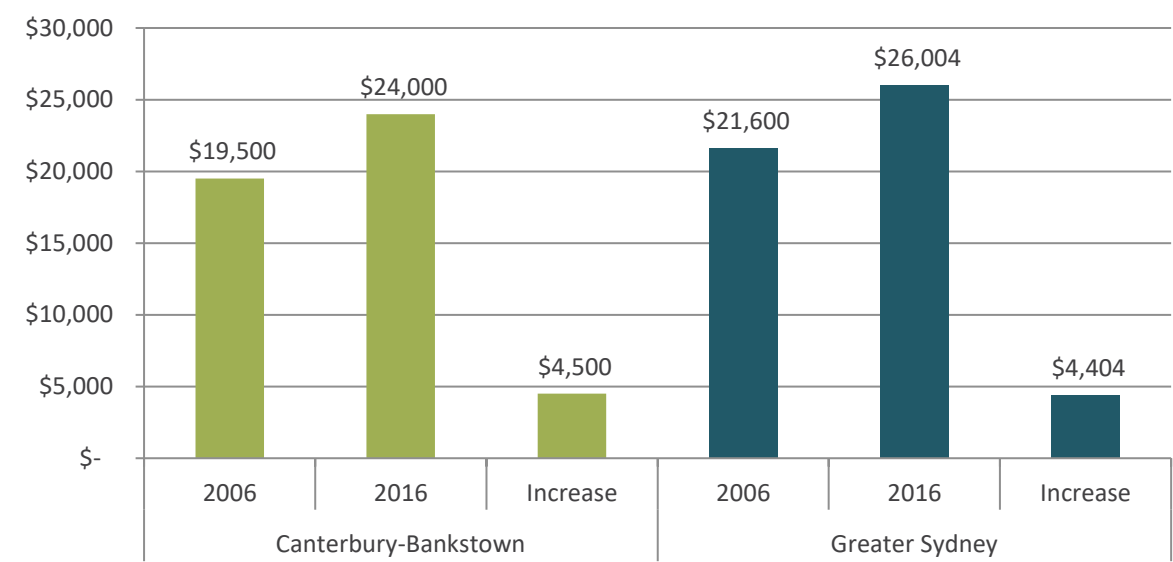
The SA2s of Chullora, Canterbury (North) – Ashbury, Panania - Milperra - Picnic Point, and Kingsgrove (North) – Earlwood all had median annual household incomes above \$90,000. The suburbs of Punchbowl, Bankstown, Wiley Park and Lakemba all had median annual household incomes below \$60,000. Mortgage repayments and rent costs generally correlated with income.

4.1.11 Mortgage payments

Median annual mortgage repayments across the LGA compared with Greater Sydney are shown in Figure 27. Similar to average household incomes, in 2006 the median mortgage repayments in Canterbury Bankstown were

slightly lower than Greater Sydney. However, in the decade to 2016, the median mortgage repayments in the study area increased by 23% compared to 20% in Greater Sydney.

Figure 27: Median annual mortgage repayment

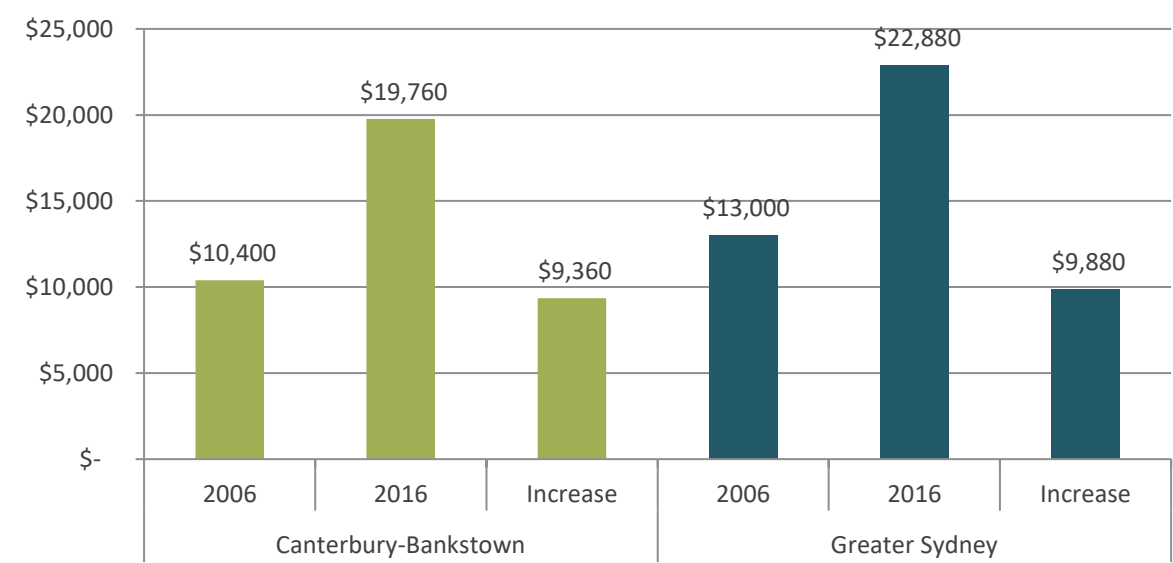


Source: ABS time series data 2016, HillPDA

4.1.12 Rental payments

In 2006, median rents in Canterbury Bankstown were \$2,600 per annum lower than that recorded in Greater Sydney. Over the ten years to 2016, the median rent increased at a faster proportional rate in the study area when compared to Greater Sydney. Median annual repayments for Canterbury Bankstown are compared to Greater Sydney in Figure 28.

Figure 28: Median annual rental payments



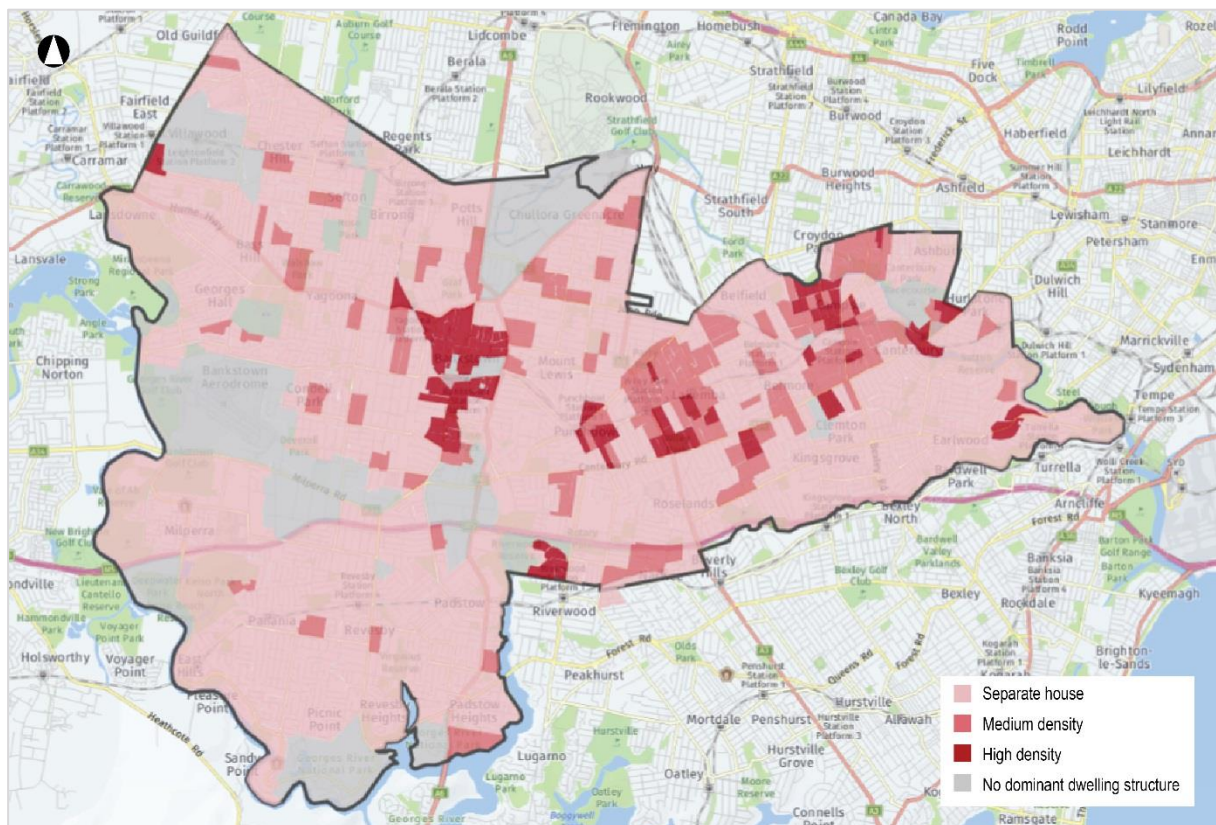
Source: ABS time series data 2016, HillPDA

4.2 Housing supply

4.2.1 Dwelling type

The structure of dwellings across the Canterbury Bankstown LGA was similar to that of Greater Sydney. Of occupied private dwellings in Canterbury Bankstown, 57.1% were separate houses (56.9% in Greater Sydney), 16.1% were semi-detached (14.0% in Greater Sydney), and 25.9% were flats or apartments (28.1% in Greater Sydney). The dominant housing types across the LGA are seen in Figure 29.

Figure 29: Dominant housing type

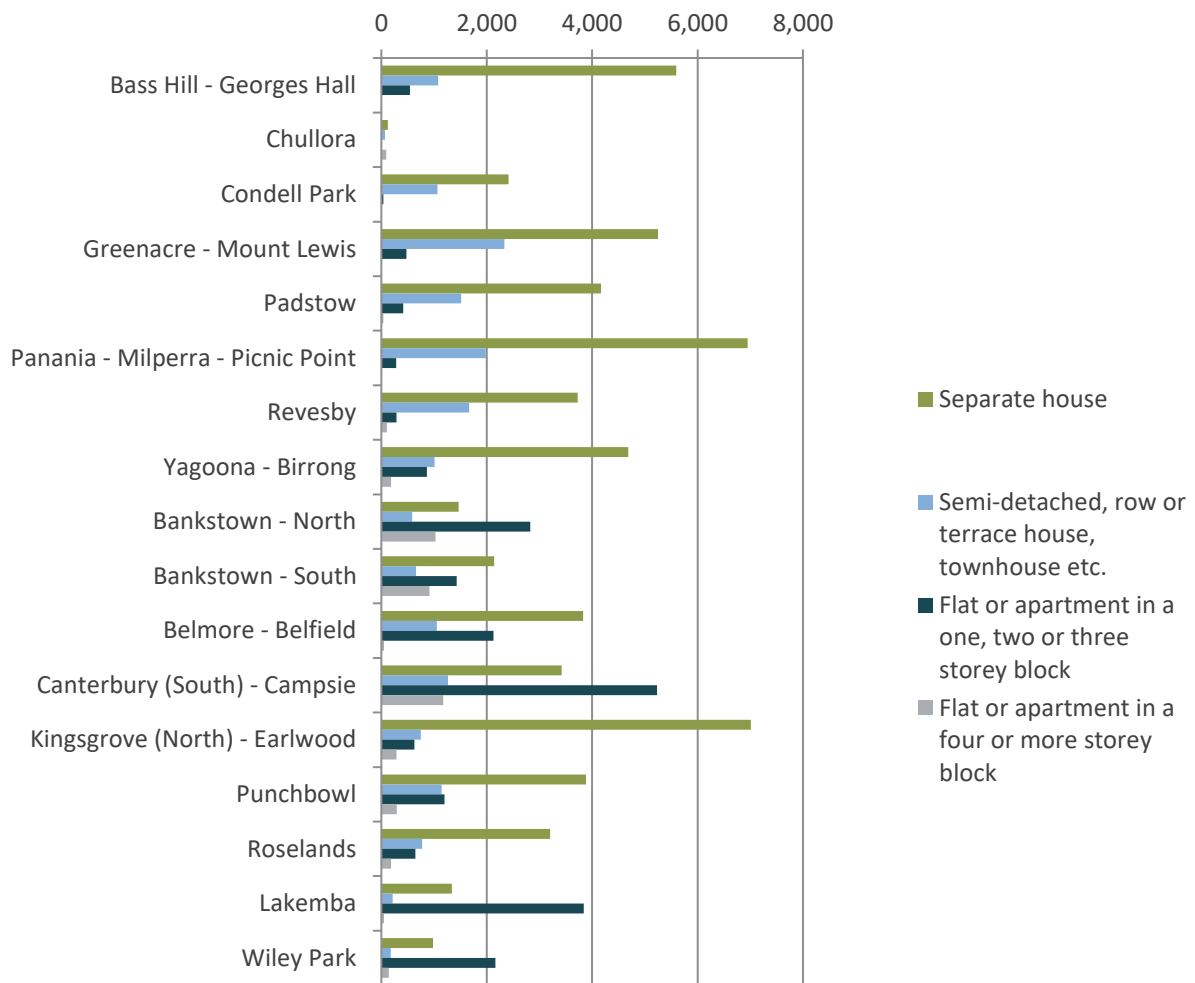


Source: Profile.id; ABS Census 2016

Note: Medium density refers to semi-detached dwellings and flats or apartments in two or more storey buildings; High density refers to flats or apartments in four or more storey buildings

Higher density housing was seen in Bankstown, Lakemba, Wiley Park and Campsie. There were pockets of medium density housing spread across the LGA. Detached housing was the dominant dwelling structure in Canterbury Bankstown, as seen in Figure 30.

Figure 30: Dwelling structure



Source: ABS Census 2016 (TableBuilder Pro)

The average number of bedrooms per occupied private dwelling was 2.9 and the average household size was 3 people. In Canterbury Bankstown, 6.7% of dwellings were unoccupied (9.9% in Greater Sydney). Recent growth changes in dwelling structure is seen in Table 19.

Table 19: Dwelling structure totals and growth rates (2006-2016)

Year	Separate House	Semi-Detached	Flat, Unit or Apartment	Other
2016	68,069	20,222	32,550	21
2011	69,030	15,557	28,935	87
2006	69,167	13,926	27,403	129
Growth (Total)	-1,098	6,296	5,147	-108
Growth (CAGR %)	-0.80%	20.50%	8.99%	-59.65%

Source: SGS Economics, Canterbury Bankstown Demographic Study, November 2018, p. 51

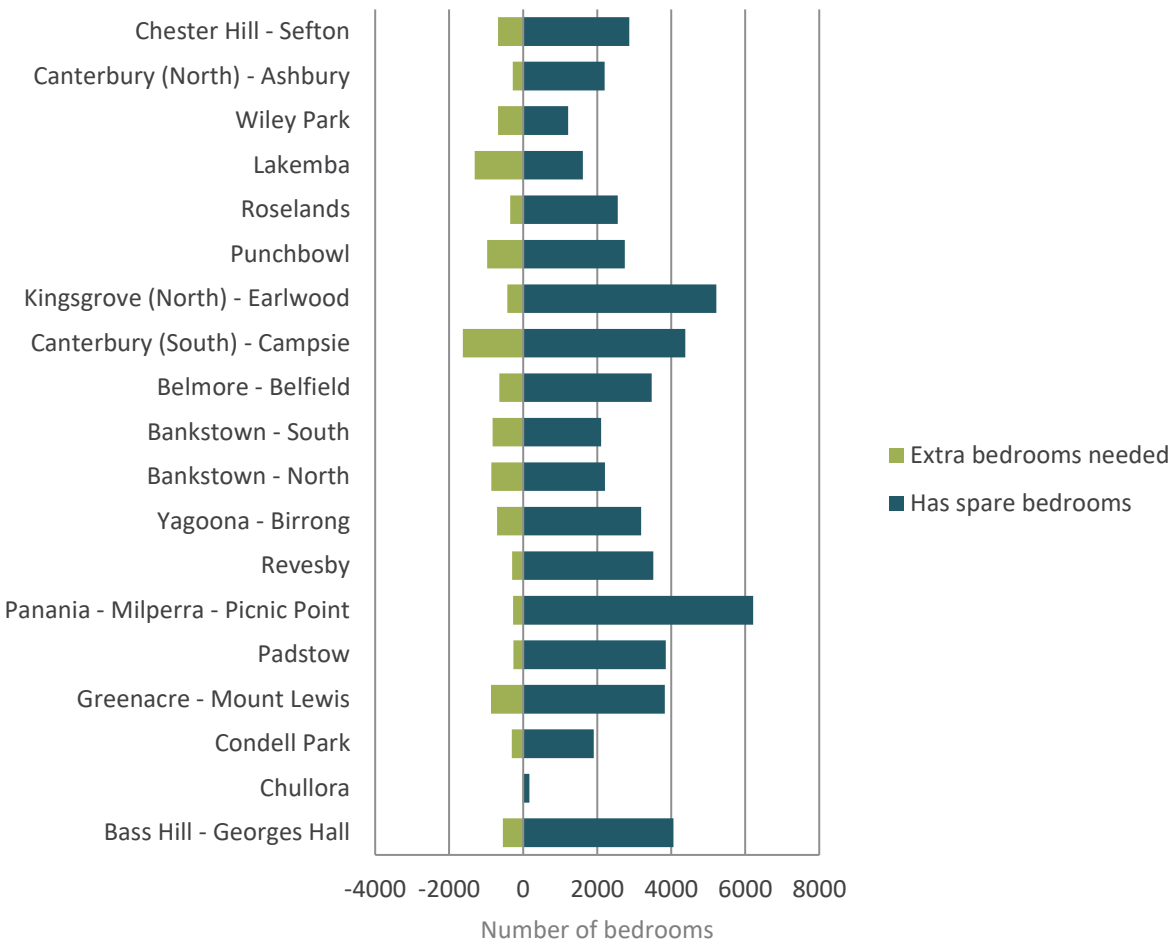
Canterbury-Bankstown has experienced a strong growth total in *Semi-Detached* and *Flats, Units and Apartments*, with a noticeably strong growth percentage of +20.5% for *Semi-Detached*. Growth totals for *Separate Houses* are

comparatively low, with only +1,100 separate homes of a total 11,000 new homes being built in the period 2006-2016.

4.2.2 Dwelling size

Housing suitability is a measure of housing utilisation based on a comparison of the number of bedrooms in a dwelling with a series of household demographics, such as the number of usual residents, their relationship to each other, age and sex. It can be used to identify if a dwelling is either under or over utilised. In the Canterbury Bankstown LGA, 10% of dwellings need one or more extra bedrooms, while this number is 5.7% in Greater Sydney. Housing suitability across the LGA is seen in Figure 31.

Figure 31: Dwelling suitability



Source: ABS Census 2016 (TableBuilder Pro)

There are differing levels of housing suitability in the LGA. Dwellings in Revesby, Panania, Milperra, Picnic Point and Padstow have more spare bedrooms, with few dwellings requiring extra bedrooms. In Campsie and Lakemba, there are over 1000 dwellings that require more bedrooms. Future planning should consider size and typology of dwellings to meet projected household demand.

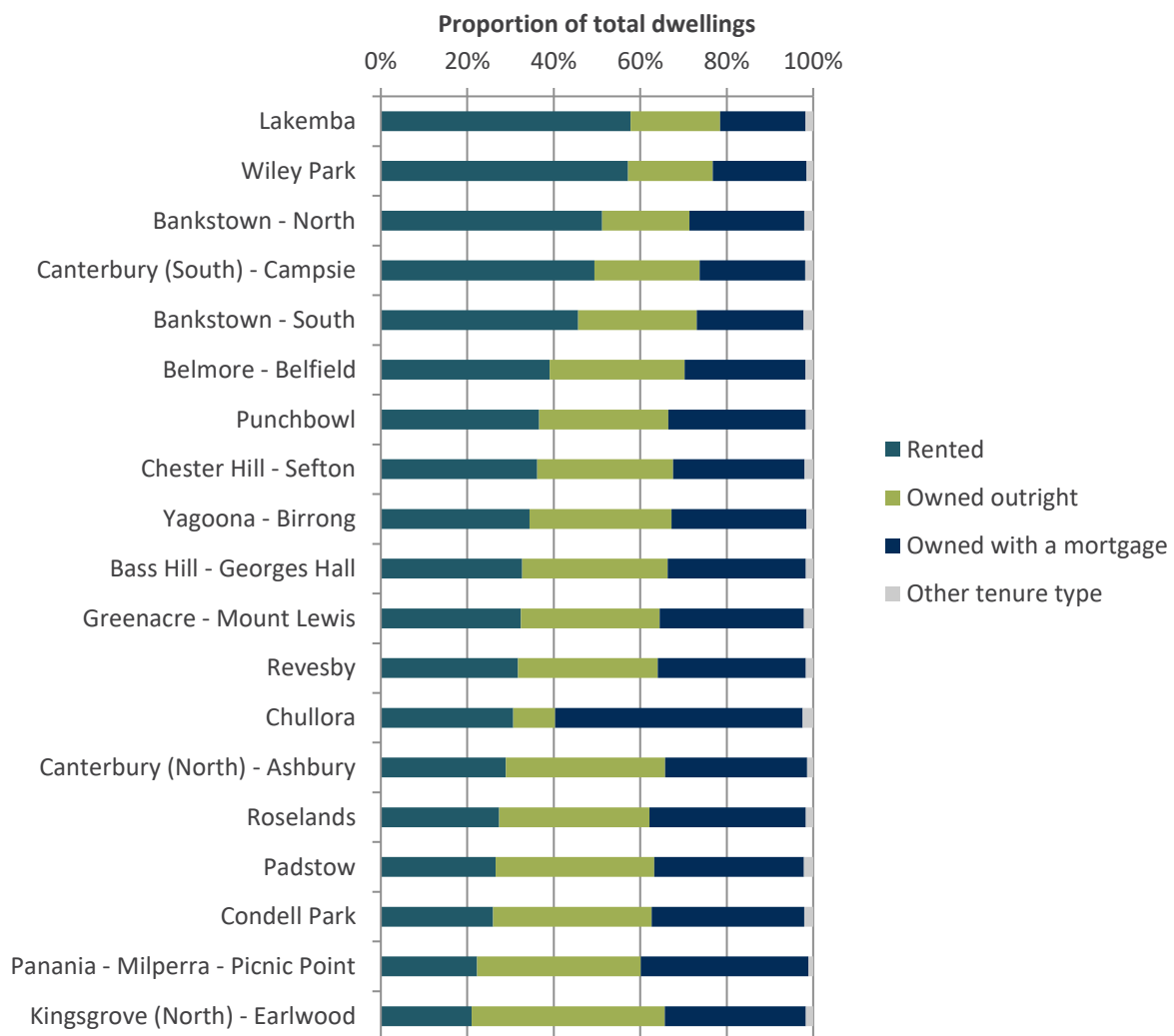
The denser suburbs require more two, three- and four-bedroom dwellings, while dwellings in outer suburbs are underutilised. All suburbs have underutilised dwellings, which may become problematic as an ageing population begins to downsize, causing an increased demand for smaller dwellings.

4.2.3 Tenure

Of occupied private dwellings in Canterbury-Bankstown, 30.2% were owned outright, 29.6% were owned with a mortgage and 36.4% were rented. This was consistent with the Greater Sydney averages, although a slightly higher proportion of people in the LGA rented compared to the 34.1% in Greater Sydney.

The tenure type across the Canterbury Bankstown LGA is seen in Figure 32.

Figure 32: Tenure type



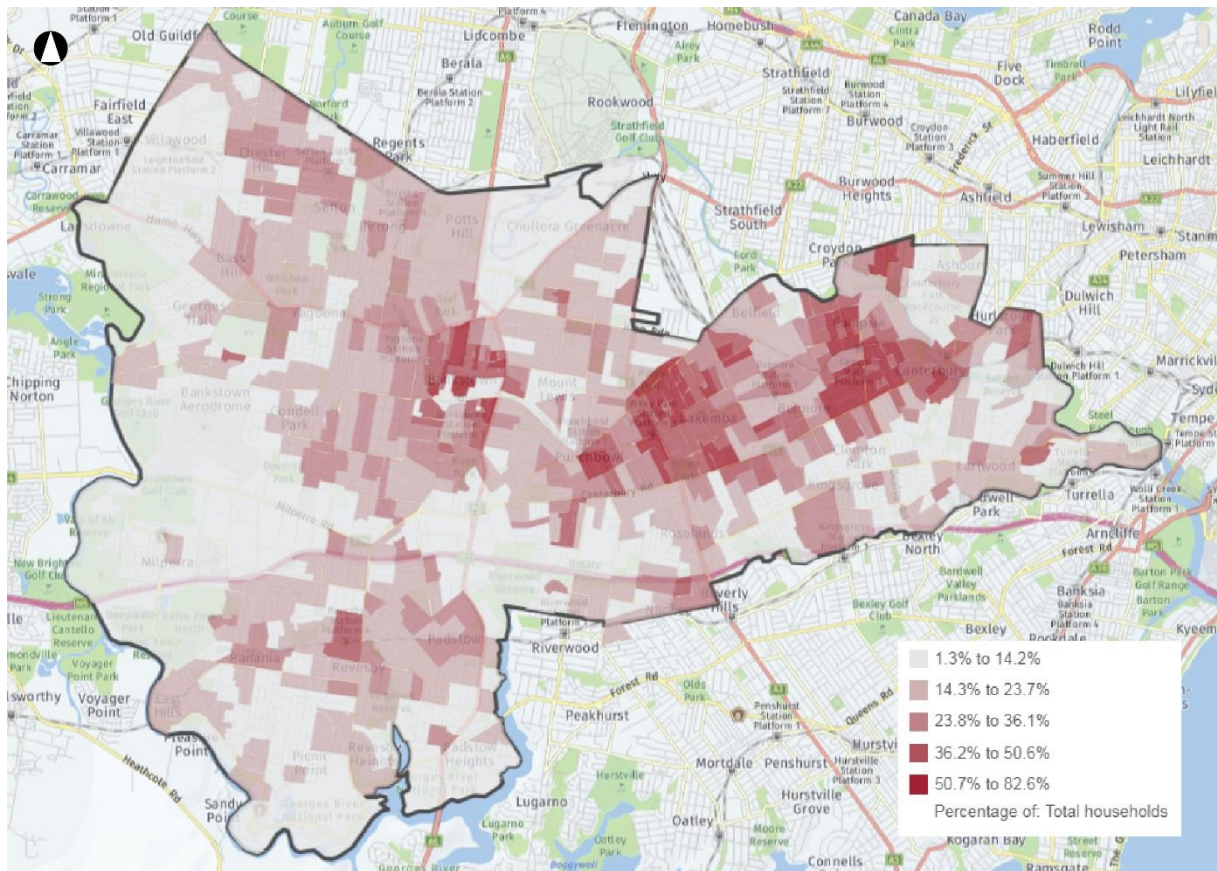
Source: ABS Census 2016 (TableBuilder Pro)

Higher density areas are characterised by higher rental rates in the LGA. Areas such as Lakemba, Wiley Park, Bankstown and Campsie have a higher proportion of renters, which correlates with areas of higher residential density. These centres, however, do not have a higher level of social rented housing.

Rather, social housing is spread across Canterbury Bankstown, with more dwellings in Bass Hill, Georges Hall, Greenacre, Mount Lewis, Chester Hill and Sefton.

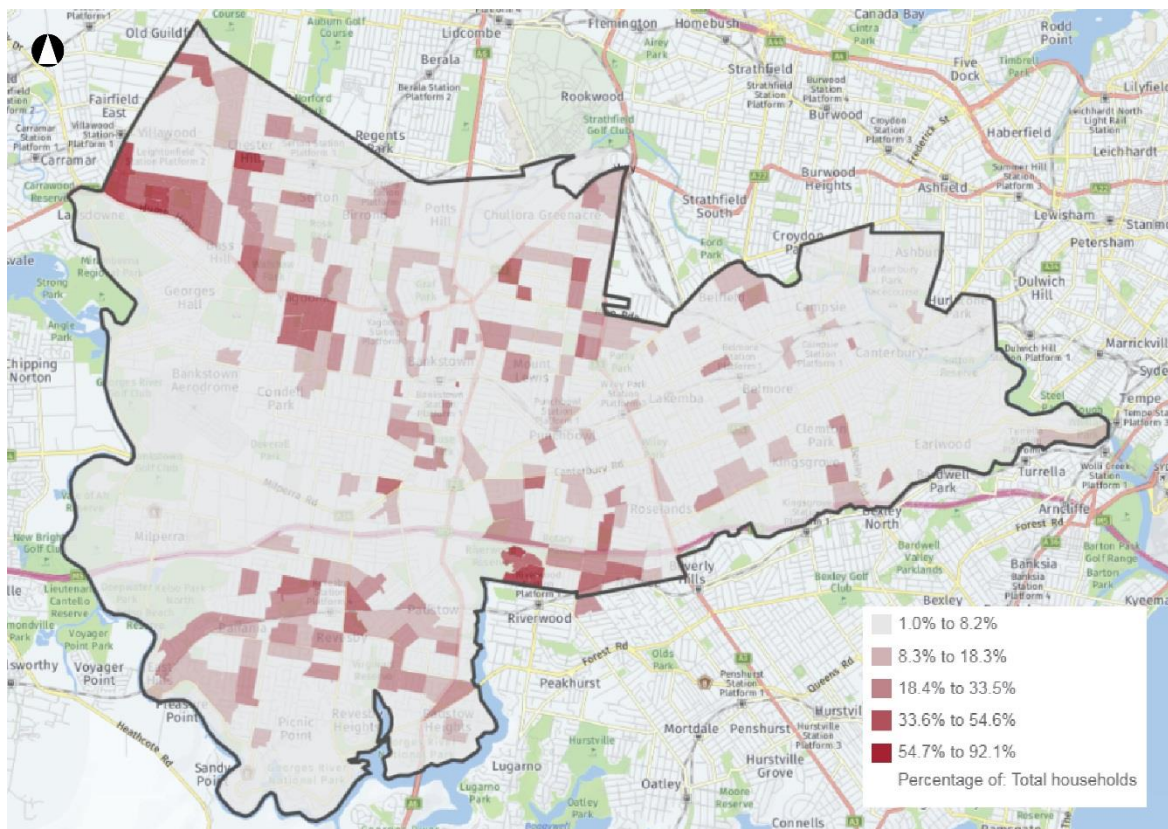
Dwellings that are rented privately and from state housing authorities are seen in Figure 33 and Figure 34.

Figure 33 Households renting privately



Source: Profile.id; ABS Census 2016

Figure 34: Households renting social housing



Source: Profile.id; ABS Census 2016

4.2.4 Affordable housing

Affordable housing is where households who are considered to have very low, low or moderate incomes are paying less than 30% of their gross income on rent or mortgage repayments. This ratio is considered generally sufficient to meet other basic living costs such as food, clothing, transport, medical care and education.

Accurate data has been difficult to obtain as there are a number of housing providers managing affordable housing across the city. Bridge Housing is a community housing provider operating in the Canterbury Bankstown LGA, providing long-term accommodation for people on low to moderate incomes. Bridge Housing's property portfolio extends across Sydney. For the purposes of providing a snapshot of a community housing portfolio, the following observations are made from Bridge Housing:

- Bridge Housing provides accommodation for 263 people living in 148 dwellings in the LGA (2015)
- 8 per cent of Bridge Housing residents live in the Canterbury-Bankstown area in January 2015, up from 7 per cent in July 2014
- Around 53 per cent of tenants live in unit blocks with at least three Bridge Housing tenants for neighbours. The rest live in mixed neighbourhoods alongside other renters and private owners
- A quarter of adult residents are people living with disability
- Nearly a third of residents are over 60
- Nearly 1 out of 5 residents are children
- 2 per cent of residents are Aboriginal or Torres Strait Islander
- More than half of Bridge residents in this area speak a language other than English at home including Arabic, Vietnamese and Mandarin.

Council is preparing an affordable housing strategy to respond to the need for affordable housing in the City.

4.2.5 Social housing

As of 30 June 2018, there were 48,337 people on the NSW housing register as general applicants, with an additional 4,595 people classified as priority applicants. There are two social housing zones within the Canterbury Bankstown as seen in Table 20.

Table 20: Social housing expected waiting times

	CS06 Canterbury zone	GW09 Bankstown zone
Number of general applicants	753	2,353
Number of priority applicants	94	115
Expected waiting time for studio/1 bedroom property	5 to 10 years	5 to 10 years
Expected waiting time for 2 bedroom property	10+ years	10+ years
Expected waiting time for 3 bedroom property	10+ years	10+ years
Expected waiting time for 4+ bedroom property	10+ years	10+ years

Source: Family and Community Services NSW

Bankstown has a considerably higher number of general applicants given the amount of existing social housing in the area. Waiting times for social housing across the LGA are over ten years.

4.2.6 Homelessness

Homelessness is defined as persons in supported accommodation, severely overcrowded dwellings and/or without a fixed address. Canterbury Bankstown has an estimated population of 2,344 people experiencing homelessness (ABS, 2016). It is important that housing choice, particularly for affordable housing, is provided across the city to reduce the risk of vulnerable persons falling into homelessness.

4.3 Housing affordability

NSW Family and Community Services outline the eligibility criteria for affordable housing in their 2016/17 *NSW Affordable Housing Ministerial Guidelines*. In this document household income is the defining criteria for affordable housing eligibility, with the median income for Canterbury Bankstown used as a benchmark.

The 2016/17 Guidelines define affordable housing for very low, low, and moderate income households. These categories have been applied to this analysis and are as follows:

- Very low-income household – less than 50% of median household income
- Low-income household – 50% or more but less than 80% of median household income
- Moderate income household – 80 – 120% of median household income.

Table 21 identifies the 2016 median household income in Canterbury Bankstown, according to the ABS. Based on this, estimated household income affordable housing thresholds have been calculated below.

Table 21: Household income and affordability Canterbury Bankstown (2016)

Category	Upper threshold of category	Household income	
		Weekly	Yearly
Median income in Canterbury Bankstown		\$1,298	\$67,496
Very low household income in Canterbury Bankstown	\$649	\$649	\$33,748
Low household income in Canterbury Bankstown	\$1,038	\$1,038	\$53,997
Moderate income household in Canterbury Bankstown	\$1,558	\$1,558	\$80,995

Source: ABS, Cat. 6401.0 Consumer Price Index, Australia; HillIPDA

4.3.1 Housing stress

Housing stress is defined using the NATSEM (National Centre for Social and Economic Modelling) model. Under this model households are identified as being in stress if they fall within the lowest 40% of equivalised incomes (income adjusted by ABS using equivalence factors to remove the effect of household size and composition on income nationally), who are paying more than 30% of their usual gross weekly income on mortgage or rent repayments. More specifically, a household is defined as being in housing stress when it:

- Is in the bottom two quintiles (40 per cent) of equivalent disposable household income distribution (in the respective state or territory); and
- Has a housing cost (rent minus rent assistance or mortgage) that represents 30 per cent or more of its disposable income (exclusive of rent assistance)⁹.

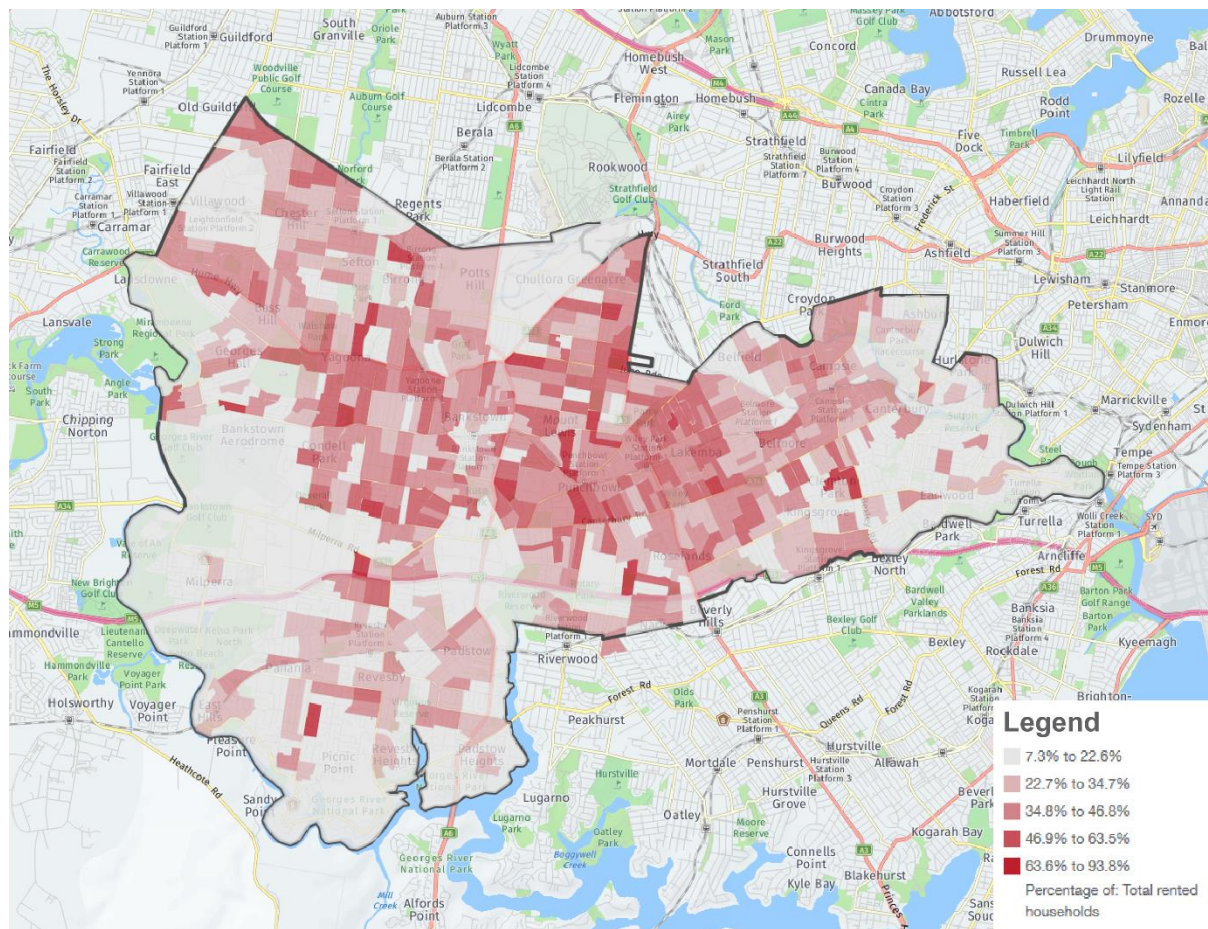
Mortgage stress and rental stress are defined using the same criteria but pertain only to households of those occupancy types.

In the Canterbury-Bankstown LGA, the overall proportion of households experiencing housing stress at the 2016 Census was higher than the average for Greater Sydney (11.8%), with 18.6% of households earning in the lowest 40% paying rent or housing repayments greater than 30% of their household income.

As of 2016, in Canterbury Bankstown there were 15,441 households that were **renters** experiencing rental stress. This represents 39.1% of renting households in the LGA (compared to 26.4% in Greater Sydney). A map showing mortgage stress and rental stress in the LGA is seen in Figure 35.

⁹ (Phillips, Chin, & Harding, 2006, p. 3)

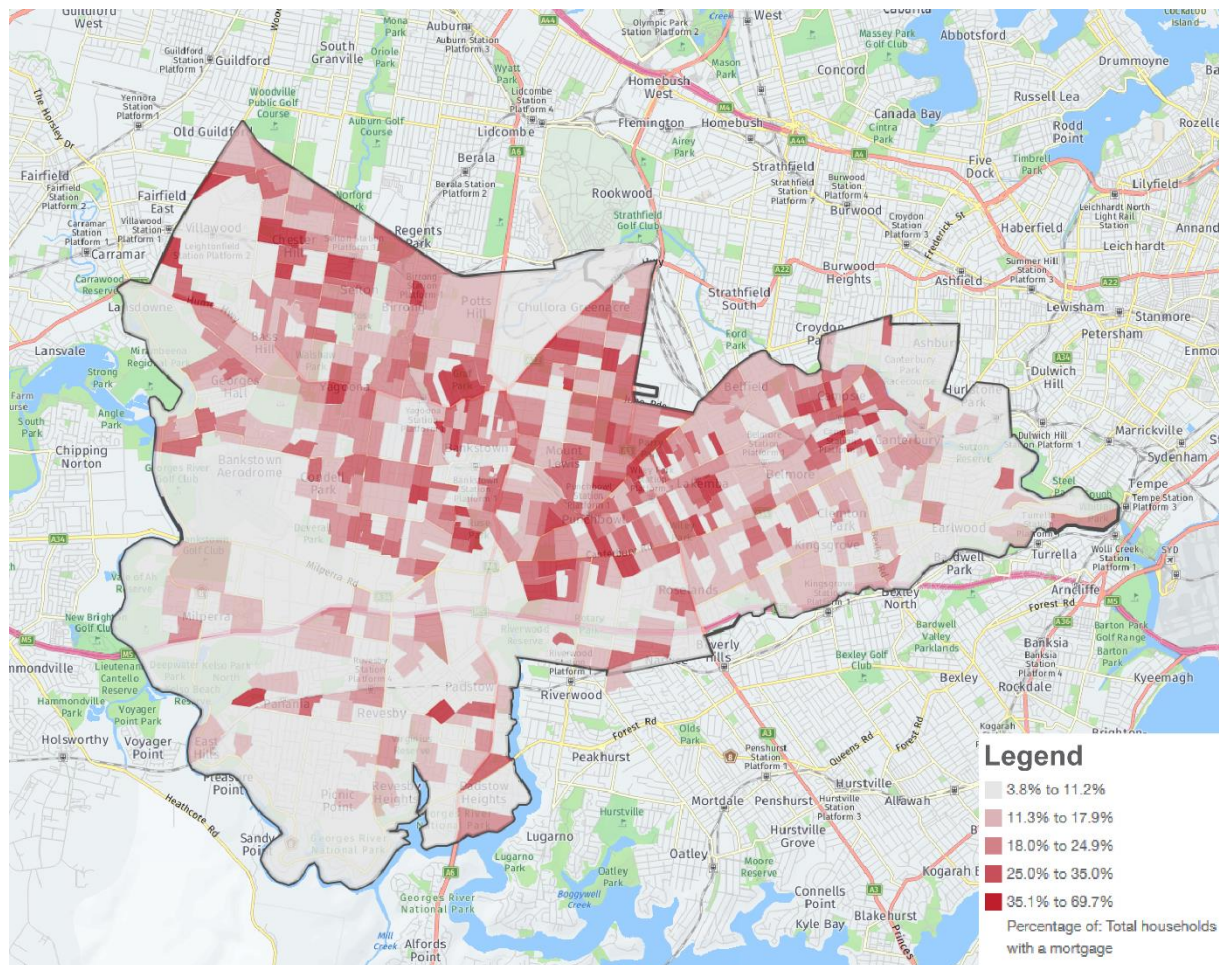
Figure 35: Rental stress by SA1



Source: Profile.id; ABS Census 2016

As of 2016, in Canterbury Bankstown there were 5,707 households that had **mortgages** and were experiencing mortgage stress. This represents 17.8% of households with a mortgage in the LGA (compared to 10.3% in Greater Sydney).

Figure 36: Mortgage stress by SA1



Source: Profile.id; ABS Census 2016

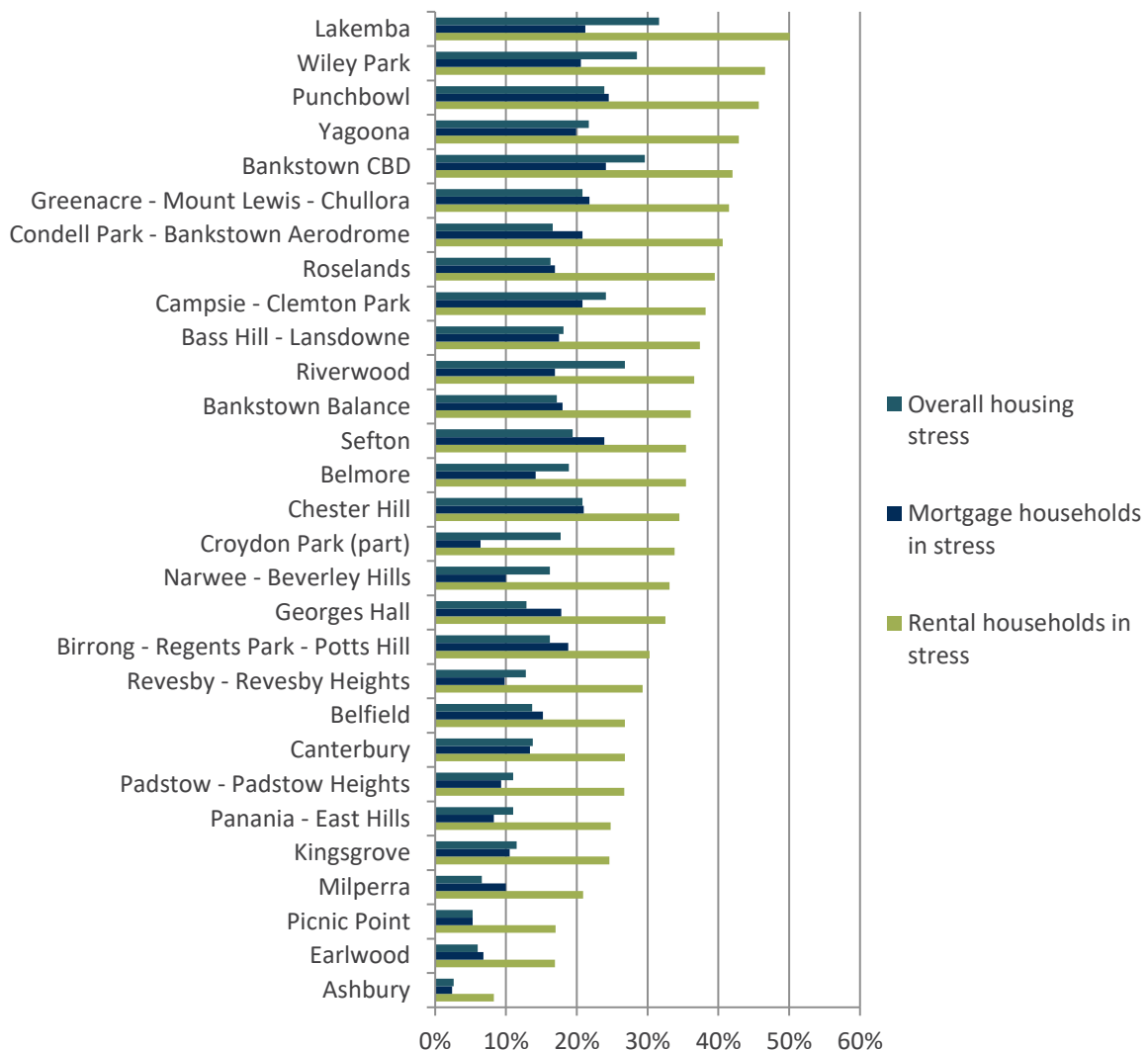
Generally, the households that are experiencing rental and mortgage stress are living in the suburbs of medium density. The southern suburbs of the LGA do not have as many households experiencing mortgage stress, which is consistent with those suburbs having higher levels of outright home ownership. It is important that affordable housing options are provided across the city, particularly in centre's where occupants have good access to public transport, services and amenities.

As of 2016, in Canterbury Bankstown there were 5,707 households that had mortgages and were experiencing mortgage stress. This represents 17.8% of households with a mortgage in the LGA (compared to 10.3% in Greater Sydney).

Figure 36 indicates that people live in dwellings in areas with better access to transport, jobs and services even though it will place them in mortgage or rental stress. Housing costs are a greater proportion of household income in those suburbs, because income is lower, and/or housing prices are high.

The above section highlights that renters experience housing stress more than those households with a mortgage. This is further demonstrated in Figure 37.

Figure 37: Dwellings experiencing housing, rental and mortgage stress



Source: ABS Census 2016 (TableBuilder Pro)

The levels of housing stress vary across the Canterbury Bankstown LGA. In all suburbs, households that rent have higher rates of rental stress. Lakemba, Wiley Park and Punchbowl are among the suburbs with the highest rates of rental stress. These suburbs also have higher density residential and higher rental rates, indicating that a large portion of the total population is experiencing rental stress.

4.3.2 Very low-income household affordability against Canterbury Bankstown median

A very low income household within Canterbury Bankstown LGA, that is, a household that earns 50% of the Canterbury Bankstown median could afford to pay up to \$195/week¹⁰ on rental repayments in 2016 (Table 22).

This was 48% of the median market rent for an apartment in Canterbury Bankstown LGA and only 37% of market rent for a house.

For a very low-income household to pay market rent for a 2-bedroom apartment (\$405/week) they would need to apportion 62% of their income (\$33,748/annum) towards rent. Eighty-one per cent of their household income (\$33,748/annum) would be needed to pay market rent for a 3-bedroom house (\$525/week).

¹⁰ 30% of annual income directed towards rental repayment

Table 22: Very low-income households (2016)

Median household income (yearly)	Very low household income at 50%	Rental affordability at 30% of household income	2 Bed apartment market rent (C-B LGA)	Rental affordability as proportion of market rent	3 Bed House market rent (C-B LGA)	Rental affordability as proportion of market rent
\$67,496	\$33,748	\$195	\$405	62%	\$525	81%

Source: HillPDA, adapted from ABS and FACS data

4.3.3 Low income household affordability against Canterbury Bankstown median

A low-income household within Canterbury Bankstown LGA, that is, a household that earns 80% of the Canterbury Bankstown median could afford to pay up to \$312/week¹¹ on rental repayments in 2016 (Table 22).

This was 77% of the median market rent for an apartment in Canterbury Bankstown LGA and 59% of market rent for a house.

For a low-income household to pay market rent for a 2-bedroom apartment (\$405/week) they would need to apportion 39% of their income (\$53,997/annum) towards rent. Fifty-one per cent of their household income (\$53,997/annum) would be needed to pay market rent for a 3-bedroom house (\$525/week).

Table 23: Low income households (2016)

Median household income (yearly)	Low household income at 80%	Rental affordability at 30% of household income	2 Bed apartment market rent (C-B LGA)	Rental affordability as proportion of market rent	3 Bed House market rent (C-B LGA)	Rental affordability as proportion of market rent
\$67,496	\$53,997	\$312	\$405	39%	\$525	51%

Source: HillPDA, adapted from ABS and FACS data

4.3.4 Moderate income households

A moderate income household within Canterbury Bankstown LGA, that is, a household that earns 120% of the Canterbury Bankstown median could afford to pay up to \$467/week¹² on rental repayments in 2016 (Table 22).

This was 115% of the median market rent for an apartment in Canterbury Bankstown LGA and 89% of market rent for a house.

For a moderate-income household to pay market rent for a 2-bedroom apartment (\$405/week) they would need to apportion 26% of their income (\$80,995/annum) towards rent. Thirty-four per cent of their household income (\$80,995/annum) would be needed to pay market rent for a 3-bedroom house (\$525/week).

Table 24: Moderate income households

Median household income (yearly)	Moderate household income at 120%	Rental affordability at 30% of household income	2 Bed apartment market rent (C-B LGA)	Rental affordability as proportion of market rent	3 Bed House market rent (C-B LGA)	Rental affordability as proportion of market rent
\$67,496	\$80,995	\$467	\$405	26%	\$525	34%

Source: HillPDA, adapted from ABS and FACS data

¹¹ 30% of annual income directed towards rental repayment

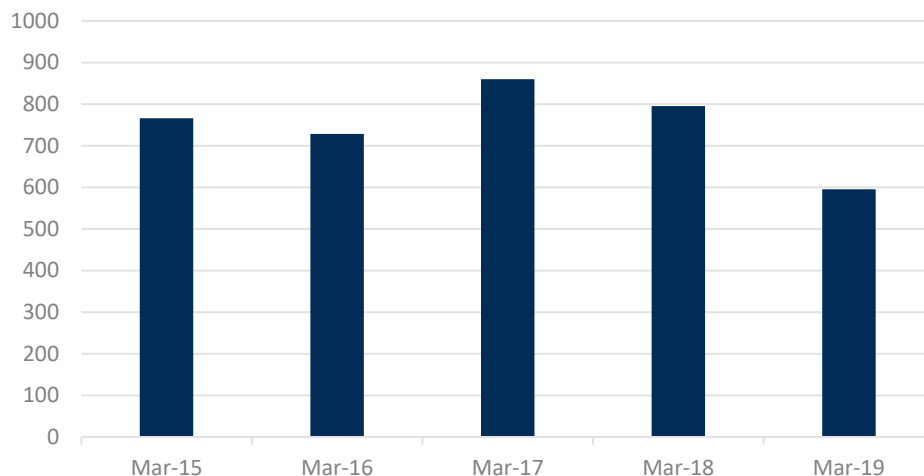
¹² 30% of annual income directed towards rental repayment

4.4 Housing market

4.4.1 Sales

Figure 38 illustrates that house sales have decreased within the Canterbury-Bankstown LGA from March 2015 – March 2019. The volume of annual house sales within the LGA fell from a peak in 2017 of 860 annual house sales, to 595 annual house sales in 2019.

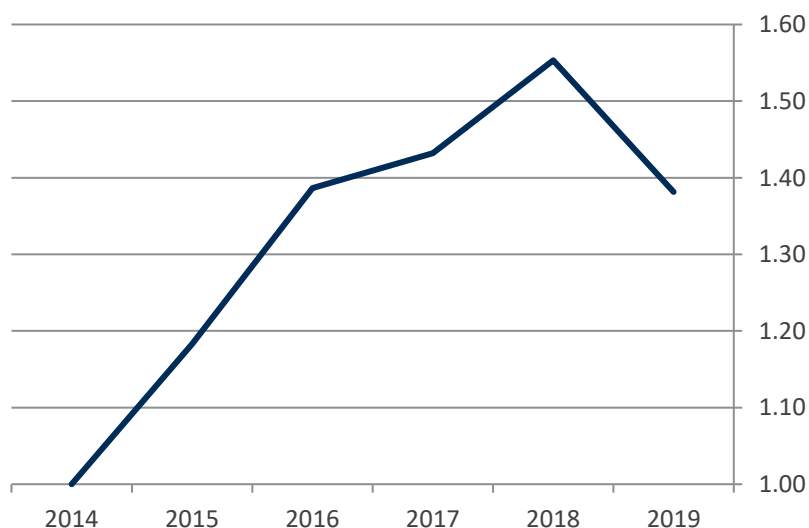
Figure 38: Volume of annual house sales Canterbury Bankstown LGA



Source: Corelogic 2019, HillPDA

Figure 39 demonstrates the percentage change in the median sales price of houses from 2015 – 2019. Notably the median sales price has decreased by -11.07% from 2018 to 2019, this correlates with the fall in demand shown in the decrease of sales in Figure 38.

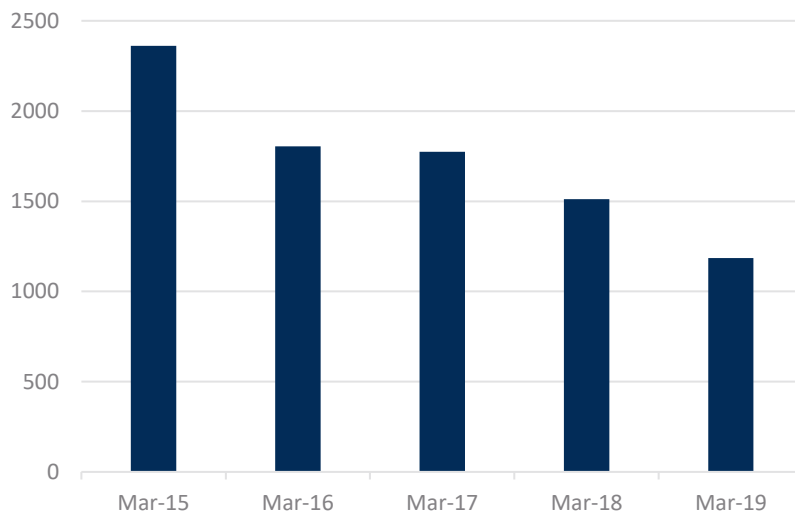
Figure 39: Growth in house prices 2014-2019 Canterbury Bankstown LGA



Source: Corelogic 2019, HillPDA

From March 2015 to March 2019 annual unit sales within the LGA have fallen, as illustrated in Figure 40. In the year to March 2015 2,362 units were sold whereas in March 2019 1,185 units were sold.

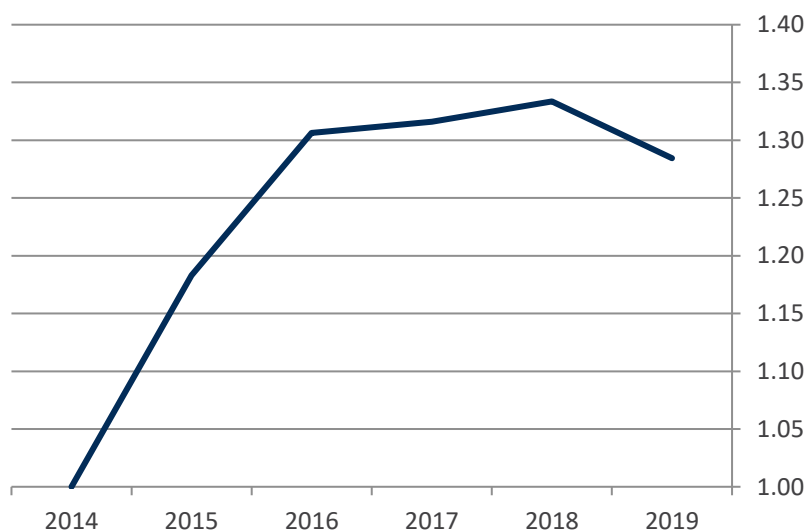
Figure 40: Volume of annual unit sales Canterbury Bankstown LGA



Source: Corelogic 2019, HillPDA

Figure 41 demonstrates the recent growth and decline in unit prices from 2014-2019, the decline in price growth correlates with the decline in sales shown in Figure 40.

Figure 41: Growth in unit prices 2014-2019 Canterbury Bankstown LGA

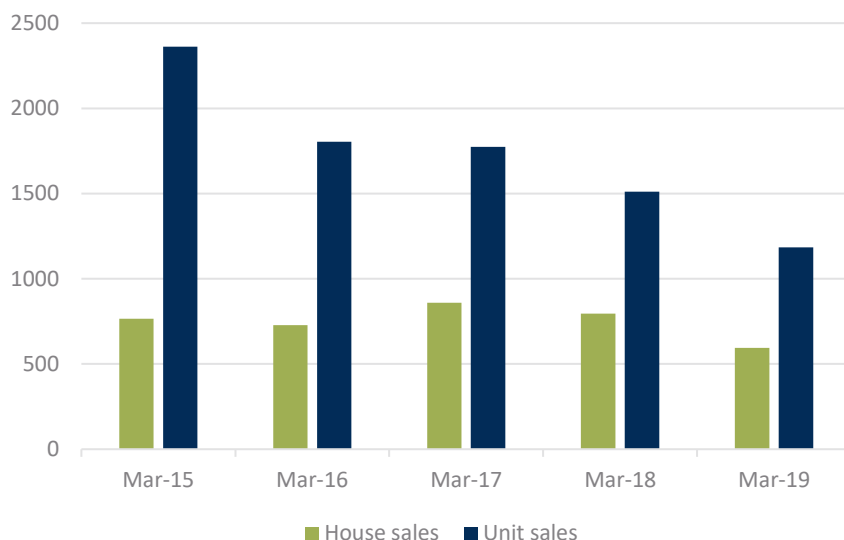


Source: Corelogic 2019, HillPDA

4.4.2 Housing preferences

Unit sales have consistently outperformed house sales within the Canterbury Bankstown LGA from March 2015 to March 2019, as Figure 42 demonstrates. In the year up to March 2019, units accounted for 67% of sales within the LGA and houses for 33%. This demonstrates a market trend towards higher density living in smaller dwellings that are well located. Providing well designed, high quality development in centres can support this preference whilst supporting the ongoing resilience and vitality of our centres.

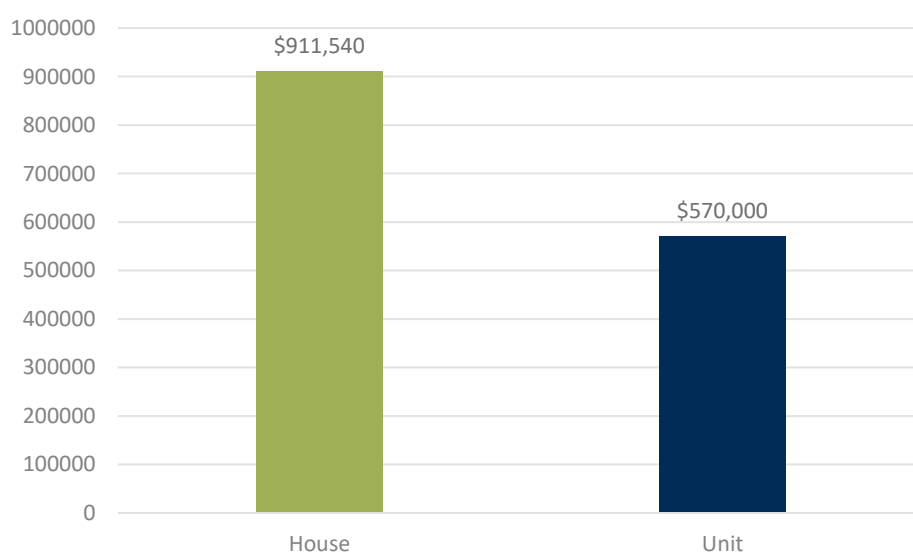
Figure 42: Sales volume of houses compared with units in the Canterbury Bankstown LGA as at March 2019



Source: Corelogic 2019, Hill PDA

Figure 43 illustrates the difference between sales prices of units and houses. The median house sale price as at March 2019 was \$911,540 and the median unit sale price was \$570,000.

Figure 43 Median sales prices for houses and units in Canterbury Bankstown LGA as at March 2019



Source: Corelogic 2019, HillPDA

4.4.3 Discussions with local real estate agents

Primary research was undertaken through a phone survey in July 2019 of real estate agents who operate within the Canterbury Bankstown LGA. The survey revealed the following trends.

- The planned Sydney Metro Southwest Rail link has not yet had an impact on demand; and is not currently a selling point. Real estate agents are not prepared to promote the benefits of the Metro as they are unsure as to whether it will be implemented, and on what timeline.
- Real estate agents noted that property close to existing train stations is markedly easier to sell, and they anticipated that the Metro would further increase this demand.

- Two bedrooms units are the most popular high-density housing stock, and agents believe there is a shortage of three-bedroom units.
- Off the plan units are currently difficult to sell, agents believe this has been caused by recent negative media attention. They noted that once construction had begun, and purchasers could see the units being built they became easier to sell off the plan.
- Agents believed the LGA required an overarching strategy, and that what appeared to them as one-off ad hoc developments have diminished the overall amenity of parts of the LGA. \
- Preference between houses and units was largely determined by a purchaser's budget, with most first home buyers and young couples seeking 2-3-bedroom units under \$650,000, as they could not afford a house. Agents also noted that price was a crucial consideration for the majority of buyers in the LGA. With some agents noting that the zoning should be changed to allow more apartments, as houses are too expensive for the typical buyer in the LGA.

The decline in housing prices affects the potential for industry to invest in our local area. This trend is reflected in the decline of new dwellings over the same period.

4.5 Future housing demand

4.5.1 GSC Target 2016-2021

The Greater Sydney Commission has set a target of 13,250 additional dwellings in Canterbury Bankstown LGA between 2016 and 2021. Canterbury Bankstown LGA is to deliver over half of the GSC's housing target for the South District. The LGA target would require an average of 2,650 dwellings to be delivered each year.

Table 25: Housing targets

LGA	2016-2021 GSC Housing Target	Per cent
Canterbury-Bankstown	13,250	57.0
Georges River	4,800	20.6
Sutherland	5,200	22.4
South District Total	23,250	100.0

Source: Greater Sydney Commission

Dwelling completions and approvals have been reviewed to determine how the LGA is positioned to meet the LGA target of 13,250 additional dwellings between 2016 and 2021. From January 2016 to April 2019 there have been 8,368 dwellings completed within Canterbury Bankstown LGA. There are further 2,226 dwellings approved and not yet constructed. Based on historical trends, around 1,500 approved dwellings (70% of total approved dwellings) in the development pipeline are likely to be completed, however this conversion rate is further reduced if there is a change in market conditions. This suggests that the LGA may fall short of its 0-5-year target by around 3,300 dwellings. Table 26 shows an estimation of how Canterbury Bankstown LGA is tracking towards delivery on its 0-5-year target to 2021.

Table 26: Development pipeline and the GSC's 2021 target

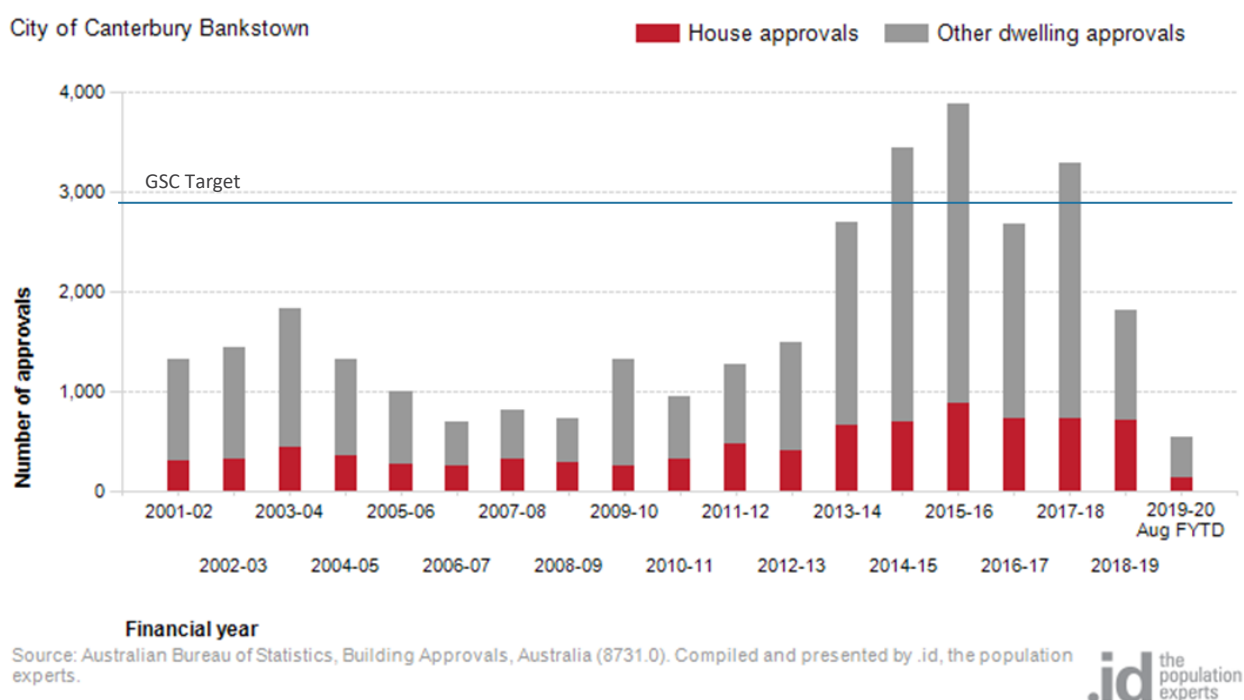
Conversion rate	Target 2016-2021	Completed 2016-2019 (to April)	Projected 2019-2021	Projected 2016-2021	Comparison to target
100% of pipeline	13,250	8,368	2,226	10,594	-2,656
70% of pipeline	13,250	8,368	1,558	9,926	-3,324
60% of pipeline	13,250	8,368	1,335	9,703	-3,547

The GSC target, as an annual average, is compared to historical dwelling approvals in Figure 44.

Annual approvals and completions have both dropped significantly following the 2018 cooling of the housing market. Over the last 12 months there have been 1,705 new dwellings completed which is considerably less than the annual target of 2,650 dwellings per year. As the Southwest Metro upgrade progresses towards the 2024 delivery date and as the housing market picks up, it is anticipated that demand for additional housing stock will grow and approval and completion rates will increase.

The investment environment needs to be conducive to attracting investment for DAs to convert into construction and housing delivery.

Figure 44 Comparison of GSC Target and historical approvals



There have been only three years since 2001-02 that dwelling approvals have exceeded the target.

4.5.2 Dwelling projections 2016-2036

Future housing demand has been projected having regard for:

- Historical trends in dwelling construction
- Projected population growth.
- The implications of planned infrastructure delivery including the Sydenham to Bankstown Metro.

Two pieces of analysis have been developed for future housing demand as follows:

- **Analysis 1:** HillPDA has projected future demand for housing based on projected population growth, household formation, occupancy rates and historical trends projection provides for moderate growth across the LGA. This Scenario suggests 39,380 additional dwellings will be needed in the Canterbury Bankstown LGA by 2036
- **Analysis 2:** Assumes the Greater Sydney Commission's implied housing target of 58,450 dwellings for 2036 and extrapolates from 2016 to the target.

These analysis have been referenced against the Profile .ID forecasts for the city.

The GSC target is an aspirational target while the HillPDA projection reflects the anticipated population growth and past trends in housing demand. Table 27 provides a summary of the housing demand projections to 2036 against the Profile .ID projections.

Table 27: Housing projections

Projection	2016	2021	2026	2031	2036
Analysis 1 - Hill PDA Projections	121,319	130,319	139,319	150,009	160,699
Analysis 2 - South District Plan Targets	121,319	134,819	149,469	164,619	179,769
Profile .ID comparison	122,738	134,740	145,920	154,267	162,320

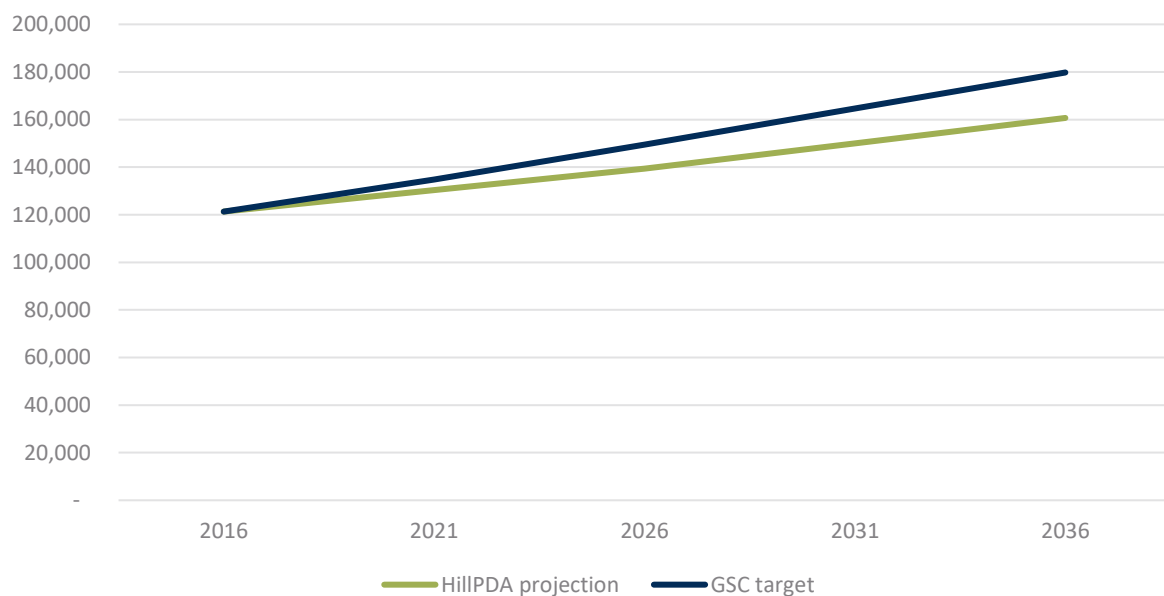
* Forecast ID dwelling projections at LGA level. 2016 is an adjusted census count. Calculations below use the census count of 121,319

** HillPDA projection based on past growth rates and take up.

*** As stated in South District Plan, page 26

A comparison of the housing growth projections by Hill PDA and the South District Plan is illustrated below.

Figure 45: Projected housing growth Canterbury Bankstown LGA, 2016-2036*



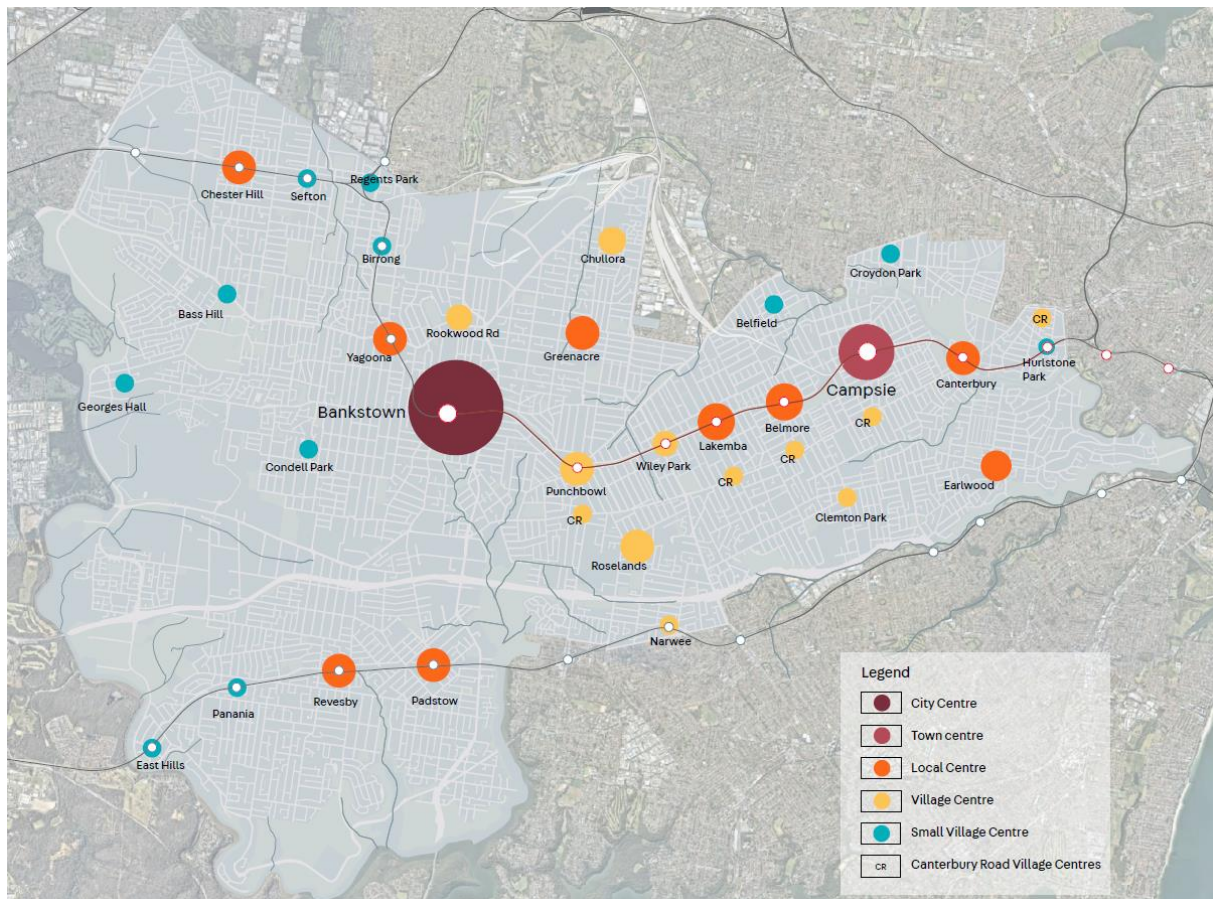
It is anticipated that the following factors will influence the distribution of this growth:

- Higher rates of growth in the LGA's strategic centres of Bankstown and Campsie
- Increased growth rates in the suburbs on the Sydenham to Bankstown Metro route
- A declining share of dispersed housing growth away from major centres
- Continuation of current trends in all other suburbs

Council has adopted a housing target of 50,000 dwellings by 2036, given the potential for the following factors to contribute to increased housing delivery in Canterbury Bankstown over this period:

- Population growth, with a forecast population of 500,000 by 2036
- Increased attractiveness of centre-based high density living, with the introduction of greater design and sustainability quality in development
- Enhanced connectivity to and from other parts of Greater Sydney through the delivery of Sydney Metro along the Sydenham to Bankstown Corridor
- Committed investments in university education, with a planned city centre university campus in Bankstown
- A NSW Government commitment for a \$1.3 billion investment in Bankstown Hospital
- Growth and development of Bankstown Airport which will provide an increase in local, specialised employment opportunities
- Council's ongoing investment in local services and infrastructure, including but not limited to recent and planned investment in libraries, aquatic and leisure centres, open spaces and major events.

To achieve the above, the following distribution of housing is proposed:



TOTAL	50,000	Number of centres	
Bankstown City Centre	12,500	1	
Campsie Town Centre	5,600	1	
Local Centres	10,100	9	
Village Centres	9,100	12	
Small Village Centres	2,600	11	<i>Total centres: 39,900 (80%)</i>
Suburban Areas	10,100		<i>Total suburban: 10,100 (20%)</i>

Table 28 Housing growth distribution

This distribution will support the aims of the local strategic planning statement in providing at least 80% of growth within centres

4.5.3 Projected household type

Projections of household type to 2036 are provided in Table 29 based on Hill PDA's projection. The greatest growth is expected in lone person households suggesting a need for additional smaller dwellings. Families will remain the dominant household type to 2036.

Table 29: Projected household type

Household Type	2016	2021	2026	2031	2036
Couple only	29,488	31,940	34,429	37,375	40,357
Couple with children	47,550	52,590	57,838	64,017	70,430
Single parent	10,664	11,257	11,824	12,504	13,149
Other family households	1,904	1,968	2,020	2,085	2,137
Total family households	89,606	97,755	106,111	115,981	126,073
Lone person	25,759	25,710	25,390	25,083	24,449
Group	5,954	6,854	7,818	8,946	10,147
Total non-family households	31,713	32,564	33,208	34,028	34,596

4.5.4 Projected dwelling type

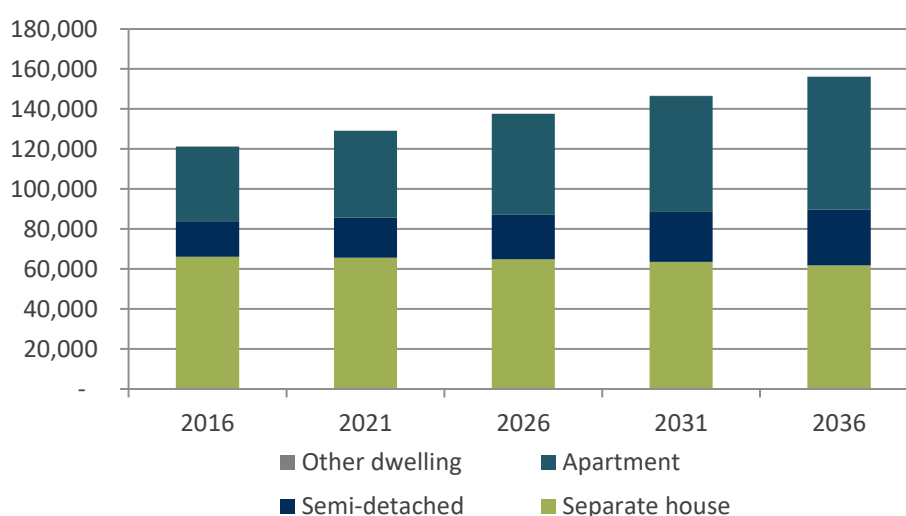
Table 30 provides projections for dwelling type to 2036 across the LGA. HillPDA's Housing Propensity Model has been used to project demand for housing in Canterbury Bankstown LGA to 2036. The model is based on recent trends in household and dwelling type. This projection formed a base case scenario for the consideration of housing targets in Section 6.0.

Table 30: Projected proportion of dwelling types

Increase (5 years)	Separate house	Semi-detached	Apartment	Other dwelling
2016	54.6%	14.6%	30.6%	0.2%
2021	50.8%	15.4%	33.6%	0.2%
2026	47.1%	16.2%	36.5%	0.2%
2031	43.3%	17.0%	39.5%	0.2%
2036	39.6%	17.8%	42.4%	0.2%

Figure 46 below illustrates that the housing mix in the LGA is likely to change between 2016 and 2036 with an increase in the overall portion of apartments, and a decrease in the proportion of separate dwellings.

Figure 46: Projected dwelling type in Canterbury Bankstown



4.6 Implications

- The population of Canterbury Bankstown is ageing, and residents will require smaller and more accessible dwellings within their neighbourhood to support the ageing-in-place process.
- With a growth in tertiary student numbers, there is a need for affordable student housing in proximity to new and existing institutions.
- There is some mismatch between the housing stock and the needs of the population, although this is not as substantial as in many other LGAs.
- 10% of households need an additional bedroom or more.
- A high proportion of households have spare bedrooms which suggests an imbalance of household size to household need – there are many couples without children living in larger homes.

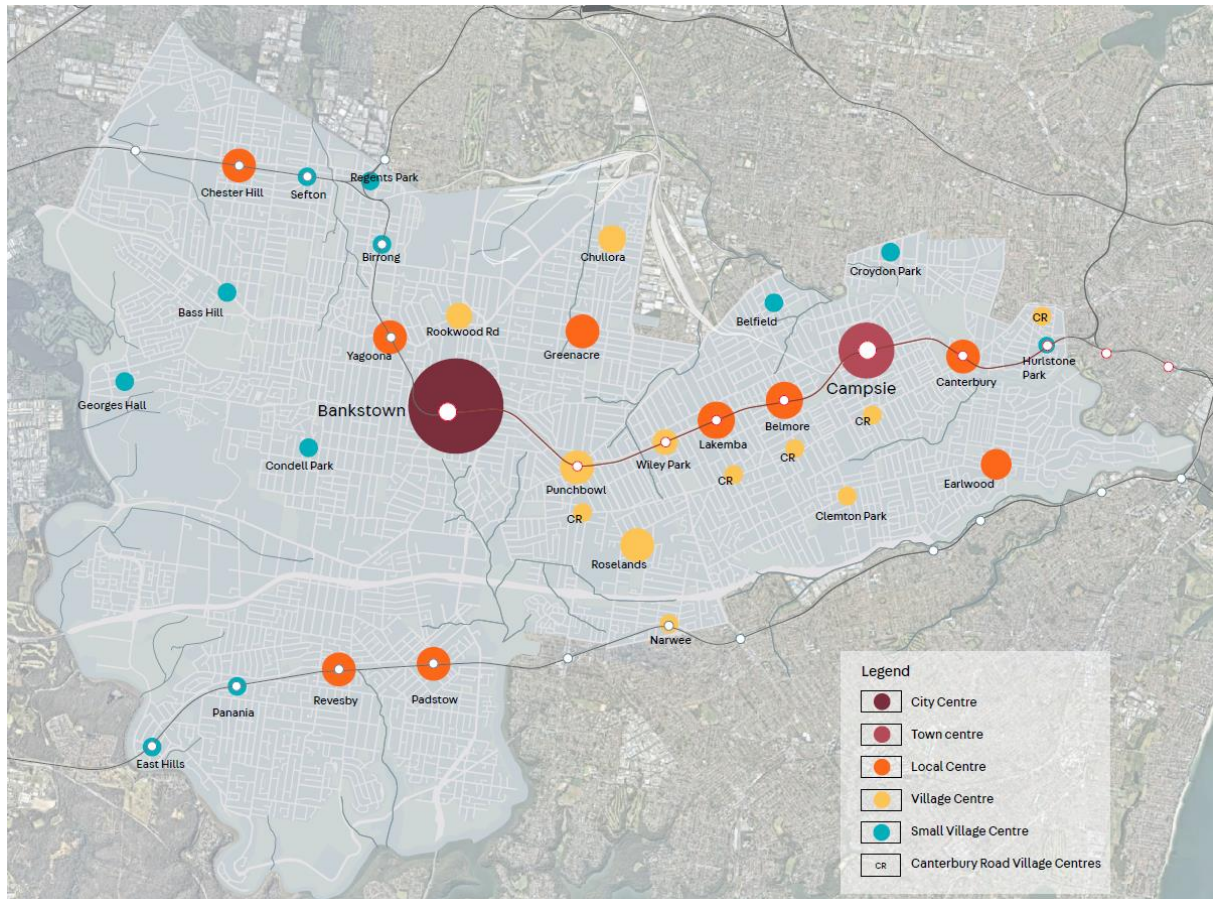
- Families with children are the dominant household type so ongoing housing that meets the needs of families is required.
- The LGA has an existing affordable housing supply which needs to be retained and protected.
- Households are increasingly experiencing housing stress, particularly rental households.
- More affordable housing is required to support the key workers who are experiencing housing stress in the major centres or may be priced out of the western suburbs of the LGA.
- Social housing is not meeting demand and is mostly located in suburbs with poorer access to services, employment or other economic resources.
- Given a number of factors that will underpin growth in Canterbury Bankstown to 2036, Council has adopted at 50,000 dwelling target which exceeds HillPDA's estimate based on current trends, but is less than the GSC's implied target of 58,000.
- The GSC's target for Canterbury Bankstown significantly exceeds historical dwelling approvals
- Housing supply in the LGA is likely to change significantly with a substantial increase in apartments.

DEVELOPMENT POTENTIAL

5.0 DEVELOPMENT POTENTIAL

This section provides a high level overview of the development potential in each centre. Detailed master planning of each precinct will provide detailed capacity analysis to inform appropriate future built form and dwelling yield in each centre and ensure there is sufficient capacity to meet Council's target of 50,000 dwellings by 2036. Below is an analysis of the key centres.

The distribution of this growth across the city is illustrated below:



TOTAL	50,000	Number of centres	
Bankstown City Centre	12,500	1	
Campsie Town Centre	5,600	1	
Local Centres	10,100	9	
Village Centres	9,100	12	
Small Village Centres	2,600	11	Total centres: 39,900 (80%)
Suburban Areas	10,100		Total suburban: 10,100 (20%)

Table 31 Housing growth distribution

5.1 Area analysis

5.1.1 Bankstown

Bankstown CBD has been identified by the Greater Sydney Commission as a strategic centre that will develop into a regionally significant centre underpinned by a health, academic, research and training precinct.

Bankstown CBD has been the focus of growth within the historical Bankstown LGA with 60% of the LGA's growth identified as occurring within the centres, the biggest of which is Bankstown.

The current planning controls permit high density residential development through a B4 Mixed Use zone. The Canterbury Bankstown Local Strategic Planning Statement (LSPS) proposes new housing opportunities along the Chapel Road spine, extending from Bankstown to Chullora Business Park. This housing will support the growing education and health role of Bankstown.

Analysis of the centre indicates significant capacity under the current planning controls south of the railway line, with several large lots in close proximity to the train station. There is a large number of sites owned by Council or government, including a number of car parking sites.

Significant housing growth in Bankstown will support its strategic centre and employment role.

5.1.2 Campsie

Campsie strategic centre is a civic, retail and local employment hub with capacity for centre-based housing set behind the dominant parapet line of the commercial precinct. Campsie is located on T3 rail line in the north east of Canterbury Bankstown LGA west of the Cooks River. Campsie train station is located at the heart of a traditional retail strip along Beamish Street. The retail strip along Beamish St is fine grain and has a strong local character. Immediately behind Beamish Street the built form is low density residential with some medium density development.

Analysis of the centre indicates significant lot fragmentation is a major constraint to development activity, however, this may have assisted in protecting the main street character of Beamish Street. Many of the lots that are zoned R4 High Density Residential are strata subdivided, making future redevelopment challenging.

Canterbury Bankstown Council has committed to undertake detailed master planning for Campsie to guide future development. A key focus of that masterplan will be to elevate the design quality of the precinct, to improve connectivity to Cooks River and riverfront open space and to support the centre's strategic and employment role.

5.1.3 Canterbury

Canterbury is located towards the eastern perimeter of Canterbury Bankstown LGA close to the boundary with Inner West Council. Canterbury is located on the T3 Bankstown train line. The town centre is zoned B2 and includes some examples of high density shop top housing to the west of the station. Canterbury town centre is intersected by Canterbury Road along which the town centre is located. Canterbury is located on the Cooks River with an opportunity for significant open space links to the River frontage.

The T3 Bankstown line is being upgraded ahead of the Sydenham to Bankstown Sydney Metro conversion. As such, Canterbury provides opportunity for renewal. Future master planning will include analysis of existing capacity and test appropriate levels of housing growth to support the centre's economic resilience and vitality.

5.1.4 Belmore

Belmore has a main shopping strip that runs along Burwood Road between Lakemba Street and Canterbury Road with the primary retail strip being located to the south of Belmore Railway Station. The zoning and density controls for Belmore primarily reflect the current build form. The shopping strip has a B2 Local Centre zone which also incorporates the Canterbury Bulldogs Club site which has significantly higher densities than the zoning of the remaining centre.

The prevailing permissible height of the centre is 18m stepping down to 11.5m as the zoning changes to R4. The blocks zoned R4 generally reflect the existing built form where walk up flats exist.

There are some shop top housing developments which have maximised the permissible heights and provided 6 storeys. These are scattered through-out the centre where land ownership was less fragmented. Surrounding the centre is R3 Medium Density whilst the predominant built form of these streets is detached single dwellings, which reinforces the need to revisit the distribution of the R2 and R3 residential zones as initially proposed to the Department of Planning, Industry and Environment by Council. Belmore includes passive and active open space as well as schools and other community facilities.

Strata units and small lots significantly limit development potential in close proximity to the station, however, several lots remain which appear likely to be suited to redevelopment by 2036. Future master planning will include analysis of existing capacity and test appropriate levels of housing growth to support the centre's economic resilience and vitality.

5.1.5 Punchbowl, Wiley Park, Lakemba stations precinct

Punchbowl, Wiley Park and Lakemba are centres located on the T3 rail line and planned Sydenham to Bankstown Metro. The walking catchments for each centre overlaps with that of the neighbouring centre. Consequently, the centres have been examined concurrently.

Lakemba commercial centre extends around its train station providing strip retail shopping facilities along Haldon Street. Wiley Park retail centre is positioned along the six lane major arterial road being King Georges Road which dissects the suburb. Wiley Park Girls High School and Lakemba Public School are located with the walking catchment of Wiley Park centre. The Punchbowl centres is based along the intersection section of Punchbowl Rd and The Boulevarde, dissected by the Railway Line.

Beyond the commercial shopping strips is low density residential with some older style medium density housing, typically three storey-walk up flats. Wiley Park has the highest concentration of medium density development. All centres have an adjoining area zoned R4 High Density Resident and R3 medium density residential.

The greatest potential for infill development is at Punchbowl, although there appear to be opportunities dispersed throughout the area due to constraints such as strata titled buildings. Future master planning will include analysis of existing capacity and test appropriate levels of housing growth to support the centre's economic resilience and vitality.

5.1.6 Yagoona

Yagoona commercial centre is located at the intersection of the train line and the Hume Highway. The centre includes traditional shopping strip with locally serving retail. The centre includes extensive parkland with open space lining the eastern side of the train line, O'Neill Park located towards the northern perimeter of the 800m walking catchment of the station and Graf Park sports field at the eastern perimeter. The walking catchment for Yagoona commercial centre overlaps with the walking catchment of Bankstown CBD signalling excellent access to the various infrastructure and services located in Bankstown CBD. Yagoona is a natural extension to the planned Chapel Road spine, providing opportunities for high to medium density development close to retail, offices and services in Bankstown CBD and jobs in Chullora Technology Park.

The analysis of development capacity under current planning controls suggests that the current planning controls will not provide sufficient capacity to accommodate future housing demand. As such, a reconsideration of planning controls in Yagoona will be required to support its renewal and economic resilience and vitality.

5.1.7 Other centres

A review of development potential on other local centres in the LGA has been undertaken and findings are summarised below.

Commercial centre	Potential	Development potential	Assumed built form	Suggested timeframe
Greenacre & Mount Lewis Precinct	Facilitating multi-unit dwelling options within a core area of the centre with a transition to lower density residential neighbourhood areas outside the centres.	Increased capacity to provide for renewal and vitality of this centre.	Low scale, high density development	To be implemented in Stage 1 based on existing work already completed by former Bankstown Council
Birrong – Chester Hill	Facilitating multi-unit dwelling options within a core area of the centre with a transition to lower density residential neighbourhood areas outside the centres, with a focus on improving the vitality of shopping centres by increasing the population.	Increased capacity to provide for renewal and vitality of these centre.	Low scale, high density development	Birrong implemented in Stage 1 based on existing work already completed by former Bankstown Council. Plans for growth in Chester Hill have been incorporated into the Bankstown LEP. It is recommended to be reviewed after 2026.
East Hill & Panania renewal of older centres	Opportunities for renewal and increased densities to provide increased densities close to mass transit and to also transition older populations from older housing stock into more appropriate housing that meets the needs of older households.	Increased capacity to provide for renewal and vitality of this centre.	Low scale, medium to high density development	To be implemented in Stage 1 based on existing work already completed by former Bankstown Council
Padstow & Revesby Stations Precinct	Potential to grow the two centres as lifestyle destinations. Facilitating shop top	Increased capacity to provide for renewal and vitality of this centre.	Low scale, high density development	To be implemented in Stage 1 based on already completed by

Commercial centre	Potential	Development potential	Assumed built form	Suggested timeframe
	housing and multi-unit dwelling options within a core area of the centre with a transition to lower density residential neighbourhood areas outside the centres, particularly away from the train line and towards the waterways.			former Bankstown Council

5.2 Demand and development potential

The development potential under the existing planning controls has been assessed to determine the ability of the LGA to deliver on the housing targets provided in Section 4.5. A detailed assessment of development potential has been undertaken for the key centres already identified for growth, as described above. For the other areas, development potential has been estimated based on lot size and permissible dwelling types, to give an estimate of dwelling capacity across the LGA.

Based on current capacity, planned infrastructure and institutional investment, market demand and projections and the proposed redistribution of growth around centres, some centres will require further planning to determine their suitability for higher density development and ensure there is sufficient capacity to meet Council's target of 50,000 dwellings by 2036.

Given Council's ambition for 80% of housing growth to be in centres, it is important that capacity is tested for each centre, and that capacity is provided within centres to stimulate centre-focused growth. Council cannot continue to rely on delivery of housing in suburban areas.

Since 2015, there has been a downward trend in the approval of dual occupancies across the city. This is due to a number of factors such as a large number of sites already being developed, market conditions and viability of some sites to be redeveloped due to the higher prices of land. This downward trend has been matched by increased proportions of other types of dwellings such as boarding houses.

This strategy acknowledges these trends and seeks to increase housing choice and availability across the city, particularly focusing on centre-based, high density housing and medium density housing forms around centres. This also requires ensuring that these housing options are attractive, sustainable and affordable.

Council's dwelling target of 50,000 additional dwellings by 2036 will require increased housing delivery when compared to historic delivery trends. In the decade to 2016, 11,000 dwellings were delivered across the city. However, it is anticipated that the following factors will support this increased housing delivery:

- Population growth, with a forecast population of 500,000 by 2036
- Increased attractiveness of centre-based high density living, with the introduction of greater design and sustainability quality in development
- Enhanced connectivity to and from other parts of Greater Sydney through the delivery of Sydney Metro along the Sydenham to Bankstown Corridor
- Committed investments in university education, with a planned city centre university campus in Bankstown
- A NSW Government commitment for a \$1.3 billion investment in Bankstown Hospital

- Growth and development of Bankstown Airport which will provide an increase in local, specialised employment opportunities
- Council's ongoing investment in local services and infrastructure, including but not limited to recent and planned investment in libraries, aquatic and leisure centres, open spaces and major events.

PRIORITIES

6.0 HOUSING DELIVERY FRAMEWORK

The previous analysis has identified a need to:

- Plan for around 50,000 additional dwellings in the Canterbury Bankstown LGA by 2036
- Provide an increasing proportion of smaller, more affordable dwellings to meet the changing needs of households
- Focus housing growth in centres to support their economic resilience and vitality
- Deliver affordable housing suited to very low, low and moderate income households and key workers
- Locate housing areas that have minimal environmental constraints and access to social infrastructure and mass transit
- Acknowledge and respond to the community's values which typically seek to preserve local character and ensure important element of the natural and built environment are preserved for current and future generations

This section assesses the ability of the LGA to meet future housing requirements. Its focus is on evaluation option to deliver

- Housing in the right locations
- The right mix of housing types.

It considers the capacity for additional housing, under current planning controls. It also considers how the housing stock needs to change in order to meet the future housing needs of the LGA.

6.1 Dwelling type

6.1.1 Providing housing for all stages of life and all household types

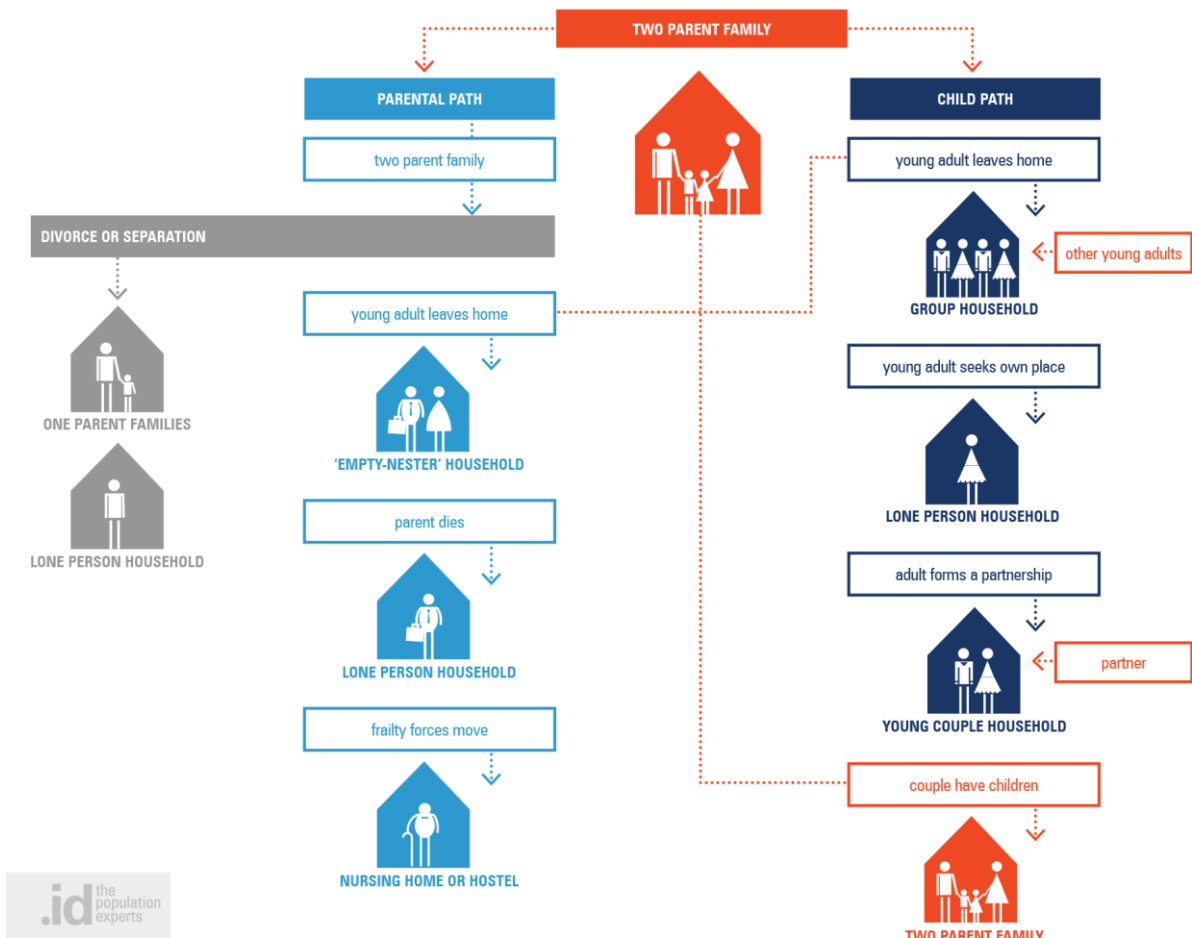
Stages in the family life cycle have traditionally been linked with the housing choice. Household housing needs are largely defined by the life cycle stages individuals and families. The traditional lifecycle stages are:

- Stage 1: The life cycle begins by the first move from the parental home - a time when two partners in a relationship decide to move into a (often rented) dwelling which is often a small self-contained apartment, and the occupants are saving to purchase a home. Renting the dwelling is often thought of as a transitory period, with ownership as the long term goal.
- Stage 2: The arrival of children which corresponds with the need for larger living and sleeping areas, in the form of a separate dwelling. The family dwelling is often purchased with a mortgage, with the intention to become an owner occupier.
- Stage 3: As the family grows, more space is required and alterations to the family home are made or upgrading or relocation is the next housing choice. Children are now teenagers or young adults and may be seeking a place of their own although more commonly, young adults are staying in the family home longer to save for their own housing choice.
- Stage 4 the departure of children from the family home (who will begin their housing life cycle at stage one) results in parents downsizing their housing choice, seeking a smaller dwelling.

Overtime, the traditional life cycle stages have become more complex. Declining proportions of households that are couples with children has been countered with increasing proportions of lone person households, couples and single parents. The ageing of the population is increasing demand from smaller dwellings requiring less maintenance. While increasing cultural diversity is increasing demand, in some locations, for dwellings that can accommodate extended families. Higher rates of family breakup have impacted on housing demand with some seeking flexible housing options that can accommodate family at times and single person or couple at other

times. In the Canterbury Bankstown LGA, the large number of multicultural population has contributed to living arrangement that support extended family households. Increasing housing prices and ongoing increases in tertiary education participations and keeping young adults in the family home for longer. The implications of lifecycle stage and housing choice are indicated in the figure below. It demonstrates that the LGA requires a diversity of housing types to cater for the varied and complex mix of household stages.

Figure 47: Lifecycle and housing choice



Source: .Id, 2016

6.1.2 Housing typology

The complex demands of varying household types at various life cycles stages requires a diverse range of housing types and sizes to be provided in the LGA. Increased housing diversity will allow households to remain in their local area, near family and friends, as they progress through the lifecycle stages.

Table 32 presents a generalised typology of dwelling types suited to each of the life stages above.

Table 32: Housing typology by lifecycle stage

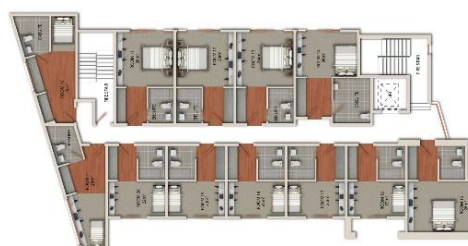
Lifecycle stage:	Housing determinants:
<div>Lone persons and couples<ul style="list-style-type: none">• Singles• Young couples• Empty nesters• Single parents• Widows</div> <div></div>	<div><i>Projected demand: An additional 13,359 households by 2036</i></div> <div>Preferred location: Close to amenities, shops, services, entertainment and leisure opportunities.</div> <div>Dwelling type: Smaller more affordable dwelling types; may prefer central location over larger dwelling</div> <div>Dwelling size: 1-2 bedrooms</div>
<div>Families with children<ul style="list-style-type: none">• Two parent families• Extended/multi-generational families• ATSI families/households</div> <div></div>	<div><i>Projected demand: Additional 22,880 households by 2036</i></div> <div>Preferred location: Traditionally quiet suburban locations; Increasing numbers of families in apartments; multi-generational families within apartment buildings. Access to parks and active locations</div> <div>Dwelling Type: Detached and semi-detached dwellings with outdoor area; Increasing numbers in apartment buildings.</div> <div>Dwelling Size: 2-6 bedrooms.</div>
<div>Older people<ul style="list-style-type: none">• Older retirees• Aging couples and singles• Frail aged</div> <div></div>	<div><i>Projected demand: An additional 30,000 people aged 65+ by 2036</i></div> <div>Preferred location: Age in place. Easy access to amenities, public transport, shops, medical services, family and friends, green spaces and places to sit and chat.</div> <div>Preferred dwelling type: Smaller dwelling or purpose built and operated facilities.</div> <div>Dwelling size: 2-4 bedrooms</div>

Lifecycle stage:

Housing determinants:

Key workers/young professionals:

- Young singles
- Stable employment
- Low to moderate incomes



Demand: 12,298 key workers in 2016 and growing

Location: Good access to work, convenience retail and services

Dwelling type: Low cost rental accommodation, community housing

Dwelling size: Commonly studio or one bedroom; dependant on size of household.

Very low and low income households:

- Singles and couples
- Families
- People with a mental illness
- Long term unemployed
- New migrants

Demand: 15,441 households that were renters experiencing rental stress in 2016

Location: Near support services, support network, schools (potentially) and public transport

Dwelling Type: Dependant on household size

Dwelling Size: Dependant on household size

Tertiary students:

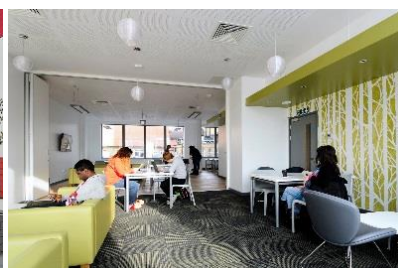
- Includes local and overseas students

Demand: Western Sydney University's (WSU) city campus in the Bankstown CBD will bring 7,000-10,000 students

Location: Close to transport, amenities, shops, services

Dwelling Type: Low cost rental accommodation; purpose built accommodation

Dwelling Size: studio or one bedroom often with shared cooking and living spaces



Housing for people with a disability

Demand: In 2016, 23,119 people in the LGA report a need for core activity assistance

Location: Close to amenities, shops, services

Dwelling Type: accessible dwelling to support independent and supported living

Dwelling Size: Dependant on household size



In addition to the above, there are some in the community with specific needs which can require tailored solutions and innovative approaches to meeting housing needs, which are outlined below.

Co-housing

Co-operative living is a community of private homes clustered around shared space. Each attached or single family home has traditional amenities, including a private kitchen. Shared spaces typically feature a common house, which may include a large kitchen and dining area, laundry, and recreational spaces. Shared outdoor space may include parking, walkways, open space, and gardens. Neighbours also typically share resources like tools and lawn mowers. Homeowners are attracted to co-housing because the sharing of communal spaces and facilities reduces their environmental impact and household bills.

Co-housing residents own their own property and have input into its development. The design generally encourages both individual space through private homes, along with social contact through common facilities. Other benefits from co-operative living include increased housing choice at different stages of life, security of tenure, reduced living costs and self-management. It also provides the opportunity for innovative design focusing on vibrant communities, environmental sustainability and the productive use of shared spaces. A common co-housing model includes studio bedrooms with shared living spaces. This approach to providing affordable housing could be encouraged in Canterbury Bankstown LGA.

High density housing for families with children

As densities increase there will be an increasing number of families living in higher density accommodation. Ensuring that high density housing is appropriate for families can be challenging. The City of Toronto has researched how communities with predominantly high density multi-unit buildings could better accommodate the needs of households with children and youth. Draft guidelines were developed that highlighted the importance of integrated community facilities and amenities close to high rise developments, along with a need for a comfortable and safe public realm. The guidelines emphasise the benefits of co-location of community facilities such as childcare facilities in new developments. At the building scale, the guidelines seek to improve community within new developments by increasing the number of larger units, encouraging the design of functional and flexible amenity space and common space that supports resident interaction and lingering. Provision of a critical mass of larger units in lower portions of the building create a sense of community for families with children and direct access to outdoor child-friendly amenity. At the unit scale, the guidelines focus on size and functionality, recommending minimum areas for each element to ensure that a unit provides the space for the social functions of family life.

Given the growing number of family households in Canterbury Bankstown, planning controls should take into consideration the need for genuine family high-density living and provide direction on unit mix.

Accessible and adaptable housing

The supply of accessible and adaptable housing is becoming more important. With an ageing population and approximately 20 per cent of the Australian population having a disability, the need for universally designed, accessible and adaptable housing in the city is expected to grow. Accessible and adaptable housing enables

people with a disability and older people to live with independence and dignity, and age in place. Housing that is universally designed is more versatile and can better meet the changing needs of occupants, including families, over their lifetimes. Canterbury Bankstown Council could require larger-scale residential developments to incorporate adaptable dwellings and satisfy the NSW Apartment Design Guide benchmark universal design feature.

Council has released a Liveable Housing Discussion Paper to begin the conversation with the community on their expectations for accessible and adaptable housing, and is consideration options about how best to proceed.

Housing for Aboriginal and Torres Strait Islanders

The LGA has around 570 people of Aboriginal and Torres Strait Islanders backgrounds and this population is growing. Aboriginal Housing Office provides 471 dwellings in South Western Sydney. To meet the needs of First Nations communities, housing needs to be culturally appropriate and designed to meet the specific needs of Aboriginal households. Involving Aboriginal people and organisations in the planning for housing can lead to better housing outcomes for this group.

Build-to-rent

Build-to-rent residential is an emerging asset class in Australia. The development type generally reflects a typical residential flat building but is designed and built specifically to be rented out over the long-term by institutional or private owners. These may include Australia's \$2 trillion superannuation industry, community housing providers (as owners or head lessors), and others. While unlikely to result in an 'affordable' housing type, build-to-rent residential may offer a range of benefits to the long-term renter. While maintaining lease flexibility, it is more secure for the long-term renter who is not subject to the immediate needs of individual investors. There is also incentive for a better-designed and more durable product when it is intended for long term renting. As build-to-rent residential expands and matures, other advantages may emerge as they have in other countries. For example, large institutional providers can offer flexibility within their portfolio across the lifecycle needs of a tenant. Build-to-rent residential still faces a number of challenges in Australia, among them taxation barriers and time limitations to rental leases. There is potential for this product to add to the city's rental stock should these issues be addressed by the NSW Government.

This housing typology does not require a policy response by Council at this point in time.

6.2 Urban form and housing

A centre based approach to housing delivery is proposed. Locating new housing in centres will:

- Support local businesses and the economic resilience and vitality of centres – by increasing the population in the local retail catchment
- Minimise the need for car travel and ensure parking rates reflect the relative accessibility of each centre – reducing traffic congestion and environmental impacts of car travel
- Maximise resident's access - to jobs, services, shops, recreation and leisure activities
- Make efficient use of existing infrastructure – minimising the need for construction of new services and facilities
- Generate active centres - interesting and vibrant centres that people enjoy visiting and spending time in
- Providing housing that supports centre functions, particularly for the strategic centres and Bankstown Health and Education Precinct

Centres that are best suited to accommodating additional dwellings have been assessed having regard for:

- The capacity analysis outlined above (section 5)
- Detailed investigations into transport, infrastructure and open space
- Previous consultation with the community

- The role and function of the centre – with larger centres being better able to meet the needs of a growing population.

6.2.1 Achieving housing growth in centres

A centres hierarchy, based on commercial activity and size of the centre, is provided below. This hierarchy is consistent with the LSPS.

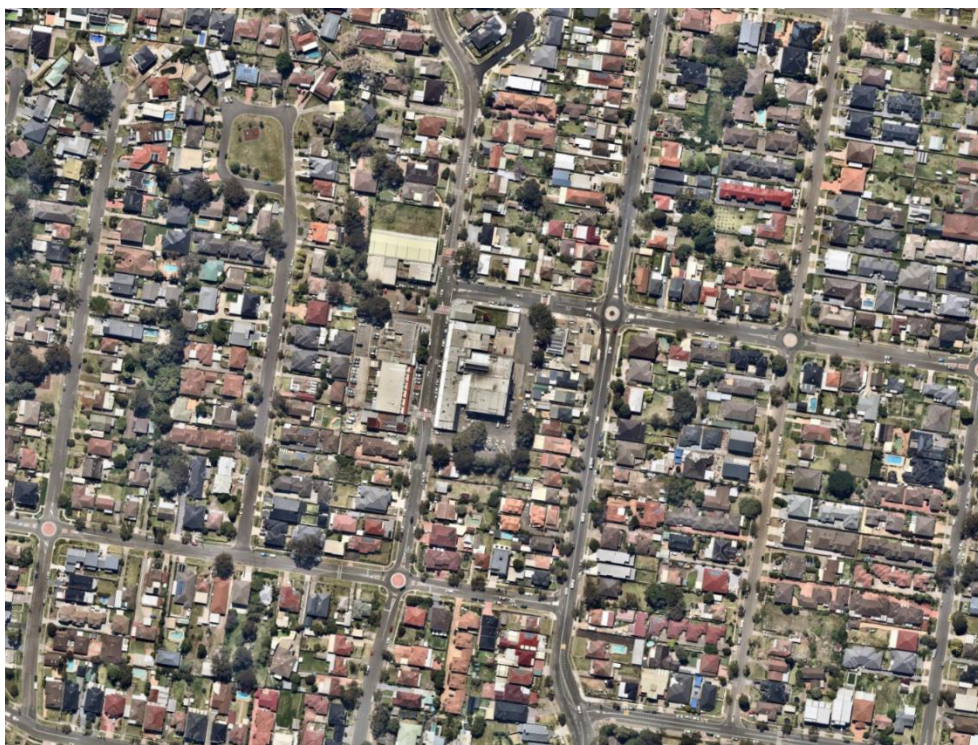
Outside these centres, housing growth will continue, consistent with current trends. This approach recognises that suburban locations are important to the overall low scale character of Canterbury-Bankstown. Housing growth in centres will add to the choice, variety and affordability of housing and support the higher proportion of apartment sales and anticipated decline in the proportion of detached dwellings.

Table 33: Centres identified for housing growth

Hierarchy	center
City Centre	Bankstown
Town Centre	Campsie
Local Centre	Canterbury, Belmore, Lakemba, Padstow, Revesby, Chester Hill, Greenacre, Yagoona, Earlwood
Village Centre	Punchbowl, Wiley Park, Canterbury Road-Hurlstone Park, Canterbury Road-Campsie, Canterbury Road-Belmore, Canterbury Road-Lakemba, Canterbury Road-Punchbowl, Narwee, Clemton Park, Yagoona-Hume Highway/Rookwood Road
Small Village Centre	Bass Hill, Regents Park, Georges Hall, Condell Park, Hurlstone Park, Birrong, East Hills, Belfield, Croydon Park, Sefton, Panania

6.2.2 Small village centres

Urban villages are Bass Hill, Regents Park, Georges Hall, Condell Park, Hurlstone Park, Birrong, East Hills, Belfield, Croydon Park, Sefton, Panania. They have a village shopping centre that provides convenience shopping and a focus for village activities. Housing in the surrounds is typically low density detached dwelling. This section provides an overview of current built form and planning controls and considerations for future planning.



Small village centre surrounded by low density housing and small scale infill development.

Condell Park

Target life stages:

- Couples with children
- Extended families
- Aging in place
- Couples

Housing types

- Dual occupancies
- Secondary dwellings
- Aged housing adjacent to centre
- Detached dwellings

Typical planning controls

Potential zones	Permissible housing types	Max. building height	Floor space Ratio
B2 Local centre	Shop top housing	Built form controls will be subject of place based planning.	
R2 Low Density Residential	Detached dwellings Dual occupancy Secondary dwelling	9 m	0.5:1



6.2.3 Village centre

The neighbourhood centres are Punchbowl, Wiley Park, Canterbury Road-Hurlstone Park, Canterbury Road-Campsie, Canterbury Road-Belmore, Canterbury Road-Lakemba, Canterbury Road-Punchbowl, Narwee, Clemton Park, Yagoona-Hume Highway/Rookwood Road. They offer a range of retail service anchored by a supermarket and fresh food retailing. A limited range of community facilities and services may also be available.



Chester Hill

A village centre with accessible public transport may attract medium density residential close to the centre, with low density housing remaining beyond this.

Medium density housing will provide increased housing options for older people looking to down-size and households with lower disposable incomes, such as singles and young couples.

Target life stages:

- Families
- Extended families
- Older people aging in place
- Couples

Housing types:

- Low rise medium density housing adjacent to centre
- Dual occupancies
- Secondary dwellings
- Aged housing adjacent to centre
- Detached dwellings

Typical planning controls

Potential zones	Permissible housing types	Max. Building Height	Floor space Ratio
B2 Local centre	Shop top housing	Built form controls will be subject of place based planning.	
R3 Medium Density Residential	Attached dwellings Multi dwelling housing Seniors housing Boarding houses	Built form controls will be subject of place based planning.	
R2 Low Density Residential	Detached dwellings Dual occupancy Secondary dwelling	9 m	0.5:1



6.2.4 Local centres

The town centres are Canterbury, Belmore, Earlwood, Lakemba, Padstow, Revesby, Chester Hill, Greenacre, Yagoona. Most of these centres have access to mass transit and have a commercial centre that offer convenience retail plus a range of services.

Belmore



A local centre with mass transit provides excellent access to jobs and services.

Locating more housing in local centres is efficient. It can provide a high quality of liveability and increase housing options.

Housing growth must respect and protect local low scale character. It must also be matched with public domain improvements and infrastructure delivery.

Target life stages:

- Couples with children
- Extended families
- Aging in place
- Couples

Housing types

- Low rise medium density housing adjacent to centre
- Dual occupancies
- Secondary dwellings
- Aged housing adjacent to centre
- Detached dwellings

Typical planning controls

Potential zones	Permissible housing types	Max. Building Height	Floor space Ratio
B2 Local centre	Shop top housing	Built form controls will be subject of place based planning.	
R3 Medium Density Residential	Attached dwellings Multi dwelling housing Seniors housing Boarding houses	Built form controls will be subject of place based planning.	
R2 Low Density Residential	Detached dwellings Dual occupancy Secondary dwelling	9m	0.5:1



6.2.5 Campsie Lifestyle precinct

Campsie strategic centre is a civic, retail and local employment hub with significant capacity for centre-based housing set behind the dominant parapet line of the commercial precinct. The new metro station will encourage more people to live within this centre and to support its emergence as a significant lifestyle precinct.



Campsie is a highly accessible strategic centre offering excellent access to jobs and services. Its character is its defining feature.

A truly mixed use centre will offer a diversity of housing choice with access to recreation, leisure and entertainment. Housing growth will support increased local spending and activation.

Built form controls will be determined through place based planning with community input.

Target life stages:

- Couples with children
- Extended families
- Couples
- Singles
- Group homes

Housing types

- Medium Rise housing in and adjacent to centre
- Shop top housing
- Student housing
- Key worker housing

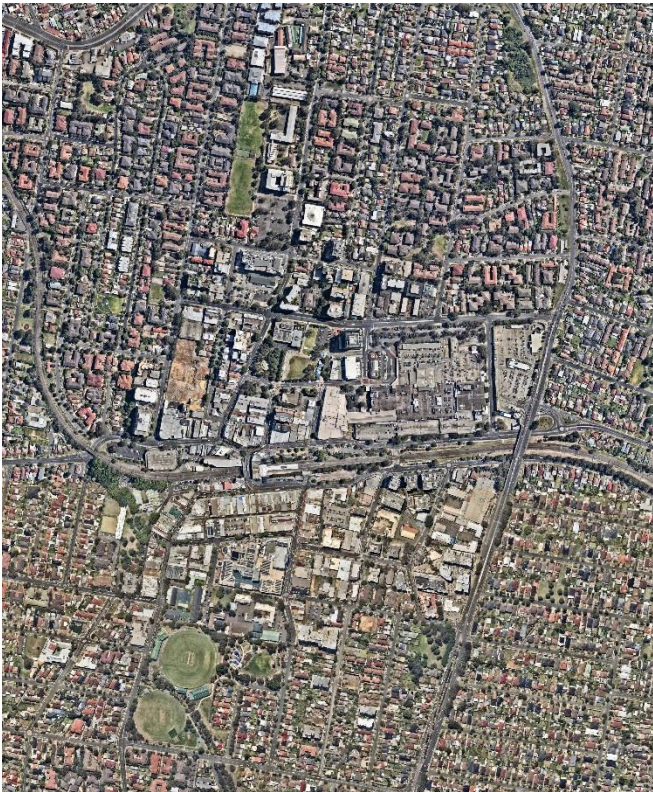
Typical planning controls

Potential zones	Permissible housing types	Max. Building Height	Floor space Ratio
B2 Local centre	Shop top housing	Built form controls will be subject of place based planning.	
R4 High density housing	Residential flat buildings	Built form controls will be subject of place based planning.	



6.2.6 Bankstown CBD

Bankstown CBD is the heart of the LGA with planned infrastructure, expanding employment and cultural activity and new open space and public domain. High density housing will leverage off the improved mass transit connections of the Sydenham to Bankstown metro as well as to support the intended growth of this CBD.



Bankstown is an emerging CBD, highly accessible strategic centre and Health-Education Precinct. Its role as the central location for business and administration is its defining feature.

High rise housing will contribute to meeting the need for additional housing in the LGA, allowing other centres to retain their character. Housing growth will support increased business activity and a lively night time economy.

A mix of apartment sizes will be delivered to cater for singles, couples, families older people and people with a disability.

Target life stages:

- Couples with children
- Extended families
- Empty nesters
- Older people
- Couples and singles

Housing types

- High rise apartments
- Student housing
- Key worker housing

■ Students

Potential zones	Permissible housing types	Max. Building Height	Floor space Ratio
B4 Mixed use	Shop top housing	Built form controls will be subject of place based planning.	
R4 High Density Residential	Residential flat buildings	Built form controls will be subject of place based planning.	



6.3 Delivery approach

A place based approach to housing delivery has the following key elements.

Figure 48: Place based planning approaches



6.3.1 Design quality

Poor quality housing has been associated with various negative health outcomes, including chronic disease and poor mental health. Delivering high quality housing improves mental health, encourages healthy lifestyles and promotes community wellbeing. Housing quality refers to the physical condition of a person's home as well as the quality of the social and physical environment in which the home is located.

Opportunities to improving the quality of housing in the Canterbury Bankstown LGA extend beyond dwelling design to include the delivery of pleasant and leafy neighbourhoods that are designed for liveability and function as well as visual appeal and identity. Quality residential developments are liveable and functional by incorporating:

- Connections to open space, pedestrian and cycle paths, local centres and public transport
- Universal design features to support people of all abilities, such as those referenced in the Liveable Housing Design Guidelines
- Centrally located communal outdoor areas with shade structures that can accommodate a variety of uses
- Well-proportioned private outdoor areas that seamlessly connect to indoor living spaces
- Shared services such as car share spaces, a bench seat at the letter box or exercise and play equipment that encourage community interactions
- Building entrances that provide shelter from weather elements and are easily accessible from the street
- Driveways and parking areas are designed as low-speed communal spaces that consider the needs of pedestrians and children
- Easily accessible, secure and undercover bicycle storage areas
- Adaptable internal layouts to allow for flexibility and to meet changing household needs.

Implementing place-based planning in locations that are identified for housing growth, will allow neighbourhoods to incorporate the above elements.

6.3.2 Visual appeal and identity

Well-designed housing positively contributes and interacts with its natural surroundings and the unique identity of the neighbourhood it is embedded in. Quality residential developments are visually appealing and contribute to the identity of the area by incorporating:

- Building form variation, roofscape treatments and detailing that reflects and respects the neighbourhood
- Façade materials, colours and detailing that creates visual depth and interest
- Building entries that are easy to identify and address the street
- Building components that are well-organised and contribute to a visually appealing and coherent architectural form
- Balconies and generous windows that overlook and support a visual relationship between dwellings and the street
- Car parking and driveway areas that are screened behind the building line, complement the building presentation and are recessive
- Refuse and recycling storage areas, pump stations and substations in basements or screened from view and do not detract from the streetscape.

Implementing design quality provisions in the local planning controls can assist in delivering residential developments that are interesting and make a positive contribution to the character of the neighbourhood and LGA. This is considered further in section 7.

6.4 Affordable rental housing

Affordable housing is housing that is appropriate for the needs of a range of very low to moderate income households and priced so that these households are also able to meet other basic living costs such as food, clothing, transport, medical care and education. As a rule of thumb, housing is usually considered affordable if it costs less than 30% of gross household income.¹³ In this context, affordable housing refers to housing that has been developed with some assistance from the NSW and/or Commonwealth Governments, including through planning incentives. Although affordable housing is sometimes available for purchase, it is most commonly available for rent.

Affordable rental housing may be owned by private developers or investors, local governments, charitable organisations or community housing providers. It is usually managed by not for profit community housing providers, and sometimes by private organisations. Affordable housing in NSW has been developed in a range of ways and funded through a mix of sources including government (local/state/Commonwealth) grant or land contributions, planning incentives, philanthropic sources, community housing provider equity contributions and from finance secured against assets owned by community housing providers.

A separate Affordable Housing Strategy, supported by a background paper, has been prepared concurrently to this housing strategy.

¹³ <https://www.facs.nsw.gov.au/providers/housing/affordable/about>

6.5 Recommended revisions to planning controls

6.5.1 Overview

The table below indicates recommended changes to local environmental plan provisions to achieve the housing form outlines above.

Table 34 Planning implications for LEP for each zone

Zone	Purpose of the zone	Current application of the zone	Recommended change	Implication/rationale	Proposed permissible uses
R2 Low Density Residential	<ul style="list-style-type: none"> To provide for low scale residential development maintaining the traditional suburban built form of single dwelling houses. To provide the opportunity for infill housing within the existing subdivision pattern. To support low density housing with appropriate housing diversity. 	<ul style="list-style-type: none"> Predominantly detached dwelling house accommodation for the community. Availability of low rise medium density – dual occupancies, secondary dwellings and semi-detached dwellings to provide housing choice. Low density around environmentally sensitive areas Locations that are not adjacent to mass transit and employment/service centres <p>Canterbury LEP:</p> <ul style="list-style-type: none"> Dual occupancies Semi-detached dwellings <p>Bankstown LEP:</p> <ul style="list-style-type: none"> Dual occupancies Secondary dwellings Semi-detached dwellings Seniors housing 	<ul style="list-style-type: none"> Identify areas that function more like a R2 zone but have a R3 zoning (under Canterbury LEP) and analyse the future purpose of these localities and potential for rezoning to R2. This is discussed further in Section 6.5.2. Align the permitted land uses between the two LEPs so that there is consistency between development types. This will include adding secondary dwellings and seniors housing to the lots zoned R2. Undertake an urgent review of dual occupancies, taking into consideration: <ul style="list-style-type: none"> The suitability of dual occupancies in narrow residential streets and special character areas. The consolidation and harmonisation of the built form planning controls to 	<ul style="list-style-type: none"> The rationale for restricting low rise medium density development within the R2 zone has been developed through Planning Proposal PP_2018_CBANK_005. Realigning the application of the R2/R3 zone between Canterbury LEP and Bankstown LEP will provide clarity around function, role and appropriate densities. Low densities should not be adjacent to areas with the capability of servicing large populations. Testing the location and design merit of dual occupancies is urgently required to reduce the impact in the suburban neighbourhoods. This review will demonstrate that Canterbury Bankstown can continue to efficiently deliver medium density housing and Council should be 	<p>Future R2 (in addition to mandated)</p> <ul style="list-style-type: none"> Dual occupancies Secondary dwellings Semi-detached dwellings Seniors housing. <p>Suggested density controls baseline</p> <ul style="list-style-type: none"> 0.5:1 8.5-9m

Zone	Purpose of the zone	Current application of the zone	Recommended change	Implication/rationale	Proposed permissible uses
			maximise liveability and provide positive built form outcomes.	given the opportunity to be exempt from the Medium Density Housing Code.	
R3 Medium Density Residential	<ul style="list-style-type: none"> To provide for medium scale residential allowing for lot amalgamation and infill consolidation within suburban localities. To provide densities which allow transition between higher density and low density zoned areas. To provide the opportunity for infill housing within the existing subdivision pattern. To provide housing choice including medium density typologies. 	<ul style="list-style-type: none"> Transition areas between local centres/higher residential and commercial densities to lower density residential Locations that are close to mass transit and/or employment/service centres Locations where a greater mix of housing typologies will support the community A broad application of the zone to encourage more affordable housing typologies in accessible locations. <p>Canterbury LEP permits:</p> <ul style="list-style-type: none"> Attached dwellings Dual occupancies Multi dwelling housing Semi-detached dwellings Seniors housing Boarding houses <p>Bankstown LEP permits:</p> <ul style="list-style-type: none"> Attached dwellings Multi dwelling housing Secondary dwellings Seniors housing 	<ul style="list-style-type: none"> Areas close to mass transit where in the medium to long term low density could transition to medium density to support population growth in well serviced locations. Ensure the densities in R3 zoned areas effectively facilitate the permissible uses within the LEP Land Use Table consistent with the zone objectives. Lots that are bounded by R4 could be up zoned to R4 to enable higher densities consistent with their surrounding context. Site analysis is required to determine suitability (e.g. built form, bulk and scale and infrastructure availability). Permit dual occupancy development to maximise the range of medium density housing typologies within the R3 zone. 	<ul style="list-style-type: none"> Within the Canterbury LEP the R3 zone is applied with density controls that are more aligned to an R2 zoning. This means that there is insufficient capacity built into the controls to facilitate some of the permitted development within the zone. For locations close to mass transit and/or employment/service centres the density controls should be increased to facilitate medium density development. For locations that are further from mass transit and employment/service centres then it may be appropriate to change the zone to R2 to align to the existing density controls and to be consistent in zone application across the two LEPs. 	<p>Future R3 (in addition to mandated)</p> <ul style="list-style-type: none"> Attached dwellings Dual occupancies Multi dwelling housing Secondary dwellings Semi-detached dwellings Seniors housing <p>Each R3 zone precinct should be subject of a precinct-specific analysis to determine future planning controls.</p>

Zone	Purpose of the zone	Current application of the zone	Recommended change	Implication/rationale	Proposed permissible uses
		<ul style="list-style-type: none"> Boarding houses 		<ul style="list-style-type: none"> Dual occupancy development allows for lower-intensity medium density development where terrace housing or other larger medium density housing forms may not be achievable due to lot size constraints. This will allow for detached dwellings to convert to a range of medium density uses anticipated in the zone. 	
R4 High Density Residential	<ul style="list-style-type: none"> To provide for high scale residential encouraging lot amalgamation and urban renewal in well serviced locations. To provide densities which maximise housing in locations close to mass transit, jobs, services and facilities. To provide a range of housing typologies to improve supply and affordability. To provide a transition between the densities provided in the Local Centres and lower residential zoned land. 	<ul style="list-style-type: none"> Adjacent to centres zoned B2 and B4 to maximise housing adjacent to mass transit, jobs, services and facilities. Zone lots to encourage land consolidation and renewal. Localities renewing to the highest density. <p>Canterbury LEP permits:</p> <ul style="list-style-type: none"> Attached dwellings Dual occupancies Dwelling houses Multi dwelling housing Semi-detached dwellings Hostels <p>Bankstown LEP permits:</p> <ul style="list-style-type: none"> Attached dwellings Dwelling houses 	<ul style="list-style-type: none"> Remove dual occupancies and secondary dwellings from permitted uses in the Land Use Table (note that secondary dwellings will be permitted via the ARH SEPP). Apply the R4 zone to lots where high density uses are appropriate in the local context, achievable within landholdings and encircling higher densities (within R4, B2 or B4) in well serviced locations. Localities with an overlapping walking catchment to mass transit should have a high density zoning. 	<ul style="list-style-type: none"> Infill residential within the existing subdivision pattern including dual occupancies and secondary dwellings extend the lifespan of housing stock without appreciable increases in density. This reduces the opportunities for renewal in the High density zone. Under the Canterbury LEP there is a patchwork application of zoning which has isolated R3 sites within a broader R4 application. This could result in perverse urban design outcomes. 	<p>Future R4 (in addition to mandated)</p> <ul style="list-style-type: none"> Seniors Housing (based on vertical village typology) The specific density controls will be subject to place-based planning outcomes to determine the most suitable density outcome.

Zone	Purpose of the zone	Current application of the zone	Recommended change	Implication/rationale	Proposed permissible uses
		<ul style="list-style-type: none"> Multi dwelling housing Secondary dwellings Seniors housing 	<ul style="list-style-type: none"> Remove the permissibility of hostels in the R4 zone to align the Canterbury and Bankstown controls. It is noted that boarding houses remain permitted. 	<ul style="list-style-type: none"> Along the Sydenham to Bankstown Metro line there are a number of stations that are located within close proximity with overlapping 800m radius walking catchment. Zoning within these overlapping catchments should be zoned with a density that maximises housing growth. 	
R1 General Residential (optional)	<ul style="list-style-type: none"> To provide a broad range of housing options for areas that are well serviced by mass transit, services and facilities and have existing diversity of housing typologies. To provide a zone that will signal to the market that future growth is forecast in the longer term. 	<ul style="list-style-type: none"> Currently not applied in Canterbury or Bankstown LEPs. Council to consider whether to apply the zone. Significant investigation is required to determine the suitability of this zone. 	<ul style="list-style-type: none"> Locations that are well serviced by mass transit, jobs, services and facilities but are under transition could be suited to a R1 general zoning. Emerging growth areas that respond to provision of new infrastructure including mass transit. 	<ul style="list-style-type: none"> Options to signal to the market that the area is emerging as a future growth area. As the area comes online density controls can be lifted to encourage growth. This approach will reduce the need for piecemeal/speculative spot rezonings, providing a structure plan that aligns to the future vision for the area. Provides impetus for infrastructure planning and renewal of underutilised land (e.g. Chullora into a high tech centre). Enables a mix of housing typologies which can be 	<ul style="list-style-type: none"> Rely on the mandated uses.

Zone	Purpose of the zone	Current application of the zone	Recommended change	Implication/rationale	Proposed permissible uses
				supported in locations that are undergoing longer term transition where houses and residential flat buildings are all feasible.	
B1 Neighbourhood Centre	<ul style="list-style-type: none"> To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood. To enable shop-top housing that is well-integrated with the primary business function of the zone. To enable Seniors Housing that is located close to retail, business and community uses. 	<ul style="list-style-type: none"> Least intensive business zoning Small-scale shops that accommodate minimal housing. <p>Canterbury LEP permits:</p> <ul style="list-style-type: none"> Shop top housing <p>Bankstown LEP permits:</p> <ul style="list-style-type: none"> Shop top housing Seniors housing Residential flat buildings 	<ul style="list-style-type: none"> Confirm the zoning of centres between B1 and B2 based on the Centres Study to ensure the correct density. Some centres don't appear to be operating as zoned for neighbourhood centre. Consider changing B1 to R4 or R1 where the commercial activity is incidental and not predominant within the locality. The commercial activity could be accommodated within a residential zone where a broader ranging of housing typologies could be provided. Permit residential uses only where ground floor uses are non-residential (e.g. neighbourhood shop, medical centre or similar) 	<ul style="list-style-type: none"> The application of the B1 Neighbourhood Centre zone is inconsistent across the two LEPs. Some smaller localities are encircled by high density residential whereas others are located within low density residential. There should be a review of the established hierarchy of these smaller centres. Some smaller centres could be rezoned to R4 or R1 where shop top housing is a mandated use. Shops could be accommodated where not already (R4 in Bankstown LEP permits some retail uses). Consider opportunities to up zone to B2 to support centres that could accommodate growth in the longer term. 	<p>Future B1 (in addition to mandated)</p> <ul style="list-style-type: none"> Shop top housing Seniors housing Residential Flat Building (where combined with non-residential ground floor use) <p>Suggested density controls</p> <ul style="list-style-type: none"> Based on urban design analysis and master planning process.
B2 Local Centre	<ul style="list-style-type: none"> To provide a range of retail, business, entertainment and 	<ul style="list-style-type: none"> Medium intensity business uses. 	<ul style="list-style-type: none"> Include residential flat building as a permitted use across the LGA (not 	<ul style="list-style-type: none"> Enabling residential accommodation increases the density of centres and 	<p>Future B2 (in addition to mandated)</p> <ul style="list-style-type: none"> Shop top housing

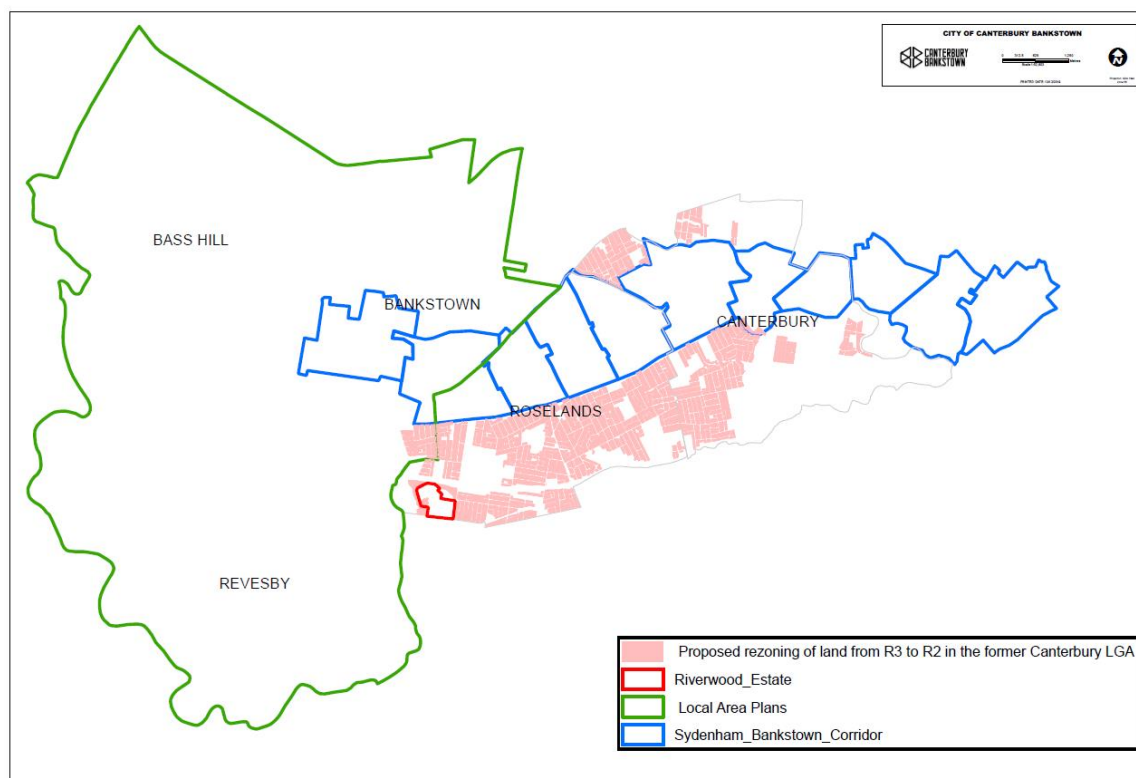
Zone	Purpose of the zone	Current application of the zone	Recommended change	Implication/rationale	Proposed permissible uses
	<p>community uses that serve the needs of people who live in, work in and visit the local area.</p> <ul style="list-style-type: none"> To encourage employment opportunities in accessible locations. To maximise public transport patronage and encourage walking and cycling. To provide more homes closer to jobs. To enable Seniors Housing that is located close to retail, business and community uses. 	<ul style="list-style-type: none"> Provide for residential accommodation secondary to commercial uses where commercial uses are provided on the ground floor. <p>Canterbury LEP permits:</p> <ul style="list-style-type: none"> Shop top housing <p>Bankstown LEP permits:</p> <ul style="list-style-type: none"> Shop top housing Seniors housing Residential flat buildings 	<p>currently permitted under Canterbury LEP).</p> <ul style="list-style-type: none"> Permit residential accommodation and apply the provisions within Bankstown LEP cl 6.7 Special provisions applying to business premises where ground floor uses for residential development must be business premises and the consent authority must be satisfied the development is mixed use. Permit Seniors Housing across the LGA (currently not permitted use within the Canterbury LEP). 	<p>the walkable catchment surrounding centres, making potential business uses more viable.</p> <ul style="list-style-type: none"> Nevertheless, the primary purpose of the local centre is business premises. Therefore a clause ensuring ground floor commercial uses is needed. Centres under Canterbury LEP do not currently have a set FSR. To manage the proportion of mixed use developments and to support commercial uses when master planning; apply FSR relating to the residential component. 	<ul style="list-style-type: none"> Seniors housing Residential flat buildings <p>Suggested density controls</p> <ul style="list-style-type: none"> Based on urban design analysis and master planning process. Set FSR for centres under Canterbury LEP.
B4 Mixed Use	<ul style="list-style-type: none"> To provide a mixture of compatible land uses. To integrate suitable business, office, residential, retail and other development in accessible locations so as to maximise public transport patronage and encourage walking and cycling. To maintain the role of the Bankstown Metropolitan 	<ul style="list-style-type: none"> To accommodate a mix of commercial uses and residential accommodation to support the Metropolitan Centre functions of Bankstown. Retail is of a size and scale that does not detract from the commercial centre hierarchy. <p>Canterbury LEP</p> <ul style="list-style-type: none"> NA <p>Bankstown LEP</p>	<ul style="list-style-type: none"> Contain the use of B4 Mixed Use zoning to Bankstown (Metropolitan Centre) CBD and other strategic centres under the South District Plan. 	<ul style="list-style-type: none"> B4 Mixed Use encourages increased residential accommodation encroaching on industrial and business centres. Minimising the use of this zone will assist in protecting employment uses. Setting floor to ceiling heights that are flexible and enable future adaption of floor layouts to suit alternative uses, 	<p>Future B4 (in addition to mandated)</p> <ul style="list-style-type: none"> Shop top housing Seniors housing Residential flat buildings <p>Suggested density controls</p> <ul style="list-style-type: none"> Based on urban design analysis and master planning process.

Zone	Purpose of the zone	Current application of the zone	Recommended change	Implication/rationale	Proposed permissible uses
	Centre as a major metropolitan centre.	<ul style="list-style-type: none"> • Shop top housing • Seniors housing • Residential flat buildings 		including for basements and at grade parking.	

6.5.2 Alignment of R2 and R3 zones

This Housing Strategy recommends the alignment of the R3 Medium Density Residential zone in the Canterbury LEP with the R2 Low Density Residential zone in the Bankstown LEP in the development of the Consolidated LEP, excluding the Sydenham to Bankstown Urban Renewal Corridor area. The area affected by the proposal is shaded in pink on the image below.

Figure 49: Area affect by proposed alignment of R3 and R2 zones



Source: Canterbury Bankstown Council

The Canterbury LEP R3 Medium Density Residential zone applies to most of the existing low density suburban neighbourhoods in the former Canterbury LGA. While the name of the zone suggests medium density housing is appropriate in the zone, the built form controls are consistent with a low density residential built form. In the former Bankstown LGA, the low density suburban neighbourhoods are zoned R2 Low Density with similar built form controls (maximum 0.5:1 FSR / two storeys). The table below compares the two zones as they currently apply.

Table 35: Comparison of R3 and R2 provisions

Control	Canterbury LEP – R3 Zone	Bankstown LEP – R2 zone
Zone objectives	<ul style="list-style-type: none"> To provide for the housing needs of the community within a medium density residential environment. To provide a variety of housing types within a medium density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. 	<ul style="list-style-type: none"> To provide for the housing needs of the community within a low density residential environment. To enable other land uses that provide facilities or services to meet the day to day needs of residents. To allow for certain non-residential development that is compatible with residential uses and does not adversely

Control	Canterbury LEP – R3 Zone	Bankstown LEP – R2 zone
		<p>affect the living environment or amenity of the area.</p> <ul style="list-style-type: none"> To allow for the development of low density housing that has regard to local amenity. To require landscape as a key characteristic in the low density residential environment.
Max. FSR	0.5:1	0.5:1
Max Height	2 storeys	2 Storey
Permissible housing types	<ul style="list-style-type: none"> Attached dwellings Boarding houses Dual occupancies Dwelling houses Semi-detached housing Seniors housing 	<ul style="list-style-type: none"> Boarding houses Dual occupancies Semi-detached dwellings Seniors housing Secondary dwellings

It is proposed that the existing low density suburban neighbourhoods in the former Canterbury LGA be rezoned from Zone R3 to Zone R2. This change would apply to the outer edge neighbourhoods, including Kingsgrove, Roselands, Beverly Hills, Riverwood, Croydon Park and Belfield. This represents around 10% of properties in the Canterbury Bankstown LGA. The proposed zoning amendment would not apply to the areas which are subject to State-led initiatives such as the Sydenham to Bankstown Urban Renewal Corridor and the Riverwood Estate State Significant Precinct.

The proposed rezoning of the existing low density suburban neighbourhoods in the former Canterbury LGA from Zone R3 to Zone R2 would mean it would not be possible to develop multi dwelling housing in the area affected. The Department of Planning, Industry and Environment recently approved the prohibition of multi dwelling housing in the suburban neighbourhoods in the former Bankstown LGA to reinforce the desired character (PP_2018_CBANK_005). The implications of this change are outlined below.

- In relation to Ministerial Direction 3.1, this change is consistent with clause 5(b) as it does not reduce the permissible residential density of land. The maximum FSR of the R3 zoned lots in the former Canterbury LGA is 0.5:1 FSR with a height limit of two storeys. It is currently unfeasible to develop multi-unit dwellings within these LEP standards. Therefore, the development potential of these lots will not be reduced as a result of the change.
- Council will meet housing demand by providing housing capacity predominantly in the centres. The rezoning of suburban neighbourhoods in the former Canterbury LGA from R3 to R2 will not reduce Council's capacity to meet housing demand.

Market trends indicate there is strong demand for low density dwelling types such as houses and dual occupancies in the suburban neighbourhoods. In the last five years, Council approved 191 development applications for dual occupancies compared to 20 development applications for multi dwelling housing in these areas. Dual occupancies will continue to be permitted to provide housing diversity. This change does not impact on market demand or feasibility in the existing suburban neighbourhoods within the former Canterbury LGA.

6.5.3 Urgent review of dual occupancies in the suburban neighbourhoods

Council is committed to retaining the low density character of the suburban neighbourhoods. However, there is growing community concerns that the high number of dual occupancies in some areas may have saturated localised capacities, resulting in traffic/ parking congestion and amenity. For example, the cumulative impact of

dual occupancies and associated on-street parking impacts in narrow residential streets make it impractical for cars to safely pass in opposite directions. This is of particular concern in the suburban neighbourhoods of Padstow, Revesby, Panania, Milperra and Picnic Point where there is high car dependency as provided in Table 16. The high car dependency is unlikely to shift in future given many of these neighbourhoods, with the exception of their centres, are not in proximity to good public transport services.

At the same time, there are inconsistent planning controls applying to dual occupancies between Bankstown LEP 2015 and Canterbury LEP 2012. For example, the minimum lot size for attached dual occupancies is 500sqm in Bankstown LEP 2015 and 600sqm in Canterbury LEP 2012. In the development of the Consolidated LEP, there is a need to test the planning controls to account for setbacks, open space, privacy, solar access and architectural presentation.

This Housing Strategy recommends an urgent review of dual occupancies, taking into consideration:

- The suitability of dual occupancies in narrow residential streets and special character areas.
- The consolidation and harmonisation of the planning controls for dual occupancies to maximise liveability and provide positive built form outcomes.

While this review may reduce the dual occupancy capacity in the suburban neighbourhoods, this change is consistent with the strategic directions of this Housing Strategy and Local Strategic Planning Statement, which aim to locate up to 80% of new dwellings in centres. The outcome of the review will inform the Consolidated LEP.

This review will also demonstrate that Canterbury Bankstown can continue to efficiently deliver medium density housing and Council should be given the opportunity to be exempt from the Medium Density Housing Code.

6.5.4 Secondary dwellings

A study by the South Sydney Regional Organisation of Councils (SSROC) and the University of NSW found that in the decade to 2016, approximately 4000 secondary dwellings were developed in Canterbury Bankstown. Secondary dwellings in some areas have also resulted in negative impacts on amenity, traffic and parking in low density suburbs. Given secondary dwellings are permitted under the *State Environmental Planning Policy (Affordable Rental Housing) 2009*, Council is unable to control their permissibility within the R2 Low Density Residential zone. The growth of secondary dwellings has been factored into housing projections. This approach has been confirmed as appropriate by the Greater Sydney Commission.

6.5.5 Other matters

It is recommended that the following provisions be incorporated into the Local Environmental Plan:

Bankstown LEP 2015	Canterbury LEP 2012	Recommended Local Environmental Plan consolidation actions	Justification
<u>Clause 1.2 (Aims)</u> There are no aims in relation to providing infrastructure to meet growth demands, and promoting ecologically sustainable development.	<u>Clause 1.2 (Aims)</u> There are no aims in relation to providing infrastructure to meet growth demands, and promoting ecologically sustainable development.	<u>Clause 1.2 (Aims)</u> Include aims in relation to providing infrastructure to meet growth demands, and promoting ecologically sustainable development.	This aim will support the need to align infrastructure with housing growth. This approach aligns with Council's 10 evolutions, which seek to focus growth around existing and planned infrastructure, and ensure the coordination of growth and infrastructure in the planning process.
<u>Clause 1.9 (Relationship with SEPPs)</u>	<u>Clause 1.9 (Relationship with SEPPs)</u>	<u>Clause 1.9 (Relationship with SEPPs)</u>	This will ensure that serviced apartments and boarding houses, which can

Bankstown LEP 2015	Canterbury LEP 2012	Recommended Local Environmental Plan consolidation actions	Justification
The LEP does not give effect to clause 4(4) of SEPP 65—Design Quality of Residential Apartment Development. Clause 4(4) of the SEPP enables the LEP to apply the SEPP to boarding houses and serviced apartments.	The LEP does not give effect to clause 4(4) of SEPP 65—Design Quality of Residential Apartment Development. Clause 4(4) of the SEPP enables the LEP to apply the SEPP to boarding houses and serviced apartments.	Give effect to clause 4(4) of SEPP 65 to improve the design of boarding houses and serviced apartments	provide medium to long term rental housing and similar functions to residential accommodation, are still subject to the same amenity, liveability and design standards. This approach is permitted under Clause 4(4) of SEPP 65. It is noted that the Department approved the inclusion of this subclause in the Draft Consolidated Central Coast LEP (SI_2017_CCOAS_001).
<u>Clause 4.1B (Secondary Dwellings/ Lot Sizes)</u> The LEP does not apply a minimum lot size for secondary dwellings. The DCP requires 450m ² .	<u>Clause 4.1B (Secondary Dwellings/ Lot Sizes)</u> The LEP does not apply a minimum lot size for secondary dwellings.	<u>Clause 4.1B (Secondary Dwellings/ Lot Sizes)</u> Transfer the minimum lot size for secondary dwellings (450m ²) from the Bankstown DCP to the LEP, to give legislative strength to this planning control.	This will give legislative effect to a long-standing DCP provision of the former Bankstown DCP, and provides consistency with the site area requirements under <i>State Environmental Planning Policy (Affordable Rental Housing) 2009</i> across the local government area.
<u>Clause 4.1B (Place of Public Worship/ Lot Sizes)</u> The LEP does not apply a minimum lot size for places of public worship in Zones R3 and R4. The DCP requires 800m ² / 20 metre lot width.	<u>Clause 4.1B (Place of Public Worship/ Lot Sizes)</u> The LEP does not apply a minimum lot size for places of public worship in Zones R3 and R4.	<u>Clause 4.1B (Place of Public Worship/ Lot Sizes)</u> Transfer the minimum lot size places of public worship in Zones R3 and R4 (800m ² / 20 metre lot width) from the Bankstown DCP to the LEP, to give legislative strength to this planning control.	This will give legislative effect to a provision that protects residential amenity in areas adjacent to places of public worship in residential zones. Canterbury Bankstown has a high number of places of worship, which have significant traffic and transport and amenity impacts on surrounding residential areas. This approach will ensure that, like other more intense developments such as high density residential and boarding houses, minimum site standards will apply.
<u>Clause 4.1B (Carinya Road/ Lot Sizes)</u> The LEP prohibits boarding houses in Carinya Road, Picnic Point due to significant flood risk.	<u>Clause 4.1B</u> N/A	<u>Clause 4.1B (Carinya Road/ Lot Sizes)</u> In addition to boarding houses, prohibit other sensitive land uses in Carinya Road, Picnic Point, consistent with the recommendations of the Mid Georges River	Sensitive residential uses, including group homes, semi-detached dwellings and seniors housing, along with other non-residential sensitive uses, should be prohibited in this area due to the significant flood risk, consistent with the Mid-

Bankstown LEP 2015	Canterbury LEP 2012	Recommended Local Environmental Plan consolidation actions	Justification
		Floodplain Risk Management Plan.	Georges River Management Plan.
<u>Clause 4.1B (Isolation of Land in Zone R4)</u> The LEP does not contain a provision to prevent development from isolating or sterilising the development potential of adjoining land in Zone R4. The DCP contains a requirement to avoid the isolation of land less than 1,000m ² in area and less than 20 metres in width.	<u>Clause 4.1B (Isolation of Land in Zone R4)</u> The LEP does not contain a provision to prevent development from isolating or sterilising the development potential of adjoining properties in Zone R4. The DCP contains a requirement to avoid the isolation of land through negotiations with adjoining property owners.	<u>Clause 4.1B (Isolation of Land in Zone R4)</u> Transfer the requirement from the Bankstown DCP to avoid the isolation of land in Zone R4 that is less than 1,000m ² in area and less than 20 metres in width.	The isolation of sites has a significant impact on the urban form of residential neighbourhoods, and can lead to sites with compromised residential amenity, particularly in transitional areas. This will elevate a long standing policy position of Council into the local environmental plan.
<u>Clause 4.3 (Secondary Dwellings/ Height in R2)</u> The maximum height for secondary dwellings (detached) in Zone R2 is 6 metre building height/ 3 metre wall height.	<u>Clause 4.3 (Secondary Dwellings/ Height in R2)</u> The LEP does not apply a maximum height for secondary dwellings (detached) in Zone R2.	<u>Clause 4.3 (Secondary Dwellings/ Height in R2)</u> Based on a review, apply a maximum 4.5 metre building height for secondary dwellings (detached) in Zone R2 to reinforce the single storey requirement.	This will ensure that secondary dwellings are of an appropriate size and scale that does not impact on the amenity of adjacent properties and are consistent with the one storey maximum height for this type of dwelling.

In addition, a number of changes are recommended to the Minimum Lot Size and Floor Space Ratio maps, as set out below:

Minimum Lot Size Maps

Bankstown LEP 2015	Canterbury LEP 2012	Recommended amendments	Justification
The subdivision lot size in the residential zones is 450m².	The subdivision lot size in the residential zones is 460m ² .	Harmonise the subdivision lot size in the residential zones to 450m ² , consistent with the clause objectives.	This will ensure a consistent minimum lot size approach across the City, with the lesser of the LEPs applied in order to ensure no reduction in the ability for any property to subdivide. This also ensures consistency with State policies for minimum lot sizes for dwelling houses and secondary dwellings in low density areas.
The subdivision lot size in Carinya Road, Picnic Point is 500–650m².	N/A	Amend the subdivision lot size in Carinya Road, Picnic Point to 1,000m ² .	This is consistent with the recommendations of the Georges River Floodplain Manual – restricting further intensity of residential development in this flood affected area.

Floor space ratio

Bankstown LEP 2015	Canterbury LEP 2012	Recommended amendments	Justification
A maximum 0.5:1 FSR applies to Zone R2.	The Floor Space Ratio Map does not apply to Zone R2. In its place, CLEP applies clauses 4.4(2A)–(2B) to set maximum FSRs for dwelling houses and dual occupancies in Zone R2.	Apply a maximum 0.5:1 FSR to Zone R2.	This will provide a consistent approach to the application of floor space ratios in the R2 low density residential zone across the city. Using the lesser of the available floor space ratios will allow for maximising landscape area and private open space, and support the enhancement of the low density, suburban character of the R2 areas.

HOUSING STRATEGY

7.0 HOUSING STRATEGY

This Housing Strategy establishes Council's long term housing vision for Canterbury Bankstown. It recognises and responds to evidence about what types of housing will be needed for future populations and where it is best located. It builds on the overarching vision of the Community Strategic Plan and Local Strategic Planning Statement.

7.1 Housing vision

This Housing Strategy provides a vision for how new housing growth would be accommodated. This vision is informed by community and stakeholder feedback through the community strategic planning process.

Canterbury Bankstown will have housing that meets the needs of its growing and changing population. New housing development will provide a mix of housing types and sizes in a range of price points. Larger developments will provide affordable housing. New housing growth will be targeted to centres that can offer residents a high level of amenity and access to jobs, services and community facilities.

7.2 Strategic Directions

Strategic Direction 1: Deliver 50,000 new dwellings by 2036 subject to the NSW Government providing upfront infrastructure support.

The following table provides a breakdown of the delivery of 50,000 new dwellings over the next 20 years.

	Delivery of new dwellings to meet housing demand
2016-2021	12,500
2016-2026	25,000
2016-2036	50,000

This delivery needs to be matched by infrastructure support, including for schools, hospitals, open spaces and essential services.

Strategic Direction 2: Stage the delivery of new dwellings to address complex renewal issues affecting Canterbury Bankstown.

Stage 1 in delivering the new dwellings will involve the implementation of Council's adopted land use strategies as part of the Consolidated LEP.

The subsequent stages will involve place based planning in the remaining centres to determine future planning controls. The implementation of the subsequent stages will be subject to separate planning proposals.

Strategic Direction 3: Focus at least 80% of new dwellings within walking distance of centres and places of high amenity.

Delivering new housing in centres and places of high amenity will provide homes in highly accessible locations, providing ease of access to jobs, education, health, community facilities, services and public transport. It will also support local businesses by increasing the population in the local retail catchment.

Strategic Direction 4: Ensure new housing in centres and suburban areas are compatible with the local character.

Undertake place based planning for consultation with the community and state agencies that identifies:

- character of centres and place making principles
- special character areas
- sites that are suitable or unsuitable for redevelopment
- proposed built form controls
- infrastructure and public domain plans.

Strategic Direction 5: Provide a choice of housing types, sizes tenures and prices, to suite each stage of life.

The population in Canterbury Bankstown is highly diverse in terms of age, culture, incomes and household size. This requires a diverse housing stock to meet the whole of the community's needs. Review and update the planning controls to support housing delivery and diversity including investigation into unit mix provisions.

Preparation of an Affordable Housing Policy would also identify opportunity locations to increase the provision of affordable rental housing throughout the LGA, including both market-led and as well as community housing initiatives. Increased delivery of affordable dwelling can be targeted to key workers such as police, teachers and nurses.

Strategic Direction 6: Design quality housing to maximise liveability and provide positive built form outcomes.

Introduce a design quality provision in the Consolidated LEP to ensure new housing deliver a high standard of architectural, urban and landscape design. Introduce a Design Review Panel to offer expert design advice to Council and applicants to improve the design quality of development applications and planning proposals.

Strategic Direction 7: Align the R2 and R3 zones in the former Canterbury LGA

The existing low density suburban neighbourhoods in the former Canterbury LGA are inappropriately zoned R3 under Canterbury LEP 2012. Align the R2 and R3 zones in the former Canterbury LGA to reflect the existing low density residential built form of the suburban neighbourhoods.

Strategic Direction 8: Urgently review dual occupancies in the suburban neighbourhoods

Council is committed to retaining the low density character of the suburban neighbourhoods. However, there is growing community concerns that the high number of dual occupancies in some areas may have saturated localised capacities, resulting in traffic/ parking congestion and amenity. This Housing Strategy recommends an urgent review of dual occupancies, taking into consideration:

- The suitability of dual occupancies in narrow residential streets and special character areas.
- The consolidation and harmonisation of the planning controls for dual occupancies to maximise liveability and provide positive built form outcomes.

While this review may reduce the dual occupancy capacity in the suburban neighbourhoods, this change is consistent with the strategic directions of this Housing Strategy and Local Strategic Planning Statement, which aim to locate up to 80% of new dwellings in centres.

This review will also demonstrate that Canterbury Bankstown can continue to efficiently deliver medium density housing and Council should be given the opportunity to be exempt from the Medium Density Housing Code.

