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architectus™

Social Impact and Community Needs Assessment

Western Sydney University Milperra Campus



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1 Introduction

1.1 Project overview

In August 2017, Western Sydney University (WSU) announced plans for a new campus in the Bankstown CBD. As part of the new campus redevelopment, Mirvac Development NSW have partnered with WSU to prepare a proposal to rezone the Milperra Campus from educational use to predominately residential use along with the provision for community, recreational and commercial uses.

1.2 Purpose of this report

Mirvac Development NSW has engaged Architectus to prepare a Social Impact and Community Needs Assessment (herein referred to as 'SIA') for the proposed relocation of WSU education facilities from the Milperra Campus to the city centres of Bankstown and Liverpool, as well as the proposed rezoning of the Milperra Campus for residential purposes.

As the City of Canterbury-Bankstown ('the CCB') does not have any specific Social Impact Assessment guidelines, this SIA is based on the principles set out in the Planning Institute of Australia's Social Impact Assessment Position Paper, as

well as the guidelines established by other NSW Councils, including Liverpool and Newcastle, local and international research on SIA, an assessment of community needs and community infrastructure benchmarking.

1.3 The proposed development

Site location

The WSU Milperra Campus (known as 'the Site') is located in the City of Canterbury-Bankstown Local Government Area (LGA) and is approximately 8km from Bankstown CBD.

The Site is approximately 19.5 hectares in area and is located on the corner of Horsley Road and Bullecourt Avenue, Milperra. The Site is legally identified as Lot 103 DP 874035.

The Site is bound by industrial land uses to the north, low scale residential dwellings to the west, the South Western Motorway to the south and Mount St Joseph Catholic School to the east. Mount St Joseph Catholic School is currently considering the purchase of land from WSU. The site location and surrounding features are illustrated in Figure 1 below.



Figure 1. Subject site and context
The subject site is located in Milperra, south-west of Bankstown City Centre.
Source: Mirvac Development NSW

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The Planning Proposal

The planning proposal seeks to rezone the land from SP2 Education to part R3 Medium Density Residential and B1 Neighbourhood Centre to allow for a range of residential, business and community uses on the site. The planning proposal also seeks to amend the minimum lot size, height of building and floor space ratio controls for the site.

Concept master plan

To support the planning proposal, Mirvac Development NSW has developed a concept master plan to illustrate the Site's ability to accommodate residential development and the proposed planning controls.

The concept master plan will effectively result in the delivery of a new residential community including:

- Approximately 430 - 445 residential dwellings
- Approximately 7,700 sqm of B1 Neighbourhood Centre zoned land. Subject to a future demand analysis during the Development Application stage, proposed land uses may include; shared office space, cafe/restaurant premises, community rooms and a reconfigured child care centre.

- Approximately 3 ha of open space including:
 - A new local park;
 - A southern sports field;
 - A northern open space area; and
 - Retention of the Cumberland Woodland area

The concept master plan envisages a mix of dwelling types including semi detached, attached and single dwellings.

1.4 The study area

The study relies on ABS Census data for the Milperra State Suburb (SSC) boundary. Refer to red outline in Figure 3.

Data of the broader SA2 district including the Panania-Milperra-Picnic Point, Canterbury-Bankstown LGA and the Greater Sydney area have also been used for comparative analysis purposes.



Figure 2. Concept master plan
Source: Mirvac Development NSW

Introduction

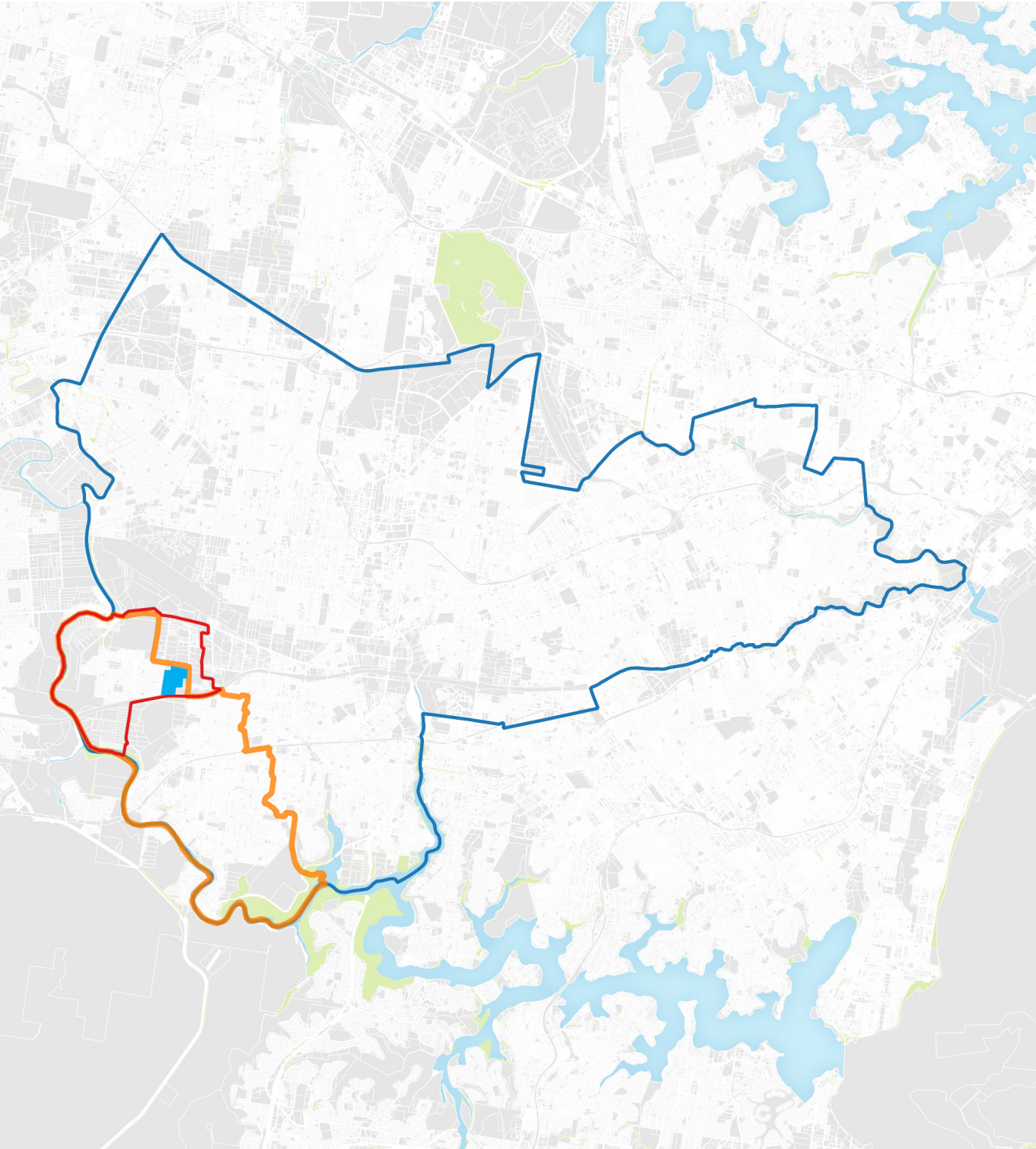






Figure 3. Study area
This diagram shows the study area (Milperra suburb) in relation to the broader Panania-Milperra-Picnic Point SA2 District and Canterbury-Bankstown LGA boundaries.
Source: Architectus

- Legend**
- | | |
|--|---|
|  Site |  Panania-Milperra-Picnic Point SA2 district boundary |
|  Milperra (SSC) boundary (study area) |  Canterbury-Bankstown LGA boundary |

Introduction

1.5 Structure of the report

This SIA is structured as follows:

Methodology and Scope	Chapter 2 sets out the methodology in undertaking this SIA, including the assumptions and benchmarking applied to undertake the social impact assessment, undertake the community audit and determine community needs.
Policy Context	Chapter 3 consists of a policy review to establish the strategic policy context of this SIA as applicable to the site, local government area and potential future development.
Consultation	Chapter 4 outlines the stakeholder engagement carried out during the undertaking of this SIA.
Community Profile	Chapter 5 consists of a summary and analysis of the existing and forecast demographics for the SA2 district. This analysis establishes the existing and likely demographic make-up of the locality impacted by the resultant development to inform the social needs of the surrounding community.
Social Infrastructure Audit	Chapter 6 provides an audit of existing social and community infrastructure in the district to identify gaps in provision and to indicate likely future requirements based on forecast population and benchmarking.
Social Impact and Community needs	Chapter 7 assesses the social impacts of the proposed development, including calculating the additional demand for social and community infrastructure that would be generated because of the proposed development. This assessment has been informed by State and Industry standards and benchmarking.
The Strategy and Recommendations	Chapter 8 provides the strategy and recommendations for mitigating potential social impacts and accommodating the community needs identified through this assessment process.
Conclusion	Chapter 9 concludes and provides recommendations should the proposed rezoning be adopted and residential development pursued.

1.6 Authorship

This SIA has been prepared by Paris Wojcik, Senior Urban Planner and Jasmine Bautista, Student Urban Planner. Katrina Burley, Associate Planner, has reviewed the document and provided quality assurance.



Figure 4. Existing student accommodation at Western Sydney University Village, Milperra Campus
Source: BKA Architecture

2 Methodology and Scope



Figure 5. Site context plan
This site (outlined in red) is located in Milperra suburb and sits north of the M5 Motorway and south of the Bankstown Airport.
Source: Architectus

This SIA aims to inform the planning proposal, ensuring that the needs of the community (both existing and future) are taken into consideration, and that potential future social impacts are appropriately mitigated.

Methodology and Scope

2.1 Scope for this study

The scope for this study is to:

1. Undertake a social impact assessment for the proposed rezoning of the site to non-education uses.
2. Undertake a community facilities and open space needs assessment, considering:
 - Community facilities including community and cultural centres, libraries, meeting spaces.
 - Education, including early childhood, primary, secondary and tertiary education.
 - Health, including medical services, aged care, emergency services and welfare services.
 - Open space and recreation, including active and passive recreation facilities and spaces, public and private sports and recreational opportunities.

This SIA aims to inform the planning proposal and concept master plan ensuring that the needs of the community (both existing and future) are taken into consideration, and that future potential social impacts are appropriately mitigated.

2.2 Social Impact Assessment

NSW currently lacks a statewide framework for assessing social impact. The Planning Institute of Australia in 2010 released the 'Social Impact Assessment Position Statement' to advocate for and assist in the consideration of social impacts of development and actions. According to this Statement, SIA "refers to the assessment of the social consequences of a proposed decision or action, namely the impact on affected groups of people and on their way of life, life chances, health, culture and capacity to sustain these".

The Statement sets out the following policy principles considered to be critical aspects of an adequate SIA.

- i. The process is undertaken by a competent, professional social scientist and uses rigorous social science methodology.*
- ii. The process includes effective, timely and transparent public involvement.*
- iii. The baseline (pre-change) situation is adequately researched and documented.*
- iv. The scope of proposed changes is fully described.*
- v. Examples of similar changes are identified, including impacts likely to affect minority groups, different age, income and cultural groups and future generations.*
- vi. Direct as well as indirect, long term and short term, positive and negative, passing and accumulating impacts are identified.*
- vii. The relative equity of impacts is identified. It is important to identify how the benefits and losses will be distributed to different sections of the community.*
- viii. Impacts over time and location are considered (e.g. local as opposed to state and national benefits and losses).*
- ix. Impacts which are not amenable to a precise measurement are not excluded from consideration. The assessment is an evaluation, not a proof.*
- x. A review mechanism is included where appropriate.*
- xi. The precautionary principle is applied in an assessment.*

A social impact assessment may give rise to recommendations for mitigation if the proposed change goes ahead. Like social impacts, mitigations should be properly researched to establish their effectiveness in dealing with identified impacts and should address inter- and -intragenerational equity. However, mitigations are not impacts of the proposed change.

The above principles apply in the preparation of this Social Impact and Community Needs Assessment.

Methodology and Scope

2.3 What are social impacts?

The NSW Department of Planning, Industry and Environment in the Social Impact Assessment Guideline (2017) defines a social impact as a change of people's:

- **way of life**, including how people live, how people work, how people play and how people interact;
- **community**, including its composition, cohesion, character, how it functions and sense of place;
- **access to and use of infrastructure, services and facilities**; regardless of provider
- **culture**, including shared beliefs, customs, values and stories, and connections to; land, places, and buildings (including Aboriginal culture and connection to country;
- **health and well being**, including physical and mental health;
- **surroundings**, including access to and use of ecosystem services, public safety and security, access to and use of the natural and built environment, and its aesthetic value and/or amenity;
- **personal and property rights**, including whether their economic livelihoods are affected, and whether they experience personal disadvantage of have their civil liberties affected;
- **decision-making systems**, particularly the extent to which they can have a say in decisions that affect their lives, and have access to complaint, remedy and grievance mechanisms;
- **fears and aspirations** related to one or a combination of the above, or about the future of their community.

The varying nature of social impacts are outlined by the Department. Social impact can be:

- positive (e.g. increased local jobs) or negative (e.g. loss of amenity),
- tangible (e.g. availability of affordable housing) or intangible (e.g. social cohesion),
- direct (that is, caused by the project), indirect (that is, caused by a change that is caused by the project), or cumulative,
- directly quantifiable, indirectly or partly quantifiable, or described and assessed in qualitative terms,
- experienced differently:
 - by different people or groups within a community
 - by different communities
 - at different times and stages of the project

2.4 Community needs assessment

The SIA includes a community needs assessment, based on an audit of existing and planned community facilities. Current best practice community facilities and social infrastructure benchmarks for similar development in Greater Sydney will be used to identify community needs.

2.5 Methodology

The methodology for undertaking this SIA is set out below and has been informed by the Planning Institute of Australia's (PIA) Policy Statement for adequate social impact assessment, as well as ensuring community needs are appropriately considered and addressed.

The methodology carried out for this SIA is set out below:

- Analysis of the local area and the historic development of Milperra and its surrounds;
- Review of applicable plans and policies;
- Demographic analysis of the applicable statistical area, and determining the expected demographic change as a result of the proposed rezoning;
- Research of community facility and social infrastructure benchmarks to establish those applicable for consideration within the study area.
- An audit of existing and proposed community facilities, social infrastructure and open space and an assessment against the established benchmarks for this project;
- Gap analysis
- Liaising with key project stakeholders, being WSU and the CCB;
- Assessment of potential social impacts of the planning proposal.

Elton Consulting have undertaken preliminary consultation of the site and have prepared a Draft Consultation and Engagement Outcomes Report. A summary of the consultation is provided in Chapter 4 of this report. It is anticipated that further consultation will occur at the later stages during formal exhibition of the planning proposal.

Early engagement with the local community was undertaken to:

- Gain early insight into the community's sentiments towards the planning proposal;
- Establish an open and transparent communication process;
- Understand the aspirations different stakeholders have for the site's future;
- Communicate the project objectives, deliverables, and benefits, and
- Demonstrate a commitment to early engagement.

3 Policy context

3.1 Policy context

This section provides an overview of the applicable plans and policies considered relevant to assessing social impact and community needs for the proposed relocation and rezoning of the WSU Milperra Campus.

3.2 State and district planning

The following state and district plans are considered relevant to future growth context of the surrounding area:

- Greater Sydney Region Plan: A Metropolis of Three Cities;
- Our Greater Sydney 2056 South District Plan;
- NSW 2021: A plan to make NSW Number one; and
- NSW Department of Education Strategic Plan 2018-2022.

Greater Sydney Region Plan: A Metropolis of Three Cities

The Greater Sydney Region Plan: A Metropolis of Three Cities, was released in March 2018 and is the NSW Government's 40-year vision to transform Greater Sydney into a metropolis of three, integrated and connected cities – the Western Parkland City, the Central River City and the Eastern Harbour City, that will rebalance Greater Sydney; placing housing, jobs, infrastructure and services within easier reach of more residents, no matter where they live.

Key objectives of the Plan is to increase the housing supply and provide diversity across a range of price points to the market.

The future WSU Bankstown CBD Campus site is situated within the Collaboration Area: Bankstown health and education precinct. The Plan identifies that health and education clusters have significant productivity benefits as they act as drivers of export services and provide major employment opportunities.

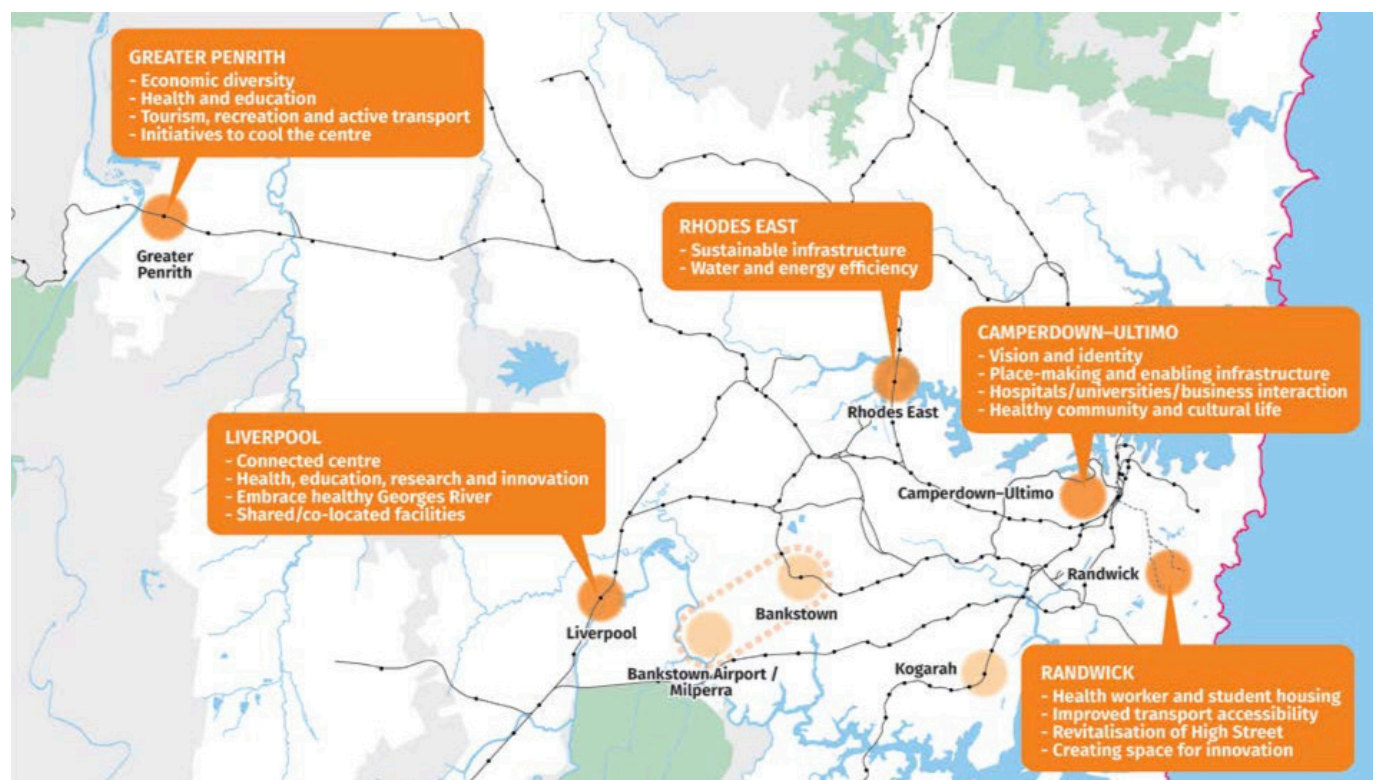


Figure 6. Greater Sydney Region Plan: A Metropolis of Three Cities extract
The Site is encompassed by the Bankstown health and education and Bankstown Airport/Milperra industrial and urban services precinct.
Source: A Metropolis of Three Cities, Greater Sydney Commission 2018

Policy context

The most successful health and education precincts are identified as 'Innovation Districts', which are characterised by high levels of accessibility. The movement of the WSU Milperra Campus to Bankstown CBD enables greater accessibility for students and workers due to its close proximity to public transport services; namely Bankstown railway station.

Our Greater Sydney 2056 South District Plan

The South District Plan guides the growth of the South District within the context of Greater Sydney's three cities to improve the District's social, economic and environmental assets.

In the South District, the greatest increase in population is expected in the Canterbury-Bankstown LGA, where 70 per cent of new residents will be accommodated due to anticipated urban renewal. The Plan identifies that opportunities for urban renewal, local infill development and land release areas are to be considered, providing housing to support the projected population growth. Planning for the delivery of housing needs to be closely linked to local infrastructure to ensure that new residents and communities are supported by essential infrastructure such as health facilities, schools, open spaces and roads.

Canterbury-Bankstown LGA accounts for almost 90% of the anticipated 20-year growth in children aged four years and younger. Consequently, the Plan identifies the value in planning for early education and child care facilities, and the importance of adopting innovative approaches to the use of land and floor space.

Bankstown-Lidcombe is to be an emerging health and education precinct, with WSU planning to establish a world-class teaching and research campus in the Bankstown strategic centre. The co-location of health and education facilities in the centre, and the planned improvements in transport connectivity from Sydney Metro City & Southwest will boost the South District's skills base and economic contribution, as well as increase the opportunities for access to high-wage local employment for residents.

The subject site also identified as sitting within proximity to the Bankstown Airport and Milperra industrial area. Bankstown Airport is planned to be a trade gateway, generally for aviation, parval freight and recreational flying. It is strategically planned as part of the Western Sydney Airport and Badgerys Creek Aerotropolis. The Milperra industrial area is expected to provide jobs to 15,700 people, a third of these in manufacturing. Given the strategic opportunities of this area, Bankstown Airport and Milperra industrial area is identified as a Collaboration Area. Improvements in transport connectivity, infrastructure delivery coordination, and advanced manufacturing and innovation are thus expected close to the site.

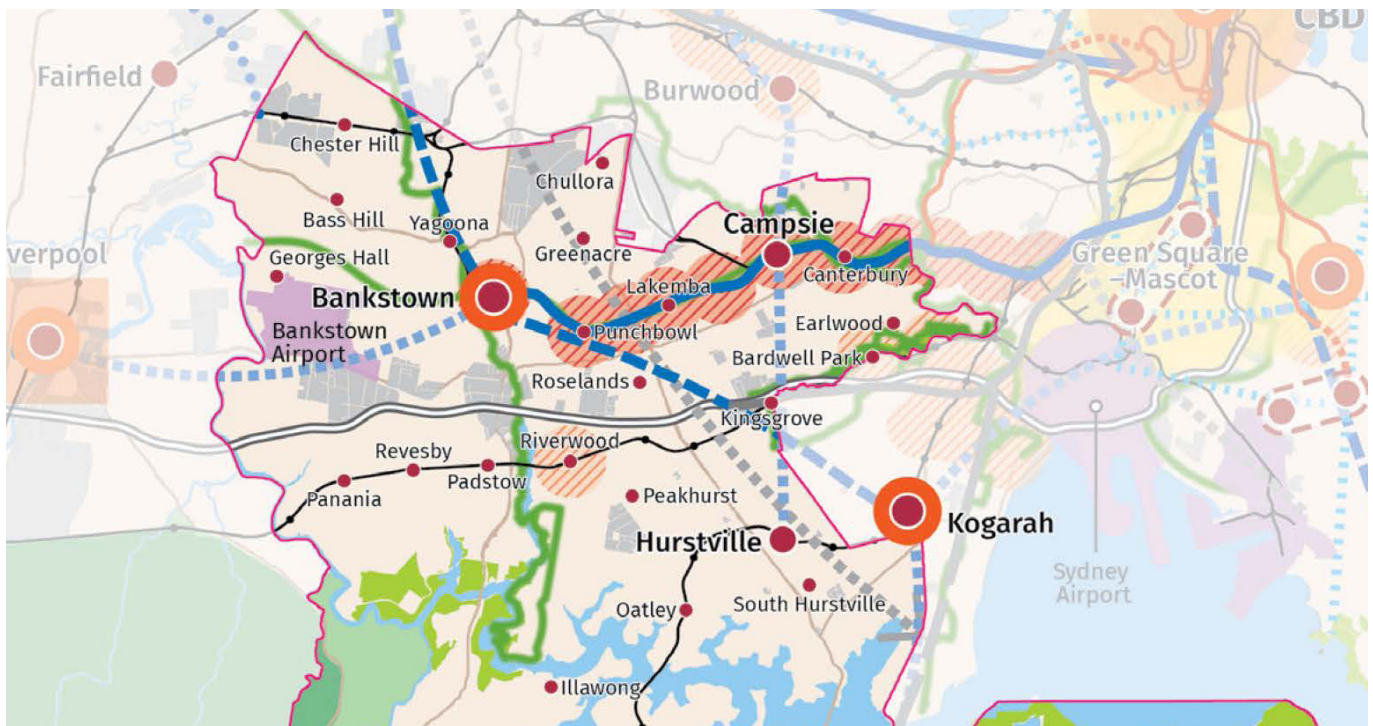


Figure 7. Our Greater Sydney 2056: South District Plan
The site is encompassed by the South District in Greater Sydney
Source: Greater Sydney Commission 2018

NSW 2021: A plan to make NSW number one

This is a 10-year plan based on five strategies to augment the economy, improve the quality of services, upgrade infrastructure, strengthen local government and communities, and restore accountability to government.

The redevelopment of the WSU campus is able to contribute to the objectives and goals identified in NSW 2021 by:

- Keeping people healthy and out of hospital
- Building liveable centres
- Protecting our natural environment
- Making it easier for residents to become involved in their communities
- Enhancing cultural, creative, sporting and recreation opportunities

Department of Education Strategic Plan 2018-2022

This five-year strategic plan outlines the NSW Department of Education's purpose of preparing young people for rewarding lives as engaged citizens in a complex and dynamic society. The Plan identifies 10 goals to foster the Australian education system to be one of the finest in the world. One of the goals is to ensure that all children make a strong start in life and learning. The Department values equity, excellence, trust, integrity, accountability and service to deliver their vision. This SIA has considered the priorities of this strategic plan.

3.3 Local planning policies and strategies

A number of local policies and strategies have informed this Social Impact Assessment, including:

- Bankstown Local Environmental Plan 2015;
- The Community Strategic Plan (CBCity 2028);

- Draft Canterbury-Bankstown Local Strategic Planning Statement (Connective City 2036);
- LSPS Background Report – Canterbury-Bankstown Community Needs Analysis;
- Draft Canterbury-Bankstown Community Participation Plan;
- Draft Canterbury-Bankstown Demographic Study;
- Canterbury-Bankstown Housing Strategy;
- Draft Canterbury-Bankstown Affordable Housing Strategy;
- Canterbury-Bankstown Playgrounds & Play Spaces Strategic Plan;
- Canterbury-Bankstown Youth Action Plan 2020-2024;
- Child Friendly CB City Report 2019;
- Canterbury-Bankstown Interim Engagement Report; and
- Bankstown City Council Open Space Strategy Plan 2022.

Bankstown Local Environmental Plan 2015

The Bankstown Local Environmental Plan is the primary Environmental Planning Instrument applicable to development in the former Bankstown Local Government Area. Under this Plan, the subject site is currently zoned SP2 Infrastructure, reflective of its current use as a University.

The Community Strategic Plan (CBCity 2028)

CBCity 2028 is Canterbury-Bankstown LGA's community strategic plan that enables the local community to participate in the process of shaping their future locality. CBCity 2028 is a 10-year plan focused on developing Canterbury-Bankstown to enhance the dynamic nature of the LGA. Additionally, CBCity 2028 looks to encourage people to thrive by developing safe social and environmental surroundings. The goal to thrive also seeks the valuing of the natural environment for future generations. The Plan emphasises how residents value the importance of having services, community facilities and open space from their doorstep.

Draft Canterbury-Bankstown Local Strategic Planning Statement (Connective City 2036)

The adopted Canterbury-Bankstown Local Strategic Planning Statement (LSPS) is a strategic document that seeks to guide growth and change in Canterbury-Bankstown LGA. Canterbury-Bankstown is at the geographical heart of Greater Sydney and has more than 360,000 residents. The LGA is expected to grow to 500,000 people in the next two decades. The Plan outlines the vision of creating opportunities for the community who live and work in the CCB, and focuses on improving the quality of, and access to, transport options, protection of environmental areas and waterways, and a commitment to vibrant centres and quality suburbs. The relocation of the campus and rezoning will achieve these objectives.

The CCB looks towards providing and improving community-supporting infrastructure, including local meeting spaces, child care centres, and integrated multi-purpose facilities.

It states that while some of these facilities may be underutilised in the short and medium term, there is opportunity to review their function and use; activating these facilities for local communities.

LSPS Background Report Canterbury-Bankstown Community Needs Analysis

The Canterbury-Bankstown Local Strategic Planning Statement Background Report provides an evidence base for community-supporting infrastructure directions included in the Canterbury-Bankstown LSPS. It represents a vital aspect of the strategies implemented in the LSPS that are used to guide strategic planning and urban development in the LGA. The report highlights how social disadvantage and exclusion

are currently experienced in the Canterbury-Bankstown community. As a result, community facilities in the LGA, such as early childhood education and care services, are strongly aimed towards enhancing the quality of life for all people. The Background Report also identifies an increase in all main age groups, most relevantly a 14.1% increase in population of the working age.

Draft Canterbury-Bankstown Community Participation Plan

The Draft Canterbury-Bankstown Community Participation Plan ensures that the Canterbury-Bankstown community is supported and engaged during the planning process. The Plan outlines principles of community participation and identifies ways that members of the community can be actively involved in their local council's planning process. The Canterbury-Bankstown Engagement Policy Principles include being collaborative, respectful, embedded, flexible, credible, consistent, evaluated and educational.

Draft Canterbury-Bankstown Demographic Study

The Draft Canterbury-Bankstown Demographic Study prepared by SGS Economics & Planning for Canterbury-Bankstown Council as part of the LSPS process, dated March 2019, is a study of the demographics, social profile, growth and associated opportunities.

The following trends are evident in the CCB:

- The Canterbury-Bankstown LGA is a growing area, having grown by almost 46,000 people since 2006.
- The LGA has a long-residing community of 'locals' with noticeable migrations rates. The study describes the LGA as a 'hot spot' for migration from other parts of Australia and overseas, creating an increasingly multicultural LGA

Policy context

that caters for diversity.

- The CBB has a mix of well-established and emerging young workers.
- Although the LGA is predominantly a family area (Couples with children account for 40% of households), beyond 2016 the need to cater for mature aged communities will become increasingly important as the population is projected to age rapidly nationwide with high growth rates forecasted for people over 65.
- The CBB has a diversity of housing types, ranging from low density separate houses to higher density housing. As children age, reach adulthood and move out of home, there is possibility for parents approaching retirement to look to downsize their current homes.

Draft Canterbury-Bankstown Housing Strategy

The Draft Canterbury-Bankstown Housing Strategy prepared by HillPDAs, dated August 2019, is the strategic document addressing how the CCB will provide for the LGA's housing needs to 2036. The LGA is expected to grow by an additional 112,869 between 2021 and 2036, requiring an additional 39,350 dwellings by 2036. The Report addresses that land use zoning needs to allow for the delivery of around 50,000 new dwellings to accommodate new population growth.

The Report has highlighted an evident mismatch between the housing stock and the needs of the population. There is a high proportion of households with spare bedrooms which is suggestive of the current imbalance of household size to household need. The population of the CCB is ageing, and residents will require smaller dwellings within their neighbourhood to support the ageing-in-place process.

The LGA is experiencing changes to the profile demographic, with most families living in the outskirts of the LGA, such as Milperra, transitioning as children are, or have, reached adulthood and moving out of home. Additionally, the LGA is expected to see an increase in numbers of students and young professionals to the area.

The housing stock is not yet responding to demographic changes in household size, and highlights the need for housing diversity. New housing will need to provide a variety of dwelling types and sizes, these include the development of dual occupancies, multi dwelling housing and residential flat buildings.

The delivery of infrastructure will need to be matched with housing and population growth, with all housing having easy access to good amenities, services and open spaces.

Draft Canterbury-Bankstown Affordable Housing Strategy

The Draft CCB Affordable Housing Strategy, dated February 2020, is the strategic document to ensure Council can contribute to the supply of affordable housing, especially for very low, low and moderate income households. It also ensures housing choice is provided to meet the needs of a diverse community.

There are five (5) guiding principles that Council will apply when delivering affordable housing. These include:

1. Increase the supply of affordable housing in Canterbury-Bankstown
2. Locate affordable housing near established centres to allow residents better access to transport, jobs and services
3. Focus on alleviating housing stress for very low- and low-income households and key workers
4. Establish clear processes for the delivery and dedication of affordable housing dwellings
5. Establish an internal framework for the management of affordable housing dwellings

Canterbury-Bankstown Playgrounds and Play Spaces Strategic Plan

The Playgrounds and Play Spaces Strategic Plan is Canterbury-Bankstown's guide for future provision, development and management of playgrounds and play spaces over the next 10 years. The Plan identifies that the CCB has 244 public playgrounds (not including private use playgrounds within community facilities). This represents one playground per 1,419 people based on a 2016 population of 346,305. The Plan includes a detailed analysis of current playgrounds and play spaces across the LGA and identifies opportunities for new play areas based on community consultation and needs. It states that as there is an expectation for the population to increase, the demand for play spaces will also rise.

Canterbury-Bankstown Youth Action Plan 2020-2024

The CCB is home to around 65,000 young people aged 12 to 24, making up approximately 17% of the total population. The Youth Action Plan is a tool and resource that will guide the CCB to get young people involved in the planning process, meet the needs of local young people and build a youth-friendly city. The youth have addressed that they would like to see safe new parks and green spaces, sports and recreation facilities, and feel a strong sense of community.

Child Friendly CB City Report 2019

The CCB have developed the Child Friendly CB City Report 2019 to guide the LGA in becoming a child-friendly area. Children, young people, their parents and service providers across the LGA were invited to identify their needs and concerns of children and young people in their local community. The CB City Report has identified how playgrounds and parks were identified by children and some young people as their favourite place to play and relax. The City Report addresses that although the CCB has a reasonable rate of playgrounds for its population, these playgrounds are distributed unevenly, raising accessibility concerns. Additionally, the City Report includes results from a Children and Young People's Survey where the community has raised concerns regarding their inability to access green or open space, particularly in high-density housing areas. The City Report also identifies a community raised recommendation to improve access to childcare or

Policy context

child-minding facilities for families needing to access services and support. It is also noted that the CCB are supportive of early education through the provision of long day care, occasional care, and family day care across the CCB.

Canterbury-Bankstown Interim Engagement Report

The Interim Engagement Report summarises the community and stakeholder engagement program that was undertaken to inform the Canterbury-Bankstown Connective City 2036 Local Strategic Planning Statement (LSPS). Research, online surveys, and on ground stakeholder sessions were the three approaches utilised to engage the community for the Report.

The outcomes and results have highlighted how the community highly value green spaces. Improvements to existing parks and open spaces, as well as accessing new areas of green space were prominent across every community and stakeholder group. The idea of 'green centres' where a park is located at the heart of the neighbourhood had been raised by the community as something they would like to see in their community. There were also submissions for providing additional linkages between open space areas to create a network of accessible open spaces within the LGA.

A Frank Chats online survey that asked 'What are the most important places, services or qualities that you consider when deciding where you live?' concluded that 19% of responses prioritised schools and childcare, 29% prioritised shops, cafes and restaurants, and 61% prioritised parks and green space.

Bankstown Open Space Strategic Plan

Council prepared an Open Space Strategic Plan 2022 as a framework to protect, enhance, and manage the current and future provision of open space. Objectives of the plan are to deliver accessible, equitable, diverse, quality, sustainable and an efficient open space to meet the needs of the community. The former Bankstown LGA has approximately 800 hectares of open space that is categorised as community land. This is made up of 330 public spaces and covers approximately 10% of the former Bankstown LGA. Of these sites:

- 115 are less than 0.2 Ha in area,
- 138 sites range between 0.2 – 2.0Ha
- 40 sites are between 2.1 – 5.0Ha and,
- 37 sites exceed 5Ha

The Strategic Plan notes that there is current open space provision of approximately 4.55 hectares per 1,000 persons, significantly above the historic benchmark of 2.83 hectares per 1,000 persons. Milperra is noted as having a significantly high proportion of open space, with 22.99 hectares per 1,000 persons, largely attributed to the extensive areas of river front open space along the Georges River.

Key trends identified from community consultation for the Plan include:

- Approximately 80% of surveyed residents participated in recreational activities within a 12 month period;
- Council's facilities had not acted as a barrier to those not participating in active recreation;

- Council's facilities have not been the sole provider of active recreational opportunities for residents.

The Strategic Plan notes that the expected demographic change in the former Bankstown LGA will see an increase in the number of residents aged 55 to 75, and higher density housing, meaning small, local parks for socialising and gentle exercising will become evermore important.

Council will continue to look into opportunities for men's sheds and community gardens.

Current open space provision was considered adequate for younger age groups.

The Strategic Plan is underpinned by the community vision set out in the Bankstown Community Plan, which focuses on the following five city directions:

- Liveable;
- Invest;
- Green;
- Connected; and
- Lead.

The key goals for the provision of open space are:

- Ensure open space is accessible and equitable;
- Have diverse and high quality open space;
- Ensure open space is sustainable and efficient to manage; and
- Engage and develop partnerships with the community and stakeholders.

These objectives have been considered as part of this SIA.

3.4 University legislation, plans and policies

The following university legislation, plans and policies are considered relevant in informing this SIA, including:

- The Western Sydney University Act 1997;
- Western Growth Strategy; and
- Securing Success 2018-2020 Strategic Plan.

Western Sydney University Act 1997

The object and functions of WSU is the promotion, within the limits of the University's resources, of scholarship, research, free enquiry, the interaction of research and teaching, and academic excellence.

WSU has the following principal functions for the promotion of its object:

- The provision of facilities for education and research of university standard, having particular regard to the needs and aspirations of residents of Greater Western Sydney.

WSU has other functions as follows:

- In accordance with Section 8(3)(a) of the Act, WSU may exercise commercial functions comprising the commercial exploitation or development, for the University's benefit,

Policy context

of any facility, resource or property of the University or in which the University has a right or interest (including, for example study, research, knowledge and intellectual property and the practical application of study, research, knowledge and intellectual property), whether alone or with others, with particular regard to the need to contribute to the development of Greater Western Sydney.

Western Growth Strategy

WSU is embarking on a large-scale transformative program that will bring the highest quality educational opportunities and world-class research expertise to the region.

The University, through its transformative Western Growth Strategy, is reshaping its campus network to combine the maintenance and development of traditional campuses in Parramatta, Penrith, Campbelltown and Hawkesbury with multi-site CBD 'vertical campuses', initially in Parramatta, Liverpool, and the proposed development in the Bankstown CBD.

Technology-rich learning environments in flexible, high amenity facilities are very visible and integrated with business communities, government and with health and education precincts.

This next stage in the University's journey will help ensure that Western Sydney's large-scale population growth is supported by a growth in educational opportunity, technology and accessibility. Embedding campuses in the CBDs of Western Sydney enables the University to co-locate and enhance knowledge-sharing with business and industry, provide enhanced learning and employment opportunities for current and future students and to facilitate a wide range of research partnerships.

The capacity to do this together, with continuing commitment to strategic traditional campuses, provides the innovation demanded by one of the most diverse and rapidly changing regions of Australia.

Campus sites not required for academic uses will be re-purposed in the context of its locality and strategic land use planning.

Securing Success 2015 - 2020

Securing success is the University's guiding document for setting out its key strategic goals and objectives in ensuring it is ready for the next wave of change in the education sector. The core goal of the strategy is for WSU to be a distinctly student centred University.

The five strategic objectives supporting this goal are:

- 1 Ambition as a vibrant research-led university with regional, national and global impact
- 2 Aspiration to provide a unique learning experience that is innovative, flexible and responsive
- 3 Strategic intent to expand international reach and reputation
- 4 Responsibility as a leading advocate and champion for the Greater Western Sydney region and its people
- 5 Commitment to a dynamic and innovative culture that secures success.

4 Consultation

4.1 Consultation undertaken in the preparation of this SIA

As part of the preparation of this SIA, the following consultation was undertaken:

- City of Canterbury-Bankstown: Numerous discussions were held with staff from the CCB in 2017 which was during the consideration of a redevelopment proposal (not associated with the current proposal). From this process, it is understood that Council will be making a substantial investment in Kelso Park. Although Kelso Park does not fall within the study area, Kelso Park North and Kelso Park South will be receiving an upgrade of facilities, which may include works to amenities blocks, fields, irrigation, fencing and furniture. The local Milperra community centre is no longer operating.
- Department of Education: Contact was made with the Department of Education to confirm capacity of local Government primary and secondary schools.
- Sydney Catholic Schools: Contact was made with Sydney Catholic Schools to understand capacity of local Catholic primary and secondary schools.

Community and stakeholder program

Elton Consulting were engaged on behalf of Mirvac to deliver a community and stakeholder engagement program.

Engagement and consultation focused on:

- Residential neighbours within 500 metres of the site
- The wider community
- Groups that currently use facilities on the site (e.g. for sporting activities)
- On-campus businesses
- Key community groups
- Local businesses.

The following engagement activities were undertaken:

- Door knocking properties on Ashford Avenue between the intersections of Sinai Avenue and Flanders Avenue
- 4 x 1-hour stakeholder meetings
- 2 Community information feedback sessions.

Elton Consulting produced a Draft Consultation and Engagement Outcomes report in December 2019 summarising the feedback received from respondents. The report outlines four key themes:

1. Traffic impacts
2. Change to Milperra's low density character
3. Loss of green and open space
4. University profiting at the expense of the community

A summary of each of the issues raised is provided below.

Traffic impacts

A number of concerns were received regarding how any increased traffic would be managed. Some responses stated that the proposed access point to and from the site should not be from Ashford Avenue, as this area is noted as already being congested, even during non-peak periods. Respondents raised concerns regarding parking, and how on- and off-street parking would be administered under the proposal to accommodate the population increase.

Mt St Joseph Secondary School was consulted as a key stakeholder. They expressed concerns regarding existing traffic congestion along Horsley Road and how this would be addressed in the proposed development. Mt St Joseph also mentioned a reconfigured off street 'kiss and ride' bay will significantly reduce congestion in the long term.

Many residents also commented on how the increase in residents would exacerbate rat-runs through their streets, and questioned how the proposed development would be addressing the existing issue.

Change to Milperra's low density character

Some residents were concerned about the increase in density and how some of the proposed dwellings would overlook into existing homes along Ashford Avenue. Some attendees of the consultation sessions talked passionately about Milperra's low-density character and described the rezoning as "out of character" for their suburb.

On the other hand, Mt St Joseph Secondary School generally supported the proposed change in housing density for the area, commenting how the type of housing proposed "suits the demographic" and that "low-rise medium density will be more successful (than high rise)".

Loss of green and open space

A large number of community consultation attendees talked about how they favoured the current facilities on site, using it as open space, going on leisurely walks surrounded by the natural environment. They often talked about the site as if it is a community open space, and felt that the green and open spaces proposed for the new community were not adequate enough.

The Bankstown Bushland Society was consulted as a key stakeholder and commented that any construction undertaken should be located as far away from the bushland edge as possible to protect the asset zone, and that local indigenous species need to be planted on site.

Consultation

The Little Athletics Club (Revesby Workers Club) was engaged in stakeholder meetings and have stated that they were in negotiations with Canterbury-Bankstown Council for a new location.

University profiting at the expense of the community

Many attendees of the community consultation sessions had the belief that the land was gifted to WSU for a nominal sum, and with the agreements with Mirvac, would now be profiting from this agreement at the expense of the wider community. Respondents were passionate about retaining educational purposes. Several also comment that WSU's recent investment in new buildings would now be wasted as they would be demolished as part of the proposal.

Other concerns raised included:

- What mitigation measures will be implemented to reduce noise, dust and overall construction related impacts?
- The proposal does not provide public benefit to compensate the change in community character.

5 Community profile

This section provides an analysis of the residential profile of the study area (Milperra suburb). The Milperra State Suburb (SSC) ABS Census data is used as the basis of the SIA, and is compared against data from the Panania-Milperra-Picnic Point SA2 district, Canterbury-Bankstown LGA and Greater Sydney region. The most recent Census (2016 Australian Census) is used where available.





Snapshot of the existing community profile:

- In 2016, the total population in the Milperra was 3,952 people, which grew from 3,844 in 2011 (+108 people or 2.8%).
- In 2016, the total population for the Panania-Milperra-Picnic Point SA2 district was 25,788 people, which grew from 24,216 in 2011 (+1,572 or 6.5%).
- In 2016, the population for Canterbury-Bankstown LGA was 346,302 people, which grew from 182,352 people in 2011 (+163,950 or 89%).
- In 2016, the population for Greater Sydney was 4,823,991 people, which grew from 4,391,674 people in 2011 (+432,317 or 9.8%).



Figure 8. Community profile boundaries
Aerial map showing Milperra suburb, Panania-Milperra-Picnic Point SA2 and Canterbury-Bankstown LGA boundaries.
Source: Architectus

Legend

- | | |
|--|---|
|  Site |  Panania-Milperra-Picnic Point SA2 district boundary |
|  Milperra (SSC) boundary (study area) |  Canterbury-Bankstown LGA boundary |

Household and age distribution

Table 1 shows the age profile of Milperra compared against Panania-Milperra-Picnic Point SA2 district, Canterbury-Bankstown LGA and Greater Sydney. The change between 2011 and 2016 for Milperra is also provided below. The median age in 2016 was 39 years old.

Key findings

- The age groups with the biggest proportional increase between 2011 and 2016 were seniors (+67%), primary schoolers (+10%) and secondary schoolers (+8%)
- The age groups with the biggest proportional decrease between 2011 and 2016 were empty nesters and retirees (-18%) and older workers and pre-retirees (-13%)
- There is a higher proportion of empty nesters and retirees in Milperra (12.7%) than the SA2 district (10.5%), LGA (8.9%) and Greater Sydney (9.5%)
- There is a higher proportion of seniors in Milperra (9.6%) than the SA2 district (8.4%), LGA (7.7%) and Greater Sydney (7.5%)
- The largest age group is parents and homebuilders, accounting for 20.6% of Milperra's population

Table 1. Age structure: service age groups

Service age groups (years)	2016 population					Change between 2011 and 2016	
	Milperra suburb #	Milperra suburb %	Panania-Milperra-Picnic Point SA2 district %	Canterbury-Bankstown LGA %	Greater Sydney %	Milperra suburb #	Milperra suburb %
Babies and pre-schoolers (0 to 4)	259	6.6%	6.6%	7.2%	6.4%	+3	+1%
Primary schoolers (5 to 11)	374	9.5%	9.7%	9.6%	8.8%	+35	+10%
Secondary schoolers (12 to 17)	298	7.6%	7.8%	7.4%	6.9%	+22	+8%
Tertiary education and independence (18 to 24)	375	9.6%	8.9%	9.7%	9.6%	-10	-3%
Young workforce (25 to 34)	458	11.7%	11.7%	15.3%	16.1%	+1	0%
Parents and homebuilders (35 to 49)	809	20.6%	21.1%	19.9%	21.1%	+52	+7%
Older workers and pre-retirees (50 to 59)	451	11.5%	13.3%	12.1%	12.2%	-66	-13%
Empty nesters and retirees (60 to 69)	497	12.7%	10.5%	8.9%	9.5%	-110	-18%
Seniors (70 to 84)	376	9.6%	8.4%	7.7%	7.5%	+151	+67%
Elderly aged (85 and over)	26	0.7%	2%	2.2%	2.0%	+1	+4%
Total	3,923	100%	100%	100%	100%		

Source: Profile.id, Service Age Groups, Milperra SSC

Community profile

Dwelling typology and tenure

Table 2 outlines the dwelling typology in Milperra compared against Panania-Milperra-Picnic Point SA2 district, Canterbury-Bankstown LGA and Greater Sydney.

Key findings

Summary of dwelling structure composition

Dwelling type	Milperra suburb %
Separate House	95.3%
Semi-detached, row or terrace house	4.5%

- Housing is not diverse
- The dwelling type with the biggest proportional increase between 2011 and 2016 were semi-detached, row or terrace houses, increasing by 159%
- There is a higher proportion of separate houses in Milperra (95.3%) than the SA2 district (78.5%), LGA (57.1%) and Greater Sydney (56.9%)
- There is a lower proportion of semi-detached, row or terrace houses in Milperra (4.5%) than the SA2 district (20%), LGA (16.1%) and Greater Sydney (14%)

Table 3 summarises the composition of tenure types in Milperra compared against Panania-Milperra-Picnic Point SA2 district, Canterbury-Bankstown LGA and Greater Sydney.

Key findings

- 89.1% of Milperra households had home ownership which is more than the SA2 district (75.2%), LGA (59.8%) and Greater Sydney (62.3%)
- 9.4% of Milperra households were renting which is less than the SA2 district (22.3%), LGA (36.4%) and Greater Sydney (34.1%)
- Milperra renter tenure experienced a 6.2% growth between 2011 and 2016, accounting for 9.4% of the suburb's tenure composition

It is noted that student housing on the WSU Milperra Campus, operated by Campus Living Villages (CLV) provides 290 rented rooms, of which 72 rooms (25%) are occupied as of May 2020.

Table 2. Dwelling structure: Milperra suburb

2016 population						Change between 2011 and 2016	
Category	Milperra suburb #	Milperra suburb %	Panania-Milperra-Picnic Point SA2 district %	Canterbury-Bankstown LGA %	Greater Sydney %	Milperra suburb #	Milperra suburb %
Separate House	1,265	95.3%	78.5%	57.1%	56.9%	+38	+3%
Semi-detached, row or terrace house	57	4.5%	20%	16.1%	14.0%	+35	+159%
Flat, Unit or Apartment	3	0%	0.7%	25.9%	28.1%	-3	0%
Other dwelling	3	0%	0.7%	0.6%	0.6%	-3	0%
Other dwelling not stated	0	0.2%	0.6%	0.3%	0.4%	0	0%
Total	1,318	100.0%	100%	100.0%	100.0%		

Source: Dwelling structure, Milperra suburb, Australian Bureau of Statistics (ABS) 2016

Community profile

Table 3. Tenure: Milperra suburb

Category	2016 population					Change between 2011 and 2016	
	Milperra suburb #	Milperra suburb %	Panania-Milperra-Picnic Point SA2 district %	Canterbury-Bankstown LGA %	Greater Sydney %	Milperra suburb #	Milperra suburb %
Owned outright	574	45.1%	37.1%	30.2%	29.1%	+9	+1.5%
Owned with a mortgage	560	44.0%	38.1%	29.6%	33.2%	-10	-1.7%
Rented	120	9.4%	22.3%	36.4%	34.1%	+7	+6.2%
Other tenure type	4	0.3%	0.4%	0.7%	0.9%	+1	+33.3%
Tenure type not stated	15	1.2%	2.1%	3.2%	2.7%	+3	+16.6%
Total	1,273	100.0%	100%	100.0%	100.0%		

Source: Milperra suburb, Australian Bureau of Statistics (ABS). 2016

Cultural characteristics

Table 4 outlines the ancestry and linguistic diversity of Milperra compared against Panania-Milperra-Picnic Point SA2 district, Canterbury-Bankstown LGA and Greater Sydney.

Key findings:

- 59% of the population had both parents born in Australia
- 25% of the population had both parents born overseas
- The predominant language spoken at home was English (81.2%), followed by Arabic (3.2%), Greek (2.5%), Vietnamese (2.1%), Mandarin (1.4%) and Cantonese (1.0%).
- The proportion of residents who speak Arabic increased by 47%, Vietnamese by 44.8% and Mandarin by 80%.
- Majority of the population were born in Australia (81.5%) which is more than the SA2 district (72.1), LGA (49.6%) and Greater Sydney (57.1%)
- Outside of Australia, the second largest country of birth was England (2.3%) followed by China (1.5%), Vietnam (1.2%), New Zealand (0.9%) and Lebanon (0.9%)
- The highest religious affiliation in the suburb of Milperra is Catholic (33.5%), followed by Anglican (23.0%), no religion (17.4%), not stated (5%) and Eastern Orthodox (4.9%)

Table 4. Cultural and linguistic diversity: Milperra suburb

Category	2016 population					Change between 2011 and 2016	
	Milperra suburb #	Milperra suburb %	Panania-Milperra-Picnic Point SA2 district %	Canterbury-Bankstown LGA %	Greater Sydney %	Milperra suburb #	Milperra suburb %
Ancestry (by birth of parents)							
Both parents born overseas	990	25.0%	36.9%	65.7%	49.4%	+124	+14.3%
Father only born overseas	329	8.3%	7.4%	6.0%	6.4%	+49	+17.5%
Mother only born overseas	174	4.4%	5%	3.5%	4.6%	+6	+3.5%
Both parents born in Australia	2,334	59.0%	46.1%	18.3%	33.1%	-76	-3.2%

Community profile

Category	2016 population					Change between 2011 and 2016	
	Milperra suburb #	Milperra suburb %	Panania-Milperra-Picnic Point SA2 district %	Canterbury-Bankstown LGA %	Greater Sydney %	Milperra suburb #	Milperra suburb %
Language (top responses)							
English Only	3,195	81.2%	68.6%	34.1%	58.4%	-69	-2.1%
Arabic	125	3.2%	5.5%	17.2%	4.0%	+40	+47%
Vietnamese	84	2.1%	2.9%	7.2%	2.1%	+26	+44.8%
Greek	98	2.5%	3.4%	5.4%	1.6%	-7	-6.6%
Mandarin	54	1.4%	2.7%	5.0%	4.7%	+24	+80%
Cantonese	39	1.0%	2.4%	3.9%	2.9%	-7	-15.2%

Source: Tenure, Milperra suburb, Australian Bureau of Statistics (ABS) 2011 & 2016

Table 5. Country of birth and religious affiliation: Milperra suburb

Category	2016 population					Change between 2011 to 2016	
	Milperra suburb #	Milperra suburb %	Panania-Milperra-Picnic Point SA2 district %	Canterbury-Bankstown LGA	Greater Sydney %	Milperra suburb #	Milperra suburb %
Country of birth							
Australia	3,200	81.5%	72.1	49.6%	57.1%	-20	-0.6%
England	91	2.3%	1.8	1.0%	3.1%	-7	-7.1%
China (excludes SARS and Taiwan)	57	1.5%	2.9	5.4%	4.7%	+15	+35.7%
Lebanon	34	0.9%	1.8	5.7%	1.2%	+3	+9.6%
New Zealand	35	0.9%	1.2	1.3%	1.8%	-13	-27%
Vietnam	48	1.2%	2.2	5.5%	1.7%	+11	+29.7%
Religious affiliation (top responses)							
Catholic	1,318	33.5%	29.7	23.4%	25.1%	+4	+0.3%
Anglican	904	23.0%	16.8	-	12.0%	-205	-18.4%
No Religion, so described	685	17.4%	17.4	15.0%	24.6%	+235	+52.2%
Not stated	197	5.0%	6.8	8.6%	8.8%	-	-
Eastern Orthodox	192	4.9%	7.5	8.9%	-	+8	+4.3%
Islam	-	-	-	20.8%	5.3%	-	-

Source: Australian Bureau of Statistics (ABS), 2016

Income and employment characteristics

Key findings

- 58% of the labour force was employed full time, marginally below the rate for the SA2 District (60.8%) and Greater Sydney (61.2%)
- The unemployment rate for the suburb was 5.3% which is less than the rate for the LGA (8.2%) and Greater Sydney (6%)
- 'Unemployed' employment type had the biggest proportional increase between 2011 and 2016, increasing by 26.2%
- Between 2011 and 2016, the median personal total household income increased by 9.6% from \$636 to \$697
- The median total personal income for the suburb (\$697) is greater than the median of the SA2 district (\$695) and LGA (\$502), but marginally lower than Greater Sydney (\$719)
- Between 2011 and 2016, the median total household income increased by 10% from \$1,683 to \$1,851
- The Milperra median total household income (\$1,851) is more than the median of the SA2 district (\$1,783), LGA (\$1,298) and Greater Sydney (\$1,750)
- Between 2011 and 2016, professional occupations have increased as a proportion of the workforce by 7.5%
- All other occupations have experienced a decline in the Milperra suburb, with the most notable being a 12.1% decrease in 'Technicians and Trades Workers', a 9.6% decrease in 'Clerical and Administrative Workers', and a 6.2% decrease in 'Sales Workers'

Table 6. Income: Milperra suburb

Category	2016 population					Change between 2011 and 2016	
	Milperra suburb #	Milperra suburb %	Panania-Milperra-Picnic Point SA2 district %	Canterbury-Bankstown LGA %	Greater Sydney %	2011 Milperra suburb #	Milperra suburb %
Occupation							
Managers	217	11.4%	12.4%	10.1%	13.7%	-4	-1.8%
Professionals	331	17.4%	20.7%	18.9%	26.3%	+23	+7.5%
Technicians and Trades Workers	320	16.8%	14.6%	14%	11.7%	-44	-12.1%
Community and Personal Service Workers	186	9.8%	9.3%	10.5%	9.6%	-1	-0.5%
Clerical and Administrative Workers	415	21.8%	19.4%	15.1%	14.6%	-44	-9.6%
Sales Workers	166	8.7%	9.5%	10%	9%	-11	-6.2%
Machinery Operators and Drivers	127	6.7%	6%	8.4%	5.6%	-19	-13%
Labourers	118	6.2%	6.3%	10.6%	7.5%	-4	-3.3%
Median total person income (\$/weekly)	\$697	\$697	\$695	\$502	\$719	\$636	+9.6%
Median total household income (\$/weekly)	\$1,851	\$1,851	\$1,783	\$1,298	\$1,750	\$1,683	+10%
Employment							
Full time	1,161	58%	60.8%	56.8%	61.2%	-145	-12.5%
Part-time	649	32.4%	29.3%	29.8%	28.2%	+55	+8.5%
Away from work	86	4.3%	4.7%	5.1%	4.5%	-20	-23.3%
Unemployed	106	5.3%	5.1%	8.2%	6%	+22	+20.8%

Source: 2016 Census of Population and Housing: Milperra suburb (SSC), Australian Bureau of Statistics (ABS)

Community profile

Education characteristics

Table 7 summarises the type of educational institutions Milperra residents nominated they were attending in 2006, 2011 and 2016.

Key findings

- Attendance of pre-schools (+8%), primary schools (+4.6%), secondary schools (+15.6%) and university (+27.4%) have increased between 2011 and 2016
- Between 2011 and 2016, the educational institutions that experienced the biggest increase were university (+27.4%), catholic secondary school (+25.5%) and government secondary schools (+16.3%)
- Between 2011 and 2016, the educational institutions that experienced the biggest decrease were independent primary schools (-45.7%), TAFE (-20.5%) and independent secondary schools (-13.9%)
- In 2016, government primary schools had the highest proportion of students (21%) with 238 students, followed by university (18.9%) with 214 students

Table 8 summarises the highest qualification achieved for residents aged 15 years and above in 2006, 2011 and 2016.

Key findings

- The attainment for all qualifications increased, except the 'no qualification' and 'not stated' categories
- Between 2011 and 2016, attaining qualifications of Bachelor degree level and above experienced a significant growth by 51%

Table 7. Education characteristics: Milperra suburb

Category	2006	2011	2016	2016 Proportion (%)	Change between 2011 and 2016 (%)
Pre-school	75	87	94	8.3%	+8%
Primary					
Government	208	214	238	21%	+11.2%
Catholic	75	97	105	9.3%	+8.2%
Independent	19	35	19	1.7%	-45.7%
Primary total	302	346	362	32%	+4.6%
Secondary					
Government	168	129	150	13.3%	+16.3%
Catholic	86	51	64	5.7%	+25.5%
Independent	35	36	31	2.7%	-13.9%
Secondary total	289	216	245	21.7%	+15.6%
TAFE	80	88	70	6.2%	-20.5%
University	127	168	214	18.9%	+27.4%
Other	21	18	17	1.5%	-5.6%
Not stated	151	121	129	11.4%	+6.6%
Total	1045	1044	1131	100%	

Source: 2016 Australian Bureau of Statistics (ABS), profile.id.com.au

Community profile

Table 8. Highest qualification achieved for persons aged 15+: Milperra suburb

Category	2006	2011	2016	2016 Proportion (%)	Change between 2011 and 2016 (%)
Bachelor Degree level and above	320	339	512	16.0%	+51%
Advanced Diploma or Diploma	226	286	289	9.1%	+1%
Vocational	793	817	819	25.7%	+0.2%
No qualification	1,526	1,411	1,367	42.8%	-3.1%
Not stated	238	231	205	6.4%	-11.3%
Total persons aged 15+	3,103	3,084	3,192	100%	

Source: 2016 Australian Bureau of Statistics (ABS), profile.id

Social Advantage and Disadvantage

The SEIFA Index of Disadvantage measures the relative level of socio-economic advantage and disadvantage based on various census characteristics, such as income, education, unemployment and occupation. In the context of this index, a lower rank indicates an area that is relatively disadvantaged compared to an area with a higher rank.

Table 9 key findings

- Milperra and surrounding suburbs are relatively advantaged, especially Milperra (rank 3226 of 4099 in 2016) and Picnic Point (rank 3578 of 4099 in 2016), ranking within the top 25% of least disadvantaged suburbs in NSW.

Table 10 key findings

- Canterbury-Bankstown LGA is positioned in the top 25% of disadvantaged LGA's in NSW (rank 29 of 130 in 2016), located between Ku-ring-gai LGA the most advantaged end of the scale (rank 130th) and Brewarrina LGA on the more disadvantaged end of the scale (rank 1).



Table 9. SEIFA Ranks of Relative Socio-economic Disadvantage for State Suburbs (2016)

Category	2011 ranking	2016 ranking
Suburbs	1 to 2563	1 to 4099
Panania	1305	2058
Milperra	2049	3226
Picnic Point	2227	3578
Avg	1860	2954

Source: Australian Bureau of Statistics (ABS)

Table 10. SEIFA Ranks of Relative Socio-economic Disadvantage for Local Government Areas (2016)

Category	2011 ranking	2016 ranking
LGA	1 to 153	1 to 130
Canterbury	22	29
Bankstown	30	
Liverpool	51	41
Burwood	109	94

Source: Australian Bureau of Statistics (ABS)

Community profile

Forecast community profile

The following section is based on population forecasts from 2016 to 2056 for Milperra (Table 11), and population forecasts from 2016 to 2041 for Canterbury-Bankstown LGA and Greater Sydney (Table 12).

Key findings

- Milperra is forecasted to grow by 1.95% from 2016 to 2036, an increase of approximately 1,900 people
- Canterbury-Bankstown LGA is expected to grow between 2016 and 2041, with a projected increase of approximately 150,000 people (Source: DPI&E Forecast Resident Population 2016-2041)
- Greater Sydney is anticipated to grow by 51% from 2016 to 2041, an increase of approximately 2.4 million people

Table 11. Milperra Population Forecast 2016 - 2056

Category	2016	2021	2026	2031	2036	Total Change	Total Change %
Milperra suburb	4,041	4,365	5,491	5,873	5,947	+1,906	+1.95%

Source: forecast.id.com.au

Table 12. DPI&E Forecast Resident Population 2016 -2041 & the City of Canterbury-Bankstown Population Projections 2016-2036

Category	2016	2021	2026	2031	2036	2041	Total Change	Total Change %
Canterbury-Bankstown LGA (Source: DPI&E Forecast Resident Population 2016 -2041)	361,862	396,288	432,566	463,956	482,222	514,653	+152,791	+42.22%
Canterbury-Bankstown LGA (Source: Draft Canterbury-Bankstown Local Housing Strategy (2020))	346,300	387,021	423,036	460,530	499,890	-	+153,590 (from 2016 to 2036)	+44.35%
Greater Sydney	4,688,255	5,252,611	5,746,821	6,211,970	6,661,720	7,103,091	+2,414,836	+51.51%

Source: Department of Planning, Industry and Infrastructure Population Projections, 2019, SGS Economics, Canterbury-Bankstown Demographic Study, November 2018

Community profile

Forecast population for WSU campus redevelopment and Milperra

Table 13 shows the projected age profile for the site after its expected completion in 2026.

The information is based on the percentages of the 2016 Milperra suburb age profile. The percentages are multiplied by the population forecast for the site (1,279 people) and for the suburb of Milperra (5,491 people) to get forecasts for the age structure groups in 2026.

Note: the forecast population of the site resulting from the proposed development is 1,279 people. This is based on the site's approximate dwelling yield of 441 and an average of 2.9 persons per household.

Table 13. Projected age profile for the Site and Milperra suburb

Age	Percentage (based on 2016 Milperra suburb age profile)	2026 Population forecast for the Site (1,279)	2026 Population forecast for Milperra suburb (5,491)
0-4 years	6.8%	87	374
5-9 years	6.2%	80	341
10-14 years	7.5%	96	412
15-19 years	6.1%	79	335
20-24 years	7.1%	91	390
25-29 years	5.6%	72	308
30-34 years	6.6%	85	363
35-39 years	6.3%	81	346
40-44 years	7.3%	94	401
45-49 years	6.7%	86	368
50-54 years	5.6%	72	308
55-59 years	5.5%	71	303
60-64 years	5.5%	71	303
65-69 years	7.4%	95	407
70-74 years	6.8%	87	374
75-79 years	1.6%	21	88
80-84 years	0.2%	3	11
85 years and over	1.1%	15	61
Total	100%	1,286	5,493

Source: forecast.id.com.au

6 Existing social infrastructure

This section provides an audit of existing social infrastructure and community facilities within the suburb of Milperra, identified as the study area in this report. In some instances, the audit takes a more district/regional approach and considers the broader SA2 district data.

The audit has been undertaken using a range of resources including:

- City of Canterbury-Bankstown strategies and information on community facilities;
- My School and My Child information websites;
- Outcomes from consultation based on the Consultation and Engagement Outcomes report, dated 13 December 2019.

Existing campus facilities

The WSU Campus at Milperra has a number of good quality facilities, including:

- Large multi-purpose oval
- Athletics field facilities: Javelin, Hammer & Shot put fields
- 2 x covered and 2 x uncovered tennis courts
- Joyce Wylie Library
- WSU Early Learning Bankstown Child Care Centre

As part of the redevelopment of the site it is assumed that the Joyce Wylie Library will be relocated/re-purposed to Bankstown CBD to support the new Bankstown CBD campus.



Joyce Wylie Library



UWS Early Learning Child Care Centre



WSU Tennis Courts

Existing social infrastructure

Open space and recreation

The open space audit shows there is 210.41 ha of public open space in the suburb of Milperra (Table 14) and an additional 201.92 ha of public open space, which falls in the broader Panania-Milperra-Picnic Point SA2 district (Table 15).

Milperra Reserve is located immediately adjacent to the site and contains 1.5 ha of publicly accessible sporting field. All other open spaces in the study area are beyond 400m walking distance from the site.

Accessibility and connectivity are key factors that influence the use of open space, more so than the ratio of amount of open space per person.

Planning for urban renewal sites must consider opportunities to deliver new, improved and accessible open spaces, including space for sport, active and passive recreation, meeting the needs of the growing community.

The District Plan recommends all dwellings (excluding high density development) be located within 400 metres of open space. This is consistent with open space principles and guidance in the *Bankstown City Council Open Space Strategic Plan 2022* and the *Recreation and Open Space Planning Guidelines for Local Government*.

Table 14. Open Space Overview: Milperra suburb

Infrastructure type	Address	Zone	Area (Ha)	Type of Open Space	Facilities	Proximity to Site
Bankstown Golf Course	70 Ashford Avenue, Milperra	RE2	47.1	Private	Golf Course	0.6km
Beatham Reserve	19 Armentieres Avenue, Milperra	RE1	0.3	Public	Open space and playground	0.8km
Bushland on cnr Henry Lawson Drive and Milperra Rd	415, 419, 425, 427, 433, 435, 441, 445 Henry Lawson Drive, Milperra	RE1	10.6	Public	Natural Area-Bushland and Wetland	1.5km
Deepwater Park	2A/43 Webster St, Milperra NSW 2214	RE1	38.1	Public	Fields, bushland and walkways	2.1km
Deepwater Park Kelso Beach Reserve	2A/43 Webster St, Milperra NSW 2214	RE1	49.9	Public	Natural Area-Bushland, bushwalking tracks, nature trails, playground and barbecues	2.1km
Deepwater Park Motor boat club	31 Webster Street Milperra	RE2	3.8	Private	Disused building, car park and unmaintained vegetation	2.6km
Dunstan Reserve	6 Dunstan Avenue, Milperra	RE1	0.4	Public	Playground	1.8km
Eynham Reserve	32 Eynham Rd, Milperra	R2	0.11	Public	Parkland	1.1km
Frank Moulang Reserve	9 Zonnebeke Crescent, Milperra	RE1	0.3	Public	Open space	0.7km
Gordon Parker Reserve	2 Auld Avenue, Milperra	RE1	2.5	Public	Sportsground, Natural Area-Bushland and parkland	2.0km
Heartbreak Ridge Paintball	2 Maxwell Avenue, Milperra	RE1	3.9	Private	Paintball complex	2.0km
Heritage Reserve	53 Amiens Avenue, Milperra	RE1	0.1	Public	Open space and foot path	1.8km
Kelso Park North / East Hills Baseball Club	Henry Lawson Drive, Milperra	RE1	20.7	Public / Private	Playing fields, softball field and baseball fields	2.4km

Existing social infrastructure

Infrastructure type	Address	Zone	Area (Ha)	Type of Open Space	Facilities	Proximity to Site
Kelso Park South	Henry Lawson Drive, Milperra	RE1	5.3	Public	Sportsfield and amenity block	2.5km
Milperra Reserve	134 Bullecourt Avenue, Milperra	RE1	1.5	Public	Soccer field	0km
Milperra Sports Centre - Golf Driving Range	101 Raleigh Road, Milperra	RU4	8.0	Private	Tennis courts, futsal courts, golf driving range, putt putt gold, gym, beach volleyball	1.5km
Newland Reserve	11 Sadlier Avenue, Milperra	RE1	3.1	Public	Playground, swings, picnic shelters, lake and pedestrian/ cycle paths	1.3km
Reserve	2 Bullecourt Avenue, Milperra	SP2	3.5	Public	Remnant Cumberland Plain Woodland Area	0km
Reserve	382A Henry Lawson Drive, Milperra	RE1 & SP2	0.3	Public	Footpath and grass open space	2.0km
Thompson Reserve	2A Proyard Avenue, Milperra	RE1	0.4	Public	Basketball hoop, playground and open space	1.1km
Vale of Ah Reserve	Auld Avenue, Milperra	RE1	4.6	Public	Sportsground, natural Area-bushland & foreshore and parkland	2.3km
Vesta Reserve (Park)	4 Peronne Close, Milperra	RE1	0.3	Public	Playground	1.8km
Whittle Reserve	58 Whittle Ave, Milperra	RE1	1.5	Public	Natural Area-Bushland and parkland	1.1km
WSU Athletics Field & facilities and tennis	2 Bullecourt Avenue, Milperra	SP2	4.1	Private	Athletics oval, long jump, discuss oval and 4 x tennis courts	0km
Total	-	All	210.41ha	All	All	-

Note: Distance to Subject Site is an approximation calculated using Google walking and driving distances from the closest point of the Subject Site.

Existing social infrastructure

Legend

- 1 Vale of Ah Reserve
- 2 Gordon Parker Reserve
- 3 Deepwater Park
- 4 Kelso Park North
- 5 Kelso Park South
- 6 Bushland on cnr Henry Lawson Drive and Milperra Rd
- 7 Bankstown Golf Course
- 8 Eynham Reserve
- 9 Milperra Sports Centre – Golf Driving Range
- 10 Newland Reserve
- 11 Dunstan Reserve
- 12 Vesta Reserve
- 13 Heritage Reserve
- 14 Beatham Reserve
- 15 Frank Moulang Reserve
- 16 Thompson Reserve
- 17 Milperra Reserve
- 18 WSU Athletics Field & facilities and tennis
- 19 Deepwater Park Kelso Beach Reserve
- 20 Deepwater Park Motor boat club
- 21 Heartbreak Ridge Paintball
- 22 Whittle Reserve



Legend

- Site
- Panania-Milperra-Picnic Point SA2 district boundary
- Milperra (SSC) boundary (study area)
- Canterbury-Bankstown LGA boundary

Existing social infrastructure

Table 15. Open Space Overview: Panania-Milperra-Picnic Point SA2 district

Infrastructure type	Address	Zone	Area (Ha)	Type of Open Space	Facilities	Proximity to Site
Amberdale Reserve	26 Amberdale Ave, Picnic Point	RE1	0.3	Public	Natural Area-Bushland and parkland	5.1km
Apex St Park	37 Apex Avenue, Picnic Point	RE1	0.2	Public	Playground and picnic shelter	5.1km
Austin Reserve	18B Austin Boulevard, Picnic Point	RE1	0.2	Public	Playground	4.7km
Bill Delauney Reserve	The River Road, Revesby Heights	RE1	2.5	Public	Playing field and cricket nets	5.8km
Bruce Reserve	10 Victor Ave, Panania	RE1	0.5	Public	Playground and picnic shelter	4.0km
Cammarlie Reserve	12A Cammarlie St, Panania	RE1	1.0	Public	Half basketball court and playground	2.1km
Carlowrie Reserve	3B Carlowrie Cres, East Hills	RE1	0.03	Public	Parkland	3.5km
Douglas Reserve	20 Douglas Street, Panania	RE1	0.1	Public	Playground	3.9km
Duke Reserve	9 Duke Street, East Hills	RE1	0.2	Public	Playground	3.3km
East Hills Park	574A Henry Lawson Dr, East Hills	RE1	4.3	Public	Open space, playground and picnic cover	3.7km
Edwards Reserve	1 Braesmere Road, Panania	RE1	0.6	Public	Playground and picnic shelter	2.3km
Eickenloff Park	26 Childs Street, Panania	RE1	0.2	Public	Open space and seating	2.4km
Eileen Reserve	26-28 Eileen St, Picnic Point	RE1	0.1	Public	Parkland	4.6km
Ellesmere Reserve	62 Ellesmere St, Panania	RE1	0.2	Public	Open space and playground	1.8km
Field of Dreams Reserve	252 Bransgrove Rd, Panania NSW 2213	RE1	3.7	Public	Playground, basketball half court and pedestrian/cycle path	0.9km
Fitzpatrick Park	3A Carinya Rd, Picnic Point	E1	6.2	Public	Parkland	6.8km
Georges River National Park	831 Henry Lawson Dr, Picnic Point	E1	138.7	Public	Natural landscape, parklands, boat ramps, walking trails	6.5km
Gowlland Reserve	23 Ellesmere St, Panania	RE1	0.3	Public	Open space, playground and half court basketball	1.7km
Kathleen Reserve	13a Kathleen Parade, Picnic Point	RE1	0.3	Public	Natural vegetation	5.0km
Kennedy Reserve	82A Kennedy St, Picnic Point	RE1	0.2	Public	Playground and picnic shelter	5.0km
Killara Reserve	184 Horsley Rd, Panania NSW 2213	RE1	3.8	Public	Cricket oval, cricket nets and amenities block	1.1km

Existing social infrastructure

Infrastructure type	Address	Zone	Area (Ha)	Type of Open Space	Facilities	Proximity to Site
Lambeth Reserve	760 Henry Lawson Drive, Picnic Point	RE1	5.2	Public	Playground, picnic shelters, BBQs, amenities block, pedestrian and bicycle path	5.4km
Malvern Reserve	96 Malvern Street, Panania	RE1	0.1	Public	Open Space	3.8km
Marco Reserve	Marco Ave, Panania NSW 2213	RE1	11.8	Public	3 x cricket ovals (2 x large, 1 x small) and Amenity block	1.7km
McKevitte Reserve	12 McKevitte Ave, East Hills	RE1	0.1	Public	Parkland	2.7km
Monash Reserve	634 Henry Lawson Dr, East Hills	RE1	5.8	Public	Open space, playground and picnic cover	3.6km
Morgans Creek Reserve	330 The River Road, Revesby Heights	RE1	1.5	Public / Private	Natural Area-Bushland, playground, open space and tennis courts	5.3km
Panania Diggers	28 Childs Street, Panania	RE1	3.6	Private	Tennis courts, bowling greens, netball courts and cricket nets	2.4km
Parkhurst Reserve	1 Parkhurst Ave, Panania	RE1	0.2	Public	Playground	4.2km
Peppermint Grove Reserve	6 Peppermint Grove, Panania	RE1	0.1	Public	Playground	4.3km
Phillip Park	11 Phillip Street, Panania	RE1	0.3	Public	Open space, playground and half basketball court	3.7km
Reserve	448-456 Henry Lawson Drive	RE1	6.2	Private	Disused small farm holding and a precast concrete storage facility	1.9km
Revesby Workers Sports and Recreation Club	22 Homelea Avenue, Panania	RE1	1.8	Private	Bowling greens, netball courts and cricket nets	1.6km
Samoa Reserve	9A Samoa Ave, Picnic Point	RE1	0.1	Public	Parkland	5.0km
Seidel Reserve	31 Seidel Ave, Picnic Point	R2	0.06	Public	Playground	5.5km
Sylvan Grove Native Garden	7 Sylvan Grove Picnic Point	RE1	0.03	Public	Bushland and bush track	5.7km
Taylor Reserve	1A Enright St, East Hills	RE1	0.5	Public	Open space and playground	2.7km
Toby Reserve	33A Toby Crescent Panania	RE1	0.4	Public	Open space and playground	1.3km
Tyalgum Avenue Park	12A Tyalgum Avenue, Panania	RE1	0.2	Public	Playground and picnic shelter	3.2km
Wall Reserve	167 Beaconsfield St, Panania	RE1	0.1	Public	Parkland	0.91km
Windermere Reserve	23 Windermere Crescent, Panania	RE1	0.2	Public	Open space and playground	2.0km
Total	-	All	201.92ha	All	All	-

Note: Distance to Subject Site is an approximation calculated using Google walking and driving distances from the closest point of the Subject Site.

Existing social infrastructure

Educational facilities

There is one primary school and one high school within the suburb of Milperra (shaded in green in Table 16). Mount St Joseph Secondary School is located immediately adjacent to the site to the south-east with a current enrolment of 860 students.

In the broader Panania – Milperra – Picnic Point SA2 district there are an additional nine (9) schools, including six (6) primary schools and three (3) secondary schools. Refer to Table 16 for an outline of schools in the SA2 district.

In 2019, there was a total of 6,174.9 enrolments in primary and secondary schools, having grown from 6,146 in 2014, an increase of 0.47% (+28.9 places). Of the seven primary schools, between 2014 and 2019, enrolments increased by an average of 7.41% (+20). Of the four secondary schools, between 2014 and 2019, enrolments decreased by an average 2.9% (-27.78). Milperra Public School and Tower Street Public School experienced the greatest growth, increasing by 14.6% (+36) and 14.5% (+26) respectively.

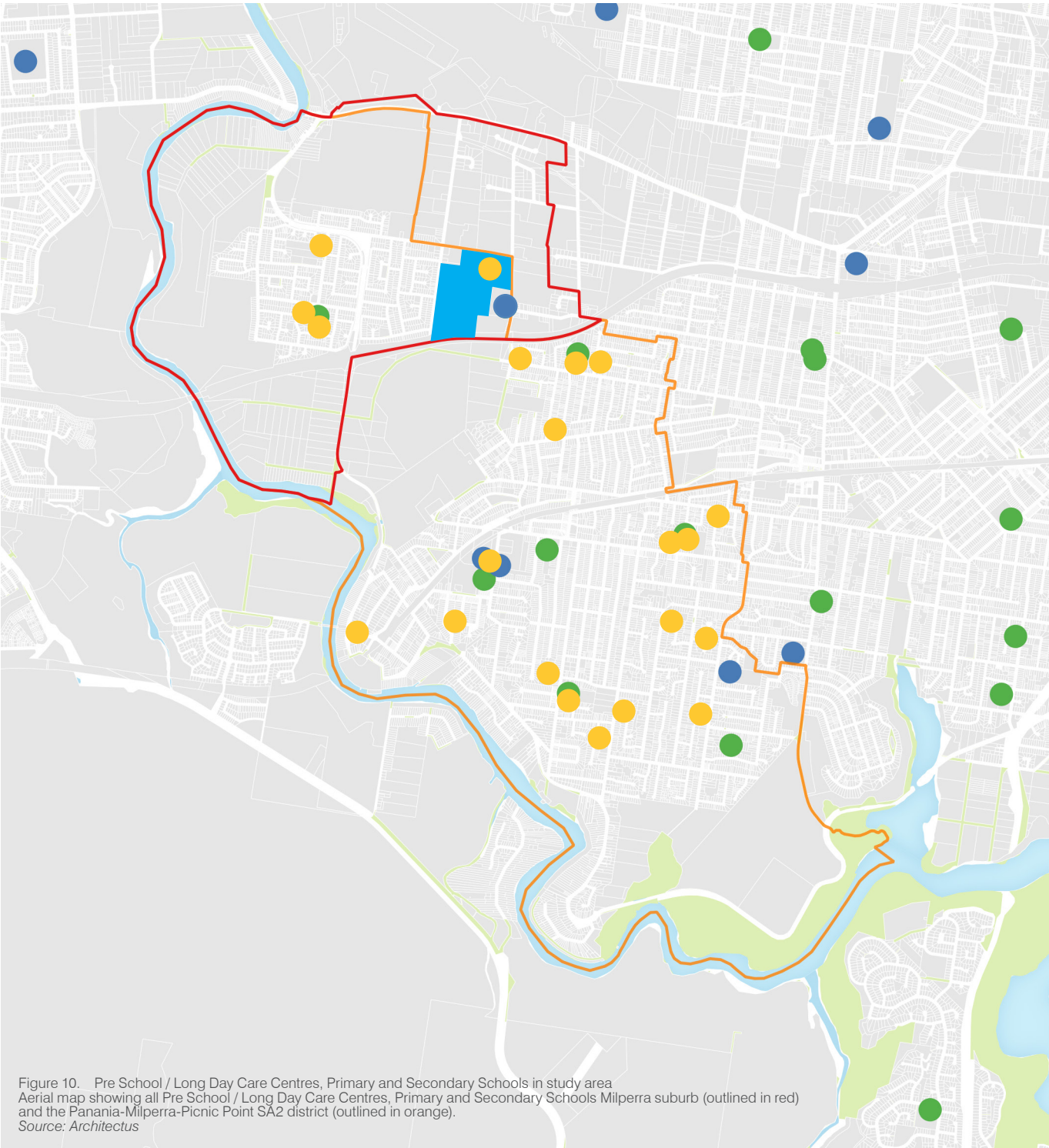
Table 16. Primary & Secondary School Overview: SA2 district

School Name	Sector	Type	Address	Enrolments 2014	Enrolments 2019	Total Change / % Change
Milperra Public School	Public	Primary	Pozieres Ave, Milperra NSW 2214	246	282	+36 / +14.6%
Panania North Public School	Public	Primary	202-204 Bransgrove Rd, Panania NSW 2213	369	389+	+20 / +5.4%
Panania Public School	Public	Primary	21A Lawler St, Panania NSW 2213	448	466	+18 / +4%
Tower Street Public School	Public	Primary	74 Tower St, Panania NSW 2213	179	205	+26 / +14.5%
East Hills Public School	Public	Primary	Lucas Rd, East Hills NSW 2213	145	156	+11 / +7.6%
Picnic Point Public School	Public	Primary	12 Prince St, Picnic Point NSW 2213	402	409	+7 / +1.7%
St Christopher's Catholic Primary School	Catholic	Primary	235 Tower St, Panania NSW 2213	535	557 (only 2018 data available)	+22 / +4.1%
East Hills Girls Technology High School	Public	Secondary	Lucas Rd, Panania NSW 2213	967	1037.9	+70.9 / +7.3%
East Hills Boys High School	Public	Secondary	Lucas Rd, Panania NSW 2213	847	816	-31 / -3.7%
Picnic Point High School	Public	Secondary	61 Kennedy St, Picnic Point NSW 2213	1023	997	-26 / -2.5%
Mount St Joseph Secondary School	Catholic	Secondary	273 Horsley Rd, Milperra NSW 2214	985	867	-118 / -12%
Total	All	All	-	6,146	6,174.9	28.9 / 0.47%


Source: MySchools from Australian Curriculum Assessment and Reporting Authority (ACARA)

Note: Rows shaded in green are schools located within the Milperra study area.

Existing social infrastructure



Legend

- | | | |
|--|---|--|
|  Pre School/Long Day Care |  Milperra (SSC) boundary (study area) |  Site |
|  Primary School |  Panania-Milperra-Picnic Point SA2 district boundary | |
|  High School |  Canterbury-Bankstown LGA boundary | |

Existing social infrastructure

Childcare services

The CCB operates four (4) long day care (LDC) facilities and one (1) outside school hours care (OSHC) throughout the LGA. However, the CCB does not operate any child care facilities in the Milperra study area or SA2 district.

As shown in Table 17, there are two (2) long day care centres, one (1) pre school and one (1) out of school hours care facility in the suburb of Milperra, offering a total of 127 LDC places, 25 pre-school places and 58 OSHC places. The two long day care centres in Milperra are at capacity, with no vacancy, whilst KU Milperra Preschool and the 3 Bridges OOSH Milperra Before & After School Care have vacancy. The University operates the 'Western Sydney University Early Learning Bankstown' on campus and is at capacity (67 places) with no vacancy. There are an additional 17 child care centres in the broader SA2 district, offering an additional 731 places.

Table 17. Pre-school & Long day care centres: SA2 district

Facility Name	Type	Age Cohort	Capacity	Vacancy	Ownership
Panania					
Panania Child Care Centre	Long Day Care	6 weeks to 6 years	39	No	Private
Panania Pre School & Kindergarten	Preschool	2 to 5 years	36	Yes	Private
St Christopher's OSHClub Before & After School Care, vacation care	Out of School Hours Care	School age	NA	NA	Private
Teenies Weenies Early Learning Centre	Long Day Care	6 months to 5 years	29	No	Private
Cub Bee House Early Learning Centre	Long Day Care	6 weeks to school aged	38	NA	Private
Happy Faces Early Learning Centre	Long Day Care	6 months to 5 years	44	NA	Private
Bliss Early Learning	Long Day Care	6 weeks to 5 years	80	NA	Private
Educare Playskool Panania	Long Day Care	6 weeks to 5 years	40	Yes	Private
YMCA Panania OSHC	Out of School Hours Care	5 to 12 years	90	Yes	Private
YMCA Panania North OSHC	Long Day Care	36 months old to School age	60	No	Private
Tower Street OSHClub Panania	Out of School Hours Care	5 to 12 years	35	Yes	Private
Milperra					
WSU Early Learning Bankstown Child Care Centre	Long Day Care	6 weeks to 5 years	67	No	Private
KU Milperra Preschool	Preschool	3 years to 6 years	25	Yes	Private
3 Bridges OOSH Milperra Before & After School Care	Out of School Hours Care	5 to 13 years	58	Yes	Private
SDN Milperra Children's Education & Care Centre	Long Day Care	6 weeks to 5 years	60	No	Private
East Hills					
Bright Futures Early Learning Centre	Long Day Care	6 weeks to 6 years	33	Yes	Private
East Hills Child Care Centre	Long Day Care	6 weeks to 5 years	28	Yes	Private
Cubbyhouse Before & After School Care, East Hills	Long Day Care	6 weeks to 6 years	17	Yes	Private
Picnic Point					
Scribbly Pre-School & Long Day Care Centre	Long Day Care	4 months to 6 years	68	No	Private
Picnic Point Preschool & Child Care Centre	Long Day Care & Preschool	6 weeks to 5 years	49	Yes	Private
Shine Bright Early Learning Centre	Long Day Care, & Preschool	6 weeks to 6 years	45	Yes	Private

Source: Google Maps & mychild.gov.au

Note: Rows shaded in green are schools located within the Milperra study area.

Distance to Subject Site is an approximation calculated using Google walking and driving distances from the closest point of the Subject Site.

Existing social infrastructure

Libraries and Knowledge Centres

There is only one library in the study area (Milperra suburb), which is Joyce Wylie Library located on the Site. This is only available to WSU students and staff personnel.

The closest public library to the study area is the Panania Library and Knowledge Centre, located approximately 3.3km from the Site. Table 18 provides a list of libraries and knowledge centres within the broader LGA.

Due to relocation of the WSU campus, the Joyce Wylie Library will be closed. It is assumed the library will be re-accommodated as part of the future WSU Bankstown CBD campus.

Table 18. Libraries and Knowledge Centres: LGA

Name	Address	Distance from site	Within study area
Campsie Library and Knowledge Centre	14-28 Amy Street, Campsie	16.2km	No
Earlwood Library and Knowledge Centre	Corner Homer and William Streets, Earlwood	13.7km	No
Lakemba Library and Knowledge Centre	62 The Boulevarde, Lakemba	11.5km	No
Riverwood Library and Community Hub	80 Kentucky Road, Riverwood	6.6km	No
Bankstown Library and Knowledge Centre	80 Rickard Road, Bankstown	7.4km	No
Chester Hill Library and Knowledge Centre	12 Chester Hill Road, Chester Hill	8.9km	No
Greenacre Library and Knowledge Centre	Community Place, Greenacre	9.7km	No
Padstow Library and Knowledge Centre	1332 Cahors Road, Padstow	4.2km	No
Panania Library and Knowledge Centre	Corner Tower Street and Anderson Avenue, Panania	3.3km	No
Little Free Libraries	Campsie Railway Station Hurlstone Park Railway Station Canterbury Family Day Care Canterbury Railway Station Belmore Railway Station	15.3km 17km 15km 14.7km 11.5km	No
Joyce Wylie Library	2 Bullecourt Avenue, Milperra	0km	Yes

Source: Councils website

Note: Rows shaded in green are schools located within the Milperra study area.

Aged Care

There are a total of three (3) aged care facilities located within proximity to the Site. The combined capacity equates to 263 beds across the three aged care facilities. In addition to these facilities, there is a home care service, identified as Just Better Care (Revesby), and a new 230 bed facility proposed by Anglicare along Bullecourt Avenue (350m north-west of the site).

Table 19. Aged Care within proximity to the site

Aged Care Facility Name	Address	Capacity (No. of beds)	Distance from site	Within study area
Catholic Healthcare Holy Spirit Aged Care	13 Neptune St, Revesby	46	4.8km	No
Yallambee Village Bankstown City Aged Care	34 Hydrae St, Revesby	105	4.2km	No
Beechwood Aged Care	3-7 Albert St, Revesby	112	2.7km	No
Total	-	263	-	-

Source: Agedcare101.com.au

Existing social infrastructure

Community centres

Within the Milperra suburb study area there are no community centres due to the Milperra Community Centre, located immediately adjacent to the Site, being shut down.

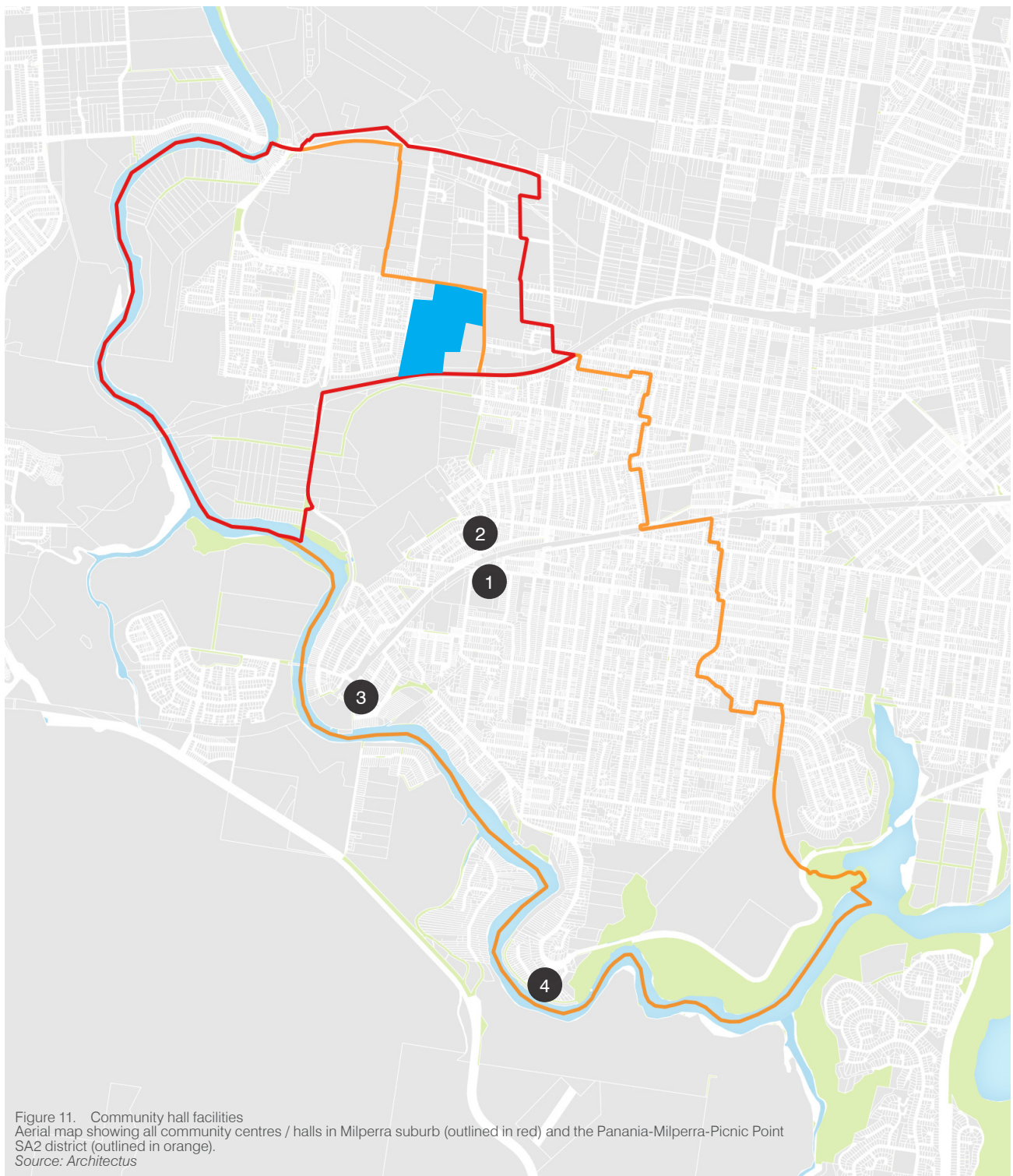
There are seven (7) other community centres in the broader SA2 district in proximity to the Site, with the closest being the Panania Scout Hall.

Table 20. Community Facilities: Milperra suburb and SA2 district

Facility Name	Within study area	Capacity	Facilities	Available for use	Area (sqm)	Proximity to subject site	Size
Panania Senior Citizens Centre	Yes 77 Anderson Ave, Panania	70 people	Kitchen and multi-purpose hall	Yes	450sqm	2.6km	Small
2nd Panania Scout Hall	Yes 21 Wilson Street, Panania	Unknown	Unknown	Yes	360sqm	1.8km	Small
1st East Hills Scout Hall	Yes 629 Henry Lawson Drive, East Hills	Unknown	Unknown	Unknown	220sqm	4.2km	Small
1st Picnic Point Scout Hall	Yes 23 Carinya Road, Picnic Point	Unknown	Unknown	Scouts use	195sqm	6.1km	Small
Endeavour Hall	No 89 The River Road, Revesby	100	Kitchen and multi-purpose hall	Yes	220sqm	3.3km	Small
Revesby Community Centre	No Macarthur Ave, Revesby	120	Kitchen and multi-purpose hall	Yes	512sqm	4.2km	Large
YMCA Bankstown City	No 184 The River Road, Revesby	Unknown	Community recreation centre	Yes	2,600	3.4km	Large

Source: Canterbury-Bankstown Council website, Aerial analysis of google maps, Sixmaps, YMCA website

Existing social infrastructure



Legend

- | | | |
|---|--------------------------------|---|
| 1 | Panania Senior Citizens Centre | Site |
| 2 | 2nd Panania Scout Hall | Milperra (SSC) boundary (study area) |
| 3 | East Hills Scout Hall | Panania-Milperra-Picnic Point SA2 district boundary |
| 4 | 1st Picnic Point Scout Hall | Canterbury-Bankstown LGA boundary |

Existing social infrastructure

6.1 Regional services

Hospital

Bankstown-Lidcombe Hospital is the primary hospital serving this region. It forms part of the South Western Sydney Local Health Service. The hospital comprises of 454 beds and provides clinical services in emergency medicine, cardiology, a range of surgical and medical sub-specialties, cancer therapy, intensive care, maternity, gynaecology, special care nursery and paediatrics, mental health, drug health, rehabilitation aged care and imaging. The hospital is affiliated with a number of tertiary education institutions.

It is also noted that a private hospital is being proposed for Bankstown, located on Canterbury Road, south of the existing Bankstown-Lidcombe Hospital. The private hospital is expected to comprise of approximately 250 beds and cater to the Canterbury-Bankstown area. The timeframe for development is not clear at this stage. A State Significant Development Application is forthcoming and will require assessment and approval.

University

The WSU Milperra Campus is the only university campus within the LGA. Under the Western Growth Strategy, and as recently announced by the University and the CCB, the subject campus will relocate to Bankstown CBD into a vertical, high technology campus catering for up to 10,000 students (increasing the current university capacity).

6.2 Planned community facilities and social infrastructure

The Bankstown Contributions Plan provides an outline of proposed works required to meet the demands of a growing area. Key items identified in the works schedule that are relevant to this SIA include:

- Construction of a new high quality multi-purpose community facility at Revesby and Panania using an environmentally sustainable design to consolidate nearby community facilities
- Upgrade the Panania library including construction of associated high quality public domain works
- Upgrade Monash Reserve toilet block, including upgrade of lighting to LEDs
- Upgrade Kelso North facilities, including upgrade of lighting to LEDs
- Upgrade Max Parker Leisure & Aquatic Centre to meet future needs
- Upgrade/park improvements in East Hills, including landscaping, providing basic amenities/facilities, LED lighting, WSUD, furniture, signage, artwork, footpaths etc. as required
- Deepwater Park, including landscaping, providing basic amenities/facilities, LED lighting, WSUD, irrigation, furniture, signage, artwork, footpaths etc. as required
- Upgrade playgrounds in line with the Playground Plan
- Upgrade and construct new shade structures in line with the Shade Plan
- Upgrade sportsfield and lighting at Vale of Ah Reserve
- Upgrade Kelso North sportsfield including new wickets

6.3 Industry standard benchmarks

For the purpose of this study, a collection of industry benchmarks have been reviewed and applied, where suitable, to identify gaps and the likely needs of the future resident population.

Table 21 identifies benchmark standards guided by a range of sources including the former NSW Department of Planning and Environment (DP&E), NSW Department of Education, Canterbury-Bankstown Council and the World Health Organisation.

Benchmarking should be used as a starting point for an ongoing conversation with the authorities and the local community.

For the purposes of establishing the infrastructure requirements, where a benchmark is expressed as a range, the lower rate of provision has been applied. This rate of provision, coupled with the particular needs of the existing and future community (based on the Community Profile in Chapter 5) will be used to inform the strategic approach to delivering required infrastructure and community facilities as part of the WSU campus redevelopment.

Existing social infrastructure

Table 21. Benchmark standards

Infrastructure type	Benchmark standard	Source
Halls and Centres		
Youth Centre	1 centre: 3,000 young people aged 13-19	Draft Local Development Contributions Guidelines - NSW DP&E (2009)
Multi-purpose community/ neighbourhood centres	Small - 1:3,500- 6,000 people	Draft Local Development Contributions Guidelines - NSW DP&E (2009)
	Large/District - 1:15,000-20,000 people	Draft Local Development Contributions Guidelines - NSW DP&E (2009)
Libraries		
Library Branch	1:10,000 people 57.5m²/1,000 people (local)	People Places: A Guide for Public Library Buildings in NSW in Draft Local Development Contributions Guidelines - NSW DP&E (2009)
Childcare and education		
Long day care centres	0.3 places per child aged 0 to 5 years.	Utilisation rates in Australia based on 40% of all children aged 0 to 5 accessing care on average 3 days per week.
Out of school hours care (OSHC)	0.16 places per child aged 6 to 12 years	Utilisation rates in Australia based on 16% all children accessing OSHC.
Pre-school	1 pre-school: 4-6,000 people	Draft Local Development Contributions Guidelines - NSW DP&E (2009)
Primary school	1 school: 2,000-2,500 new dwellings	Department of Education and Communities' Planning Advisory Guidelines
Secondary school	1 school: 6,000-7,500 new dwellings	
Health		
Community Health Centre	1:20,000 people	Growth Centres Development Code (2006)
Aged Care	88 places per 1000 people aged 70+	Green Square Social Infrastructure Provision Report (2014)
Hospital Beds	2.3:1000	Growth Centres Development Code (2006)
Recreation		
Open Space	9m² per person	World Health Organisation
	2.1ha per 1000 persons	Bankstown Local Development Contributions Plan (2019)
	2.83ha per 1,000 persons	Growth Centres Development Code (2006)
	Local park within 400m of every home	Bankstown City Council Open Space Strategic Plan (2018) Recreation and Open Space Planning Guidelines for Local Government, Department of Planning and Environment (2010).
Playground	1:500 dwellings	Draft Local Development Contributions Guidelines - NSW DP&E (2009)
Indoor leisure centre	1: 50,000 to 100,000 people	Draft Local Development Contributions Guidelines - NSW DP&E (2009)
Outdoor Leisure centre (incl. pool)	1: 30,000 to 60,000 people	Draft Local Development Contributions Guidelines - NSW DP&E (2009)

Existing social infrastructure

6.4 Social infrastructure benchmarking

Table 22 provides a benchmarking assessment of social infrastructure and open space in the study area.

This assessment takes into consideration an audit of social infrastructure and open space and considers the impacts based on the expected population increase (1,279 residents) generated by the proposed development.

The assessment also considers the cumulative impact at a suburb level, based on the forecasted population by 2026 (5,491 residents). The assessment does not assume an increase in population generated by other planned surrounding development in Milperra.

Table 22. Benchmarking assessment

Facility	Benchmark	Existing in Milperra suburb	The Site (1,279)	Milperra suburb (5,491)	Assessment
Youth centre	1 centre: 3,000 young people aged 13-19 ----- 89m ² : 1,000 young people aged 13-19	0	0	1	<p>The YMCA Bankstown City is located 3.4km away from Site at Revesby and offers services including gymnastics and fitness facilities, school holiday activities and community programs.</p> <p>There is also the Panania Scout Hall located 1.8km from Site and offers a range of activities and events for adults and youth with a Scouts membership.</p> <p>There are no youth centres in Milperra. This will be required in the longer term of this area. This could either be accommodated within a new multi-functional community space or through shared use of the adjacent school.</p>
Multi purpose community centre					
Small	1:3,500-6,000 people	0	0	1	<p>Benchmarking indicates that by 2026, Milperra will be in demand for a new multi-purpose community neighbourhood centre.</p> <p>In 2018, Council closed the community centre in Milperra, located across the road from the Site.</p> <p>Best practice indicates multi-purpose community centres are best located next to public open space /recreation space. Such a facility could be provided on Site within the new B1 neighbourhood centre zone, or within a new multi purpose facility.</p> <p>This should be further explored as part of the future redevelopment of the Site.</p>
Large / District	1:15,000-20,000 people	0	0	0	<p>There is no demand for a large/district multi-purpose community centre within the suburb.</p> <p>There are already other larger district facilities located in nearby centres including Revesby Community Centre and YMCA Bankstown City. Some facilities are managed by Council and others by local clubs. Such facilities are considered adequate to service the local population, and private operators in this space can continue to evolve facilities to meet demand.</p>
Library	Quantum: 1:10,000 ----- Size 57.5m ² /1,000 people (local)	1	0	0	<p>The CCB operates nine (9) libraries throughout the LGA. Aside from the Joyce Wylie Library, which is currently for WSU students and staff only, there are no libraries in Milperra. The closest library to the study area is the Panania Library and Knowledge Centre located approx 3.3km from the Site.</p> <p>Based on an assessment of the existing population against the benchmark standard, there is no demand for a library in Milperra.</p> <p>As such, it is considered the community will be adequately serviced by the services provided at other nearby libraries and any future contributions from development on the Site can contribute to the ongoing enhancement and development of these services.</p>

Existing social infrastructure

Facility	Benchmark	Existing in Milperra suburb	The Site (1,279)	Milperra suburb (5,491)	Assessment
Childcare and education					
Long day care centres	0.3 places per child (based on national utilisation rates in Australia of 40% of all children aged 0 to 5 accessing care on average 3 days per week)	127 places	14 places	112 places	<p>Whilst benchmarking suggests that there is no demand for additional LDCs, we know that centres are at capacity with no vacancy.</p> <p>Benchmarking also considers the WSU Early Learning Bankstown Child Care Centre which currently operates on Site, has capacity for up to 67 spaces (of which 30-34 spaces are taken up by WSU students or staff). It is noted that this centre is also at capacity.</p> <p>Once the campus is closed, the majority of students will be placed elsewhere (most likely in Bankstown, closer to the new CBD campus).</p> <p>Offsetting this loss with the new demand for 14 places based on 1279 residents will leave capacity of approx.20 spaces.</p> <p>It is recommended that the Early Learning Centre is replaced on site which provides a facility of up to 40 places.</p> <p>Additional capacity analysis will be undertaken at a detailed DA stage to determine if childcare demand / needs change prior to construction (expected to commence in early 2022).</p>
Out of school hours care (OSHC)	0.16 places per child aged 6 to 12 years (based on National Usage rates in Australia of 16% all children accessing OSHC)	58 places	20 places	87 places	<p>Benchmarking suggests that by 2026, Milperra suburb will require an additional 29 OSHC places.</p> <p>Best practice recommends OSHC is co-located with existing education facilities. There may be opportunity for potential development contributions for upgrades to existing OSHC facilities in Milperra and the broader SA2 district.</p>
Pre-school (3 to 6 years)	1:4,000 - 6,000 people	1	0	1	<p>It is noted that most LDCs in Milperra and the broader SA2 district (Panania-Milperra-Picnic Point) provide pre-school aged care and services (3 to 6 years).</p> <p>Research shows that there is current capacity at the KU Milperra Preschool.</p> <p>Future provision of pre-school aged places could be provided in conjunction with a new child care centre as part of the future redevelopment of the Site.</p>
Primary school	1 primary school for 500 students aged 6 to 12 years	1	0	0	<p>An analysis of capacity within the primary government and Catholic school sectors has shown that both systems have sufficient capacity to accommodate future growth.</p>
Secondary schools	1 government high school for up to 1,200 students	0 (Government high school) 1 (Catholic secondary school)	0	0	<p>There is one secondary school in Milperra, which is the independent catholic Mount St. Joseph Secondary School. The suburb of Milperra is included within the local enrollment catchment area for other secondary Government high schools including East Hills Girls Technology High School and East Hills Boys High School.</p> <p>Consultation with Sydney Catholic Schools indicates that there is sufficient capacity at Mt St. Joseph High School. Current enrollment data reveals that in 2020, there were 867 students enrolled, with long term capacity for up to 1,018 students. With potential expansion, the school could accommodate up to a total of 1,380 students (8-streams) if required.</p>

Existing social infrastructure

Facility	Benchmark	Existing in Milperra suburb	The Site (1,279)	Milperra suburb (5,491)	Assessment
Health facilities					
Community health centre	1:20,000 people	1	1	1	<p>Milperra Medical Centre is currently the only community health centre in Milperra, and there is no need for an additional community health centre within the suburb.</p> <p>Community health facilities are also currently provided in local centres. An early childhood health centre and a medical centre is provided in Panania. There are also other services located across the LGA that are able to serve the health needs of the future population.</p> <p>Other facilities, such as a general medical centre, could be accommodated within the planned neighbourhood centre on Site.</p>
Aged care	88 places per 1000 people aged over 70	230 places (proposed)	12 places	49 places	<p>There appears to be an adequate provision of aged care spaces available within Milperra suburb. Although not constructed yet, it is proposed that there will be the delivery of a new 230 bed facility by Anglicare along Bullecourt Ave (350m north-west of the site) which will help accommodate aged care needs in Milperra.</p> <p>It is also noted that there are additional aged care facilities (up to 3 facilities) in the LGA, located at Revesby.</p>
Hospital beds	2.3 beds per 1,000 people	0	3 beds	13 beds	<p>The local area is serviced by the South West Local Health District. The primary local hospital is Bankstown-Lidcombe, with Liverpool Hospital providing further specialist health services. Bankstown-Lidcombe Hospital comprises of 454 beds. It is also noted that a private hospital is being proposed along Canterbury Road in Bankstown. The proposed population increase should be factored into planning for Bankstown-Lidcombe and Liverpool Hospitals.</p>
Recreation					
Open Space	9m ² per person	112.11ha of publicly accessible open space	1.15ha	1.15ha	<p>Based on benchmarking, Milperra suburb is well serviced with sufficient provision of open space. No additional open space would be required on site to meet this benchmark.</p> <p>However, aside from the Council owned sportsfield (Milperra Park) located immediately adjacent to the site, there are no other parks with playground facilities that are within 400m walking distance to the site.</p> <p>It is recommended that provision is made for open space with playground equipment facilities within 400m walking distance to all additional residents (subject to Council's requirements).</p>
	2.1ha per 1,000 persons		2.69ha	11.53ha	
	2.83ha per 1,000 persons		3.62ha	4.94ha	
Playground	1:500 dwellings	0	2 - 3	4 (based on 2026 total dwelling projection of 1,817)	As above.
Indoor leisure centre (dry)	1: 50,000 to 100,000 people	0	1	1	<p>There is no demand for an indoor leisure centre in Milperra.</p> <p>The nearest indoor leisure centre is the Max Parker Leisure and Aquatic Centre, located approximately 3.4km from the site in Panania.</p>
Indoor leisure centre (wet/pool)	1: 30,000 to 60,000 people	0	1	1	<p>The nearest leisure centre is the Max Parker Leisure Centre at Revesby provides a leisure and swimming facility and is located approx 3.4km from the Site. Therefore, demand is met.</p>

7 Social Impact Assessment

7.1 Introduction

This section provides an assessment of the social impacts associated with both the relocation of the WSU campus from Milperra, and the redevelopment of the campus for use as a commercial, retail and residential neighbourhood.

The framework for the SIA has been informed by both the Planning Institute of Australia's '*Social Impact Assessment Position Statement*' and the NSW Department of Planning and Environment's '*Social Impact Assessment Guideline*'.

7.2 Likely impact should the Planning Proposal not proceed

The impact of this proposal not proceeding should be considered in the context of the broader Western Growth Strategy and current operation of the University. The Milperra campus currently accommodates in the order of 5,500 students, a drop from its peak student population of 8,500 students. The Site provides a full range of university facilities, as well as some facilities to the public. The current operation of the University offers less opportunity to integrate, engage and contribute to the growing and planned Bankstown Health and Education Precinct due to its physical distance and separation from Bankstown Centre (approx 8km). Students attending the Milperra campus have limited walkable access to amenities such as retail, entertainment, and dining.

Proceeding with the planning proposal supports broader strategic objectives of co-locating health and education facilities into key centres such as Bankstown and Liverpool, providing enhanced social and economic impacts for students, able to access a broader range of services, amenities, retail and public transport. Note. The new WSU Bankstown Campus will be located in the heart of Bankstown, approximately 400m from Bankstown Train Station.

7.3 Way of life

Way of life takes into consideration how people live, work, play and interact. Consideration includes identification of how benefits and losses will be distributed to different parts of the community.

The proposed development will provide embellished areas of active and passive open space to serve the needs of the future population. The planning proposal also seeks to retain and protect the existing vegetation located in the north-east corner of the Site.

Based on current enrolment data (excluding students living within the student housing on campus), only 48 students, out of a total of 4,863 students enrolled at the campus live in Milperra. Of the 48 students living in Milperra, only 17 students live within walking distance (800m) of the Milperra campus. For this very small population of students (less than 1%), the relocation will require some change to travel habits, when accessing the University. However, the relocation is not considered detrimental to way of life and in fact, can be seen as a positive outcome.

On a broader scale, the relocation of the University into Bankstown and Liverpool CBDs from Milperra will place the University in a much more accessible location, in close proximity to the Bankstown CBD, Bankstown train station and the planned Sydney Metro network—enhancing opportunities for seamless connectivity between business and the University and will provide significant study experience and improvement to students, who will be able to access a much more diverse range of services, retail and amenity provided within Bankstown. Access time to the University is also likely to significantly reduce as a result of the campus' relocation, having a positive impact on working students and general study and life balance. It will also seek to reduce the number of people who drive to campus and instead switch to a more sustainable mode of transport (train, metro or bus).

For current residents of Milperra, the provision of a new residential neighbourhood adjacent to an existing established suburb is likely to enhance the way of life in the suburb. New residents will likely park and utilise facilities within the proposed master plan area, embellished with more passive use of local open spaces and facilities. Issues currently experienced, particularly students parking within local streets and land use conflicts, are likely to be eliminated.

The local community will have access to new public open spaces and small scale business uses e.g. cafe/restaurant, retail, services and amenities, also enhancing local way of life. The proposal also facilitates new services and amenities within walking distance of the community. This would provide new job and business opportunities as well as add to daily convenience for locals.

For workers in close proximity within the Bankstown Airport–Milperra precinct and adjoining industrial area, the provision of new public open spaces, retail and services allows for places to visit before and after work and during break periods, adding to the day to day convenience and enjoyability of working in this precinct, through the possibility of co-working office space for meeting and business use.

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During construction activity on the site, following approval of Development Applications, will result in a range of amenity impacts to surrounding properties; including acoustic, odour, dust and air quality impacts. Such impacts can be appropriately controlled through appropriate mitigation measures imposed as Conditions of Consent on future Development Applications, and managed through a Construction Management Plan which should address such impacts.

The subject site comprises an area of ecological significance at the north eastern corner. This area is currently fenced off from public street frontages and is isolated from its surrounds. Opportunities to integrate this area into a broader open space and allow for controlled and passive use of the area should be further explored and can enhance the way of life of surrounding communities by providing new walking and passive recreational opportunities, similar to what has been achieved in other areas of remnant native bushland, such as Potts Hill. The scale of public access will be contingent upon the findings of detailed ecological investigations.

7.4 Community

The planning proposal will result in an additional population of 1,200 persons to the existing suburb of Milperra. The planning proposal will facilitate the delivery of new roads, open spaces and a neighbourhood centre, with opportunities for new reconfigured childcare facilities, shared office/community space, cafés and/or the like.

Existing community facilities, such as the Milperra Community Centre located along Ashford Avenue, have recently been closed due to the current land use conflict with adjacent residential properties. It is recommended that WSU consider the opportunity to provide an on-site neighbourhood centre that may be used by the local community for a range of events and activities. A detailed community needs assessment will be undertaken at DA stage to determine the future social infrastructure needs for the site and broader community.

For existing and future residents in the locality, the proposal provides new opportunities for employment to support the broader community and employment centre of Bankstown Airport and Milperra. New jobs in retail, services and food and beverage will provide opportunities, including the local youth, within close proximity to the existing residential area of Milperra.

To ensure community integration and cohesion, future occupants should be provided with a local 'welcome pack' which advises new residents of local community services, facilities, infrastructure and the like, including (but not limited to):

- Local community centres
- Key community organisations
- Local sports, recreation and leisure facilities
- Local schools (primary, secondary, government and non-government)
- Local open spaces
- Key local events and festivals

- Volunteering opportunities in the local area
- Public transport options available
- Local clubs, cultural and religious organisations
- Multicultural support groups
- Local charitable organisations
- Emergency contacts.

The above will assist in creating a sense of belonging and place, and support the successful integration of a new population in a largely existing and well established community. It will also help build local social networks between the existing and future communities.

The proponent will seek clarification from Council in regards to the provision of affordable housing that is to be integrated into the broader development. Affordable housing could be in the form of monetary contribution to Council.

7.5 Access to and use of infrastructure, services and facilities

The proposal will require the augmentation of utility services. Such works will be undertaken as required, associated with development applications for civil or development works on the subject site.

Ongoing communication with businesses operating from the campus will continue undertaking their activity at locations within the local area, or at the forthcoming Bankstown city centre campus.

For university students, the planning proposal will result in changes to their access to tertiary education. The relocation of the University in Liverpool and Bankstown CBDs will mean students will need to alter travel behaviour, most likely increasing public transport use. However, the ongoing presence in the local area, combined with co-location with larger agglomerations of business, retail, services and government is likely to be largely positive with respect to the use of the University campus by students.

7.6 Health and wellbeing

The Site is well serviced by a range of health and well being infrastructure and services. Given the anticipated population growth, there may be demand for future medical, health and well being providers and organisations to take up tenancies within the future planned neighbourhood centre. This will occur should the appropriate demand drivers exist.

For existing and future communities, the proposal provides new opportunities for walking, cycling and recreation, resulting in enhanced health and well being outcomes. The proposal provides both active and passive recreational areas for existing and future occupants as well as the surrounding worker community, contributing to broader health and well being outcomes.

Social Impact Assessment

7.7 Surroundings

For existing residents and workers occupying surrounding sites, this planning proposal will provide the potential for a significant change in their surroundings. The planning proposal will result in new surrounds comprising of a small neighbourhood centre and residential development which would be accessible by both residents and workers of the surrounding area. This differs to the current nature of the University which is effectively private land, with limited and controlled access points and a secure interface with much of the surrounding area.

7.8 Personal and property rights

The proposal will not result in changes to personal or property rights. No access to existing properties will be compromised by the planning proposal.

The proposal will result in housing directly opposite, and accessed close to existing residential areas west of the site. This may result in a change in streetscape from public (education) to private (predominately residential) uses.

The proposal will also directly interface with the Mt St Joseph Secondary School. It is understood there will be no direct access from the site into the school to ensure security is maintained.

7.9 Decision making systems

The planning proposal will be considered by the CCB and the NSW Department of Planning, Industry and Environment. Through the planning proposal process, there will be opportunities for the community and organisations to contribute to the decision making process throughout submissions which will inform assessment of the proposal. WSU is committed to ongoing consultation with students, staff and government authorities.

7.10 Fears and aspirations

A new residential community may create concerns associated with the proposed population increase. In this instance, the anticipated population of approximately 1,279 persons will replace an already substantial university student population, which had peaked at 9,000 students and over 350 staff. The planning proposal also facilitates public access to the site, ensuring that future development is physically and socially connected and integrated with its surrounds.

Increases in density in this location may also result in fears of potential safety, security and amenity impacts. As part of the development of the detailed subdivision plan, a safer by design review is recommended to provide recommendations for maximising safety and security on site and within the surrounding area.

8 The strategy and recommendations

8.1 Preliminary

This section sets out the strategy for mitigating potential social impacts and accommodating the community needs identified through this assessment process. It provides recommendations to the proponent and the CCB.

8.2 Mirvac

Community centre facilities

Mirvac should consider the provision of a multi-purpose space within the proposed neighbourhood centre development. This will assist in addressing the identified shortfall of such facilities in the local area, as well as, provide an important place for community gatherings, children's birthday parties and the like.

Open space

Accessibility and connectivity are key factors that influence the use of open space more so than the ratio of open space per person.

Although Milperra Reserve is located immediately adjacent to the site, all other open spaces in the study area are beyond 400m walking distance from the site.

It is recommended a local park with playground equipment is considered as part of the future development of the site.

Education

An analysis of capacity within the primary government and Catholic school sectors has shown that both systems have sufficient capacity to accommodate future growth. It is anticipated that as demand grows, both the Department of Education and Sydney Catholic Schools will likely be capable of accommodating forecasted growth on existing school campuses.

It is recommended that WSU continues to consult with the NSW Department of Education and Sydney Catholic Schools regarding the anticipated population growth in this local area, ensuring the respective agencies can adequately plan for potential enrolment growth.

Childcare

It is recommended that the Early Learning Centre is replaced on site with a facility of up to 40 places. Additional capacity analysis will be undertaken at a detailed DA stage to determine if childcare demand/needs change prior to construction (expected to commence in early 2022).

Consultation

Western Sydney University should continue to consult with students, local stakeholders and community groups, as well as local and state government agencies throughout the planning proposal process to ensure relevant issues are appropriately addressed and considered.

Housing diversity

In Milperra, there is a clear mismatch between the housing stock and the needs of the population. With the profile demographic expected to move closer to an ageing population as children grow and move out, residents will require smaller dwellings within their neighbourhood to support the ageing-in-place process.

Mirvac should contribute to the need for greater housing diversity in Milperra by delivering a range of dwelling types including semi detached, attached and single dwellings.

Affordable housing

The proponent shall consult with council regarding opportunities to provide affordable housing (via built form or monetary contributions).

The strategy and recommendations

8.3 City of Canterbury Bankstown Council

Community centre facilities

Irrespective of the provision of small scale community floor space in the proposed neighbourhood centre, there will be demand for a new community centre in Milperra. In addition to there being opportunity to deliver a new multi-purpose centre on-site, it is recommended that Council explore opportunities with Mount St Joseph Secondary School to discuss opportunities for shared use of school facilities. In particular, the use of the School's large multi-purpose hall, outside of school hours, by the public could be one way of addressing the shortfall, whilst perhaps also more feasible, allowing for broader use and capacity of existing facilities.

Library facilities

Whilst there is no demand for a new library in Milperra, future development contributions will be required under Council's S7.11 Development Contributions Plan at a later stage which will help pay for additional community facilities and/or infrastructure in the area. This may include upgrades to existing and/or future provision of libraries

Ecological area

It is understood that future planning mechanisms will be established to retain and protect the Cumberland Woodland area in the north-east portion of the site.

8.4 Future development

Social cohesion

Upon occupation of future development, occupants should be provided with a welcome pack, outlining:

- Local community centres
- Key community organisations
- Local sports, recreation and leisure facilities
- Local schools (primary, secondary, government and non-government)
- Local open spaces
- Key local events and festivals
- Volunteering opportunities in the local area
- Public transport options available
- Local clubs, cultural and religious organisations
- Multicultural support groups
- Local charitable organisations
- Emergency contacts

Community infrastructure

Future development will be subject to Section 7.11 Contributions made in accordance with the applicable contributions plan in place at the time of approval. Such contributions should be allocated to the expansion of existing community facilities; including community centres, leisure and recreational facilities, open spaces, libraries and arts and cultural facilities.



Brighton Lakes, Moorebank

9 Conclusion

This Social Impact and Community Needs Assessment (SIA) has been prepared to assess the planning proposal's potential social impact and demand for community infrastructure.

This SIA has been prepared with guidance from the Planning Institute of Australia's 'Social Impact Assessment Position Statement' and the NSW Department of Planning and Environment's 'Social Impact Assessment Guideline'.

The opportunity for the proposed residential rezoning has resulted from the University's Western Growth Strategy, which is a large-scale transformative initiative towards a hybrid campus model, that combines traditional suburban campuses together with consolidated city-centre vertical campuses. Operations of the existing Milperra campus are being relocated into new city centre campuses in the Liverpool and Bankstown centres.

The proposed development has been assessed against the social outcomes established by the applicable state, district and local planning controls and strategies. Assessment of these planning strategies have highlighted a demand for a greater range of housing types and the need to transition away from low density development in Milperra. The profile demographic of Milperra is expected to move towards becoming an ageing population, as children eventually grow and move out. Further, changing demographics (e.g. single occupant households) suggest the need for more smaller homes as a result of the current high proportion of households with excess bedrooms.

The proposed development seeks to facilitate greater housing diversity and closer aligns Milperra's housing stock with the needs of the future population, as it proposes the delivery of a range of dwellings types including semi detached, attached and single dwellings.

The proposal is consistent with the social outcomes set out in relevant planning strategies, as it facilitates Bankstown CBD to becoming a strategic centre through the relocation of the WSU campus into Bankstown City Centre. The proposal also enables the provision of housing growth within 30 minutes of public transport to key strategic centres, health and education precincts (including Bankstown, Campsie and Liverpool).

As noted in Section 5 of this report, Milperra is a relatively advantaged and a low density suburb when compared with other areas across Canterbury-Bankstown LGA. The proposal is likely to result in approximately 1,279 new residents in this locality.

Benchmarking of existing social infrastructure and open space has identified there is demand for the following:

- A new community / multi-purpose space;
- A new local /neighbourhood park with play equipment facilities;
- Up to 40 early childhood education and care places to replace the existing WSU Early Learning Centre on-site;
- Up to 29 Out of School Hours Care Places.

There is no current demand for other facilities, such as libraries and leisure centres, as there are sufficient existing facilities located in neighbouring suburbs. Surrounding facilities are expected to be upgraded as required through Council's Section 7.11 Contributions.

Overall, the planning proposal is likely to have a beneficial social impact on the local area, providing new facilities and reducing the current education and residential land use conflict in the locality. Additionally, the planning proposal is expected to provide housing better suited for future residents as Milperra becomes an ageing population. An increase in population and density in this site may result in some local concerns, particularly with respect to traffic, and safety and security.

It is considered that the foreseen social impacts and community needs can be appropriately mitigated. The recommendations are set out in Section 8 of this report.

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