



# COMMUNITY NEEDS ASSESSMENT

## BANKSTOWN CENTRAL

Vicinity Centres

19 DECEMBER 2019

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# 1. INTRODUCTION

# ABOUT THIS STUDY

## BACKGROUND AND NEED FOR THIS STUDY

Urbis has been engaged by Vicinity Centres to undertake a Community Needs Assessment to inform a planning proposal at Bankstown Central. The planning proposal seeks to redevelop the site for a range of uses which may include commercial office space, student accommodation, hotel rooms and residential apartments. This assessment provides a high level overview of the potential social infrastructure that will be required to meet the needs of the incoming population.

Ensuring a sufficient supply of social infrastructure is particularly critical in growth areas like Bankstown CBD. Social infrastructure plays an important role in the health and wellbeing of a community and helps to foster social cohesion.

Given the site's location and current role in the community, Bankstown Central is well positioned to utilise and expand on the current social infrastructure network.

## SCOPE AND METHODOLOGY

For the purpose of this report, social infrastructure includes community facilities (centres and halls), libraries, cultural facilities (e.g. arts centres, theatres), education, childcare, health services (hospitals), open space and recreation.

This assessment included the following tasks:

- Policy review of state and local strategic documents to understand the local context and directions for social infrastructure needs
- Analysis of ABS census data to understand the demographics of the current and incoming population
- Mapping of existing social infrastructure within 2km of the site
- Consultation with Council's Social Infrastructure Planner
- Assessment of the proposal's future demand for social infrastructure
- Development of recommendations to inform the planning proposal.





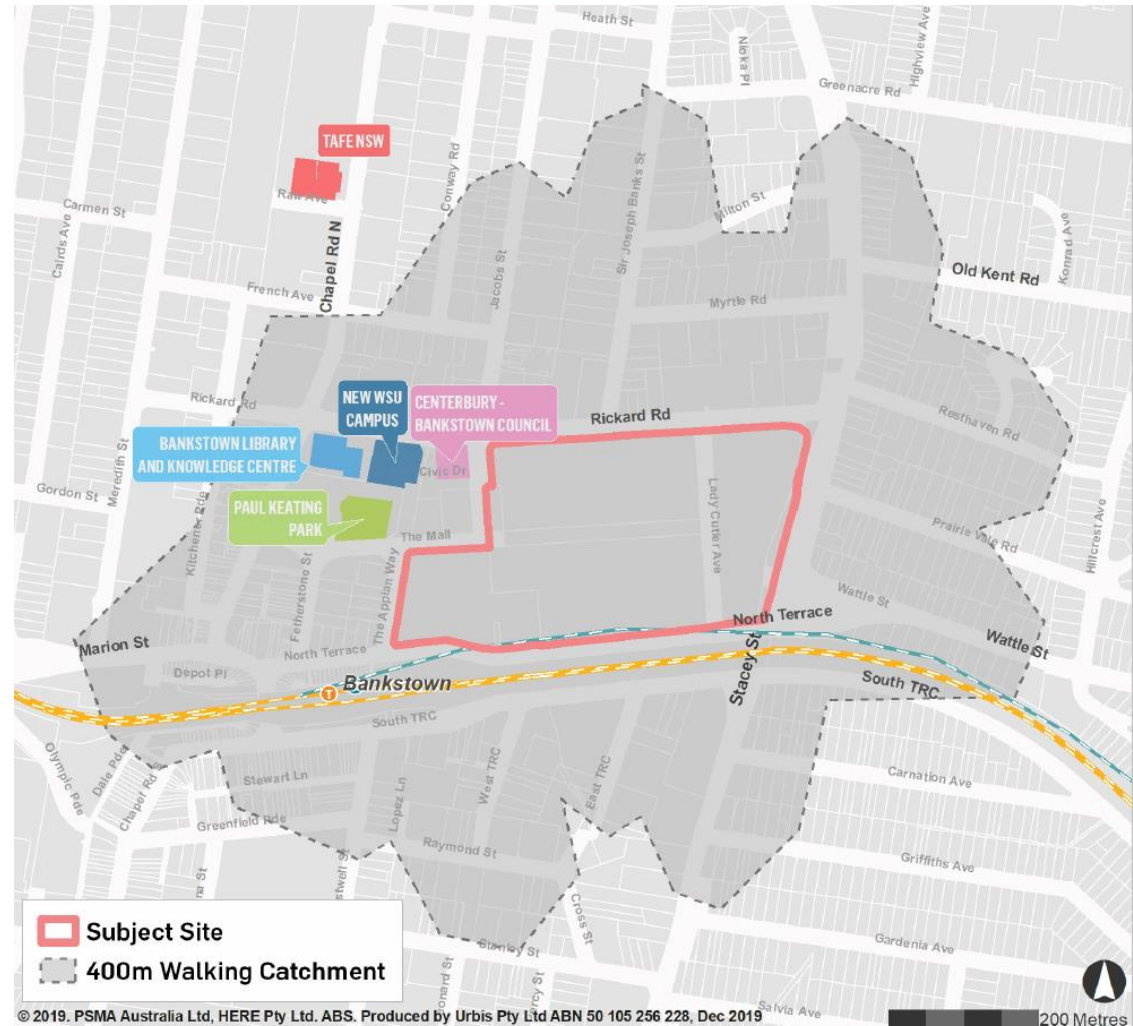
# CONTEXT

## BANKSTOWN CBD

Bankstown Central is one of the largest shopping centres in South West Sydney, containing over 230 speciality stores and major retail tenants. It's also a significant meeting place for the community, being located in the heart of the CBD and next to key community assets including Council Chambers, Bankstown Library and Knowledge Centre and Paul Keating Park.

Bankstown CBD is changing and undergoing a period of significant growth. The Greater Sydney Commission's *South West District Plan (2018)* identifies Bankstown CBD as a Strategic Centre to help support population growth and achieve the vision of a 30 minute city. The construction of the new Western Sydney University Campus and Sydney Southwest Metro Line (Sydenham to Bankstown) will generate increased residential development, employment opportunities and greater commercial investment in Bankstown.

This assessment recognises that Bankstown CBD will play a key role in supporting this growth and as a Strategic Centre will not only cater to the needs of the local community but also of the wider region.

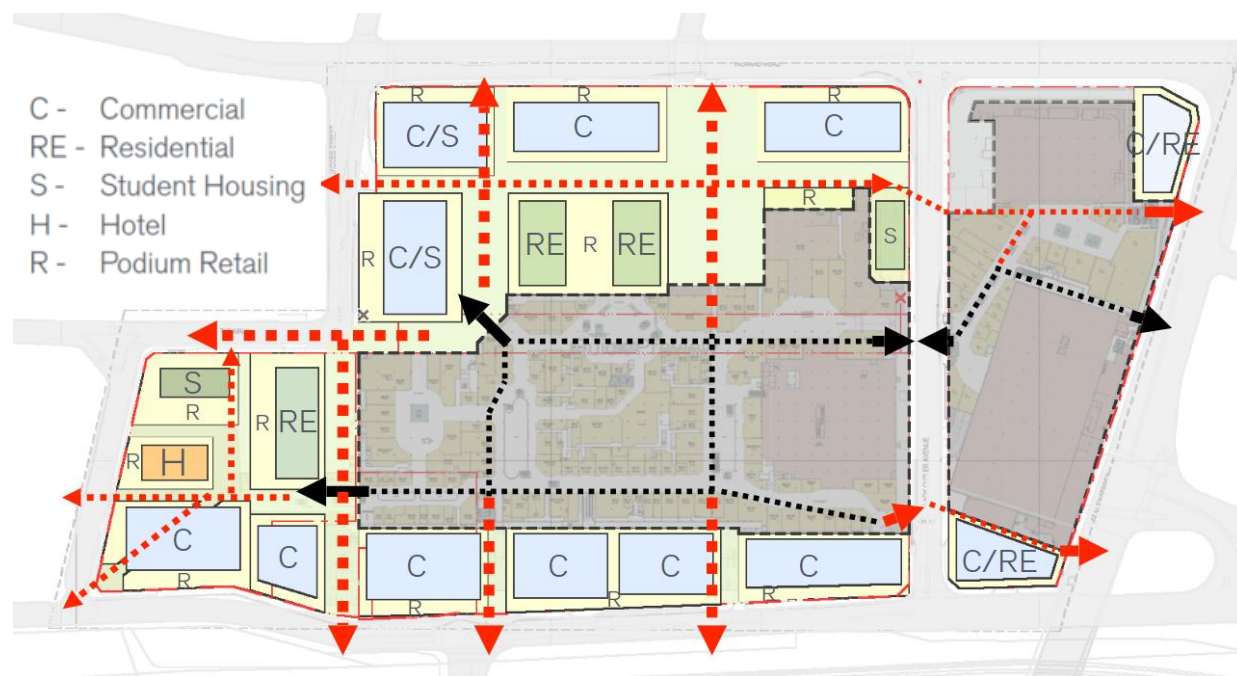


# MASTERPLAN CONCEPT

## PROPOSED SITE LAYOUT

A concept masterplan has been prepared to support the planning proposal on site. The masterplan sets out a range of potential future uses and building typologies to inform the proposed height and floor space ratio controls. The masterplan concept contemplates the development of 18 towers across the site over a 30 year staged development. The towers would include a mix of commercial office space, hotel, student accommodation and residential.

The masterplan would involve the reconfiguration of the existing bus interchange and shopping layout to accommodate the proposed additions. It also involves the provision of 11,604.7 sqm of open space and public domain works, including a city park, garden boulevard, through site links and an urban plaza, which will be available to both residents and visitors. The open space scheme is shown overleaf.



Land use	Assumed Gross Floor Area (GFA)	Total units
Commercial	105,996 sqm	N/A
Retail	15,293 sqm	N/A
Student housing	59,976 sqm	1,664 student beds
Hotel	29,298 sqm	656 hotel rooms
Serviced apartments	6,485 sqm	84 units
Residential	86,418 sqm	929 units

Proposed site layout. Source: FJMT

# MASTERPLAN CONCEPT – OPEN SPACE LAYOUT



Bankstown Central Masterplan. Source: FJMT



# APPROACH

## ASSESSING COMMUNITY NEEDS

This study has taken a leading practice approach to identifying community needs for Bankstown Central including:

- Understanding the existing provision of social infrastructure and identifying key gaps in existing provision
- Identifying the demographic characteristics of the current community and the likely demographic characteristics of the future population to understand future needs and demands for social infrastructure
- Understanding the site context including the unique features and characteristics of the area. This includes understanding the role of Bankstown CBD and current plans or strategies that may have implications for this study
- Understanding leading practice principles and benchmarks and applying these appropriately to the site.

Planning for higher density areas also requires a focus on quality over quantity, particularly when it comes to open space planning. In higher density environments, where land costs drive strong land efficiency, there needs to be an increased focus on ensuring a high quality of open space provision and a focus on maximising connections to and from existing open space networks. While a certain quantum of open space is required, it is the quality of that space that is most important in a higher density context.

Quality is determined by both good design, quality of materials used and management which allows more benefit to be gained from relatively efficient spaces. Similarly for community and cultural facilities, higher density environments require facility models that maximise floorspace and focus on being well located, high quality with flexible spaces and multipurpose uses.

While standards and benchmarks are a useful reference, they do not consider many of the factors needed to develop a nuanced assessment of community need requirements and rarely reflect the complexities for planning for growth in established areas. Council's *Community Needs Analysis (2019)* recognises that social infrastructure planning needs to expand beyond numeric benchmarks and look to more creative, flexible and realistic ways to assess and deliver facilities.

Where standards are used in contemporary urban renewal practice, they are used mostly as a reference or checking point, rather than the sole driver for the quantity of social infrastructure provision. Recommendations for this study have taken a wholistic approach to understanding needs and tested this against contemporary benchmarks.



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## **2. DOCUMENT AND DATA REVIEW**

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# DOCUMENT REVIEW

To inform this assessment, a document review was undertaken of relevant state and local strategies to understand existing needs and provision of social infrastructure across the LGA. This included a review of the following documents:

- Greater Sydney Commission, South District Plan (2018)
- Government Architect Draft Open Space and Recreation Guide (2018)
- Canterbury – Bankstown 2028 CBCity Community Strategic Plan (2018)
- Canterbury – Bankstown Local Strategic Planning Statement (LSPS) Connective City 2036 (2019)
- Canterbury – Bankstown Community Needs Analysis (2019)
- Canterbury – Bankstown Creative City Strategic Plan 2019 – 29 (2019)
- Canterbury – Bankstown Playgrounds and Play Spaces Strategic Plan (2019)
- Bankstown Complete Streets Action Plan (2019)
- Bankstown Open Space Strategic Plan 2022 (2014)

## KEY FINDINGS

Key findings from this review, as it relates to the proposal, are provided below and overleaf. Below summarises plans for Bankstown CBD in terms of urban transformation and increasing density. The following page provides a high level overview of community needs identified through the document review.

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### Proposed plans for Bankstown CBD

Bankstown CBD is undergoing a period of urban transformation. The *South West District Plan (2019)* notes the CBD should encourage the development of new lifestyles and entertainment uses to activate streets, grow the night time economy and enhance the quality of facilities. Key urban developments for the CBD include:

- *Complete Streets Strategy*: aims to increase pedestrian and cycling connections to improve safety and support liveability outcomes. The Appian Way, North Terrace, South Terrace and Bankstown Central Carpark are all targeted for improvement under this strategy.
- Potential upgrades and new connections to major civic spaces, including Paul Keating Park, Memorial Oval and Bankstown City, as part of wider developments in the city. Council's *Playground and Play Spaces Strategic Plan* aims to upgrade Paul Keating Park to broaden the diversity and ability of the play offering and to provide sufficient shade.

### Planning for increased density

As the population grows, high density living will become more prominent within the LGA. Council's *Community Needs Analysis* acknowledges high density living can increase the risk of social isolation, loneliness and disconnection. Providing 'third spaces' where people can socialise and participate in recreation outside of their homes will therefore be important in high density neighbourhoods.

The *Community Needs Analysis* also recognises innovative solutions are required to deliver social infrastructure in high density neighbourhoods. This could include Council utilising property opportunities and delivering collaborative solutions with stakeholders, service providers and communities.



## Demand for cultural and creative space

Canterbury – Bankstown is one of the most diverse and multicultural communities in NSW. Council's *Community Strategic Plan* recognises residents would like to see more cultural programs and celebrations throughout the LGA to reflect the community.

To help build on this, Council's *Creative City Strategy* aims to:

- Deliver creative outcomes (e.g. public art) as part of any urban renewal, master planning process or planning proposal.
- Investigate opportunities for a new showcase space in Bankstown to enhance creative visibility and access.
- Encourage day and time movement by enhancing paths with public art, lighting and creative trails.



## Open space and recreation needs

Bankstown CBD currently has a low provision of open space, with limited variety. There are limited opportunities for new open spaces in the LGA due to declining land availability.

To help combat this, Council's *Community Needs Analysis* calls for a reimagining of public spaces which may include breakout spaces for exercise, art, performance and introduce nature into busy areas. Bankstown's *Open Space Strategy* also recognises this deficit and recommends Council investigate opportunities to create new pocket parks and a community garden in the CBD to help meet demand. While Council's *Playgrounds and Play Spaces Strategy* notes there is room to improve existing playgrounds to increase the diversity of play and provide better shade options.

The Government Architect provides guidelines on open space provision in high density areas. This is explained further in Chapter 4.



## Planning for community facilities

Historical community facility provision in the LGA has resulted in the provision of small centres and halls. These facilities are generally underutilised or require upgrades to meet contemporary provision.

As the population grows, Council's *Community Needs Analysis* recognises there is a need to provide larger multipurpose facilities which are integrated with other services. Changing living patterns is likely to create a demand for new spaces, such as 'community loungerooms' or 'makerspaces' which can facilitate informal gathering or working from home. Older facilities in the LGA currently don't support these uses.

Due to the diverse population, community facilities will also need to be inclusive and culturally sensitive to encourage the social and civic participation of all residents.



## Healthy lifestyles and facility needs

Planning for healthy communities is an essential part of any urban development. Council's *Community Strategic Plan* has a key aim to facilitate a healthy and active city. This is to be achieved by promoting life long learning, healthy eating and active lifestyles. The development of pedestrian and cycling connections to major sites throughout the CBD will be a key driver in creating a healthier city.

In regards to health facilities, Council's *Local Strategic Planning Statement (LSPS)* plans to create a formalised health precinct around the existing Bankstown – Lidcombe Hospital and Canterbury Bankstown Hospital. The NSW Government has committed \$25 million to redevelop the Bankstown – Lidcombe emergency department to expand capacity in line with population growth.



# EXISTING COMMUNITY PROFILE

Australian Bureau of Statistics (ABS) census data from 2016 and population projections from the Department of Planning, Environment and Industry were analysed to identify the demographic characteristics of Bankstown suburb. The analysis showed that Bankstown is a young, diverse population and will experience considerable population growth

## 2016 BANKSTOWN SUBURB



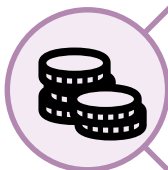
Bankstown has a **young adult population**. The median age is 32 years and 26% of people are aged 20 – 34 years



The suburb is **culturally and linguistic diverse**. Over 60% of people were born overseas and 82% speak a language other than English at home.



**Medium density living** is the norm in Bankstown. Over half (56%) of the population live in a flat or apartment, compared to 26% of the LGA.



Bankstown includes some **disadvantaged communities**. It is in the lowest 20% of NSW suburbs for socio-economic disadvantage and advantage. **Unemployment levels are also high** (11%).

## CANTERBURY – BANKSTOWN LGA: 2016 – 2036 POPULATION



The LGA will have **strong population growth**, increasing by 40% over the next 20 years (2036).



The **population will age**, with the highest growth (86%) forecasted for people over 75 years.



However, the LGA will still be **dominated by a young adult population**, with 20% of the 2036 population aged 20 – 34 years. **Young adults will concentrate in the CBD** (84% growth), attracted to the area's transport connections and housing types.



The LGA has a well-established community but will continue to be a **hotspot for migration**. Migrants have generally been attracted to the LGA's established communities, affordable housing and access to transit and jobs\*.

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# LIKELY FUTURE COMMUNITY PROFILE

The proposal will create a new high-density living community Bankstown. To help understand the needs of this population, it's important to consider the types of people who may be living here.

As many apartment buildings were still under construction in Greater Western Sydney at the last Census (August 2016), there is limited data to accurately reflect the profile of people moving into new, high-density complexes. However, a study by the *City Futures Research Centre* at UNSW compared the characteristics of people living in multi-unit residential development across Greater Sydney with the Greater Sydney residential population. This was based on 2011 Census data. The study identified typical characteristics associated with these communities that may provide insight into the likely demographics of the future community.

These are:

- A high proportion of young adults aged 20 – 34 years, both as renters and first home buyers
- A reasonably high proportion of older people aged 65+
- High proportions of lone person and couple only households
- A high proportion of residents born overseas, with a particularly high proportion born on the Asian continent
- A lower proportion of owner occupiers
- Lower proportions of school aged children and adolescents living in apartments.

While apartments are generally characterised by a relatively smaller proportion of households comprising families with children (especially older children), there is a significantly higher proportion (than the Greater Sydney average) of apartments in some western and south-western areas of Sydney that are occupied by families with children. This is associated with apartments providing the most affordable form of accommodation for families with low incomes. There is also an increasing acceptance of apartment living as an option for families. In this context, the proportion of families with children living in higher density areas is likely to be higher than would have been the case in the past.

Given the inclusion of student housing in this development and the construction of the new Western Sydney University Campus and Sydney Southwest Metro Line, the future community is also likely to be largely made up of students and young professionals. It is expected the incoming population will remain very culturally diverse as new arrivals will be attracted to the LGA's established communities, affordable housing and access to transit and jobs.

# SUMMARY FINDINGS: DOCUMENT AND DATA REVIEW

## KEY IMPLICATIONS: DOCUMENT AND DATA REVIEW

Based on the document review, the key implications for the site are:

- There is a need for **greater pedestrian and cycling connections** throughout the CBD to support healthy city outcomes and improve street safety. Walkability could be enhanced with shade, public art and lighting.
- There is a need to deliver **more cultural and creative space** in the CBD to reflect the diversity of the community and Bankstown as a destination city. Council aim to deliver creative outcomes as part of any planning proposal and are investigating opportunities for a new showcase space in the CBD.
- There is an existing **deficit of open space** in Bankstown CBD. With declining land availability for new open space areas, there is a need to deliver innovative solutions and to re-imagine public spaces e.g. breakout spaces that cater for exercise, community gardens, introducing nature into the urban environment.
- The incoming population is likely to be **culturally diverse** and consist of a high proportion of **students, young professionals, children aged 0-4** as well as some people **over the age of 65 years**.
- A highly diverse community will likely see greater demand for **inclusive and accessible** spaces that celebrates the community and helps foster social cohesion and **promote social interaction**

Higher density living and changing living/working patterns will likely create a demand for different types of community spaces including:

- **community lounge room spaces** which facilitate informal gatherings and are seen as an extension of the home.
- co-working/start-up hubs/maker spaces to **support emerging businesses**, people working from home and to decrease the existing pressure on libraries
- community spaces which **integrate technology** such as Wi-Fi access, charging points or work stations (e.g. to enable working from home)
- demand for **high quality open space** which is accessible and supports recreation and social interaction

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# **3. EXISTING SOCIAL INFRASTRUCTURE**



# EXISTING SOCIAL INFRASTRUCTURE ASSESSMENT

## METHODOLOGY

This assessment mapped all social infrastructure within 400m (walking distance) and a 2km radius from the site to understand the existing level of provision and supply. These maps are provided in the following pages and included the following social infrastructure:

- Community and cultural facilities (including libraries)
- Open space and recreational facilities
- Education and childcare facilities

The analysis on the following pages was also supplemented by consultation with Council's Social Infrastructure Team to better understand the current utilisation, demand and future plans for these facilities.

This study doesn't include mapping of existing health facilities as the closest services (Bankstown – Lidcombe Hospital and Canterbury Bankstown Hospital), are located just outside the study areas (approximately 2.3km and 5.6km from the site respectively). While health facilities are not mapped, Chapter 4 includes an analysis of the demand for health facilities generated by the proposal.



Bankstown Arts Centre. Image source: [cbc.city.nsw.gov.au/arts-centre](http://cbc.city.nsw.gov.au/arts-centre)



Paul Keating Park. Image source: [www.haveyoursay.cbc.city.nsw.gov.au/paul-keating-park-master-plan-2020-2040](http://www.haveyoursay.cbc.city.nsw.gov.au/paul-keating-park-master-plan-2020-2040)

# COMMUNITY AND CULTURAL FACILITIES

## EXISTING PROVISION

- The site has good access to community facility space, being within walking distance (400m) to three facilities and within 2km of 11 others.
- Bankstown Library and Knowledge Hub is Council's only integrated multipurpose community facility and is within walking distance to the site. The hub was designed support the growing community and integrates a range of community and cultural uses including a library, the Bryan Brown theatre, multi-purpose conference/meeting rooms, IT lab and café.
- With the exception of Punchbowl Community Centre, the other identified facilities are generally older, specialised spaces with limited multi-purpose functionality. While Bankstown Scout Hall is within walking distance of the site, like most scout halls, it is generally not available for public hire and has limited capacity.
- Bankstown Arts Centre is also a key cultural facility in the CBD. The arts centre is managed by Council and provides tenant spaces for artists, creative organisations as well as a for-hire theatre and rehearsal studio.
- Council are currently investigating a space in the CBD to include a showcase space (creative space/gallery/studio) to help meet demand. This space should not duplicate the current service provided by the arts centre, but aim to increase the diversity and provision of cultural offerings.
- Council have indicated a master planning process is underway for Paul Keating Park. There may be an opportunity to incorporate creative spaces and elements as part of this process to help meet demand.
- Consultation with Council indicates there is a demand for spaces to pray within the CBD as well as community facilities with larger capacities (i.e. greater than 150 people). It is expected these larger facilities could be delivered through partnerships with schools or private providers in collaboration with Council.



**Excluding Bankstown Library and Knowledge Centre, most facilities are older spaces with limited multi-purpose functionality. Council have identified a need for more cultural and creative spaces within the CBD, particularly as part of all new masterplans and planning proposals.**

# EXISTING COMMUNITY AND CULTURAL FACILITIES





# OPEN SPACE AND RECREATION

## EXISTING PROVISION

- There is no existing open space on site. There is approximately 3ha of open space within walking distance (400m) and 59ha within 2km. The *Bankstown Open Space Strategic Plan* identifies there is an existing deficit of open space across the Bankstown CBD with a limited range of park settings and types.
- Paul Keating Park and Bankstown City Gardens are the most significant open space areas in the CBD. The site is within walking distance to Paul Keating Park which is identified as a local park. The park lies at the civic heart of the CBD and provides a large, grassed open space area for various uses including community gatherings, events or as a place to relax for workers and visitors.
- Council have indicated a masterplan process is underway for Paul Keating Park, which could see the park incorporate cultural and creative spaces. Council's *Playground and Play Spaces Strategic Plan* also recommends upgrading Paul Keating Park to provide a level 2 playground. This would involve replacing the existing playground, broadening the diversity and ability of the play offering and providing sufficient shade.
- Bankstown City Gardens, which is co-located with Bankstown Oval, contains a range of embellishments to support passive and active play, including an inclusive playground. Council's playground strategy aims to increase this to a level 1 playground, by creating a unique play space destination that is shaded and caters for different ages and abilities.
- Most of the recreational facilities identified are located to the south of Bankstown station. The current recreational facilities are diverse, ranging from sports fields, lawn bowls, two indoor sports centres and an aquatic club.
- Open space to the north of the station is generally disconnected, with limited cycling or pedestrian connections to major sites. Consultation with Council indicates there is a need to provide better access to active open spaces to help address the high rates of childhood obesity. Creating improved pedestrian and cycling connections through the CBD is also a key outcome of Council's *Complete Streets Action Plan*.



**Open space provision is low in Bankstown. There is a need to provide greater cycling and pedestrian connections to major sites and open space areas throughout the CBD to help enhance liveability and health outcomes.**



# EXISTING OPEN SPACE AND RECREATION FACILITIES



# EDUCATION AND CHILDCARE

## EXISTING PROVISION

- The site has good access to primary and secondary educational facilities. There is one combined primary and secondary school located within walking distance from the site – St. Euphemia College. Within a 2km radius of the site there are 14 primary schools, 5 secondary schools and 2 combined primary and secondary schools.
- NSW Schools Infrastructure data indicates that most of the public primary and secondary schools within a 2km radius have experienced growth in enrolments from 2004 and 2018.
- Bankstown Public School and Bankstown Girls High School were the only public schools with a minimal decline (29 and 78 places respectively) in enrolment rates from 2004 to 2018.
- There are planned upgrades to Bankstown North Public School to provide additional permanent teaching spaces and cater for future student enrolment growth. The project is currently in design phase, with expected commencement in 2021.
- Yagoona Public School is currently in construction phase to complete upgrades including 16 new permanent teaching spaces and a new administration block. The last stages of work are being completed over the 2019-2020 school holidays.
- Bankstown TAFE is within walking distance of the site and provides tertiary vocational education and training. The new WSU Bankstown Campus will also be located within walking distance of the site, planned for opening in 2022.
- There is 891sqm of childcare proposed for the site. There are seven facilities within walking distance of the site and 34 within a 2km radius.
- A desktop review of the existing childcare facilities shows that 13 facilities have vacancies (on most days of the week and across most age groups), seven facilities have very limited vacancies (one day of the week and limited age groups) and 11 facilities have no vacancies with a waiting period of 1 month to a year. The other 10 facilities did not have vacancy information.
- Of the seven childcare facilities within walking distance of the site only one of the facilities have current vacancies. The other six facilities have very limited or no vacancies.
- There are approximately 1,300 approved places within a 2km radius of the site\*

*\*based on information available from 31/41 facilities*



**Education and childcare provision is high in Bankstown. Generally, schools have experienced enrolment growth over the past decade and approximately half of the childcare facilities have current vacancies.**



# EXISTING EDUCATION FACILITIES



# EXISTING CHILDCARE





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# SUMMARY OF FINDINGS: EXISTING PROVISION

## KEY IMPLICATIONS: EXISTING PROVISION

Based on the analysis of the existing provision of social infrastructure, the key implications for the proposal are:

- The site is within walking distance to Council's only integrated multipurpose hub (Bankstown Library and Knowledge Hub). However, the remainder of community facilities are generally older, specialised spaces with limited multi-purpose functionality. There is demand for larger facilities (i.e. greater than 150 person capacity) which could be delivered through partnerships or collaboration with Council.
- According to Council's Creative City Strategic Plan, Council are investigating opportunities for a showcase space (i.e. gallery/studio/workshop space) in Bankstown to enhance creative visibility and access to creative spaces.
- Consultation with Council indicates there is a high demand for culturally sensitive spaces such as spaces to pray in the CBD.
- There is an existing low provision of open space in the CBD. Consultation with Council indicates Paul Keating Park is undergoing a master planning process which will embellish the area and could incorporate cultural and creative spaces.
- Open space around the site is generally disconnected with limited pedestrian or cycling connections to major sites. Council have indicated a need to provide better access to active open spaces to improve liveability outcomes and help address high rates of childhood obesity.
- The site generally has good access to educational facilities, with 21 schools in 2km. Most schools have experienced enrolment growth in the past 14 years, with planned upgrades to Bankstown North Public School and Yagoona Public School to increase enrolment capacity.
- The site has good access to child care facilities, with 41 located in a 2km radius. Only one of the seven facilities located within walking distance from the site have current vacancies, however there are many facilities located within a 2km radius that have vacancies for most of the week.

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## **4. IDENTIFYING FUTURE NEED**

# POPULATION PROJECTIONS

To assess community need, it is important to understand the number of people the proposal will introduce into an area and the likely age profile of the incoming population. To accurately forecast the potential size of the future population, the average household size for higher density dwellings in Bankstown North Statistical Area Level 2 (SA2) has been applied using ABS Census data (shown in the table below). Bankstown North SA2 has been selected as it includes a high proportion of dwellings that were either flats or apartments (64%) and is the ABS Census Small Area in which the site is located.

Applying the average household size of 2.7 people per household, the proposal is likely to generate a residential population of **2,508 people**. The inclusion of 1,664 student beds would generate an additional 1,664 people, bringing the total projected population to **4,172 people**.

Population type	Land use	Total units	Assumed household size	Projected population
Residential population	Residential	929 units	2.7 people per household	2,508 residents
	Student housing	1,664 student beds	1 student per bed	1,664 students
Worker and visitor population	Hotel	656 hotel rooms	N/A	954 guests per night*
	Serviced apartments	84 units	N/A	
	Commercial	105,996 sqm	N/A	8,437 additional workers

\*Based on Bankstown Central Strategic Economic Positioning Paper prepared by Urbis

## Likely age profile

For the purposes of benchmarking, a likely age profile has been developed for the total incoming residential population (**2,508 residents**). This profile has been developed from applying the current age breakdown of the local community (Bankstown North SA2) to the incoming population. For the purposes of this assessment, the student population (1,664) is considered to reside in the 19 – 25 year age bracket.

Age brackets	2016 Bankstown North SA2	Likely incoming residential population
0 – 4 years	9.4%	236 people
5 – 12 years	10.5%	263 people
13 – 18 years	6.2%	155 people
19 – 25 years	10.6%	266 people + 1,664 students
26 – 60 years	47.7%	1,196 people
60 years and over	15.6%	391 people

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# WORKER AND VISITOR POPULATION

The development is projected to include a worker population of approximately 8,437 people. This is a significant employment population that will also need to be factored into planning for social infrastructure, particularly in its design and inclusions. Examples of design features that encourage interaction and collaboration for worker and student populations include:

- Spaces to meet socially before and after work and during lunch breaks
- Places to undertake physical fitness activities (including end of trip facilities)
- Quiet meditative areas to enjoy during breaks
- Facilities that support childcare provision near places of work including before and after school care, and vacation care

One consideration in identifying future worker generated demand for social infrastructure is understanding the potentially different patterns of usage between worker and residential populations. While the nature of services like child care will be subject to high (and simultaneous) demand from both worker and residential populations, demand for community assets like open space and community centre space may be different. Worker populations will require access to community facilities, open space and recreation facilities during weekdays, particularly at lunch times, and possibly immediately prior to and after work. Residential demand, while also occurring pre and post-work on weekdays will also be significantly focused on weekends when worker demand is lower.

The inclusion of a hotel and serviced apartments will also increase demand for open space and recreational opportunities by visitors, particularly good pedestrian networks that connect visitors to major sites around the CBD and to transport links.

This study recommends that the development consider the recreation needs of the worker and visitor population by ensuring social infrastructure is designed to both residents and non-residents through quality design and accessible spaces. As it is likely that both the worker and residential populations will contribute to the demand for childcare, this study has adopted the City of Sydney standard for childcare as 1 place per 75 workers. This is discussed further in this assessment.

# LIKELY FUTURE NEEDS

## COMMUNITY AND CULTURAL FACILITIES

The Bankstown Library and Knowledge Hub, a large integrated multipurpose community facility, is within walking distance to the site and will help meet the needs the incoming population by providing good access to community meeting space and library facilities. With the exception of Punchbowl Community Centre, the other community facilities in close proximity to the site (within 2km) are generally older, specialised spaces with limited multi-purpose functionality.

Given the higher density style of development proposed for this site and associated smaller dwellings, this development is likely to contribute to demand for informal gathering spaces, 'community lounge room spaces' and spaces in which people can connect with others. The large student population is also likely to increase pressure on study spaces and library facilities.

Using a community facility benchmark of 80sqm/1,000 people adopted by several Councils including City of Parramatta, Hornsby Shire Council, Ku-ring-gai Council, Blacktown City Council and the City of Ryde, this proposal with an estimated population of 4,172 people is likely to generate demand for approximately 330sqm of community and cultural facility space. NSW State Library population and service based calculator would suggest around an additional 175sqm for library space (using a calculation of 42sqm/1,000 people). Using these standards, this development is likely to generate demand for approximately 500sqm of community and cultural facility space.

This is also supported by the benchmarks provided in the *Canterbury – Bankstown Community Needs Analysis (2019)* of between 3 to 4 local community facilities for every 20,000 – 30,000 people (or 1 for every 5,000 – 7,500 people) with a minimum size of 400sqm.

According to Council's *Creative City Strategic Plan*, Council are investigating opportunities for a showcase space (i.e. gallery/studio/workshop space) in Bankstown to enhance creative visibility and access to creative spaces. Consultation with Council confirmed that they are open to discussions around the location of this facility. Currently Council are investigating the inclusion of this type of space in the master plan for Paul Keating Park.

Council's *Creative City Strategic Plan* also includes a commitment to delivering creative outcomes as part of any planning proposal, which may include spaces for community and creative activities, or public art installations, led by advice from Council's Arts & Culture Reference Group.





# LIKELY FUTURE NEEDS

## OPEN SPACE AND RECREATION FACILITIES

Access to open space for both active and passive leisure and recreation pursuits is regarded as critical to physical and mental wellbeing and is seen as a key component of a healthy and sustainable community.

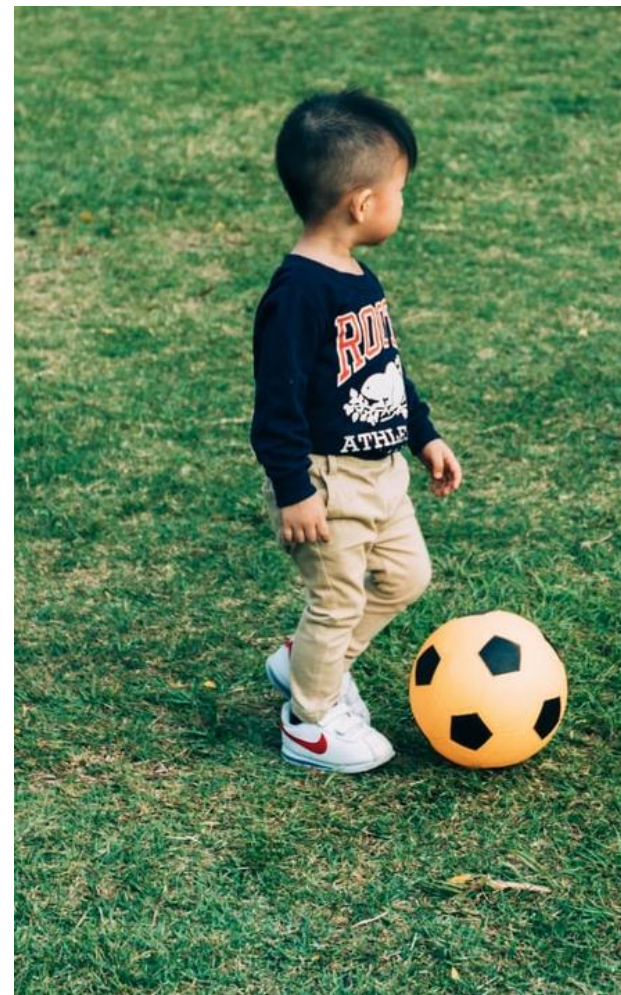
There is an existing shortfall of open space in the Bankstown CBD which will increase with the incoming population. Bankstown's *Open Space Strategy* recognises this deficit and recommends Council investigate opportunities to create new pocket parks and a community garden in the CBD to help meet demand. While Council's *Playgrounds and Play Spaces Strategy* notes there is room to improve existing playgrounds to increase the diversity of play and provide better shade options. Consultation with Council indicates that Paul Keating Park and Griffiths Park are currently undergoing a masterplanning process. This is likely to help improve the quality and diversity of open space in the CBD and will help meet the needs of the incoming population.

However, with an increase in smaller dwellings and an associated lack of private open space there is an increased need for the incoming population to have easy access to high quality parks for passive recreation, physical activity, play, social get-togethers and private celebrations. There is also a recognised need for more pedestrian and cycling connections throughout the CBD to support population growth and create linkage opportunities to major sites. There is approximately 3ha of open space within walking distance (400m) and 59ha within 2km. However, open space to the north of the station is generally disconnected, with limited cycling or pedestrian connections to major sites. Ensuring good connections to these existing open spaces will be critical to ensuring good health outcomes for the future community.

Council has also noted the need to ensure new developments promote healthy, active living to try and mitigate increasing rates of obesity, particularly in children. Council's *Community Strategic Plan* has a key aim to facilitate a healthy and active city. This is to be achieved by promoting life-long learning, healthy eating and active lifestyles. The development of pedestrian and cycling connections to major sites throughout the CBD will be a key driver in creating a healthier city as will incorporating spaces that promote active living such as exercise areas and all abilities playgrounds.

While there is no agreed approach to determining the amount of open space required in new developments, leading practice now favours a principles based approach based on performance outcomes. Spatial standards such as the 2.83ha/1,000 people are no longer considered an effective approach and often do not provide feasible recommendations in high density settings. Application of a standard like this to a high density development may not be useful or necessarily provide good community outcomes. A balanced approach is required as too much open space could have negative impacts, including the need for taller buildings or higher housing costs to achieve viability.

The NSW Government Architect's (GANSW) *Draft Open Space for Recreation Guide* provides a set of performance outcomes that identify the range of recreation opportunities to be provided and the characteristics of an acceptable solution to cater for recreation needs in open space. These and other benchmarks are outlined on the following page.



# LIKELY FUTURE NEEDS

## OPEN SPACE AND RECREATION FACILITIES

The *Draft Open Space for Recreation Guide* describes the performance criteria used to assess the open space network and emphasises consideration of design elements such as accessibility, the provision of a network of interconnected spaces and the provision of high quality open spaces that accommodate a diverse range of uses.

Key directions from the Guide that should be used to guide open space planning for Bankstown Central include:

- Desirable minimum size of a local parks in high density areas to be 1,500sqm
- For a high-density neighbourhood, residents must be within:
  - A 2–3 minute walk / 200m walking distance to a local park
  - Within 20 minute walk / 2 km to any district park district-level open space area that provides a range of activities (2ha+) and within 20 minute / 2km to district level organised sport and recreation spaces
  - A maximum of 30 minutes travel time on public transport or by vehicle to regional open space (5ha+)
  - 10 minutes walking or 800m (400m preference for high density areas) to linear open space
- Quantity of open space should be considered in terms of the number of opportunities available for active and passive recreation. A variety of spaces should be provided to cater to different demands and age groups.

Council have also recommended the inclusion of a new open space within this development of between 3,000 – 5,000sqm. The current masterplan includes provision for a 4,700 sqm City Park which will be accessible to both residents and visitors.

In addition to the criteria outlined in the GANSW's Guide, a benchmark study into open space provision in higher density areas in the Sydney area shows open space provision in recent higher density developments is around 14% - 30% of land area (see table below). Previous Department of Planning guidelines (now Department of Planning, Industry and Environment) were between 9 – 15 % of land area.

For the Bankstown Central development it will be critical that best practice principles around accessibility, minimum size requirements and diversity of spaces take priority when designing for open space. As a general benchmark, a percentage of land area between approximately 10 – 15% is appropriate given its CBD location.

Development	Development parcel area	No. units approx.	Open space area	Percentage of land area
Jacksons Landing, Pyrmont	11.7ha	1,350	3.2ha	27%
Rhodes West	43ha	5,287	7.87ha	18%
Victoria Park, Zetland	25ha	2,500	3.5ha	14%
Wentworth Point UAP	18.1ha	2,300	2.59ha	14%
Previous DPIE guidelines* (2010)				9% -15%

\*The Previous DPIE Guidelines suggest 9% of land area for local and district open space and 15% when regional level space is added.

# LIKELY FUTURE NEEDS

## CHILDCARE

The site has good access to child care facilities, with 41 located in a 2km radius. Only one of the seven facilities located within walking distance from the site have current vacancies, however there are many facilities located within a 2km radius that have vacancies for 4-5 days.

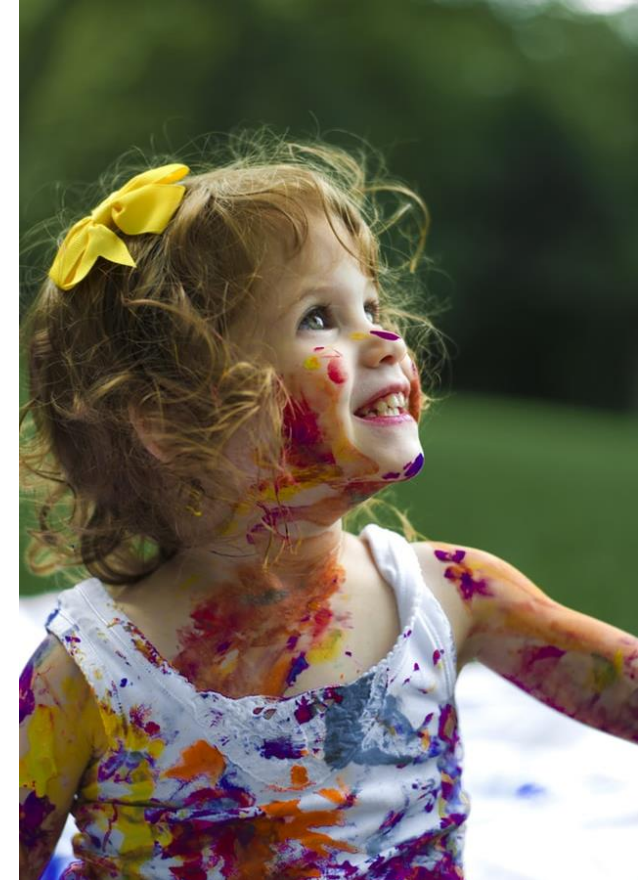
The standard typically used for the provision of childcare centres is 1 place per 3 children aged 0 to 4 years old (based on 2016 ABS Census data). This includes centre-based long day care aimed primarily at 0 to 4 year olds conducted in a purpose built and licenced child care centre. Childcare may also include pre-schools for 3 to 5 year olds, which only operates during school hours. This study has also adopted the City of Sydney benchmark of 1 place per 75 workers.

The Department of Planning, Industry and Environment's *Draft Child Care Planning Guideline 2017* provides advice on floorspace requirements for all new child care centres in NSW. The typical total site area required for a child care centre with 100 spaces is 2,363sqm inclusive of parking, landscaping, toilets, administration areas etc. Key elements of this calculation include a rate of 7sqm of unencumbered outdoor space per child and 3.25sqm of main activity space per child.

There are several different forms of childcare and activities for young children, including long daycare, family daycare, pre-school, occasional care and playgroups. It's not appropriate at this stage of the planning process to try to anticipate need for the various types of services. Instead, leading practice encourages planning of multi-purpose childcare centres, which can adapt as precise needs are identified or provide a mix of services.

Based on the likely age profile, there will be approximately 236 children aged 0 to 4 year living on site. Based on benchmarks, this equates to an approximate demand for 79 places. In addition, the worker population is likely to create a demand for approximately 112 places. Assuming that a contemporary childcare centre can provide for between 90 to 120 childcare places, this equates to the need for 2 new childcare centres.

It's not necessary that precise requirements for childcare are identified at this stage of the project as childcare centres are a permitted use within residential areas and do not require land to be designated at the master planning stage. Planning for childcare centres will also need to address the need for out of school hours care for primary school aged children. Such need is usually met through multi-purpose childcare centres, through before and after school programs co-located with schools or through out of school care programs in community centres. This planning can only occur as the population moves in and demand can be assessed



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# LIKELY FUTURE NEEDS

## HEALTH FACILITIES

The site is in close proximity to both Bankstown – Lidcombe Hospitals and Canterbury Bankstown Hospitals (2.3km and 5.6km respectively). The NSW Government has committed \$25 million to redevelop the Bankstown – Lidcombe emergency department to expand capacity in line with population growth. These services will likely meet the need for acute care services of the new community. Consultation with the Western Sydney Local Health District (WSLHD) is recommended as part of the continual planning for the site to assess any future health needs.

Council's LSPS also plans for a concentration of health precincts around the existing Bankstown – Lidcombe Hospitals and Canterbury Bankstown Hospitals. The support services in these health precincts will also be able to provide services that aren't so acute.

Based on a national benchmark of one general practitioner per 1,000 people, the development may also be able to support up to 5 general practitioners. Some of the need for general practitioners may be absorbed by existing GP practices, but there is also likely to be demand for additional medical services. Assuming that contemporary medical practices employ a minimum of four GPs, it is estimated the development could support at least one new medical practice.

The provision of medical practices in most new developments is largely left to market forces once demand can be demonstrated. Medical services in Bankstown Central will be provided by private sector providers, as demand develops.

## EDUCATION

To determine what education facilities might be required for Bankstown Central, this study has considered the likely age profile of the future population and assessed this against the maximum government school enrolment numbers outlined in the School Infrastructure NSW (SINSW) document *Mixed-Use Developments: School Design Requirements – A Guide for the Development Sector*.

Assuming around 10.5% of the future population are of primary school age (5-12 years) and 6.2% of the population are of high school age (13-18 years), the redevelopment is likely to include around 263 primary school age children and 155 high school age children.

Maximum government school enrolment numbers as outlined in the SINSW Guide include:

- Primary school maximum: 1,000 students
- Secondary school maximum: 2,000 students.

This suggests a new primary or secondary school will not be required onsite. Discussions are recommended to be held with the NSW Department of Education as part of the continual planning for the site to assess any further educational needs.

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# 5. RECOMMENDATIONS



# RECOMMENDATIONS

## SOCIAL INFRASTRUCTURE RECOMMENDATIONS FOR BANKSTOWN CENTRAL

Infrastructure type	Recommendation
Community and cultural facilities	<ul style="list-style-type: none"><li>There are opportunities for this development to locate a creative 'showcase space' of around 500sqm within its master plan or to contribute to the development of this type of space off site (in the form of a monetary contribution to the equivalent of a facility around 500sqm). There are also opportunities to contribute to the upgrade of other existing facilities (to the equivalent of a facility of around 500sqm) to help meet needs generated by this development.</li></ul>
Open space and recreation	<ul style="list-style-type: none"><li>For the Bankstown Central development it will be critical that best practice principles around accessibility, minimum size requirements and diversity of spaces take priority when designing for open space including:<ul style="list-style-type: none"><li>Minimum size of a local parks in high density areas to be 1,500sqm</li><li>Residents need to be within 200m walking distance to a local park and within 2 km to any district-level open space area that provides a range of activities (2ha+) and within 2km to district level organised sport and recreation spaces</li><li>Residents need to be within 400m to linear open space</li></ul></li><li>As a general benchmark, a percentage of land area between approximately 10 – 15% is appropriate given its CBD location. The current masterplan includes a total of 11,604sqm of open space which equates to approximately 10% of land area.</li></ul>
Education	<ul style="list-style-type: none"><li>Based on benchmarks from School Infrastructure NSW (SINSW) <i>Mixed-Use Developments: School Design Requirements – A Guide for the Development Sector</i>, the proposal is unlikely to generate demand for an additional primary or high school.</li><li>Discussions with NSW Department of Education are recommended as part of the ongoing planning for the site to assess any further educational needs.</li></ul>
Childcare	<ul style="list-style-type: none"><li>The site has good access to child care facilities, with 41 facilities located in a 2km radius. Only one of the seven facilities located within walking distance from the site have current vacancies, however there are many facilities located within a 2km radius that have vacancies for 4-5 days.</li><li>Based on benchmarks, the incoming residential population is likely to generate demand for approximately 79 places and the worker population is expected to generate demand for approximately 112 places.</li><li>Based on this demand, the proposal could support an additional larger child care centre on site. The current masterplan includes provision of 891sqm for a childcare centre.</li><li>However, the provision of child care is also dependent on the market and capacity of surrounding centres. As such it is expected additional provision can be left to market forces once demand can be demonstrated as the proposal progresses.</li></ul>
Health facilities	<ul style="list-style-type: none"><li>Bankstown – Lidcombe Hospitals and Canterbury Bankstown Hospitals will likely meet the need for acute care services of the new community. Support services surrounding these hospitals will also be able to provide services that aren't so acute.</li><li>Based on a national benchmark of one general practitioner per 1,000 people, the development may also be able to support up to 5 general practitioners. It is estimated the development could support at least one new medical practice, however the provision of medical practices in new developments is largely left to market forces once demand can be demonstrated.</li></ul>

