



Bankstown Central Community Infrastructure Needs Peer Review

City of Canterbury Bankstown
October 2020

“

There is no power
for change greater
than a community
discovering what it
cares about.

- Margaret J Wheatley



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Infrastructure Peer Review

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1. Introduction

Cred Consulting was engaged by City of Canterbury Bankstown (CB City) to prepare an Community Infrastructure Needs Peer Review for a planning proposal for Bankstown Central (Vicinity Centres).

The peer review has assessed the assumptions, methodology and key findings and where relevant, identified additional recommendations for community infrastructure or other needs that should be considered by the proponent.

Methodology

To adequately assess the assumptions, approach and key findings, an independent assessment was undertaken to establish a baseline to review the findings, assumptions and recommendations of the Community Needs Assessment.

The methodology included:

- Review and analysis of site and proposal documentation (as provided by CB City);
- Strategic context review of relevant local, regional and State strategies and plans;
- Analysis of current and forecast population for the suburb and site as well as understanding the population characteristics including age, income, cultural diversity profile;
- Analysis of the place context and local character;
- Audit and mapping of existing social infrastructure and open space within 200m (high density proximity benchmark) 400m and 2km (for regional and district facilities) of the site;
- Population benchmarking of social infrastructure and open space needs resulting from the proposed development, as well as considering the broader local social infrastructure and open space needs;
- Preliminary assessment of community needs based on the baseline assessment.

Following the independent assessment, Cred Consulting used this baseline to review the assumptions and assessment approach used and the recommendations of Bankstown Central Community Needs Assessment.

Based on the independent This peer review has also identified additional needs and opportunities that could be delivered through the proposal either within the site, or through a contribution toward embellishments or connections to existing places and spaces off-site/nearby.

Subject Site

The subject site is located within the Bankstown CBD in the City of Canterbury Bankstown Local Government Area (LGA) and consists of two large land parcels the east and west of Lady Culter Avenue (approximately 114,320m² or 11.4ha), adjacent to Bankstown railway station and the future Bankstown Metro Station (see Figure 1).

The planning proposal notes that *“the land use character of Bankstown CBD currently presents a mix of retail offering within the Shopping Centre, the civic precinct to the west, newly constructed mixed-use commercial/residential buildings and older low-density housing stock to the north”* (2019:4).

About the planning proposal

Urbis Pty Ltd prepared, on behalf of Vicinity Centres PM Pty Ltd, “to initiate an amendment to the Bankstown Local Environmental Plan 2015 (BLEP) with respect to Bankstown Central Shopping Centre site, located at 1 North Terrace, Bankstown”.

The planning proposal seeks significant height increases to incentivise the redevelopment of this significant landholding in the centre of Bankstown CBD and attract investment to the locality.

The stated development outcome of the planning proposal is to redevelop the site for a range of uses including:

- 86,418m² residential GFA (assumed yield: 929 apartments, including 5% affordable housing);
- 105,996m² of commercial GFA;
- 15,293m² of retail GFA. Retained retail GFA of the existing centre is 113,257m²;
- 29,298m² of hotel GFA (assumed yield: 572 rooms);
- 59,976m² of student accommodation GFA (assumed yield: 1,664 rooms);
- 6,485m² of serviced apartment GFA (assumed yield: 84 apartments); and
- 891m² of childcare GFA.

Based on the intended development outcome, it is anticipated that the redevelopment of the site will accommodate and additional 13,563 people, including:

- 2,508 residents (based on 2.7 persons/household)
- 1,664 students (based on 1 student per room)
- 954 guest per night, and
- 8,437 workers.

The planning proposal identifies the following as providing positive social impacts on the local community:

- 891m² of childcare floorspace (equating to approximately 60 spaces)
- 11,100m² of new public open space including 1x 4,500m² city park, and 1x 4,500m² privately owned, publicly accessible park, water play and seating, sculptural adventure play, urban plaza and garden boulevard
- Provision of a range of residential typologies with the anticipated development of student accommodation and build-to-rent residential apartments introducing new housing typologies not currently provided.
- Provision of affordable housing dwellings (stated 5%)
- Synergies with surrounding land uses such as the Western Sydney University Bankstown Campus.
- Increase permeability and connectivity through the site contributing to walkability and cycling.
- demand can be demonstrated.

About the community needs assessment

As part of the Bankstown Central planning proposal package, Urbis Pty Ltd prepared a community needs assessment “provides a high level overview of the potential social infrastructure that will be required to meet the needs of the incoming population” (2019:5).

The social infrastructure recommendations include:

- Provision of a creative ‘showcase space’ of around 500m² or equal monetary contribution for provision off site (not included in planning proposal);
- Minimum size of a local parks in high density areas to be 1,500sqm and 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 11,604m² of open space which equates to approximately 10% of land area.
- Unlikely to generate need for an additional primary or high school
- Based on benchmarks, the incoming population is likely to generate demand for approximately 79 places and worker population is expected to generate demand for approximately 112 places. 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.
- Based on a national benchmark, 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.

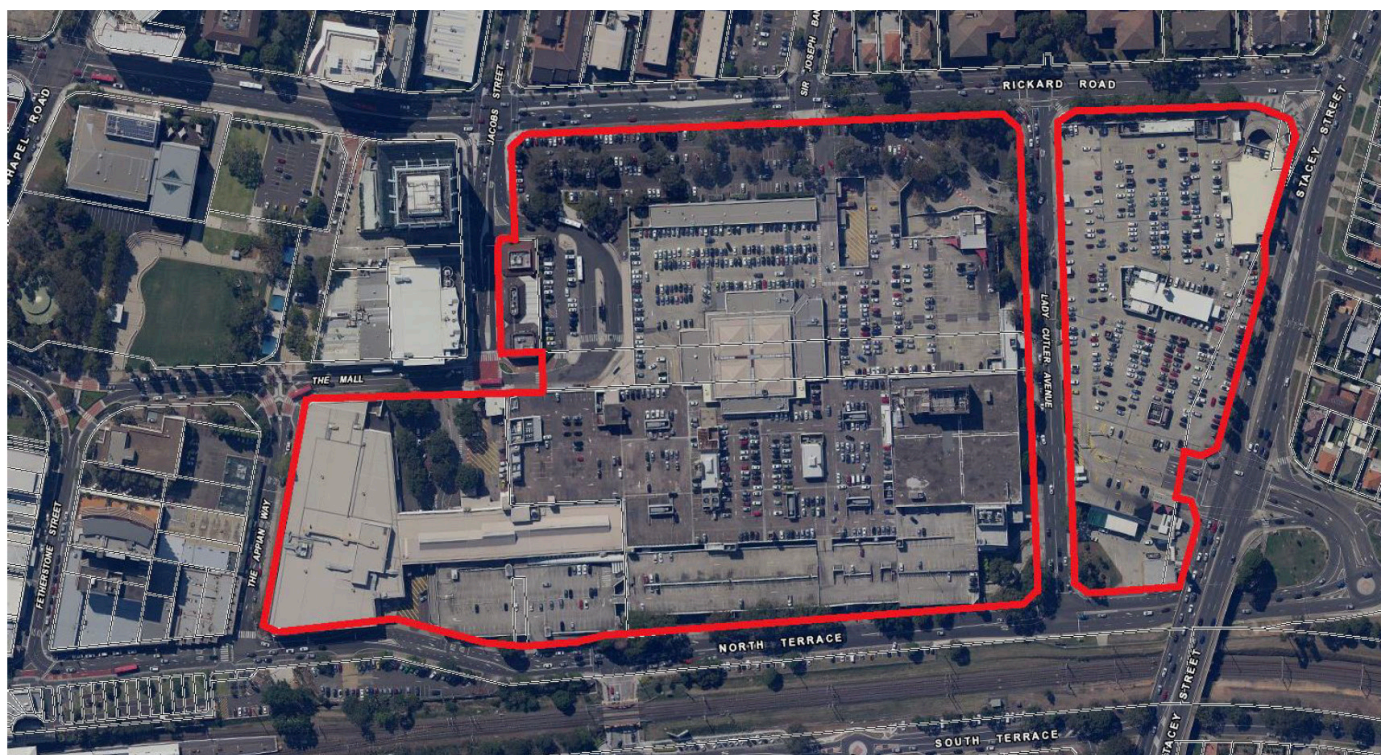


Figure 1 - The Site

2. Strategic context

This section provides a summary of the local, regional and state strategies and plans that guide assessment of the social infrastructure, open space other community needs relating to the Bankstown Central planning proposal.

The matrix below summaries the strategic outcomes relevant to the Bankstown Centre proposal outlined in key state, regional and local strategies and plans.

Strategic Outcomes	CB City Complete streets	GSC, South District Plan	CB City LSPS Connective City, 2036	GSC, Collaboration Area – Bankstown CBD	CB City, Creative Strategic Plan	CB City, 2028	CB City Youth Action Plan	GANSW, Greener Places	CB City Community Needs Analysis
Streets as places and improved streetscapes (playful, comfortable)	●	●	●	●	●			●	
Prioritising pedestrians and walkability (and improving health)	●	●	●			●			
Create cultural identity to connect and create a cultural precinct	●	●	●	●	●		●		
Better access and wayfinding both day and night (creative lighting, signage)	●		●	●					
Create great and more attractive places and centres	●		●	●	●			●	
Greener - more trees to beautify and keep us cool	●		●	●				●	
No net increase/decrease in car spaces	●		●						
New and improved open space (in the CBD)		●	●	●		●			
Multipurpose and flexible community facilities that meet changing needs		●		●			●		●
New local community centre									●
A Smart city with strong business and places for commerce and jobs	●	●	●	●		●			
A place that creates, unites, and celebrates culture, age, and character			●			●	●		●

NSW Government

Greener Places + NSW Premier's Priorities

'Greener Places' acknowledges the fundamental role that green infrastructure will play in ensuring community sustainability moving into the future. Adopting a strategic approach to city greening and open space planning, the policy outlines four guiding principles,

1. Integration: green infrastructure, urban development and grey infrastructure.
2. Connectivity: creating a network of open spaces.
3. Multi-functionality: establishing multiple ecosystems.
4. Participation: involve stakeholders.

The NSW Premier's Priorities also include a strong green and focus noting that green canopy enhances the amenity of local parks and streets and is crucial in providing vital shade that reduces ambient temperatures and mitigates the urban heat island effect with an aim to "increase the tree canopy and green cover across Greater Sydney by planting one million trees by 2022."

South District Plan

The South District Plan is a 20-year plan to manage growth in the context of economic, social and environmental matters to achieve the 40-year vision of Greater Sydney. The South District Plan advises a number of Priorities for the district including:

- Priority S1 – Planning for a city supported by infrastructure
- Priority S3 – Providing services and social infrastructure to meet people's changing needs
- Priority S4 – Fostering healthy, creative, culturally rich and socially connected communities
- Planning Priority S5 – Providing housing supply, choice and affordability with access to jobs, services and public transport
- Priority S6 – Creating and renewing great places and local centres and respecting the District's heritage
- Priority S12 – Delivering integrated land use and transport planning and a 30 minute city

Collaboration Area

Bankstown CBD & Bankstown Airport

The Place Strategy identifies a vision and shared objectives for the Bankstown Collaboration Area (including the CBD). The transformation of the Collaboration Area into a health, academic, research and training precinct will result in new jobs, a mix of housing types and investment in infrastructure to support the transformation. Key strategic outcomes include:

- creating safe and attractive walking and cycling connections such as Stacey Street and along the Sydney Metro corridor
- improving public transport connections such as those between Bankstown CBD and Bankstown Airport
- creating an attractive built environment, particularly in Bankstown CBD, key places and public spaces

Relevant actions include:

- Action 10 - Promote as a cultural anchor when planning for the Sydenham to Bankstown Urban Renewal Corridor
- Action 11 - Develop a staging and implementation plan for Complete Streets
- Action 12 - Adopt best practice principles that encourage social connectivity, health and wellness through built form and public domain
- Action 15: - Develop and implement the Night Time Economy Action Plan
- Action 17 - Support entrepreneurs, start ups, social enterprises
- Action 21 – Develop or retrofit multipurpose facilities to provide specialised resources that support creative activities in Bankstown Arts Centre and other location
- Action 22 - Identify opportunities to repurpose vacant properties and precincts for creative activities
- Action 23 - Investigate a regional-scale arts and cultural facility in Bankstown CBD

"Streets are important for moving people and goods between places, but are also important places for people and street life, enhancing social and economic participation"

- South District Plan,
Greater Sydney Commission.

City of Canterbury Bankstown

CB City 2028

CB City 2028 (Community Strategic Plan) sets out seven destinations to transform the City. These have guided the design and development of Connective City 2036. The seven destinations are:

- **Leading and engaged** – A well governed City with brave and future focussed leaders who listen
- **Liveable and distinctive** – A well designed attractive City which preserves the identity and character of local villages
- **Moving and integrated** – An accessible City with great local destinations and many transport options to reach them
- **Healthy and active** – A motivated City that nurtures healthy minds and bodies
- **Prosperous and innovative** – A smart and evolving City with exciting opportunities for investment and creativity
- **Clean and Green** – A clean and sustainable City with healthy waterways and natural areas
- **Safe and strong** – A proud inclusive community that unites, celebrates and cares.

CB City 2028 also outlines seven City Transformations:

1. We are a 'Child Friendly City'
2. A large scale solar farm is constructed
3. A network of Smart infrastructure is constructed
4. The Bankstown transport hub and underground station connects movement for health, education and employment
5. Canterbury and Bankstown-Lidcombe Hospitals are transformed into state of the art facilities
6. Our town centres are transformed through the Complete Streets approach
7. A collaboration is formed where local and state services are delivered through a single lens.



Connective City, 2036 *(Local Strategic Planning Statement)*

The Canterbury-Bankstown Local Strategic Planning Statement (LSPS): Connective City 2036 outlines the following 10 Directions:

1. Coordination, community, collaboration and context
2. Movement for commerce and place
3. Places for commerce and jobs
4. Blue web
5. Green web
6. Urban and suburban places, housing in the City
7. Cultural places and spaces
8. Design quality
9. Sustainability and resilience
10. Governance and funding

The community said they wanted a:

- proud and caring City that creates, unites and celebrates;
- sustainable City with healthy waterways and natural areas;
- smart and evolving City with exciting opportunities for investment and creativity;
- City that is accessible with great local destinations and many options to get there;
- motivated and active City that nurtures healthy minds and bodies; and
- well designed, attractive City which preserves the identity and character of local villages.

The LSPS objectives specific to Bankstown City Centre are to:

- Provide 25,000 jobs and plan for the 25,000 students within Bankstown City Centre by 2036
- Create a commercial core for premium commercial and civic development in Bankstown City Centre, anchored by the university, public and private hospital and other institutional development
- Plan for significant increase in education, knowledge intensive and cultural jobs in Bankstown City Centre, focused along the Chapel Road precinct
- Encourage student housing in Bankstown City Centre to support the growing education role of the City and Bankstown Aviation and Technology Precinct
- Encourage student housing in Bankstown City Centre
- Ensure no net loss of employment floor space
- Plan capacity for tourist and visitor accommodation, event, conferencing, meeting space and arts and cultural facilities that support Bankstown's health, education and commercial role
- Key open spaces such as Paul Keating Park, Memorial Oval and Bankstown City Gardens continue to offer the City quality outdoor spaces for community and civic events. Renewal of major sites will offer new opportunities for new open space and linkages.

Bankstown Complete Streets

Bankstown Complete Streets is a master plan for the public domain of the City, guiding street and transport upgrades to improve the overall amenity of the city centre. It contains a number of directions to lift the urban amenity of Bankstown City Centre and support active transport

The Complete Streets Vision is for Bankstown CBD to be *A desirable destination to live, work and visit, famous for its cultural diversity and walkable streets bustling with life.*

The 12 guiding principles are:

1. Integrated transport planning and city design (transport decisions that enhance liveability, street life, safety and walkability)
2. People first (prioritise pedestrians, then cyclists, then public transport, then private vehicles)
3. Vibrant and great for business (design streets to enhance commerce in Bankstown and maximise street life day and night)
4. Efficient (utilise street space efficiently to optimise space for other functions such as footpaths, outdoor dining and landscaping)
5. Safe Streets (for all users, slow design, traffic calming, safe crossings, and separated lanes)
6. Green (low energy transport modes, incorporate trees, landscaping and water-sensitive urban design)
7. Smart and future focussed
8. Equitable (accommodate all ages, abilities, genders and incomes)
9. Design Excellence (promote high-quality streets and open spaces which enhance the identity of Bankstown)
10. Culturally proud (celebrate the diversity and cultural identity of Bankstown's residents and businesses)
11. Evidence-based decision making (address congestion by reducing unnecessary vehicle trips)
12. Clean and maintained (ensure streets and open spaces are well kept and are pleasant places to experience).

Housing Strategy

Adopted in June 2020, the Canterbury-Bankstown Housing Strategy establishes Council's long term housing vision for Canterbury Bankstown and builds on the overarching vision of the Community Strategic Plan and Local Strategic Planning Statement.

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

The Strategy's directions are to deliver 50,000 new dwellings by 2036 (subject to upfront infrastructure delivery by NSW Government); delivering new housing in centres with high amenity and access the jobs, social infrastructure and services; provide a variety of housing types (size, tenure and price point) - linking to the Affordable Housing Strategy to increase the provision of affordable rental housing (market-led and community housing initiatives) and key worker housing.

Affordable Housing Strategy

Adopted in June 2020, the Canterbury-Bankstown Affordable Housing Strategy outlines Council's commitment to "ensure diverse, accessible and affordable housing; focusing new housing in established centres". This strategy document outlines a suite of statutory mechanisms and initiatives to grow the stock of affordable rental housing across the City.

To achieve this, the guiding principles are to increase the supply of affordable housing; locate it near established centres to allow better access to transport, jobs and services, focus on alleviating housing stress for very low and low income households and key workers, establish clear processes for delivery and dedication and an internal framework for the management of affordable housing dwellings.

Employment Lands Strategy

Adopted in June 2020, the Canterbury-Bankstown Employment Lands Strategy will guide Council's decision making to ensure that there is an adequate and appropriate supply of employment land that is serviced to meet the needs of businesses and employees.

The vision is *"by 2036 Canterbury Bankstown's employment lands will be a network of places engaged in business, production and knowledge advancement, connected to a thriving Bankstown City Centre. Collectively this network will deliver a diversity of jobs in a prosperous local economy that services domestic and global markets. Ongoing revitalisation of employment lands will prioritise uses which generate new jobs. Vibrant local centres will provide a diverse range of goods and services to meet the needs of their community and provide a high level of amenity to encourage social interaction."*

The key directions and actions relevant to the review of community needs for the Bankstown Central Planning Proposal include:

- Employee needs are met (places to take breaks during the day that are pleasant and interesting and places offer convenience retail and personal services)
- Community needs are met (access to goods and services and a focal point for community events, social interaction and outings, Bankstown CBD provides for all higher order shopping and administration services)
- (In Bankstown City Centre) Establish a commercial core as an office and administration precinct comprising Council's offices, WSU site and Library.
- Establish a cultural and employment spine on Chapel Road between TAFE and Bankstown Station and onto Chullora.
- Provide a pleasant location in employment areas for people to rest or interact with others during the working day.
- Provide supporting infrastructure and services such as student housing facilities for aviation training in the Bankstown City Centre

Youth Action Plan 2020 to 2024

Objective: Youth Friendly places and spaces

- Ensure new public domain and future upgrades consider the needs of young people and how they use space. This could include elements such as provision of comfortable seating and shade and access to technology.
- Identify opportunities for the inclusion of outdoor study areas, areas with seating for large groups, multi-purpose courts (full or half), or skateable elements (e.g. concreted surfaces) within existing and future public domain within walking distance of town centres and major public transport stations so that young people can access them.
- Identify opportunities to improve existing youth recreation areas (e.g. skate parks, multipurpose courts, murals, and/or street art), that include collaboration with schools and artists.
- Identify locations for additional multipurpose courts that are located within walking distance of town centres and major public transport stations so that young people can access them, including through joint use partnerships with schools.
- Develop initiatives, with the local community, groups and services aimed at making public places more comfortable and welcoming for all girls and women (e.g. murals focussed on women, experiment with use of colour, outdoor performance spaces).

Playgrounds and Play Spaces Strategic Plan

The vision is to achieve quality, diverse and accessible play experiences that are fun and close to home, including:

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

In addition, a hierarchy approach to play provision and improvements is recommended, with three play levels defined as follows:

- Play Level 1: Play space destinations with high quality, diverse, unique and accessible play components, support facilities and settings;
- Play Level 2: Quality and interesting playgrounds and play spaces with diverse activity opportunities and good support structures and settings; and
- Play Level 3: Basic playgrounds or landscape play that support children's play at a local level and meet base standards.

Currently the nearest playground to the Bankstown Centre site is the Paul Keating Park Play (Level 3), and the Strategy recommends increasing it to replace the playground, increase scope (all abilities) and increase Play Level to a Play Level 2.

Creative City Strategic Plan 2019-2029

This is the CB City strategic plan for how to and enhance the City's creative and cultural resources. It contributes to the vision of making Canterbury-Bankstown a place "Where Interesting Happens" by recognising the importance of the City's social fabric, natural landscapes and built environment.

Actions relevant to this review include:

- Investigate opportunities for a showcase space in Bankstown to enhance creative visibility and access
- Review explore opportunities for future development of Bankstown Arts Centre including a gallery and café.
- Support more creative activities in Bankstown Arts Centre and other community facilities
- Activate town centres with a range of creative activities/ events.
- Support development of the night time economy
- Encourage night time movement through effective public lighting which incorporates public art.
- Enhance the experience of walking and cycling with public art, temporary art, pop-up parks and cafés.
- Include public art in significant public domain upgrades for open spaces, destination play spaces, youth recreation areas and town centres when designing for Liveable Centres.

Community Needs Analysis

As part of the LSPS preparation, a Community Needs Analysis was prepared by Ethos Urban for the Canterbury-Bankstown LGA. The aim for community facilities to support the wellbeing and resilience of CBCity's diverse community as it grows and changes. As commercial and retail rents increase in the Bankstown CBD, there is a risk that existing community services could be displaced or forced to the CBD fringe. It is important for Council to protect existing community facility space.

The Community Needs Analysis identified the following recommendations:

Local community facilities: the report notes an undersupply of local community facilities against the benchmark requirement of 3 - 4 local community facilities per 20,000 - 30,000 residents with a minimum floor space of 400m². While there are four local community facilities in Catchment 3, most (3 of the 4) have very specific uses that are not generally flexible or multipurpose.

The recommendation is to seek expansion and secure new local community facilities of at least 400m² each within this catchment to 2036 as part of a land swap or support retrofitting and expanding community facilities within new development. Ideally, these facilities should be located within walking distance of Bankstown Station.

Child care centres/preschools: Demand for childcare services from residents and workers will increase as the Bankstown CBD develops and grows. There is potential for increased childcare provision to be met in higher density towers.

Cultural and creative facilities: There are currently two formal creative and cultural facilities in Catchment 3 – the Bankstown Arts Centre and the Bryan Brown Theatre (located within the Bankstown Library and Knowledge Centre).

The analysis recommends that no additional integrated multi-purpose facilities or additional library floorspace is needed to be provided by Council for this catchment.

Community Facilities Survey Jetty Research, February 2020

Supporting the Community Needs Analysis, Council commissioned Ethos Urban and Jetty Research to conduct research via a telephone survey of 200 users of Council facilities. Findings included:

- Major uses included parties and festivities (by 37% of all users), book clubs, reading groups etc. (18%), educational/ classes (16%), and special interest (15%).
- Users overwhelmingly preferred to drive to their nominated facility (83% self-drive, vs. 6% walk and 5% public transport).
- There were good flow-on effects of Council facility use: two in five generally spent half an hour or more in the local area before or after their activity, half went shopping at the same time, and a third had a meal.
- Many of the key booked activities – and in particular cultural gatherings, parties and communal meals (and potentially religious gatherings) required kitchen facilities/ self-catering.
- Almost six in ten respondents (to both surveys) used non-Council community facilities – higher again among older residents (66%) and non-CALD residents (68%). Of these, almost 70% nominated registered clubs, while 21% used religious facilities and 9% community parks and gardens. Major reasons for use included dining (48%), social gatherings (20%), religious gatherings (16%) and festivities (10%).
- Major features required in community facilities generally included microphones, projectors and multimedia etc. (sought by 44% of those using community facilities and who requested one or more features), food preparation areas (40%) toilets (18%) and tables and chairs (15%).
- Of all respondents, half had a preference for booking Council facilities over privately run facilities, with the latter preferred by only 6% (and the balance unsure or not concerned either way).
- As to what they would require in order to use such facilities “for an event for family and friends”, major features sought included parking (required by 77%), disabled facilities (44%), self-catering facilities (35%), microphones (31%) and audio-visual equipment (25%).
- When asked what they had seen elsewhere that they would like to see incorporated into the Canterbury-Bankstown region, many non-users pointed to the availability of water-based activities – including “splash parks” and ways to better incorporate leisure activities near local waterways. There was also a broader desire for more outdoor and green space, together with associated activities (all the way from outdoor gyms and children's play equipment through to outdoor cinema and markets).



3. Community Profile

This section provides a profile of the existing population within the Bankstown CBD suburb. Table 1 provides a detailed breakdown of the population breakdown. It also provides a forecast of the estimated future population resulting from the proposal and their likely characteristics, utilising data from the 2016 ABS Census obtained from profile.id and atlas.id, and forecast.id.

In 2016, the total population of the Canterbury Bankstown LGA was 346,302 (URP), an increase of 26,495 people from 2011. The ERP in 2019 is 377,917. Forecast.id forecast the total population of the LGA will increase to 463,311 by 2036.

Existing population characteristics of the Bankstown CBD

In 2016 the **total population** of the Bankstown CBD suburb area was 18,925 (URP), and increase of 744 people from 2011. The ERP in 2019 is 20,261. Forecast.id forecast the total population of Bankstown CBD increasing to 39,249 by 2036.

Service age profile

Overall, the Bankstown CBD area is ageing. Compared to the City of Bankstown LGA and Greater Sydney, Bankstown CBD exhibits the following characteristics:

- A higher proportion of children aged 0 to 4 years (10.6% compared to 7.2% in LGA and 6.4% in Greater Sydney).
- A similar and higher proportion of children aged 5 to 11 years (9.7% compared to 9.6% in LGA and 8.8% in Greater Sydney).
- A lower proportion of young people aged 12 to 17 years (5.8% compared to 7.4% and 6.9% respectively).
- A similar proportion of young people aged 18 to 24 years (9.6% compared to 9.7% and 9.6% respectively).
- A much higher proportion of young workforce aged 25 to 34 years (20.9% compared to 15.3% and 16.1% respectively).
- A slightly lower proportion of parents and homebuilders aged 35 to 49 (19.8% compared to 19.9% and 21.1%).
- A lower proportion of older workers and pre-retirees aged 50 to 59 years (10.4% compared to 12.1% and 12.2% respectively).
- A much lower proportion of older people and seniors compared to Bankstown LGA and Greater Sydney (13.1% compared to 18.8% and 19% respectively).

Dwellings, Density and households

Dwelling type

A significantly lower proportion of dwellings in Bankstown CBD are separate houses, compared to Bankstown LGA and Greater Sydney (11.6%, 56.1% and 55% respectively) The dominant dwelling type in Bankstown CBD was High density, while the dominant dwelling type in Bankstown LGA and Greater Sydney was Separate houses.

Density

At 82.4 persons per hectare (p/ha), Bankstown CBD has a significantly higher population density compared to Bankstown LGA (35.47 p/ha). This is also significantly higher than Greater Sydney at 3.9 p/ha.

Household size

With 2.79 persons per dwelling, Bankstown CBD has a relatively lower average household size compared to the Bankstown LGA at 3 persons per dwelling, and is similar to Greater Sydney at 2.72 persons per dwelling.

Comparisons between 2011 and 2016 show that the household size is declining, it is likely that this trend will continue and then stabilise. High density Bankstown CBD living is likely to become a place for not only lone person households but also couples with children too due to the services within reach and affordable housing choice.

Household type

Bankstown has a higher proportion of lone households when compared to Bankstown LGA (20.7% compared to 18.6%) and a similar proportion to Greater Sydney (20.4%). It also had a lower proportion of households of couples with children, when compared to Bankstown LGA (34.6% compared to 39.8%) and a similar proportion to Greater Sydney (35.3%).

Cultural diversity

Born overseas

Within Bankstown CBD, 56.9% of residents are born overseas, an increase of 3.6% between 2011 and 2016. The top three countries of birth are Vietnam (11.7%), China (6.2%), and Lebanon (5.6%).

From 2011 to 2016, the largest increases of population in Bankstown LGA were the Vietnamese, Bangladeshis, and Pakistani communities. Compared to Bankstown LGA and Greater Sydney, Bankstown CBD's proportion of residents born overseas is much higher (56.9% compared to 44.1% in LGA and 36.7% in Greater Sydney).

The proportion of people born overseas and who speak a language other than English at home also increased between 2011 and 2016. This trend is likely to continue due to Bankstown CBD's established communities, access to services, transport and relatively affordable housing (compared to other areas of Greater Sydney).

Recent arrivals

27.4% of the Bankstown CBD population were classified as recent arrivals in 2016, meaning that they arrived in Australia between 2011 and 2016. This is significantly higher than Canterbury Bankstown LGA as a whole (17.6%) and higher than Greater Sydney (21.5%).

Language other than English

The Bankstown CBD area comprises of predominantly non-English speaking households. Bankstown CBD has a culturally diverse population, with a higher proportion of residents who speak a language other than English at home (74.2%) compared to Bankstown LGA (60.1%) and Greater Sydney (35.8%).

Proficiency in English

In Bankstown CBD, 71.3% of residents speak English only, or speak another language and English well or very well. Only 19.2% of the population speaks another language and English not well or not at all. This is compared to Bankstown and Greater Sydney, where (13.1% and 6.5%, respectively) of the population is not proficient in English.

Religion

The top three religions in Bankstown CBD are Islam (32.2%), Western (Roman) Catholic (13.5%), and Buddhism (9.3%). Between 2011 and 2016, the largest growth observed between 2011 and 2016 include increased Islamic and Christian populations (by 736 and 250 people, respectively).

Need assistance due to disability

Bankstown CBD has a lower proportion of disability compared to Bankstown LGA and a slightly higher proportion compared to Greater Sydney (5.8%, compared to 6.7% and 4.9%, respectively).

Employment, education and travel

Income and employment

Bankstown CBD has a much lower median household income compared to Bankstown LGA and Greater Sydney. Bankstown CBD has a higher proportion of unemployment when compared to Bankstown LGA and Greater Sydney (11.7%, compared to 8.3% and 6.1%, respectively). In 2016, similar proportions of residents in Bankstown CBD attended university when compared to Bankstown LGA and Greater Sydney (5.7%, 5.7% and 6.1% respectively).

Internet connection

Bankstown CBD households have a lower proportion of households with internet connection compared to households within Bankstown LGA and Greater Sydney (73.5%, compared to 76% and 81.4%, respectively).

Travel to work

A significantly lower proportion of dwellings in Bankstown CBD are separate houses, compared to Bankstown LGA and Greater Sydney (11.6%, 56.1% and 55% respectively).

Car ownership/travel

In 2016, Bankstown CBD had a higher proportion of households with no car ownership when compared to households within Bankstown LGA and Greater Sydney (14.9%, compared to 10.9% and 10.7%, respectively).

Table 1 - Demographic indicators comparison 2011 to 2016, and to City of Canterbury Bankstown and Greater Sydney

2016 ABS census data	Bankstown CBD 2011	Bankstown CBD 2016	City of Canterbury Bankstown LGA	Greater Sydney	Main differences Bankstown CBD to LGA and Greater Sydney
Population overview					
Total population (URP)	18,173	18,925	346,302	4,823,994	N/A
Population density (persons per hectare)	73.91	76.97	31.4	3.9	Bankstown CBD has a significantly higher population density than Bankstown LGA and Greater Sydney.
Average household size	2.82	2.79	3.00	2.72	Bankstown CBD household size is lower than the Bankstown LGA, and similar to Greater Sydney.
Age overview					
Median age	30	31	35	36	Bankstown CBD precinct has a younger median age than Bankstown LGA, and Greater Sydney.
Babies and pre-schoolers (0 to 4 years)	11.4%	10.6%	7.2%	6.4%	Bankstown CBD has a higher proportion of babies and pre-schoolers aged 0-4 years, compared to Bankstown LGA and Greater Sydney.
Primary schoolers (5 to 11 years)	10.1%	9.7%	9.6%	8.8%	Bankstown CBD has a slightly higher proportion of children aged 5 to 11 years compared to Bankstown LGA and Greater Sydney.
Secondary schoolers (12 to 17 years)	6.1%	5.8%	7.4%	6.9%	Bankstown CBD has a lower proportion of young people and young adults.
Tertiary education and independence (18 to 24 years)	10%	9.6%	9.7%	9.6%	
Young workforce (25 to 34 years)	21%	20.9%	15.3%	16.1%	Bankstown CBD has a significantly higher proportion of people aged 25-34 years, compared to Bankstown LGA and Greater Sydney.
Parents and homebuilders (35 to 49 years)	20.7%	19.8%	19.9%	21.1%	Bankstown CBD has a similar proportion of parents and homebuilders compared to Bankstown LGA and a lower proportion compared to Greater Sydney.
Older workers and pre-retirees (50 to 59 years)	9.5%	10.4%	12.1%	12.2%	Bankstown CBD has a lower proportion of working aged residents (50-69 years) than Bankstown LGA and Greater Sydney.
Empty nesters and retirees (60 to 69 years)	5.4%	6.8%	8.9%	9.5%	
Seniors (70 to 84 years)	4.6%	5.1%	7.7%	7.5%	Bankstown CBD has a lower proportion of older people and seniors compared to Bankstown LGA and Greater Sydney.
Elderly aged (85 years and over)	1.1%	1.2%	2.2%	2%	
Income					
Median weekly household income	\$901	\$1,015	\$1,296	\$1,745	Bankstown CBD has a much lower median household income compared to Bankstown LGA and Greater Sydney.

Table 1 - Demographic indicators comparison 2011 to 2016, and to City of Canterbury Bankstown and Greater Sydney

2016 ABS census data	Bankstown CBD 2011	Bankstown CBD 2016	City of Canterbury Bankstown LGA	Greater Sydney	Main differences Bankstown CBD to LGA and Greater Sydney
Cultural diversity					
Born Overseas	53.3%	56.9%	44.1%	36.7%	Over half of the population in Bankstown CBD were born overseas, a significantly higher proportion compared to Bankstown LGA and Greater Sydney.
% speak a language other than English at home	73.4%	74.2%	60.1%	35.8%	Bankstown CBD has a culturally diverse population, with a significantly higher proportion of residents who speak a language other than English at home compared to Bankstown LGA and over double the proportion of residents in Greater Sydney.
Household make-up (the following is based on enumerated data):					
Couples with children households	34.1%	34.6%	39.8%	35.3%	Bankstown CBD households are less likely to be made up of couples with children, a significantly lower proportion compared to Bankstown LGA and a similar proportion compared to Greater Sydney.
Couples without children households	16.1%	15.8%	18.5%	22.4%	Bankstown CBD has a lower proportion of households made up of couples without children.
Lone person households	19.9%	20.7%	18.6%	20.4%	Bankstown CBD has a higher proportion of lone person households compared to Bankstown LGA, while having a similar proportion compared to Greater Sydney.
Separate houses	12.4%	11.6%	56.1%	55.0%	Bankstown CBD has a significantly lower proportion of single dwelling houses compared to Bankstown LGA and Greater Sydney.
Disadvantage:					
SEIFA index	n/a	856.1	935	1,018	Bankstown CBD households are more likely to be at a socio-economic disadvantage when compared to households within Bankstown LGA and Greater Sydney.
Internet connection	67.8%	73.5%	76%	81.4%	Bankstown CBD households have a lower proportion of households with internet connection compared to households within Bankstown LGA and Greater Sydney.
No car	15.6%	14.9%	10.9%	10.7%	Bankstown CBD have a higher proportion of households with no car ownership when compared to households within Bankstown LGA and Greater Sydney.
Assistance due to disability	5%	5.8%	6.7%	4.9%	Bankstown CBD has a lower proportion of disability compared to Bankstown LGA and a slightly higher proportion compared to Greater Sydney.
Unemployment rate	13.2%	11.7%	8.3%	6.1%	Bankstown CBD have a higher proportion of unemployment when compared to Bankstown LGA and Greater Sydney.

Forecast population characteristics of the Bankstown CBD

Total forecast population indicators (Table 2)

The population changes of Bankstown CBD from 2016 to 2036 predicts a significant increase between 2016 and 2026.

By 2036, the number of dwellings in Bankstown CBD is forecast to be 14,948. This is an increase of 7,712 dwellings in the area from 2016, while at the same time the average household size decreases from 2.83 persons per household in 2016 to 2.76 persons per household in 2036.

Forecast household type (Table 3)

The largest growth of household types within Bankstown CBD is predicted to be couples with dependents, couples without dependents, and one parent families. This is reflected in the forecast age service groups with the highest percentage increase in young children (0-11 years), young professionals and parents (18-29 years).

Forecast service age profile (Table 4)

Table 4 shows the forecast population by service age groups, the ageing profile of Bankstown CBD can be seen. Forecast.id forecast the total population to increase by 19,457 people to 39,249 residents by 2036.

As exhibited through the forecast data, the largest proportion of growth can be seen in the retiree and elderly population, with an increase of 4% of the 60 and over population.

Another significant change in population would be the number of young adults (18-24) and working adults (25-34), with its 2036 population to more than double since 2016.

Table 2 - Forecast population indicators (based on the 2036 ABS Census age profile Bankstown CBD forecast.id)

Bankstown CBD	2016	2026	2036
Population	19,792	31,137	39,249
Households	6,901	10,992	14,031
Average household size	2.83	2.80	2.76
Population in non private dwellings	263	403	503
Dwellings	7,236	11,648	14,948

Table 3 - Forecast household types (based on the 2036 ABS Census age profile Bankstown CBD forecast.id)

Bankstown CBD	2016	2026	2036
Couple families with dependents	2,484	3,778	4,661
Couples without dependents	1,380	2,408	3,178
Group households	234	370	461
Lone person households	1,332	2,089	2,753
One parent family	1,116	1,772	2,253
Other families	355	575	725

Table 4 - Forecast service age groups (based on the 2036 ABS Census age profile Bankstown CBD forecast.id)

Service age group	Bankstown CBD 2036 (total)	Bankstown CBD 2036 (% of total)	Forecast age profile of Bankstown Central Planning Proposal
Babies and pre-schoolers (0 to 4 years)	3,208	8.2%	210
Primary schoolers (5 to 11 years)	3,695	9.4%	241
Secondary schoolers (12 to 17 years)	2,617	6.7%	172
Tertiary education and independence (18 to 24 years)	4,311	11.0%	282 + 1,664 students = 1,946
Young workforce (25 to 34 years)	7,607	19.4%	497
Parents and homebuilders (35 to 49 years)	7,186	18.3%	469
Older workers and pre-retirees (50 to 59 years)	3,882	9.9%	254
Empty nesters and retirees (60 to 69 years)	2,953	7.5%	192
Seniors and elderly (70+)	3,790	9.7%	249
Total	39,249		4,228

Bankstown Central Site: Forecast population characteristics

Based on past trends and demographics of similar areas, Bankstown CBD is assumed to consist of predominantly couple with children households.

Table 5 shows that the largest cohort living on site is likely to tertiary students aged 18 to 24 years due to the student accommodation proposed on-site. A forecast 1,946 young people are likely to be living on site at it's completion. This is followed by the young workforce (497 people) and parents and homebuilders (469) service age groups.

With almost 70% of the site forecast to be aged under 50 years, and around 60% of the site aged under 25 there is a critical need to have a focus on how the development will support young people, early career professionals as well as couples with children who will be the primary residential occupants of the site.

Consistent with trends for Bankstown CBD, it is likely that the site will accommodate:

- A high proportion of young adults aged 20 - 34 years, both a residents of student accommodation, renters and first home buyers.
- Trends indicate that the migration pattern and settlement in Bankstown CBD of people from culturally diverse backgrounds will continue and be a characteristic of the future Bankstown Central residential population.
- While the common assumption is that apartments are typically home to large proportion of smaller and lone person households, due to socio-economic trends within the CBD it is likely that there will be children and school-aged children living in the development (623).

This matrix diagram summarises the key needs according to demographic groups

Need

	Young people and students	Ageing population	Children	High cultural diversity	Living in high density	Unemployed persons	People with disability
Need for access to open space	●	●	●	●	●	●	●
Places for noisy activities - music, parties, crafts	●		●		●		●
Outdoor fitness equipment	●	●		●	●		●
Seating and places for passive activities	●	●	●	●	●	●	●
Community/social facilities with access to WiFi	●	●		●	●	●	●
Indoor courts	●		●	●	●		●
Outdoor half courts	●		●		●		●
Social outdoor spaces and community space to socialise and gather	●	●	●	●	●		●
Office space/incubator space	●	●	●	●	●	●	●
Inclusive play spaces	●		●		●		●
Safe movement, walking and cycling connections	●	●	●	●	●	●	●
Affordable, accessible housing	●	●		●	●	●	●

Key strategic context and population considerations for the Bankstown Central proposal



Connection and activation are key drivers of growth as indicated by the New South Wales government's strategic plans for CB City.



A number of strategies aim to improve lifestyles, reinforce cultural bonds and connect economic and social hubs. Specific considerations for Bankstown Central include outdoor pedestrian only paths and shaded streets, a cultural trail, a separated cycleway along Rickard Rd. and identified need for open space within 200m of every resident living in high density.



The Bankstown Collaboration Area Plan identifies the development or retrofit multipurpose facilities to provide specialised resources that support creative activities



As commercial and retail rents increase in the Bankstown CBD, there is a risk that existing community services could be displaced or forced to the CBD fringe. It is important for Council to protect existing community facility space.



The Community Needs Analysis and Youth Plan identify a need for an inclusive public domain that is welcoming for women and girls, as well as public spaces that cater for the needs of young people through comfortable social seating, shade and access to technology. They also note that current social infrastructure and open space facilities should be consistently improved over time to support a growing community and its needs over the long term.



The forecast population increase of over 26,000 residents by 2036, the long term capacity of communal open space and social infrastructure would need to be expanded in the near future to support the growth of Bankstown CBD and Bankstown Central.



Current and future demographic indicators have implied that the population of Bankstown CBD and Balance are both aging, with the proportion of the Seniors and elderly (70+) service age group of both Bankstown CBD and Bankstown Central significantly increasing from 2016 figures to 2036 forecast figures.



The large number of older people, young adults and couples with children within the Bankstown CBD and living in Bankstown Central will likely result in demand for affordable community space to meet, gather, socialise, study and prioritise open space and recreational spaces to cater for future residents, students and workers to the Bankstown CBD.

Peer review comments: Strategic Context and Demographic Analysis

- The CB City Youth Action Plan specifies actions and directions about improving public domain and public space outcomes for young people. With almost 70% of the site forecast to be aged under 50 years, and around 60% of the site aged under 25 there is a critical need to have a focus on how the development will support young people, early career professionals as well as couples with children who will be the primary residential occupants of the site.
- Strongly agree with the assessment that “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”, however no recommendations were made on how to achieve this.
- The approaches to the demographic analysis are different. This review has focused on the Bankstown CBD area (profile.id and forecast.id) to gain greater insights into the immediate location that the proposal sits and enables better understanding of the likely future characteristics. The Community Infrastructure Needs assessment prepared for the development proposal analyses demographics at the Bankstown Suburb level, and forecast demographics at the Bankstown LGA level.
- The approach to analysis of forecast age profile is also differs. The proponents approach was to apply the current age breakdown of the local community (Bankstown North SA2) to the incoming population. This review has applied the Forecast.id Bankstown CBD age profile to the incoming development resulting in a slightly higher forecast population over 60 (+50 persons), and a slightly lower proportion of children aged under 18 years.
- The Community Infrastructure Needs Assessment notes that “Changing living patterns is likely to create a demand for new spaces, such as ‘community lounge rooms’ or ‘makerspaces’ which can facilitate informal gathering or working from home”. However this observation has not translated into recommendations for the provision of maker spaces, or communal spaces for residents.

4. Open space and recreation needs

This section provides an audit and mapping of existing open space and benchmarking of open space and recreation needs against industry standards resulting from the proposal Analysis has been undertaken in accordance with the Greener Places Design Guide.

Defining open space

Public open space includes outdoor open space including: parks, outdoor courts, sports fields and play spaces. It is open space, which is publicly owned, accessible to all members of the public, and can be planned and managed by local, state or federal government.

Recreation facilities: places that enable a particular recreation activity. They can include play or fitness equipment, off-leash dog areas as well as indoor recreation centres and aquatic facilities.

Communal open space: (semi-private) is open to all residents of a development, or within a particular high density building. Examples of communal (semi-private) open space include communal gardens and green spaces on rooftop parks, swimming pools, or gyms only accessible to residents of that development.

Benefits of open space

The provision of open space within neighbourhoods provides many benefits to a community. These include:

- Personal - improved physical and psychological health
- Social and community – strengthened family and community ties, and reduction of crime and anti-social behaviour
- Environmental – contrast to urban development, access to natural settings, improved visual landscape, and improved air quality from presence of trees, and
- Economic – attracts new residents to an area, property prices are higher adjacent to parks, and savings in health costs from increased physical exercise.

Open space and recreation audit

An audit of all open space within 400m, 800m and 2km of the site is shown in Figure 2 over page. This shows the 200m, 400m and 2km walking catchment from the site boundaries (does not take into account the rail barrier).

Summary of findings

In total there are 52 open spaces and recreational facilities within 2km of the site. This includes 6 district parks that service sporting and recreational needs, with features including 6 courts, 5 soccer and rugby fields and 3 cricket pitches. Paul Keating Park is also the nearest open space to the site, which services district, rather than local needs.

Parks and Sport spaces

There are 11 multi-functional parks and sports spaces within 2km of the site. This means they are spaces that accommodate a range of activities - such as play, sports and fitness, or are purely for formal sporting purposes only through the provision of fields or courts. Within 800m major multi-functional and sporting spaces include:

- Bankstown City Gardens that provides spaces for tai chi, includes an inclusive playspace, open grassed area, picnic shelters and public toilets
- Bankstown Memorial Oval and Grahame Thomas Oval - 2 cricket ovals and grandstand
- Bankstown City Sports complex - playing field, basketball courts (6), play equipment, cricket and baseball nets
- Paul Keating Park - draft master-plan has improved play space and raised amphitheatre style grassed area with community facility underneath. Used for special events.

Play for children and young people

Within 2km of the site there are 19 play spaces for children. This includes one inclusive playground at Bankstown City Gardens. Best practice is for play spaces within walking distance (ideally 200m from high density development).

The only play spaces within easy 200m walking distance is located at Paul Keating Park and RM Campbell Reserve. The Paul Keating Park play space is proposed to be upgraded to accommodate more diverse and inclusive play opportunities.

The play space at RM Campbell is only basic play equipment that will not have the capacity to accommodate future Bankstown Central residents due to existing and future high density immediately surrounding RM Campbell reserve.

Indoor leisure facilities

There are 2 indoor leisure facilities within 2km of the site including John Mackay Sports centre for indoor cricket training only and the PCYC providing a half basketball court, boxing ring and rooms that accommodate martial arts classes.

Dog off-leash areas

There are no dog off-leash areas within 2km of the site.

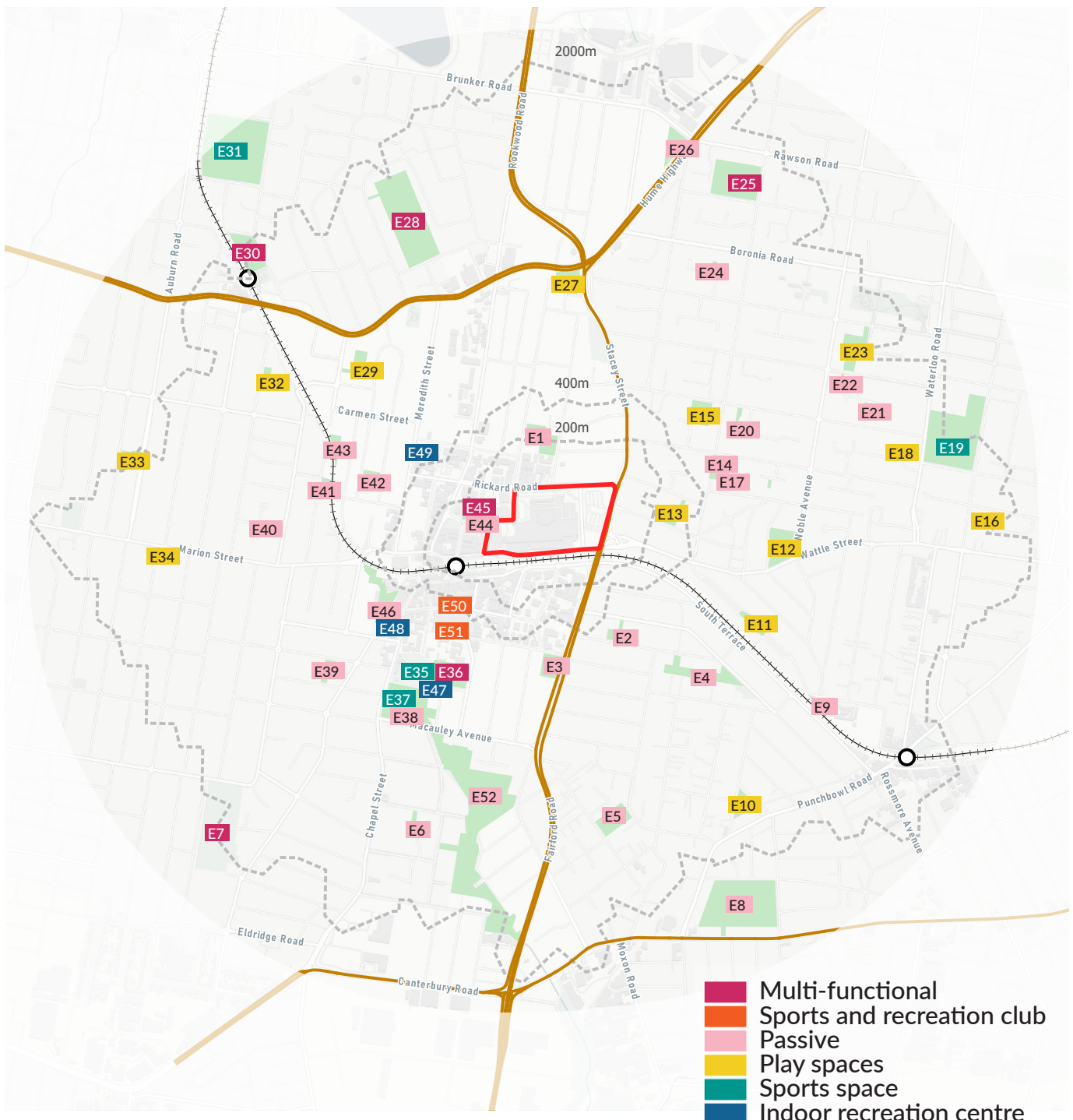


Figure 2 - Open space and recreation audit within 2km of the site

Map Ref	Name of park	Features
E1	RM Campbell Reserve	Grass fields, play equipment, fitness equipment
E2	Gardenia Reserve	Grass fields
E3	Stevens Reserve	Play equipment, grass fields
E4	Dorothy Reserve	Play equipment, grass fields
E5	Arthur Park	Grass fields
E6	De Witt Reserve	Grass fields
E7	Bankstown City Sports Complex	Playing field, basketball courts, public toilets, play equipment, cricket nets, baseball net
E8	Punchbowl Park	Play equipment, public toilets, sporting field, tennis courts
E9	Blanche Barkl Reserve	Grass fields
E10	Salmon Reserve	Play equipment, grass fields
E11	Sidings Park	Play equipment, grass fields
E12	Mount Lewis Park	Play equipment, grass fields
E13	Prairie Vale Reserve	Cricket pitch, picnic facilities, grass fields, public toilets, off-leash dog area, play equipment
E14	Hillcrest Reserve	Grass fields
E15	Greenacre Heights Reserve	Play equipment, grass fields
E16	Bettina Reserve	Play equipment, grass fields
E17	Salamander Reserve	Grass fields
E18	Buckwall Reserve	Play equipment, grass fields
E19	Roberts Park	Exercise equipment, field
E20	Suva Reserve	Grass fields
E21	Kareela Reserve	Grass fields
E22	Mimosa Reserve	Grass fields
E23	Bromley Reserve	Play equipment, grass fields
E24	Leo Reserve	Grass fields
E25	Gosling Park	Grass fields, 2 fields, play equipment, fitness equipment
E26	Windsor Park	Grass fields
E27	Apex Reserve	Play equipment, grassfield

Map Ref	Name of facility	Features
E28	Graf Park	Playing fields, cricket nets, play equipment
E29	Alice Park	Play equipment
E30	Gazzard Park	Playing field, play equipment, public toilets
E31	O'Neill Park	Playing field, play equipment, fitness equipment public toilets
E32	Pullen Reserve	Play equipment, grass fields
E33	Maxwell Reserve	Play equipment, grass fields
E34	Mannell Reserve	Play equipment, grass fields
E35	Bankstown Memorial Oval	Sportsfields
E36	Bankstown City Gardens - Variety Livvi's Place Bankstown	Civic/event space, grass fields
E37	Grahame Thomas Oval	Grass fields
E38	Grahame Thomas Playground	Play equipment
E39	Chelmsford Reserve	Grass fields
E40	Gail Reserve	Grass fields
E41	Brancourt Park	Play equipment, grass fields
E42	Cairds Reserve	Play equipment, grass fields
E43	Brancourt Reserve East	Grass fields
E44	Phil Engisch Reserve	Grass fields
E45	Paul Keating Park	Grass fields
E46	Griffith Park	Play equipment, grass fields
E47	John Macky Indoor Sports Centre	Indoor recreational centre
E48	Bankstown sports bowls	Sports club
E49	PCYC Bankstown	Indoor recreational centre
E50	Recreation Sports and Aquatics Club	Indoor recreational centre
E51	Bankstown Sports Club	Sports club

Best practice approaches to planning for open space

Best practice planning for open space is the Government Architect NSW's Draft Greener Places Design Guide. It presents a performance based approach which takes a range of considerations to take into account when measuring the impact of a new development. These considerations have been used to independently assess the existing provision in the table below

Table 5 - Best practice approaches for planning for open space

Greener Places Objective	Performance Indicators	Analysis of existing provision
Accessibility and connectivity Can future residents walk to a local park barrier free? When they get there is the park or public space inclusive for people of all abilities, ages, genders and cultural backgrounds?	Local access: 2-3min walk/200m walking distance to a local park (barrier free) District access: 25min walk/2km proximity to a district park Regional access: Up to 30minutes travel time on public transport	<p>There is no existing public space on the site, and limited access to quality local open space within 200m and 400m of the site. As the Bankstown CBD is a high density neighbourhood, Figure 3 and Figure 4 over page show 200m walking catchments from existing open space greater than 0.15ha. While the west of the site benefits from Paul Keating Park, almost 70% of the site has no current walking access to a local park greater than 0.15ha due to Stacey Road.</p> <p>Identified needs: There will need to be a local park of between 0.5ha - 2ha size provided in areas of existing deficiency. In addition a network of smaller pocket parks will need to be located across the site to ensure access for all future residents (min 0.15ha across the site).</p> <p>The demographic analysis indicates that population within the Bankstown CBD is ageing, and a high rate of people who need assistance due to disability. Apart from the accessible swing at Paul Keating Park, there are limited inclusive and inter-generational family friendly inner-city parks. It's also important that public space is inclusive and welcoming for women, enabling breaking down social isolation and feel connected to the community.</p> <p>Identified needs: There is also a need for provided open space to be inclusive - in accordance with everyone can play principles, and also consider embellishment that is welcoming for women, including creative lighting, colour and vibrancy, active frontages and a diversity of recreation opportunities.</p>
Distribution Are there a range of scales and hierarchy of provision available for future residents, workers and visitors? Are there any gaps that the development can fill?	0.15 - 0.5ha - 200m from most dwellings Distance of open space from workplaces: 400m	<p>There are a range of district parks as well as a network of smaller local parks within 2km of the site. The District open spaces include: Paul Keating Park, which is only 0.92ha, it is a substantial park that lies at the civic heart of the CBD and currently provides a large, grassed open area for informal sport and civic gatherings. Bankstown City Gardens is within 800m walk from the site and includes an oval, gardens and play equipment.</p> <p>Identified needs: Due to the significant scale of development that will occur in the CBD and inability of Paul Keating Park to cater for local recreation needs, the central city park at Bankstown Central will need to accommodate for a range of uses including informal sports such as kick arounds, backyard cricket or shooting hoops, BBQ facilities for families as well as walking loops, play, fitness equipment and play.</p>

Table 5 - Best practice approaches for planning for open space

<p>Size and shape:</p> <p>If there are existing open spaces, are they of a size and shape that is appropriate to it's purpose and can meet the needs of future residents, workers and visitors?</p>	<p>Minimum size of a local park is 3,000m².</p>	<p>In high-density areas, parks as small as 1,500m² provide local amenity but are not adequate for a diverse range of recreational needs. Smaller parks need to be supported by access to larger open spaces. There is a lack of linear parks that connect one significant open space to another within 2km radius of the site.</p> <p>Identified needs: Connections between Paul Keating and the new park should be provided through linear pedestrian only green linear park that ties future and existing green spaces in the CBD together. There is potential for the proposed boulevard to be more than just a movement corridor, but one that contributes and connects to the local open space network.</p>
<p>Quantity:</p> <p>Is there an adequate provision of open space for future residents, workers and visitors? Especially in high density areas were parks and public spaces need to compensate for the lack of private open space?</p>		<p>The site is proposed to accommodate over 11,000 residents, workers and visitors daily within an existing high density precinct. Table 6 (overpage), provides an analysis of open space provision within the Bankstown CBD (Profile.id boundaries) shows an existing low provision of open space (6m² per person). This provision rate will drop further with the addition of approximately 4,228 residents, to 5m² per resident if additional open space is not provided.</p> <p>To maintain current rates of provision, the proposed population increase resulting by the development proposal generates demand for 2.5ha of open space (based on residential population alone). The Draft Greener Places Design Guide also indicates that a park will be over capacity if it is servicing a population greater than 1,500 residents within 500m.</p> <p>Identified needs: It is acknowledged that the site may not be able to provide 2.5ha of open space. However, there are a variety of ways to achieve good open space outcomes. In addition to the provision of a new park (minimum 5,000m²), new linear recreation trails and additional play facilities, podium level green communal space can be provided, as well as contributions to improving the quality, capacity and diversity of surrounding parks.</p>
<p>Quality:</p> <p>Are existing accessible parks attractive for use? Are they clean, well-maintained, shaded and visually appealing? Are there any opportunities to improve these parks to meet the needs of future residents, workers and visitors?</p>		<p>The quality of open space north of the station and within 400m of the site is generally poor, except for Paul Keating Park, Council's Playground and Play Spaces Strategic Plan recommends upgrading Paul Keating Park to provide a level 2 playground-broadening the diversity and ability of the play offering and providing sufficient shade.</p> <p>The quality of RM Campbell Reserve can be improved, however this park will need to service it's own high density catchment immediately surrounding the park. Engagement with Council staff also indicated that existing sports-fields are operating at serious capacity and are of poor quality.</p> <p>Identified needs: The parks provided on site should be high quality, and cater for a diversity of local recreation uses. The site also generates need for quality improvements to existing sportsgrounds within the CBD to increase their capacity and support the incoming population.</p>
<p>Diversity:</p> <p>Is there a diverse range of open space types within an urban area? Is there a diverse range of recreation opportunities or activations within a single park to attract a wide user base? Are there any gaps that could be met by this development?</p>		<p>The current recreational facilities are diverse, ranging from sports fields, lawn bowls, two indoor sports centres and an aquatic club. However, most are located south of the site and Bankstown Station and generally there is a gap of indoor recreation facilities in the area.</p> <p>Identified needs: There is a need to support informal social sport on the site as a place for workers and students to use during the day, and residents in the evening. There is also a lack of inclusive public spaces for young people, fitness and exercise space, off-leash dog exercise area within the CBD. There is also a need for improvements to existing fields to accommodate future demand for formal sport generated by the development proposal.</p>

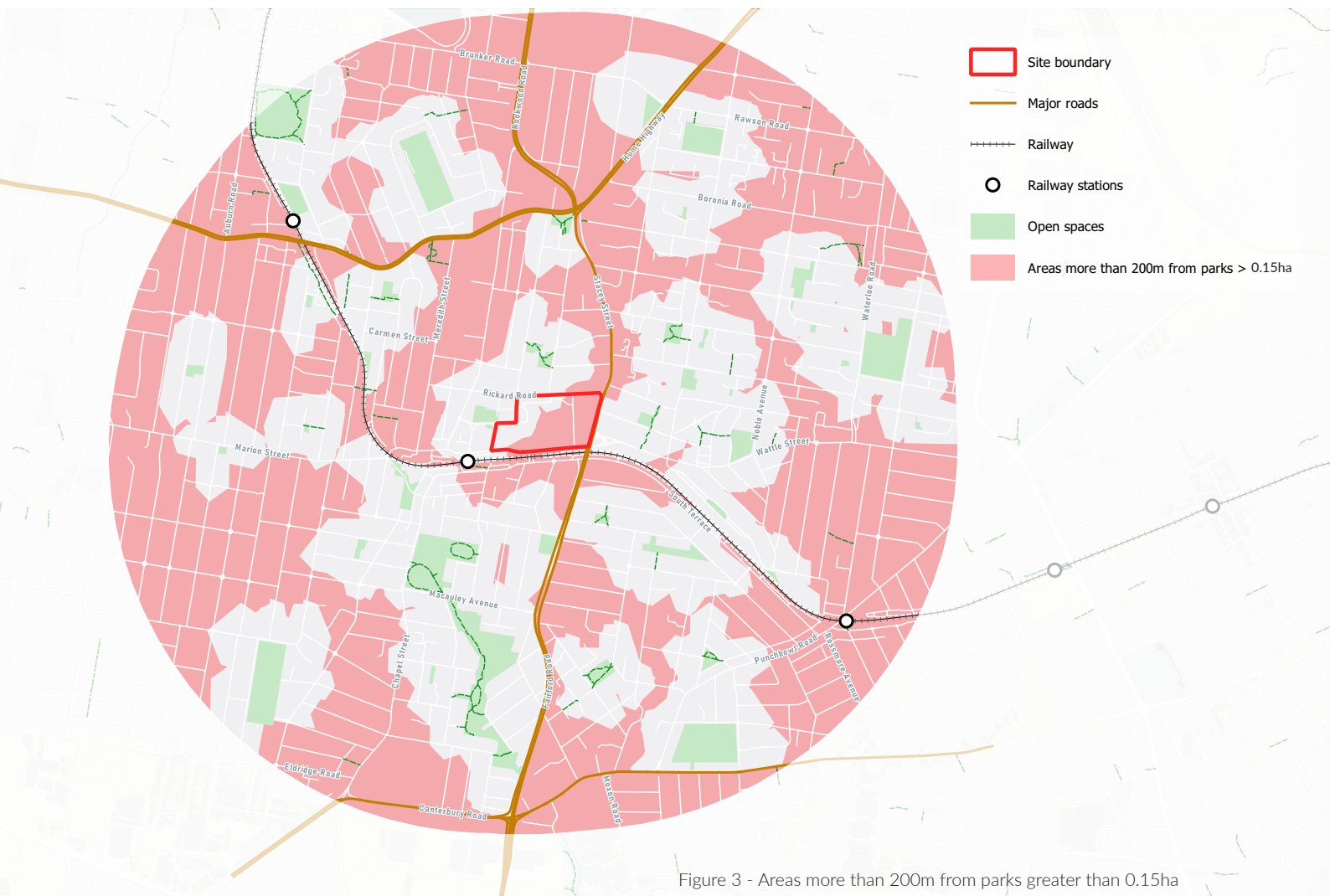


Table 6 - Open space and recreation facility benchmarking table

Facility type	Urbis Benchmark Approach	Cred Consulting benchmark approach	Development Proposal 4,228 residents; 8,437 workers	Bankstown CBD 2036: 39,249	Needs (based on Cred benchmarking approach)
Green Open Space	10% of total site.	6m ² per person (maintaining current provision within Bankstown CBD) (Greener places 1,500ppl /5,000m ²)	2.5ha	NA	The site generates demand for 2.5ha of open space. The 10% of total site approach does not account for the density.
Multipurpose outdoor courts	None	Parks and Leisure Australia – 1 for every 10,000 (workers generate 10% of a resident)	0.5	3.9	There are no courts within 400m walking distance of the park, however there are 6 courts within 2km of the site. With a forecast high proportion of young people – outdoor courts (especially half courts) are highly beneficial/ popular and needed in close proximity of the site.
Outdoor fitness stations	None	Parks and Leisure Australia – 1 for every 10,000 (workers generate 10% of a resident)	0.5	3.9	Benchmark demand for 0.4, however considering forecast high student, CALD and low income population, there is a need for at least 1 publically accessible outdoor fitness equipment on site
Play space	None	1 for every 2,000 people (CB Play Strategy)	2	19	There are currently 9 playgrounds in the CBD, The site indicates demand for 3 play spaces. The proposal includes 2 play spaces (including water play)
Indoor courts	None	1 for every 20,000 (workers generate 10% demand of a resident)	0.3	2	There is an existing gap within Bankstown CBD for indoor multipurpose courts. The development can provide opportunities for a multi-purpose court/community space.
Sportsfields/ playing fields	None	1 double playing field for every 10,000 people	0.4	3.9	None required for site, well serviced by surrounding sportsfields.

Recreation needs analysis

The benchmarks for various recreation facilities shows that the site generates demand for:

- 0.5 multi-purpose outdoor courts (there is a CBD-wide gap of 3.9 courts by 2036)
- 0.5 outdoor fitness stations
- 2 play spaces
- 0.3 indoor courts (there is a CBD-wide gap of 2 courts by 2036)
- 0.4 double sportsfields

While some of these needs can be provided on-site, others like sportsgrounds can be met through contributions to quality improvements.

Considering the forecast young population and high worker population, considering the recreation demand is critical to servicing the needs of future residents, visitors and workers on the site. The Community Needs Analysis has not considered this demand for recreation facilities generated by the development proposal.



5. Community facility needs

This section provides an audit and mapping of existing social infrastructure and benchmarking of social infrastructure needs against industry standards resulting from the proposal.

Defining social infrastructure

For the purposes of this study social infrastructure refers to public and communal/semi-private community and cultural facilities and services. Community and cultural facilities are those indoor (built form) spaces for individuals and organisations to conduct and engage in a range of community development, recreational, social and cultural activities that enhance the community's wellbeing.

Public community facilities are those facilities that are accessible by the general public including community centres and childcare centres.

Communal or semi-private community facilities are those facilities located within medium and high-density buildings and are specifically created for the private use of those tenants.

Audit of existing social infrastructure

An audit of all social infrastructure within 400m, 800m and 2km of the site is shown in Figure 5. A summary of this social infrastructure is provided below by social infrastructure type.

Community centres

There is one community hall within 800m of the subject site and one community centre within 2km of the site.

Libraries

There are two public libraries within the investigation zone. Bankstown Library and Knowledge Centre is situated within 400m of the subject site while Greenacre Library and Knowledge Centre is within 2km of the subject site.

Cultural facilities

There are two cultural facilities within 800m of the subject site, the Bryan Brown Theatre (378m from the site) and the Bankstown Arts Centre (727m from the site).

Early education and care (separate by Long day care/ preschools and Out of School Hours Care)

Within 2km of the subject site, 26 early education and care centres have been identified. There are three Long Day Care (LDC) facilities within 400m of the subject site. 7 LDCs are situated within 800m of the subject site. A preschool and 13 LDCs are further situated within 2 km of the subject site.

There are two Out of School Hours Care (OOSH) facilities within the audit range, one within 800m away from the subject site and one within 2km away.

Schools

Located within 800m of the subject site are: one public primary school, one public secondary school, one private combined primary and secondary school, and two tertiary education facilities. There are 5 public primary schools, 2 private primary schools, public secondary school, 2 private secondary schools and a coaching college within 2km of the subject site.

Youth/Seniors

There is one senior citizen's hall located within 400m of the subject site. No public youth facilities are located within site investigation area.

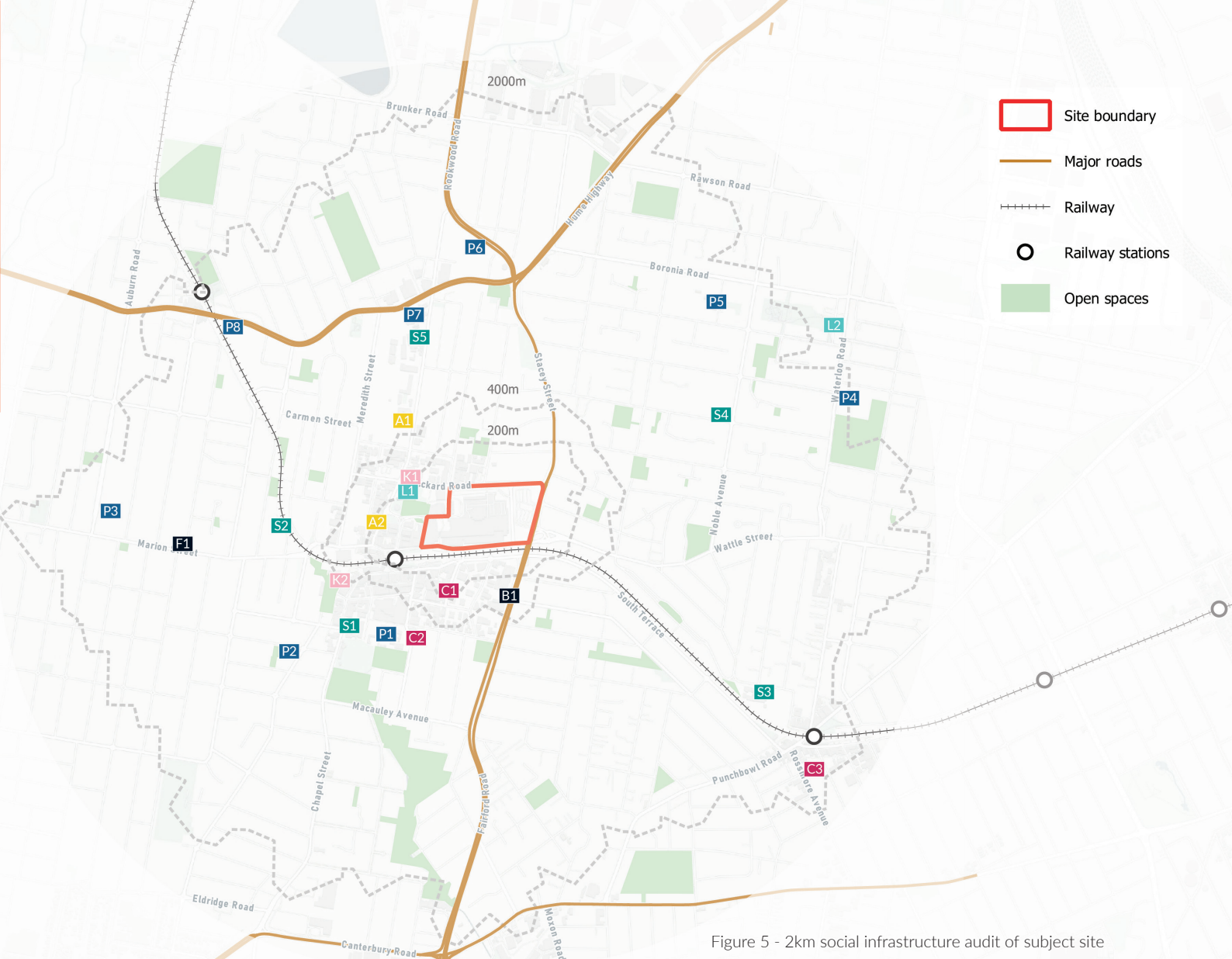


Figure 5 - 2km social infrastructure audit of subject site

Map Ref	Name of facility	Walking distance from site
L1	Bankstown Library and Knowledge Centre	368m
L2	Greenacre Library and Knowledge Centre	1.83km
C1	Bankstown Senior Citizens' Centre	381m
C2	2nd Bankstown Scout Hall	631m
C3	Punchbowl Community Centre	1.92km
K1	Bryan Brown Theatre	378m
K2	Bankstown Arts Centre	727m
P1	Bankstown Public School	700m
P2	St Brendan's Catholic Primary School	400m
P3	Bankstown West Public School	1.74km
P4	Greenacre Public School	1.82km
P5	Banksia Road Public School	1.51km
P6	Bankstown North Public School	1.30km
P7	St Felix Catholic Primary School	1.01km
P8	Yagoona Public School	1.49km
F1	HSC Coaching School	1.41km
B1	St Euphemia College	404m

Map Ref	Name of facility	Walking distance from site
S1	Bankstown Girls High School	747m
S2	Al Amanah College	928m
S3	Punchbowl Boys High School	1.54km
S4	Alnoori Muslim School	1.21km
S5	La Salle Catholic College	876m
T1	Bankstown Tafe	594m
T2	ATQ College	492m
A1	Yagoona Station	1.64km
A2	Bankstown Station	464m
A3	Punchbowl Station	1.86km

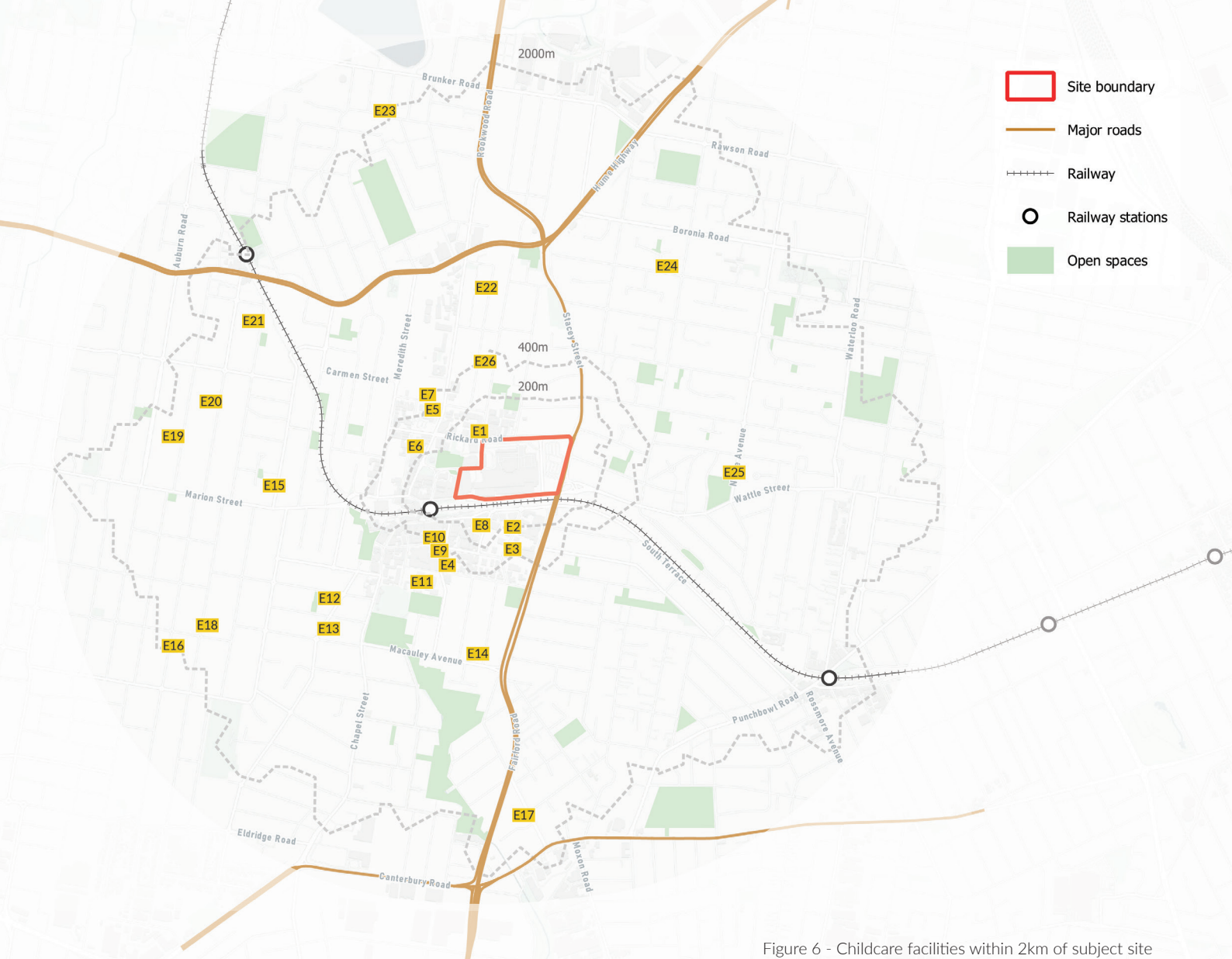


Figure 6 - Childcare facilities within 2km of subject site

Map Ref	Name of facility	Walking distance from site	Map Ref	Name of facility	Walking distance from site
E1	KU Bankstown AMEP	264m	E15	LOVE & CUDDLES PRE SCHOOL	1.18km
E2	Roly-Poly Child Care	284m	E16	Kids Kindy Childcare Centre	1.89km
E3	Goodstart Early Learning	403m	E17	Bankstown South Infants School	1.7km
E4	Five star Family Day Care	580m	E18	Teddy Tammy's Childcare	1.71km
E5	Bankstown Montessori Academy Child Care Centre	508m	E19	Mickey's World Early Learning Centre	1.7km
E6	Better Future Family Day Care	495m	E20	BUZZING BEES EARLY LEARNING CENTRE	1.57km
E7	Coolamon Children's Centre	571m	E21	Just Little Kidz Long Day Child Care	1.51km
E8	Shymaa Family Day Care	337m	E22	Sunshine Kiddies Early Learning Centre	1.89km
E9	Flinders Centre Early Learning School	508m	E23	Peachtree Kindergarten Early Learning Centre	1.93km
E10	INSIGHT FAMILY DAY CARE	521m	E24	Tiny Tots Kindergarten	1.25km
E11	SAFE MULTICULTURAL OUT OF SCHOOL HOURS CARE	715m	E25	Mount Lewis Infants School	1.05km
E12	ST BRENDAN'S OUT OF SCHOOL HOURS CARE	1.10km	E26	Brightest Start Early Learning Centre	582km
E13	MONTESSORI EDU	1.19km			
E14	BANKSTOWN MONTESSORI CHILDCARE	943m			

Community facilities benchmarking

Benchmarks (also commonly referred to as provision standards) are a commonly used tool in estimating the demand for various types of community assets (including social infrastructure and cultural infrastructure) based on populations and catchments.

Benchmarks are used to give an indication of the number and size of community facilities that would ideally be provided if opportunity exists, feasibility is demonstrated, funding is available and the local context and site opportunities and limitations, as well as the broader provision close by, are taken into account. For developer contributions planning, these benchmarks also often form the 'nexus' between future population and future demand.

Benchmarks can have multiple sources including:

- Derived from a professional body or industry source (e.g. Growth Centres Commission)
- Derived from the experience and application of other similar council areas (e.g. City of Parramatta, Liverpool and Wollongong seeks to deliver 80m² of community facility floor space per 1,000people)
- Derived from sources internal to the organisation, either based on maintaining existing levels of provision or an internal assessment of what is an appropriate or adequate level of provision for the future.

For this review, a range of well supported and used industry benchmarks have been used to determine a indication of need resulting from the proposed development and the broader Bankstown CBD. The benchmarks approaches are shown in Table 6 with an analysis of need and any

The independent review conducted results in the following community facility needs:

- Demand for approximate 1,200m² of community and library floorspace (noting that recommendations have not considered demand generated by worker for library floorspace)
- Demand for 0.2 - 0.4 cultural facilities
- Demand for 84 Long Day Care places (although this is generally provided for by the market and should not be considered a community benefit unless the centre is to be dedicated to Council or a not for profit manager)
- Demand for 89 Out of School hours care places
- There will be approximately 241 primary aged children and 171 secondary aged students living on site. Discussions with the Department of Education around capacity of existing schools to absorb this incoming population, plus surrounding CBD growth should be considered.

Table 7 - Community facilities benchmarking

Facility type	Urbis Benchmark Approach	Cred Consulting benchmark approach	Development Proposal 4,228 residents; 8,437 workers	Bankstown CBD 2036: 39,249	Needs (based on Cred benchmarking approach)
Multipurpose community centre	Same	80m ² per 1,000 (source: Wollongong, Liverpool, City of Parramatta)	338m ²	3,139m ²	Currently adequate community floorspace, however previous Needs Analysis (Ethos Urban) identified a lack of local community floorspace
Library	Same	State Library of NSW People Places calculator	874m ² *	2,379m ²	Bankstown Library and Knowledge centre is currently 5,000m ² however serves a regional catchment.
Cultural facilities	Same	1 per 20,000 to 30,000 (City of Sydney)	0.2 - 0.4	1.4 - 2	Needs met by Bryan Brown Theatre and Bankstown Arts Centre
Early education and care – Long Day Care	1 place per 3 aged 0 to 4 years	1 place for every 2.48 children aged 0 to 4 years (City of Parramatta)	84 places	1,293 places	Currently 904 LDC spaces within 2km of the subject site (447 LDC places are within 800m)
Out of School Hours Care	None	1 for every 2.7 children aged 5 to 11 (City of Parramatta)	89 places	1,368 places	Total 132 OOSH places within 2km (40 within 800m)
Primary school	Same	No benchmark set by NSW department of education. Demand based on capacity and opportunity.	Will be home to 241 primary school aged children	Will be home to 3,685 primary school aged children	There are 5 public primary schools, 2 private primary schools within 2km of site (total 3,445 public places and 1,468 private places)
Secondary school	Same	No benchmark set by NSW department of education. Demand based on capacity and opportunity.	Will be home to 171 secondary school aged children	Will be home to 2,697 secondary school aged children	Public secondary school, 2 private secondary schools and a coaching college within 2km of the subject site (total 1,052 public places and 3,503 private places)

The following tables provides feedback against the open space and community facility needs identified in the Bankstown Central Community Needs Assessment based on the independent assessment undertaken as part of this peer review.

Table 8 - Peer review of Urbis Community Needs Analysis Open Space and Recreation Needs

Identified needs	Peer Review Comments
<p>There is an existing shortfall of open space in the Bankstown CBD which with the increased population resulting from the development proposal, with generated increase demand.</p> <p>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.</p>	<p>Agree with Community Needs Assessment.</p> <p>A significant portion of the site is not within walking distance to a park and due to this identified shortfall, it appropriate to expect that current provision of open space per person remains at a minimum, which results in an identified need of 2.5ha of open space generated from the development proposal. In addition to the provision of a central park, a linear recreation boulevard should be created that links Paul Keating Park to the new park, as well as a network of open space (including a pocket park on the eastern portion of the site) should be provided.</p>
<p>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 Griffith Park are currently undergoing a master-planning 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.</p>	<p>Disagree with Community Needs Assessment.</p> <p>Improvements to Griffith Park and Paul Keating Park will continue to support the growing population of Bankstown CBD. Specific to the development proposal site, Griffith Park is beyond a 200m walking distance from the site and Paul Keating Park, currently services a wider catchment and already in high demand.</p> <p>To cater for the needs of future residents of Bankstown Centre, and that it is expected that it will be home to families with children, space and play options for children and young people should be accommodated on site. Additionally it will be important that the students living on site are provided for through the provision of outdoor fitness equipment (static), half courts, social seating, access to wifi and indoor and outdoor spaces with power, suitable for study.</p>
<p>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.</p>	<p>Agree with Community Needs Assessment.</p> <p>To support the incoming population, the Community Needs Assessment and development proposal recommends 1x public park, 1x retail plaza open space, and 1x urban plaza. This review recommends a combination of public and communal open spaces will be required to service the incoming population that also include facilities (BBQs, sheltered picnic areas etc.) for social gathering and a diversity of active and passive activities.</p>
<p>More pedestrian and cycling connections throughout the CBD to create linkage opportunities to major sites. There is approximately 3ha of open space within walking distance (400m) and 59ha within 2km. Open space to the north of the station is generally disconnected, with limited cycling or pedestrian connections to major sites.</p>	<p>Agree with Community Needs Assessment.</p> <p>While the Community Needs Assessment does not make recommendations of where or how pedestrian and cycle connections will be provided it does acknowledge the importance to ensure good health outcomes for the future community. As per complete streets the development can contribute towards the creation of separated cycle lanes along Rickard Road. It is recommended that the Green Boulevard that punctures the proposed central park is pedestrian only.</p>
<p>While there is no agreed approach to determining the amount of open space required in new developments, leading practice is 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. 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.</p>	<p>Neutral.</p> <p>It is important that the approximately 4,000 residents, 8,000 workers and visitors to the site will have access to adequate open space. This review has identified that the development will generate demand for at least 2.5ha of new open space to deliver a range of active and passive opportunities. This can be provided through a connected 0.5ha park in addition to smaller pocket parks, private communal open space and improvements to surrounding sports infrastructure.</p>
	<p>Additional Needs</p> <p>This independent review recommends a need for 2x play spaces, outdoor fitness, indoor and outdoor courts, as well as contribution to the upgrade of existing sportsfield network to cater for the additional population and demand generated by the proposed development.</p>

Table 9 - Peer Review of Urbis Community facility needs analysis

Identified needs	Peer Review Comments
<p>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.</p>	<p>Neutral.</p> <p>While Bankstown Library and Knowledge Hub is a high quality multi-purpose facility within walking distance to the site, there is still significant community and library floorspace generated by the site. This existing facility services a district/ civic purpose, and does not provide space for local programs and community activities/events. This independent analysis indicates a need for the provision of a local multi-purpose space that can also accommodate an indoor court, in addition to office accommodation for service providers and enterprise/incubator spaces.</p>
<p>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.</p>	<p>Agree with Community Needs Assessment.</p> <p>This independent analysis supports the stated need. However, whilst the Community Needs Assessment noted the increased demand for informal gathering spaces, lounge room spaces and pressure on study spaces and library facilities, this has not been translated into tangible recommendations.</p>
<p>Using a community facility benchmark of 80sqm/1,000 people this proposed (with forecast 4,172 people) is likely to generate demand for approximately 330sqm of community and cultural facility space.</p> <p>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). 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.</p>	<p>Neutral</p> <p>While the same benchmarks have been applied, there this independent review relies on a slightly higher forecast population, by applying the forecast median household size of the Bankstown CBD (2.7 instead of 2.6).</p> <p>Worker demand for library floorspace has also been consider for this review resulting in a substantially higher library floorspace need of approximately 800m2 compared to the 175m2 recommended in the Community Needs Assessment.</p>
<p>Council's Creative City Strategic Plan, recommends investigation of 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.</p>	<p>Neutral</p> <p>While a creative showcase space may be important for the CBD, the assessment of needs undertake as part of this review indicates that a higher priority is for indoor recreation space, local community space and social enterprise and office accommodation.</p>
<p>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.</p>	<p>Agree with Community Needs Assessment.</p>
<p>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.</p>	<p>Agree with Community Needs Assessment.</p> <p>There will be a need for childcare however this is not considered as a public benefit.</p>

6. Review of proposed recommendations

Table 10 - Proposed recommendations and comments from Cred

Proposed community benefit/recommendation	Peer review recommendations
Open space and recreation	
Approx. 11,000m ² of open space (overall comments on total open space provision)	Support new open space, however a larger amount is needed <ul style="list-style-type: none"> The site generates overall 2.5ha of public open space if it is to maintain existing level of provision in the CB Centre, higher than the 1.1ha proposed by Urbis. The proposed open space network does not result in a complete 200m walking coverage of the site. The proposal includes open space that is not actually public, but serves more of a commercial purpose. In addition to the proposed parks/civic spaces Cred recommends a park of at least 0.15ha to be provided on the eastern block.
1 x 4,500m ² city park	Support a city park but larger and consolidated <ul style="list-style-type: none"> Cred recommends 1 consolidated city park of at least 0.5ha up to 2ha on site, with no walking/cycling path puncturing the centre and splitting the park in two pieces. The central park from the development should also be wider and longer to increase its use and capacity and have good access to natural light. Will need to accommodate local uses as Paul Keating park is regional/civic use including fitness equipment, informal kick around and play.
Jacobs Street Food Precinct (4,500m ²)	Do not support this being defined as a “public open space” <ul style="list-style-type: none"> Highly commercialised site with a retail setting. Our review does not consider that this space accommodates the needs of future residents of the development, will primarily cater for visitors to the retail precincts. Due to basement underneath, there is no capacity for deep-soil planting and subsequent substantial shade and tree canopy. <p>Support the provision of a revised public park which should be minimum 0.5ha</p>
Urban Plaza	Support <ul style="list-style-type: none"> Cred supports an urban plaza which could cater to pop-up events and activations. There should be adequate seating in all these public spaces. Public art within the plaza could be reflective of local stories and culture.
Shared pedestrian cycle path along Rickard Road	Support <ul style="list-style-type: none"> This is proposed in the concept but not identified in the Urbis recommendations.
Community facilities	
5% affordable housing	Support <ul style="list-style-type: none"> Recommended that the proposed 5% be provided as physical housing product on site and not via a in lieu monetary contribution.
Childcare centre of approximately 891m ² (equating to approx. 60 places)	Not supported as a community benefit <ul style="list-style-type: none"> Childcare should not be considered a public benefit, unless it will be dedicated to a Council or NFP provider, it is generally a high profit commercial use. Given the density of the site, and the lack of ground level open space proposed, it is likely the childcare centre would also be located at podium level of higher and may not have access to natural open space, which would be a poor outcome for local children. It should be noted that the floorspace proposed will cater for approximately 60 places.

Table 10 - Proposed recommendations and comments from Cred

Proposed community benefit/recommendation	Peer review recommendations
A creative 'showcase space' of around 500m ² be provided onsite, or off site through monetary contributions	Supported, but with increased floor space requirements <ul style="list-style-type: none"> Our analysis demonstrates a generated demand for 872m² of library space and 338m² community space (total approx. 1,200m²) The Canterbury Bankstown Community Needs Analysis (Ethos) reports an identified under-supply of local community spaces in the CBD. Given the location of the site in proximity to the bus interchange, metro station and other social infrastructure, Cred supports a minimum 500m² community space provided on-site. However we consider that providing a flexible recreation/community multi-purpose space should be considered instead of a cultural showcase space to accommodate a multi-purpose court and flexible community space. In addition, a social enterprise space/accommodation for local service providers of approx. 100m² of the floorspace should be provided considering the high unemployment, high disability rates and high proportion of students. This means the total community space provided should be minimum 600m² Potential for conditions that the site remains public and leased to a Council-selected Community service provider to manage, to ensure that the space remains in public use for perpetuity.
The Needs Assessment states that the proposal is unlikely to generate demand for an additional primary or high school.	Neutral <ul style="list-style-type: none"> The proposal indicates that there will be no demand for a new primary or high school Our forecasting indicates 241 primary school students aged 0-11 and 171 secondary school aged children (12 – 17 years) Overall there is a forecast 3,695 primary aged, and 2,617 secondary school aged children living in Bankstown CBD by 2031 Discussions with the Department of Education should be held considering the total forecast population growth in the CBD (approx 100% over the next 20 years)
The Needs Assessment states that the site can support 5 GPs/one new medical practice, however largely left to market forces	Support <ul style="list-style-type: none"> Support recommendation, ok to be left to market forces and demand
Cred additional recommendations	
Outdoor recreation facilities for young people/students	<ul style="list-style-type: none"> The proposal/Urbis studies do not identify specific outdoor recreation opportunities for young people. Cred has identified a need for: <ul style="list-style-type: none"> Outdoor courts (potential to use rooftop car park through sharing space in the evening) Table tennis in public domain, half courts, Wi-fi, (opportunity to think of the boulevard as the goods line with pockets of activities/spaces for young people)
Indoor recreation/ courts	<ul style="list-style-type: none"> Opportunity to provide multi-purpose indoor courts which could be provide a multipurpose court surface with a future community facility.
Night-time activation and cultural/play trail commitment	<ul style="list-style-type: none"> Urbis recommended this as a need, but no recommendation has been made. Need for creative lighting, play trails, street libraries, playful public art.
Play (for young and old)	<ul style="list-style-type: none"> The site should provide a variety of local play options to accommodate children and young people living there. Based on Council's Play Strategy, a play space at a Play Level 2 could be provided that is unique and reflective of the local community. Play space of this size would range from 300m² to 500m² at a rate of around \$500m². 1 outdoor fitness station would benefit residents young and old and could be provided within future open space or along recreation links at a cost of around \$120 to \$180,000. Outdoor games tables providing seating and "boards" for chess, checkers and mah jong would support the ageing population. No spatial or cost information is available for these.
Off-leash dog area	<ul style="list-style-type: none"> There are no off-leash dog areas in the CBD apart from Ruse Park (just South of Bankstown Memorial Park). Residents will need a place to let their dogs off-leash, also build social connections. Proposal can provide a communal dog run for residents on podium or ground level. May be opportunity to contribute to the conversion of residual lands from Stacey St widening into an off-leash dog- area off-site.

Table 10 - Proposed recommendations and comments from Cred

Proposed community benefit/recommendation	Peer review recommendations
Greening Bankstown CBD	<ul style="list-style-type: none"> • Priority for more greening including utilisation of rooftop and podium opportunities • Explore WSUD interventions to assist with cooling on rooftop carpark.
Communal facilities	<ul style="list-style-type: none"> • Urbis report/proposal does not discuss communal needs (for both community facilities and open space) there is a need for residents to have access to communal spaces including: <ul style="list-style-type: none"> – Music and craft rooms – Outdoor bbq and picnic spaces – Indoor/outdoor rooms for small parties and gatherings • Student accommodation should also include a communal lounge space/games room for the forecast 1,644 students who will be living on site.