

Social Impact Assessment

**Planning Proposal – Proposed Addendum to
Strathfield LEP 2012 and Canterbury-Bankstown
LEP 2023 to enable a ‘Service Station’**

204 Hume Highway, Chullora

Prepared for:
D G Properties (NSW) Pty Ltd

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Executive Summary

Sarah George Consulting has been engaged by D G Properties (NSW) Pty Ltd to prepare a Social Impact Assessment (SIA) to accompany a Planning Proposal to be submitted to Strathfield Council for a proposed addendum to Strathfield Local Environmental Plan 2012 and Canterbury-Bankstown LEP 2023 to enable a 'Service Station' on the land at 204 Hume Highway, Chullora.

The subject site is known as Lot 1 DP547215 and has an area of 3,962m². The site is irregular in shape and was previously utilised as a car sales yard. The site is zoned *IN1 – General Industry* under Canterbury-Bankstown Local Environmental Plan 2023 and *E4- General Industry* under Strathfield Local Environmental Plan 2012.

Development surrounding the site is predominantly industrial with a number of car sales yards, and a Kennards Storage facility to the north, and a motel and service station to the immediate south.

Public transport in the form of buses is available from the Hume Highway, with the closest stop being approximately 400m north of the site (Hume Highway opp Robinson Street) providing access to route M90 to and from Westfield Burwood and Strathfield Train Station.

Strathfield Council has no *Policies* or *Guidelines* relating to Social Impacts or Social Impact Assessments, as such, the proposed development is considered against the following criteria as identified by the International Association for Impact Assessment:

- Way of life (how people live, work, play and interact)
- Culture (people's shared beliefs, customs, values language or dialect)
- Community (cohesion, stability, character, services & facilities)
- Decision making systems
- The environment (quality of air, water; dust and noise; physical safety)
- Health and wellbeing (physical, mental, social and spiritual wellbeing)
- Economic impacts and disadvantage
- Perceptions of safety and fears for the future.

An assessment of the potential impacts likely to be generated by the planning proposal did not identify any potentially negative long-term impacts.

The proposal has the potential to generate a number of positive social impacts, including:

- Provision of a convenient service station on the northern side of the Hume Highway providing fuel and food for workers, residents, visitors and Highway users
- Employment generation in the construction, fitout, supply and operation of future uses on the site.
- Improved security associated with increased activity on the site, including at night, with both improved casual and electronic surveillance.

The SIA concludes that there are no reasons, from a Social Planning perspective, to justify the refusal of the proposal.

1.0 INTRODUCTION

Sarah George Consulting has been engaged by D G Properties (NSW) Pty Ltd to prepare a Social Impact Assessment to accompany a Planning Proposal (PP) seeking an addendum to Strathfield Local Environmental Plan 2012 (SLEP) and Canterbury-Bankstown Local Environmental Plan 2023 (CLEP) to enable the use of the land at 204 Hume Highway, Chullora as a 'service station'.

Strathfield Council and Canterbury-Bankstown Council have no *Policies* or *Guidelines* relating to Social Impacts or Social Impact Assessments, as such, the proposed development is considered against the following areas identified by the International Association for Impact Assessment:

- Way of life (how people live, work, play and interact)
- Culture (people's shared beliefs, customs, values language or dialect)
- Community (cohesion, stability, character, services & facilities)
- Decision making systems
- The environment (quality of air, water; dust and noise; physical safety)
- Health and wellbeing (physical, mental, social and spiritual wellbeing)
- Economic impacts and disadvantage
- Perceptions of safety and fears for the future.

This SIA includes consideration of the proposal in respect of the above aspects, and also considers public interest benefits.

A site inspection was carried out as part of the preparation of this report.

2.0 SITE AND PROPOSED DEVELOPMENT

2.1 Subject site & context

The subject site is known as Lots 1 DP 547215 and has the street address of 204 Hume Highway, Chullora. The site is zoned *IN1 – General Industry* under CBLEP and *E4 – General Industrial* under SLEP. The site is irregular in shape and has an area of 3,962m².

The subject site is located within the suburb of Chullora, which is in part located in the Strathfield Local Government Area (LGA) (approximately 85% of the site), and part in the Canterbury Bankstown (LGA) (approximately 15% of the site). The area surrounding the subject site is predominantly large lot industrial uses with factories and a large storage facility.

The subject site was previously used as a car sales yard, with vehicular access off the Hume Highway.

Figure 1 – Subject site



Basemap source: maps.six.gov.au

There is a service station located to the south of the subject site at 97 Hume Highway (EG Ampol Chullora), however this is not easily accessible for those travelling from west to east due to the solid median strip on the Hume Highway.

The closest service station on the northern side of the Hume Highway is located approximately 1.7km to the east of the site at 575-585 Liverpool Road Strathfield (7-Eleven).

2.2 Proposal

The proposal seeks an amendment to the CBLEP & SLEP to facilitate redevelopment of the land to enable the use of the site as a 'service station'.

The current *IN1 – General Industry* zoning under CBLEP has the following zone objectives:

- To provide a wide range of industrial and warehouse land uses
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To promote a high standard of urban design and local amenity.

The E4- General Industrial zoning under SLEP has the following zone objectives:

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To minimise fragmentation of valuable industrial land and provide large sites for integrated and large floorplate activities.

- To allow for a higher proportion of ancillary office floor space to support high technology, light industrial and small-scale warehouse-related land uses.

The previous use of the site as a car sales yard is not an industrial use, and as such, the proposal does not result in the loss of an industrial use on the site.

The subject proposal seeks the CBLEP & SLEP amendments to redevelop the existing car yard to accommodate a 'service station' (including a service station and 2 x food and drink premises).

Vehicular access would remain via the Hume Highway.

The proposal would provide for the construction of a car fuel canopy and two buildings comprising of:

- Building 1 – Service Station and food and drink outlet with indoor dining and drive-thru; and
- Building 2 – food and drink outlet with indoor/outdoor dining and drive-thru.

The refuelling forecourt area comprises:

- A fuel canopy over 6 new fuel bowsers with 12 filling positions; and
- Two (2) underground, double-walled tanks, storing predominantly unleaded petroleum of varying grades, and diesel.

The proposal is illustrated on the indicative site layout prepared by TFA Projects:




3.0 SOCIAL PROFILE








3.1 Existing socio-economic and demographic characteristics

A *Demographic Profile Table* including data from the 2016 & 2021 Census for the Strathfield LGA and the adjoining Canterbury-Bankstown LGA in which the subject site is located, compared to Greater Sydney and NSW is included at Appendix A. Data for the suburb of Chullora for 2016 was not available due to low population. Only limited data was available for the suburb of Chullora for 2021, again due to low population (a count of 14 residents), in line with the predominant non-residential uses in the area.

Due to the nature of the proposal, which seeks to permit the use of the site as a service station, it is unlikely that any material social impacts will be generated. No changes will occur in terms of population, housing choice of availability, community character or cohesion or impacts on any marginalised groups.

The socio-economic and demographic profile reveals:

| | |
|---|--|
|  | <p>A greater proportion of residents born overseas in a non-English speaking country in the in the Strathfield LGA (63.7%) and in the Canterbury Bankstown LGA (50.8%) compared to Greater Sydney (40.3%) and NSW (30.3%)</p> <p>A greater proportion of the population who speak a language other than English at home in the Strathfield LGA (65.3%) and in the Canterbury Bankstown LGA (66.2%), compared to Greater Sydney (37.4%) and NSW (26.5%)</p> |
|  | <p>A younger median age of residents in the Strathfield LGA (33), compared to the Canterbury Bankstown LGA (36), Greater Sydney (37) and NSW (39).</p> |
|  | <p>A wealthier population in the Strathfield LGA (%2,105) compared to the Canterbury Bankstown LGA (\$1,556), Greater Sydney (\$2,077), and NSW (\$1,829).</p> |

| | |
|---|--|
|  | A higher median weekly rent in the Strathfield LGA (\$460) and in Greater Sydney (\$470) compared to the Canterbury Bankstown LGA (\$400) and NSW (\$420). |
|  | Higher rate of unemployment in the Strathfield LGA (6.4), and in the Canterbury Bankstown LGA (7.2), compared to Greater Sydney (5.1) and NSW (4.9). |
|  | Residents are more likely to be married in the Strathfield LGA (48.9%), the Canterbury Bankstown LGA (49.4%), Greater Sydney (39.4%) and NSW (47.3%) |
|  | More likely to be a couple family with dependent children in the Strathfield LGA (52.1%), the Canterbury Bankstown LGA (51.3%), compared to Greater Sydney (48.4%) and NSW (37.9%) |
|  | The majority of households report owning one car in the Strathfield LGA (45.4%) compared to and in the Canterbury Bankstown LGA (39.0%), Greater Sydney (39.5%) and NSW (37.8%) |
|  | <p>The majority of dwellings are units in the Strathfield LGA (59.5%), compared to the Canterbury Bankstown LGA (28.5%). Greater Sydney (30.7%) and NSW (21.7%)</p> <p>The majority of dwellings are rented privately in the Strathfield LGA (43.4%), compared to the Canterbury Bankstown LGA (31.7%), Greater Sydney (35.9%) and NSW (32.6%)</p> <p>Most dwellings are two bedrooms in the Strathfield LGA (43.3%), compared to the Canterbury Bankstown LGA (29.7%), Greater Sydney (25.7%) and NSW (22.7%)</p> |
|  | The majority of residents work in professional roles in the Strathfield LGA (33.8%), a greater proportion than in the Canterbury Bankstown LGA (23.2%), Greater Sydney 29.3%) and NSW (25.8%) |

3.2 SEIFA Index

The Socio-Economic Indexes for Areas (SEIFA) measures the relative level of socio-economic disadvantage and/or advantage based on a range of Census characteristics.

There are two key Indexes that are commonly used to determine advantage or disadvantage:

- Index of Relative Socio-Economic Disadvantage (IRSD) which contains only disadvantage indicators (unemployment, income levels, education levels) which is best used to distinguish disadvantaged areas but doesn't differentiate between those areas which are highly advantaged, and those that may be lacking a lot of disadvantage.
- Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD) which contains indicators of disadvantage as well as indicators of advantage (professional occupations, high incomes, high levels of education attainment, larger dwellings).

A high SEIFA index means a lower level of disadvantage, whereas a lower score indicates a higher level of disadvantage.

Percentile scores are also created to indicate an approximate position of a small area compared to other Australian suburbs and localities. The higher the percentage indicates the higher the socio-economic status.

| | Strathfield LGA | Canterbury-Bankstown LGA | Greater Sydney 2021 | NSW 2021 |
|--------------------|------------------------|---------------------------------|----------------------------|-----------------|
| SEIFA Score | 1011.0 | 916.8 | 1,010.0 | 1,000.0 |
| Percentile | 48 | 12 | 48 | 42 |

Source: profile.id.com.au

Data from the 2021 Census shows that residents of the Strathfield LGA have the same level of advantage as those in the Greater Sydney area and are more advantaged than residents of NSW. Residents of the Canterbury-Bankstown LGA are less advantaged than those in the Strathfield LGA, Greater Sydney and NSW.

There is nothing about the proposal that is likely to generate any negative social outcomes for people with specific socio-economic or demographic characteristics. Should the subject application be approved, future development on the site will generate employment in the construction and operation of the different uses, and for companies supplying the different uses, representing a positive social impact.

3.3 Population Projections

Data compiled by Profile ID for Strathfield Council suggests the LGA is anticipated to experience modest growth of 10.71% to 2036.

Data compiled by Profile ID for the Canterbury-Bankstown LGA identifies population growth of around 12.83% to 2036.

Future use development of the site will provide services to the existing and future population of the area.

3.4 Crime data

The NSW Bureau of Crime Statistics and Research prepares crime *rate maps* and *hotspot maps* which identify densities of crimes in an area. There is no data for the suburb of Chullora due to low populations. The crime maps for the Strathfield LGA and Canterbury-Bankstown LGA indicate that the LGAs record generally low rates and low densities of crimes compared to NSW, with the exception of robbery and theft in the Strathfield LGA & domestic-related assault in the Canterbury-Bankstown LGA.

Table 1: Crime rate table:

| Crime | Strathfield LGA | Canterbury-Bankstown LGA | NSW |
|-------------------------------------|-----------------|--------------------------|--------|
| Assault | 690.0 | 817.9 | 916.5 |
| Domestic Assault | 324.5 | 485.7 | 457.2 |
| Non-domestic assault | 350.4 | 311.2 | 427.9 |
| Assault Police | 15.1 | 21.0 | 31.5 |
| Robbery | 36.8 | 25.3 | 24.5 |
| Theft | 3127.8 | 1829.5 | 2366.8 |
| Malicious damage to property | 369.9 | 409.1 | 611.6 |
| Sexual offences | 164.4 | 158.8 | 226.7 |

July 2023 – June 2024 - <http://crimetool.bocsar.nsw.gov.au/bocsar/> (accessed 15/11/2024)

There is nothing about the proposed development that is likely to result in any change to the existing crime rates in the area.

BOCSAR also prepares 'hotspot' maps, that geolocate crimes close to where they occur. The subject site is within an identified low-medium density 'hotspot' for malicious damage to property.

4.0 SOCIAL IMPACT ASSESSMENT

Social impacts refer to the social or community consequences of a proposed development. Social Impact Assessments typically involve processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of developments, and consideration of any social change processes generated by developments.

To inform a SIA, consideration is made of the existing socio-economic and demographic characteristics of the area in which a proposed development is situated; identification of the likely changes to that population brought about by the proposed development; whether the potential impacts of a proposed development are likely to be short or long term; and whether a development is likely to generate unreasonable or unexpected social impacts in the local community, when balanced against the potentially positive social impacts generated.

The proposed development is assessed against the following areas of potential impact:

4.1 Way of life

The proposed service centre is unlikely to result in any negative changes to way of life of local residents or workers in the area.

Future development on the site may generate positive social benefits through the provision of convenient access to service stations and food outlets for workers and for those who regularly travel on the Hume Highway including workers, residents and visitors.

There may be temporary delays on the Hume Highway associated with construction vehicles entering and exiting the site. These are short term impacts that can be managed through Construction Traffic Management Plans.

The use of the site as a service station will not remove any opportunities for community interaction.

4.2 Culture

The proposal seeks additional use of the subject site to permit the use of the site as a service station. There is nothing about the future use of the site as a service station that is likely to result any impacts on culture, beliefs, customs, values, language or dialect.

4.3 Community

The Planning Proposal and future use of the site as a service station is unlikely to result in any negative impacts in terms of community cohesion, stability, character, services or facilities.

The proposal will provide services and facilities to local workers at nearby industrial estates, and to the local community representing a positive social impact.

The proposed food outlets may provide opportunities for workers, residents and visitors to meet and socialise.

4.4 Decision making systems

The local community will have the opportunity to comment on the proposal once it is lodged and placed on exhibition.

It is not anticipated that the proposal will result in any material social impacts as it relates to land currently zoned for industrial uses, in an area with a low resident population, and which

seeks future use of the site as a service station providing fuel and food for workers, residents and visitors.

Future uses on the site are likely to be accompanied by Plans of Management regarding their operation, hours, waste management etc. and as part of those Plans of Management, complaints procedures or the details of who to contact should any issues arise, are to be included.

4.5 The Environment

There is nothing about the proposal that is likely to result in any impacts in terms of air quality, water, dust, or physical safety. The proposal seeks the future use of the site as a service station, which is likely to result in a less intensive use than industrial uses.

The proposed service station will include underground tanks for the storage of fuel. There is nothing about these that are likely to result in any environmental impacts.

The noise generating potential of future uses on the site is unlikely to be significant and given the lack of nearby residential dwellings, any noise emissions are unlikely to generate impacts. Noise generated on the site is unlikely to be discernible from noise from the Highway and other industrial uses.

Future development on the site may result in an increased sense of safety, particularly at night, with increased activity on the site.

4.6 Health and wellbeing

The subject application is unlikely to result in any impacts in terms of health or wellbeing.

The proposal seeks an additional use on the site to enable future use as a service station and there is nothing about the future use of the site that will result in impacts on physical, mental, social or spiritual wellbeing.

4.7 Economic impacts and disadvantage

There is nothing about the subject proposal that is likely to result in any negative economic impacts, nor enhance or create any disadvantage.

Future development on the site will generate employment in the construction and operation of the service station and food venues representing a positive social benefit.

Future development on the site is also likely to generate positive economic outcomes for businesses that supply the uses on the site, including fuel suppliers and haulage, and businesses supplying the food outlets.

4.8 Perceptions of safety and fears for the future

There is nothing about the proposal that is likely to result in any negative impacts in terms of perception of safety. As noted, future development on the site is likely to improve a sense of safety through increased activity on the site for longer periods of the day improving casual and electronic surveillance as CCTV monitoring is a typical feature of service stations.

4.9 Public Interest

The proposed development is likely to generate a number of public interest benefits, including:

- Provision of a convenient service station on the northern side of the Hume Highway providing fuel and food for workers, residents, visitors and Highway users
- Employment generation in the construction, fitout, supply and operation of future uses on the site.
- Improved security associated with increased activity on the site, including at night, with both improved casual and electronic surveillance.

5.0 ENHANCEMENT, MITIGATION AND MONITORING

The potentially positive impacts generated by the proposal will only be realised if the consent is granted. The positive benefits include:

- Appropriate use of the site as a service station to provide benefit and convenience to local workers, residents and visitors to the area
- The minor reduction in land zoned for industrial uses is unlikely to significantly alter the predominant character of the area
- employment in the future construction, fit out, supply and operation of the service station
- improved safety and security in and around the site, particularly at night, associated with the uses and improved casual and electronic surveillance.

The only potentially negative impacts identified are short term impacts related to noise and disturbance during construction. These impacts are unlikely to be significant given the separation of the site to residential uses, and can be managed through conditions of consent.

6.0 CONCLUSION

The proposal will not result in any material changes to the population or the characteristics of the population, nor will it generate any negative impacts in respect of crime and safety.

The Social Impact Assessment of the planning proposal to permit the future use of the site at 204 Hume Highway, Chullora as a 'service station' is unlikely to generate any significant negative social impacts and is likely to generate a number of positive social impacts.

There is nothing about the proposal from a social planning perspective that would warrant refusal of the application.

APPENDIX A

DEMOGRAPHIC PROFILE TABLE

Demographic Profile Table

| Demographic Characteristic | Strathfield LGA 2016 | Strathfield LGA 2021 | Canterbury Bankstown LGA 2016 | Canterbury Bankstown LGA 2021 | Greater Sydney (2016) | Greater Sydney (2021) | NSW (2016) | NSW (2021) |
|---|----------------------|----------------------|-------------------------------|-------------------------------|-----------------------|-----------------------|-------------------|-------------------|
| Total Persons | 40,312 | 45,593 | 346,302 | 371,006 | 4 823 991 | 5,231,147 | 7 480 228 | 8,072,163 |
| Aboriginal and/or Torres Strait Islander peoples | 116 (0.3%) | 199 (0.4%) | 2,552 (0.7%) | 2,805 (0.8%) | 70 135 (1.4%) | 90,939 (1.7%) | 216 176 (2.8%) | 278,043 (3.4%) |
| CALD Persons | | | | | | | | |
| (i) No. born overseas in non-English speaking country. | 25,869 (64.2%) | 29,075 (63.7%) | 174,653 (50.4%) | 188,474 (50.8%) | 1 474 715 (30.5%) | 2,107,358 (40.3%) | 1 646 057 (22.0%) | 2,444,754 (30.3%) |
| (ii) No. speaking lang. other than English at home | 21,786 (54.0%) | 29,762 (65.3%) | 228,361 (65.9%) | 245,763 (66.2%) | 1 727 574 (35.8%) | 1,957,409 (37.4%) | 1 882 015 (25.1%) | 2,146,080 (26.5%) |
| Most represented non-English speaking country of birth: | | | | | | | | |
| In need of assistance | 1,682 (4.1%) | | | | 236 139 (4.9%) | 270,665 (5.1%) | 402 048 (5.3%) | 464,712 (5.7%) |
| Age range: | | | | | 310,173 (6.4%) | | 465,135 (6.2%) | 468,056 (5.8%) |
| 0-4 years | 2,318 (5.7%) | 2,350 (5.2%) | 24,976 (7.2%) | 24,664 (6.6%) | 590,126 (12.2%) | 312,364 (5.9%) | 921,195 (12.3%) | 1,001,950 (12.4%) |
| 5-14 years | 3,909 (9.7%) | 4,419 (9.7%) | 46,061 (13.3%) | 48,817 (13.2%) | 288,362 (5.9%) | 650,843 (12.4%) | 448,425 (5.9%) | 457,896 (5.6%) |
| 15-19 years | 2,441 (6.1%) | 2,062 (4.5%) | 21,865 (6.3%) | 22,662 (6.1%) | 340,737 (7.0%) | 294,764 (5.6%) | 489,673 (6.5%) | 496,185 (6.1%) |
| 20-24 years | 3,854 (9.6%) | 4,601 (10.1%) | 24,494 (7.1%) | 25,124 (6.8%) | 774,405 (16.0%) | 343,064 (6.5%) | 1,067,524 (14.2%) | 1,142,026 (14.1%) |
| 25-34 years | 9,302 (23.0%) | 11,081 (24.3%) | 53,063 (15.3%) | 55,449 (15.0%) | 696,037 (14.4%) | 811,314 (15.5%) | 1,002,886 (13.4%) | 1,103,170 (13.6%) |
| 35-44 years | 5,278 (13.1%) | 6,639 (14.6%) | 46,854 (13.5%) | 51,070 (13.8%) | 627,580 (13.0%) | 777,748 (14.8%) | 977,984 (13.0%) | 1,016,948 (12.6%) |
| 45-54 years | 4,676 (11.6%) | 4,535 (9.9%) | 43,804 (12.7%) | 45,671 (12.4%) | 524,011 (10.8%) | 667,167 (12.7%) | 889,763 (11.9%) | 961,784 (11.9%) |
| 55-64 years | 3,912 (9.7%) | 4,388 (9.6%) | | | | | | |
| 65-74 years | 2,355 (5.9%) | 2,971 (6.5%) | | | | | | |
| 75-84 years | 1,521 (3.8%) | 1,717 (3.7%) | | | | | | |
| 85 years and over | 752 (1.9%) | 826 (1.8%) | | | | | | |

| Demographic Characteristic | Strathfield LGA 2016 | Strathfield LGA 2021 | Canterbury Bankstown LGA 2016 | Canterbury Bankstown LGA 2021 | Greater Sydney (2016) | Greater Sydney (2021) | NSW (2016) | NSW (2021) |
|---|----------------------|----------------------|---|--|--|---|---|---|
| | | | 36,941 (10.7%) 24,897 (7.2%) 15,862 (4.6%) 7,487 (2.2%) | 41,923 (11.3%) 29,760 (8.0%) 17,504 (4.7%) 8,374 (2.3%) | 372,488 (7.7%) 204,051 (4.2%) 96,022 (1.9%) | 579,166 (11.0%) 439,467 (8.4%) 249,517 (4.7%) 105,729 (2.0%) | 677,020 (9.0%) 373,115 (4.9%) 167,506 (2.2%) | 788,725 (9.7%) 451,521 (5.6%) 183,895 (2.3%) |
| Unemployment rate | 7.0 | 6.4 | 8.2 | 7.2 | 6.0 | 5.1 | 6.3 | 4.9 |
| Median weekly household income | \$1781 | \$2,105 | \$1,298 | \$1,556 | \$1750 | \$2,077 | \$1486 | \$1,829 |
| Median weekly rent | \$470 | \$460 | \$380 | \$400 | \$440 | \$470 | \$380 | \$420 |
| Med Age | 32 | 33 | 35 | 36 | 36 | 37 | 38 | 39 |
| Ave household size | 3.0 | 2.7 | 3.0 | 2.9% | 2.8 | 2.7 | 2.6 | 2.6 |
| Married | 17,364 (50.9%) | 18,995 (48.9%) | 141,342 (51.3%) | 146,840 (49.4%) | 1 934 134 (49.3%) | 2,062,160 (39.4%) | 2 965 285 (48.6%) | 3,124,151 (47.3%) |
| Separated | 741 (2.2%) | 899 (2.3%) | 9,498 (3.5%) | 11,053 (3.7%) | 111 495 (2.8%) | 125,769 (2.4%) | 190 199 (3.1%) | 209,657 (3.2%) |
| Divorced | 1,722 (5.1%) | 2,221 (5.7%) | 21,805 (7.9%) | 24,779 (8.3%) | 298 433 (7.6%) | 332,916 (6.3%) | 512 297 (8.4%) | 569,516 (8.6%) |
| Widowed | 1,362 (4.0%) | 1,273 (3.3%) | 14,925 (5.4%) | 15,050 (5.1%) | 185 646 (4.7%) | 191,863 (3.6%) | 331 655 (5.4%) | 339,990 (5.1%) |
| Never married | 12,904 (37.8%) | 15,443 (39.8%) | 87,694 (31.95) | 99,807 (33.5%) | 1 393 988 (35.5%) | 1,555,230 (29.7%) | 2 094 457 (34.3%) | 2,358,844 (35.7%) |
| Couple families with dependent children under 15 years and other dependent children | 5,162 (52.1%) | 5,528 (47.9%) | 46,332 (52.8%) | 47,462 (51.3%) | 501 238 (40.1%) | 480,444 (34.8%) | 718 364 (37.0%) | 809,586 (37.9%) |
| Couple families with no children | 3,102 (31.3%) | 4,258 (36.9%) | 23,619 (26.9%) | 25,833 (27.9%) | 416 588 (33.4%) | 667,760 (48.4%) | 709 524 (36.5%) | 954,588 (44.7%) |
| One parent families with | 1,359 (13.7%) | 1,399 (12.1%) | 15,988 (18.2%) | 17,356 (18.7%) | 113 772 (9.1%) | 208,478 (15.1%) | 192 626 (9.9%) | 337,729 (15.8%) |

| Demographic Characteristic | Strathfield LGA 2016 | Strathfield LGA 2021 | Canterbury Bankstown LGA 2016 | Canterbury Bankstown LGA 2021 | Greater Sydney (2016) | Greater Sydney (2021) | NSW (2016) | NSW (2021) |
|----------------------------|----------------------------|----------------------|-------------------------------|-------------------------------|-----------------------|-----------------------|-------------------|-------------------|
| dependent children | | | | | | | | |
| Other families | 290 (2.9%) | 360 (3.1%) | 1,884 (2.1%) | 1,963 (2.1%) | 22 992 (1.8%) | 23,497 (1.7%) | 32 483 (1.6%) | 34,061 (1.6%) |
| None | | | | | 179 500 (11.0%) | 203,081 (11.1%) | 239 625 (9.2%) | |
| One | 1,751 (13.8%) | 2,226 (14.1%) | 12,183 (11.3%) | 13,355 (11.4%) | 603 062 (37.1%) | 722,036 (39.5%) | 946 159 (36.3%) | 262,031 (9.0%) |
| Two | 5,139 (40.6%) | 7,155 (45.4%) | 40,067 (37.2%) | 45,613 (39.0%) | 532 633 (32.8%) | 590,650 (32.3%) | 887 849 (34.0%) | 1,096,761 (37.8%) |
| Three | 3,514 (27.7%) | 4,153 (26.4%) | 33,847 (31.4%) | 36,390 (31.1%) | 164 918 (10.1%) | 181,932 (9.9%) | 283 044 (10.8%) | 989,258 (34.1%) |
| 4 or more | 1,151 (9.0%) 585 (4.6%) | 1,905 (12.1%) | 17,409 (16.2%) | 19,337 (16.5%) | 89 744 (5.5%) | 105,239 (5.7%) | 152 500 (5.8%) | |
| Sep house | 5,299 (41.8%) | 5,388 (34.2%) | 61,550 (57.1%) | 64,393 (55.0%) | 924 225 (52.5%) | 1,020,631 (55.8%) | 1 729 820 (59.8%) | 1,902,734 (65.6%) |
| Semi-detached | 808 (6.4%) | 832 (5.3%) | 17,309 (16.1%) | 18,398 (15.7%) | 227 238 (49.8%) | 234,000 (12.8%) | 317 447 (35.7%) | 340,582 (11.7%) |
| Unit | 6,318 (49.9%) | 9,366 (59.5%) | 27,889 (25.9%) | 33,403 (28.5%) | 456 233 (25.9%) | 561,988 (30.7%) | 519 380 (17.9%) | 630,030 (21.7%) |
| Other dwelling | 132 (1.0%) | 93 (0.6%) | 622 (0.6%) | 586 (0.5%) | 9 129 (0.5%) | 8,216 (0.4%) | 23 583 (0.8%) | 19,374 (0.7%) |
| Unoccupied dwellings | 915 (6.7%) | 1,754 (10.0%) | 7,736 (6.7%) | 9,183 (7.3%) | 136 055 (7.7%) | 164,628 (8.3%) | 284 741 (9.8%) | 299,524 (9.4%) |
| Home fully owned | 3,193 (25.2%) | 3,384 (21.5%) | 32,497 (30.2%) | 33,376 (28.5%) | 472 635 (29.1%) | 507,635 (27.8%) | 839 665 (32.2%) | 914,537 (31.5%) |
| Being purchased | 3,563 (28.1%) | 4,562 (29.0%) | 31,896 (29.6%) | 35,046 (29.9%) | 539 917 (33.2%) | 608,735 (33.3%) | 840 665 (32.2%) | 942,804 (32.5%) |
| Private rental | 4,924 (38.8%) | 6,844 (43.4%) | 30,930 (28.7%) | 37,084 (31.7%) | 485 404 (29.9%) | 596,390 (32.6%) | 722 020 (27.7%) | 851,852 (29.4%) |
| Public housing | 457 (3.6%) | 434 (2.7%) | 8,263 (7.6%) | 7,514 (6.4%) | 67 845 (4.1%) | 60,927 (3.3%) | 104 902 (4.0%) | 92,733 (3.2%) |
| 0 | 62 (0.5%) | 105 (0.7%) | 635 (0.6%) | 648 (0.6%) | 12 812 (0.7%) | 16,194 (0.9%) | 17 157 (0.6%) | 21,051 (0.7%) |
| 1 | 766 (6.0%) | 1,554 (9.9%) | 5,099 (4.7%) | 6,354 (5.4%) | 118 881 (7.3%) | 147,857 (8.1%) | 157 194 (6.0%) | 190,792 (6.6%) |
| 2 | 4,944 (39.0%) | 6,816 (43.3%) | 31,687 (29.4%) | 34,753 (29.7%) | 402 675 (24.8%) | 470,207 (25.7%) | 577 675 (22.1%) | 657,578 (22.7%) |

| Demographic Characteristic | Strathfield LGA 2016 | Strathfield LGA 2021 | Canterbury Bankstown LGA 2016 | Canterbury Bankstown LGA 2021 | Greater Sydney (2016) | Greater Sydney (2021) | NSW (2016) | NSW (2021) |
|----------------------------|----------------------|----------------------|-------------------------------|-------------------------------|-----------------------|-----------------------|----------------------|----------------------|
| 3 | 3,123 (24.7%) | 3,403 (21.6%) | 39,763 (36.9%) | 39,684 (33.9%) | 548 987 (33.8%) | 565,467 (30.9%) | 970 001 (37.2%) | 1,006,121 (34.7%) |
| 4 | 1,886 (14.8%) | 3,630 (23.1%) | 27,504 (25.5%) | 33,471 (28.6%) | 376 427 (23.1%) | 440,351 (24.0%) | 633 184 (24.3%) | 743,910 (25.6%) |
| 5 | 1,077 (8.5%) | | | | 101 053 (6.2%) | 133,837 (7.3%) | 148 851 (5.7%) | 194, 074 (6.7%) |
| 6+ | 352 (2.7%) | | | | 23 774 (1.4%) | 31,239 (1.7%) | 34 370 (1.3%) | 45,329 (1.5%) |
| Same add 1yr ago | 29,258 (73.3%) | | | | 3 695 742 (77.5%) | | 5 718 965 (77.3%) | |
| Same add 5 yr ago | 17,347 (45.6%) | | | | 2 402 160 (53.2%) | | 3 775 527 (53.8%) | |
| Manager | 2272 (11.6%) | 2,800 (12.3%) | 13,901 (10.1%) | 15,477 (11.6%) | 311 762 (13.7%) | 368,876 (15.2%) | 456 084 (13.5%) | 536,820 (14.6%) |
| Professional | 6,250 (31.8%) | 7,694 (33.8%) | 26,143 (18.9%) | 31,057 (23.2%) | 597 798 (26.3%) | 711,729 (29.3%) | 798 126 (23.6%) | 952,131 (25.8%) |
| Technical & Trade | 2,031 (10.3%) | 2,038 (8.9%) | 19,353 (14.0%) | 15,371 (11.5%) | 265 056 (11.6%) | 254,555 (10.5%) | 429 239 (12.7%) | 436,589 (11.8%) |
| Community | 1,686 (8.6%) | 1,985 (8.7%) | 14,510 (10.5%) | 13,787 (10.3%) | 218 206 (9.6%) | 225,062 (9.2%) | 350 261 (10.3%) | 390,779 (10.6%) |
| Clerical & Admin | 2,729 (13.9%) | 2,942 (12.9%) | 20,862 (15.1%) | 20,494 (15.3%) | 331 135 (14.5%) | 334,504 (13.7%) | 467 977 (13.8%) | 480,612 (13.0%) |
| Sales | 1,815 (9.2%) | 1,832 (8.0%) | 13,821 (10.0%) | 11,945 (8.9%) | 205 051 (9.0%) | 188,556 (7.7%) | 311 414 (9.2%) | 294,889 (8.0%) |
| Machinery op | 808 (4.1%) | 1,026 (4.5%) | 11,649 (8.4%) | 10,162 (7.6%) | 128 020 (5.6%) | 136,033 (5.6%) | 206 839 (6.1%) | 222,186 (6.0%) |
| Labourer | 1,541 (7.9%) | 1,945 (8.5%) | 14,647 (10.6%) | 11,943 (8.9%) | 171 450 (7.5%) | 164,335 (6.7%) | 297 887 (8.1%) | 300,966 (8.1%) |
| Worked from home | 645 (3.3%) | 8,279 (36.3%) | 3,832 (2.8%) | 43,131 (32.3%) | 98,906 (4.3%) | 944,501 (38.8%) | 163,026 (4.8%) | 1,141,467 (30.9%) |
| Car as driver | 8,569 (43.7%) | 7,123 (31.2%) | 79,112 (57.2%) | 48,383 (36.2%) | 1 197 269 (52.6%) | 832,277 (34.2%) | 1 953 399 (57.7%) | 1,587,613 (43.0%) |
| Train | 4,885 (24.9%) | 1,947 (8.5%) | 19,504 (14.1%) | 4,283 (3.2%) | 247 051 (10.8%) | 60,858 (2.5%) | 252 786 (7.4%) | 62,460 (1.7%) |
| Bus | 390 (1.9%) | | | | 125 503 (5.5%) | 28,786 (1.2%) | 133 903 (3.9%) | 34,408 (0.9%) |
| No religion | 8,694 (21.6%) | 10,947 (24.0%) | 51,799 (15.0%) | 64,750 (17.5%) | 1,188,280 (24.6%) | 1,583,084 (30.3%) | 1,879,562 (25.1%) | 2,644,165 (32.8%) |

| Demographic Characteristic | Strathfield LGA 2016 | Strathfield LGA 2021 | Canterbury Bankstown LGA 2016 | Canterbury Bankstown LGA 2021 | Greater Sydney (2016) | Greater Sydney (2021) | NSW (2016) | NSW (2021) |
|----------------------------|----------------------|----------------------|-------------------------------|-------------------------------|-----------------------|-----------------------|----------------------|----------------------|
| Catholic | 9,285 (23.0%) | 9,486 (20.8%) | 81,073 (23.4%) | 79,642 (21.5%) | 1,213,1236 (25.1%) | 1,210,979 (23.1%) | 1,846,443 (24.7%) | 1,807,730 (22.4%) |
| Hinduism | 6,598 (16.4%) | 9,046 (19.8%) | | | 170,161 (3.5%) | 253,210 (4.8%) | 181,402 (2.4%) | 273,780 (3.4%) |
| Islam | | | 71,894 (20.8%) | 87,423 (23.6%) | | | | |
| Not stated | 3,746 (9.3%) | 2,818 (6.2%) | 29,780 (8.6%) | 29,649 (8.0%) | 425,538 (8.8%) | 326,469 (3.2%) | 684,969 (9.2%) | 548,340 (6.8%) |

2016 & 2021 Census data (www.abs.gov.au) – General Community Profile & QuickStats– as at November 2024

APPENDIX B

QUALIFICATIONS & EXPERIENCE OF AUTHOR

Sarah George – BA (Psych/Soc), Cert IV Youth Work

QUALIFICATIONS:

Bachelor of Arts majoring in Psychology & Sociology (Macquarie University); Teaching by Distance (TAFE OTEN); Certificate IV – Workplace Training & Assessment, Youth Work Certificate IV (TAFE NSW).

EXPERIENCE:

In practicing as a consultant, I have completed assignments for a number of clients in the private and public sector, including:

- preparation of Statements of Evidence and representation as an Expert Witness in the Land and Environment Court of NSW;
- preparation of the City of Sydney Council's Alcohol-Free Zone Policy Review & Guide;
- preparation of a draft Local Approvals Policy for the City of Sydney ("Sex on Premises Venues");
- preparation of Social Impact Assessments for Development Applications, including Matthew Talbot Lodge, Vincentian Village and the Ozanam Learning Centre for St Vincent de Paul, Malek Fahd Islamic School, and Hotel Development Applications at Hurstville and La Perouse and numerous packaged liquor licences;
- preparation of Community Impact Statements for packaged liquor outlets, on-premises licences for submission to the Office of Liquor, Gaming and Racing; and
- preparation of numerous Social Impact Assessments for licensed premises, both hotels and off-licence (retail) premises for submission to the Office of Liquor Gaming and Racing and the former Liquor Administration Board.

Prior to commencing as a consultant, I worked in community organisations and in the non-Government and private sectors in numerous roles including:

- Teacher – TAFE Digital (Mental Health, Alcohol & Other Drugs, Youth Work & Community Services)
- Project Officer – Education & Development with Hepatitis NSW
- Case Manager Big Brother Big Sister Mentoring Program with the YWCA NSW

- Drug and Alcohol educator and counsellor
- Youth Worker

I also worked for several years in a Town Planning Consultancy.

MEMBERSHIPS:

International Association of Impact Assessment

OTHER:

Justice of the Peace for NSW