



SOCIAL INFRASTRUCTURE AND COMMUNITY USES DEMAND ASSESSMENT

160 Burwood Road, Concord

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1 Introduction

1.1 PURPOSE OF THIS REPORT

Urbis has been engaged by Property Link Holdings Pty Ltd and NixAnderson to undertake a social infrastructure and community uses demand assessment for the City of Canada Bay Local Government Area (LGA) to inform the provision of services and facilities within and around the proposed development site, 160 Burwood Road, Concord.

The purpose of this report is to undertake an assessment of the capacity of existing services and facilities and the need for additional community services, social infrastructure or public open space for future residents of the development proposal and the general community.

1.2 THE SITE AND PROPOSAL

The subject site is located at 160 Burwood Road, Concord, and is a single lot legally described as Lot 5 DP129325. The site has a total area of 4ha with frontages to Burwood Road to the south and Zoeller Street to the north, 170m and 26m respectively. The Bushells Coffee factory and associated offices currently occupy the site. Existing vehicle access to the site is provided from Burwood Road and Zoeller Street.

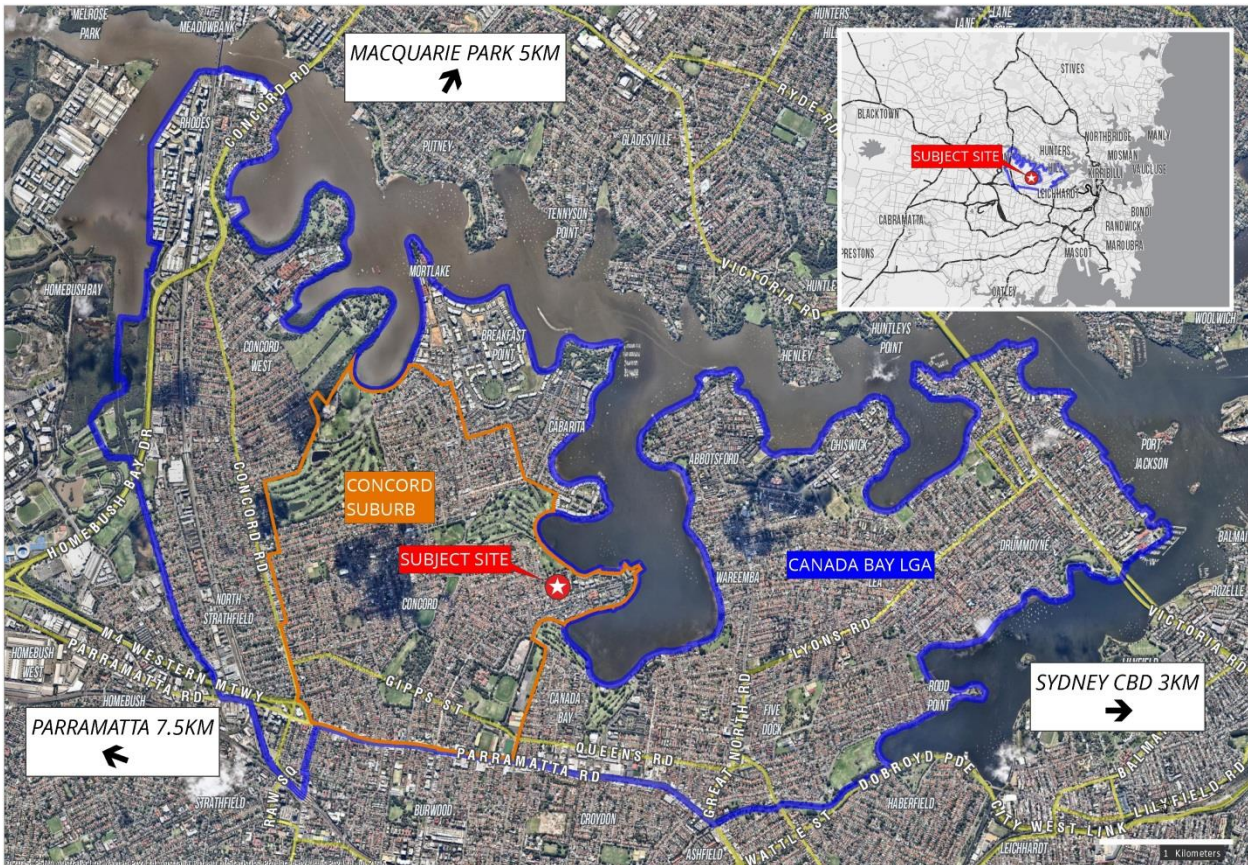
The site is bound by Exile Bay, to the north east. One and two storey single dwellings are located immediately adjacent to the western boundary of the site, fronting Duke Avenue. A residential development known as Pelican Quays is located to the east of the site, along the eastern site boundary.

FIGURE 1 – SUBJECT SITE, 160 BURWOOD ROAD, CONCORD



Source: SixMaps 2015

FIGURE 2 – SITE LOCALITY MAP



The redevelopment of the Bushells factory on the building is proposed which includes the construction of a mixed use development comprising 670 residential units, a 500-600m² local supermarket, 1,500m² of convenience retail and 1,500m² restaurant or destination retail. The redevelopment is at the beginning of the planning and development process and no further details regarding the proposal have been provided at the time of writing.

1.3 METHODOLOGY

The methodology used to undertake this assessment encompassed:

- A review of relevant state and local government social and community plans and strategies to assess identified needs, priorities and current programed funding
- Demographic profiling: to establish the characteristics of the existing and potential future population, and any potential requirements for community infrastructure and open space. A review of 2011 Census data was undertaken
- Infrastructure and open space audit: A desktop audit of relevant existing and proposed community infrastructure and open space. The existing infrastructure has been assessed to establish whether appropriate capacity exists. This review considers relevant facilities such as childcare, schools, health care, open space and recreational facilities
- Interviews with service providers: Brief telephone interviews have been undertaken with ten service providers in the local area, to identify patterns of use, demand and existing capacity, potential future supply (refer to Appendix D for Survey Methodology)
- Assessment of key findings and identification of key implications for the subject site.

2 Review of policy context and strategic documents

A review of the relevant State and local policy and strategic documents was undertaken, including:

- City of Canada Bay FuturesPlan 2020 and Community Resourcing Strategy 2011
- Cultural Plan 2008-2013
- Canada Bay Local Planning Strategy 2010
- Section 94 Development Contributions Plan 2013
- A Scoping Study Developing Public Art, Design and Cultural Programs for the Foreshores of the Parramatta River (Riverside) 2012.

A complete review of these documents is located at Appendix A. The following outlines the key findings from these documents and policies.

2.1 KEY FINDINGS

The document review revealed that:

- Most of the 124 community facilities within the LGA are single purpose, ageing, inflexible and underutilised. There is a lack of multi-purpose, adaptable community spaces across the LGA or facilities for youth activities and there is a need for spaces to provide youth related programs
- Multi-purpose facilities are deemed important to meet the future demand within the LGA. Concord library was identified as an example of best practice for community facilities
- There is a desire for community facilities to be provided near public transport, residences or other activity hubs
- Redevelopment of the Concord Community Centre as a multi-purpose facility and relocation of services to that hub was identified as a high priority for the City.
- The LGA has a reasonable amount of open space and recreation assets however there is uneven distribution across the LGA, many sports fields operate above capacity in winter and there is a high proportion of local parks within the LGA under 0.3ha which do not contribute to recreational diversity
- Accessible, flexible, desirable and easy to use public and recreational open spaces and community facilities are a key strategic direction for Council
- Due to population growth, limited land availability and rising land acquisition costs, the quality rather than quantity of open space, open space linkages/connectivity and the provision of town parks (relaxation/rest and entertainment opportunities within commercial centres) are identified as important to meet the future recreation and open space needs for residents within the LGA
- Public art enhancing the heritage of the area was also identified as desirable, particularly around the foreshores of Parramatta River.

3 Demographic profile

The following section analyses key demographic data for the suburb of Concord (as shown in Figure 2). For comparison purpose, the demographic profiles for the Canada Bay LGA and Greater Sydney Statistical Area (Sydney GCCSA) have been included in this analysis. The demographic analysis is based on 2011 Census data from the Australian Bureau of Statistics (ABS).

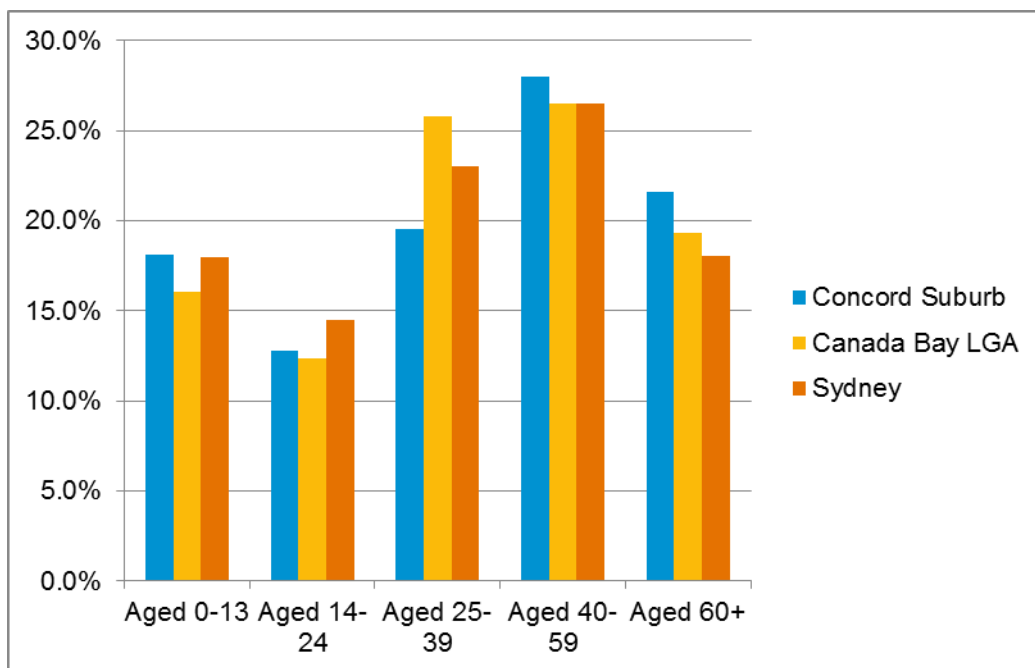
3.1 PEOPLE AND GENDER

In 2011, the suburb of Concord had a total population of 15,661 people accounting for one fifth (20.3%) of the population of the Canada Bay LGA (73,251 people). Concord and Canada Bay LGA has a similar proportion of males (48.7% and 48.6%) and females (51.3% and 51.4%) to Sydney GCCSA (49% males, 51% females). Since the 2006 Census, the total population of Canada Bay LGA has increased slightly to account for approximately 1.7% of Sydney's total population, compared to 1.5% in 2006.

3.2 AGE

Concord has a higher median age (39) than both the Canada Bay LGA (37) and Sydney GCCSA (36) as a whole, and also has a higher proportion of people aged 40-59 and over 60 years and over than either Canada Bay LGA or Sydney GCCSA (see Figure 3). Concord also has a significantly lower proportion of people aged 25 to 39 when compared to Canada Bay LGA or Sydney GCCSA.

FIGURE 3 – POPULATION AGE



Source: ABS, Census Data 2011

3.3 ANCESTRY AND CULTURAL BACKGROUND

Within the suburb of Concord, 67% of people indicated Australia as their country of birth, which is slightly higher than for Canada Bay LGA (63%) and Sydney GCCSA (63.7%). A relatively high proportion of Concord and Canada Bay LGA residents were born in Italy (6.9% and 5.6% respectively) compared to Sydney GCCSA (1%). Other than English, the language spoken by the highest proportion of people are Italian (12.5%) followed by Greek (4.2%) and Chinese (7.6%) within Concord. The portion of Italian and Greek speakers within Concord is slightly higher than for the Canada Bay LGA (9.5% and 3.0% respectively).

3.4 EMPLOYMENT, OCCUPATION AND INCOME

The Concord suburb and Canada Bay LGA have a lower unemployment rate (both 4.2%) than the Sydney GCCSA (5.7%). Concord and Canada Bay LGA are characterised by high average household incomes (see Table 1):

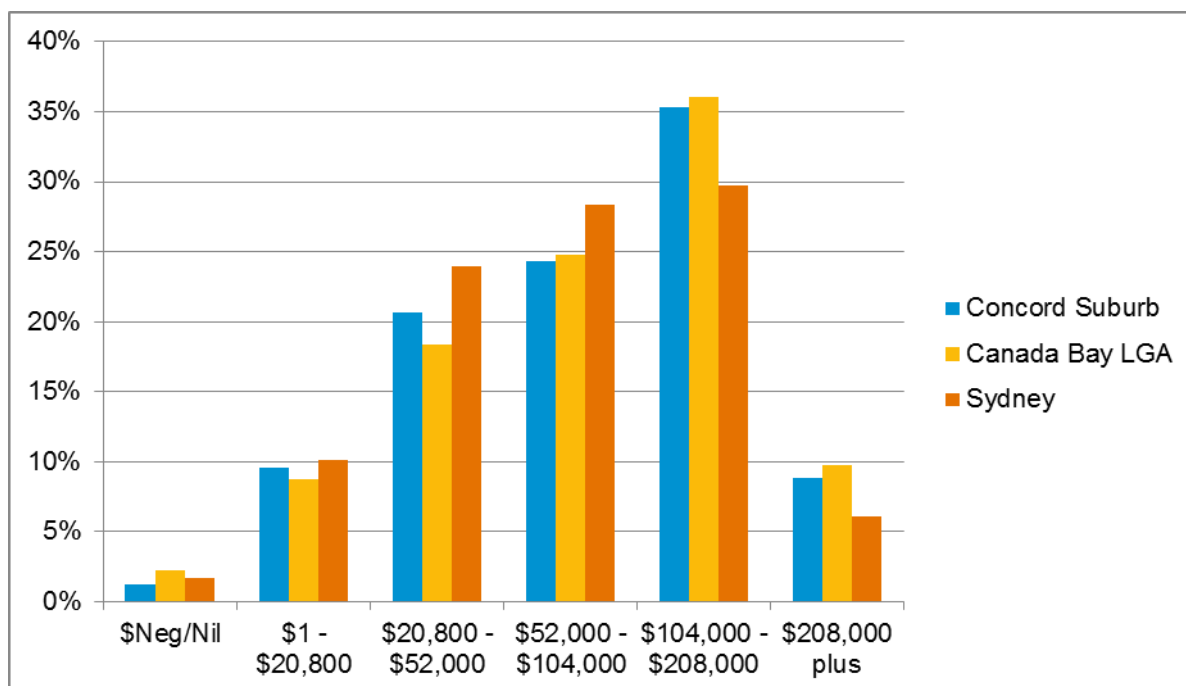
- The average household income and per capita income in Concord (\$108,874 and \$39,103) is slightly lower than the Canada Bay LGA (\$111,919 and \$45,625), but higher than the Sydney GCCSA average (\$94,428 and \$36,285)
- Figure 4 shows that Concord and Canada Bay LGA have a higher proportion of households earning higher incomes than in the Sydney GCCSA.

TABLE 1 – EMPLOYMENT AND INCOME

	CONCORD (SUBURB)	CANADA BAY LGA	SYDNEY GCCSA
Labour force participation	65.6%	68.5%	65.6%
Average per capita income	\$39,103	\$45,625	\$36,285
Average household income	\$108,874	\$111,919	\$94,428

Source: ABS, Census Data 2011

FIGURE 4 – HOUSEHOLD INCOME DISTRIBUTION



Concord and Canada Bay LGA is characterised by a high proportion of white collar professionals and managers:

- The majority of people living in the Concord (80%) and Canada Bay LGA (84%) are white collar workers, which is much higher than in the Sydney GCCSA (74%)
- Almost one third of the population in Concord (28.5%) are professionals, which is slightly lower than Canada Bay LGA (32.4%) but higher than Sydney GCCSA (26%).

3.5 HOUSEHOLD STRUCTURE AND COMPOSITION

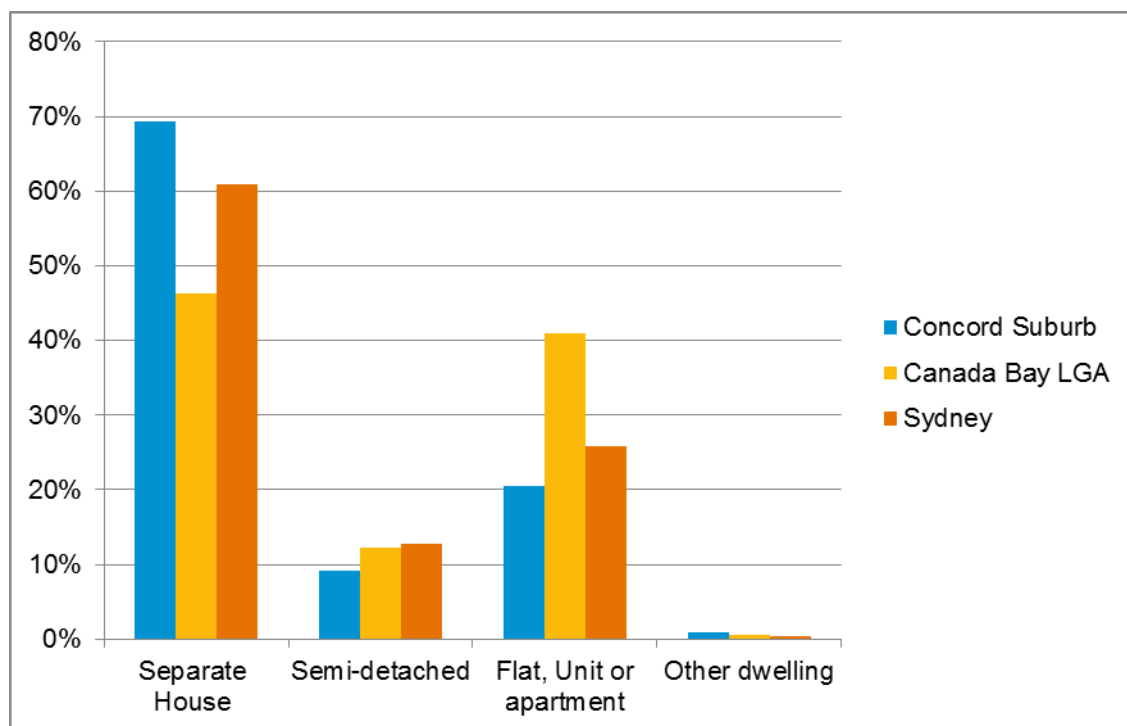
Concord is characterised by a high proportion of family households (78.7%) and low proportion of non-family households (21.3%) when compared with Canada Bay LGA (28%) and Sydney GCCSA (26.9%).

Of those that live in family households, one third (34%) are couple families with children under 15 and just under one third (31.7%) are couple families with no children. One fifth (19.7%) of couple families have children older than 15 years of age.

Population density within the Concord suburb (2,182 persons per square kilometre) and Canada Bay LGA (3,758 persons per square kilometre) is significantly higher than Sydney GCCSA (355 persons per square kilometre).

Concord has a high proportion of residents living in separate houses (69%), which is significantly higher than the Canada Bay LGA (46%) and has a low proportion of residents living in semi-detached dwellings, flats, units or apartments (refer to Figure 5).

FIGURE 5 – DWELLING STRUCTURE



The Concord area is characterised by a higher proportion of owners and a lower proportion of renters than Canada Bay LGA and Sydney GCCSA:

- Over two fifths of residents in Concord (42.4%) are owners which is significantly higher than Canada Bay LGA (34.2%) and Sydney GCCSA (31.1%)
- One quarter of residents in Concord (24.1%) are renters, which is lower than the Concord LGA (33.2%) and Sydney GCCSA (32.4%).

3.6 POPULATION PROJECTIONS

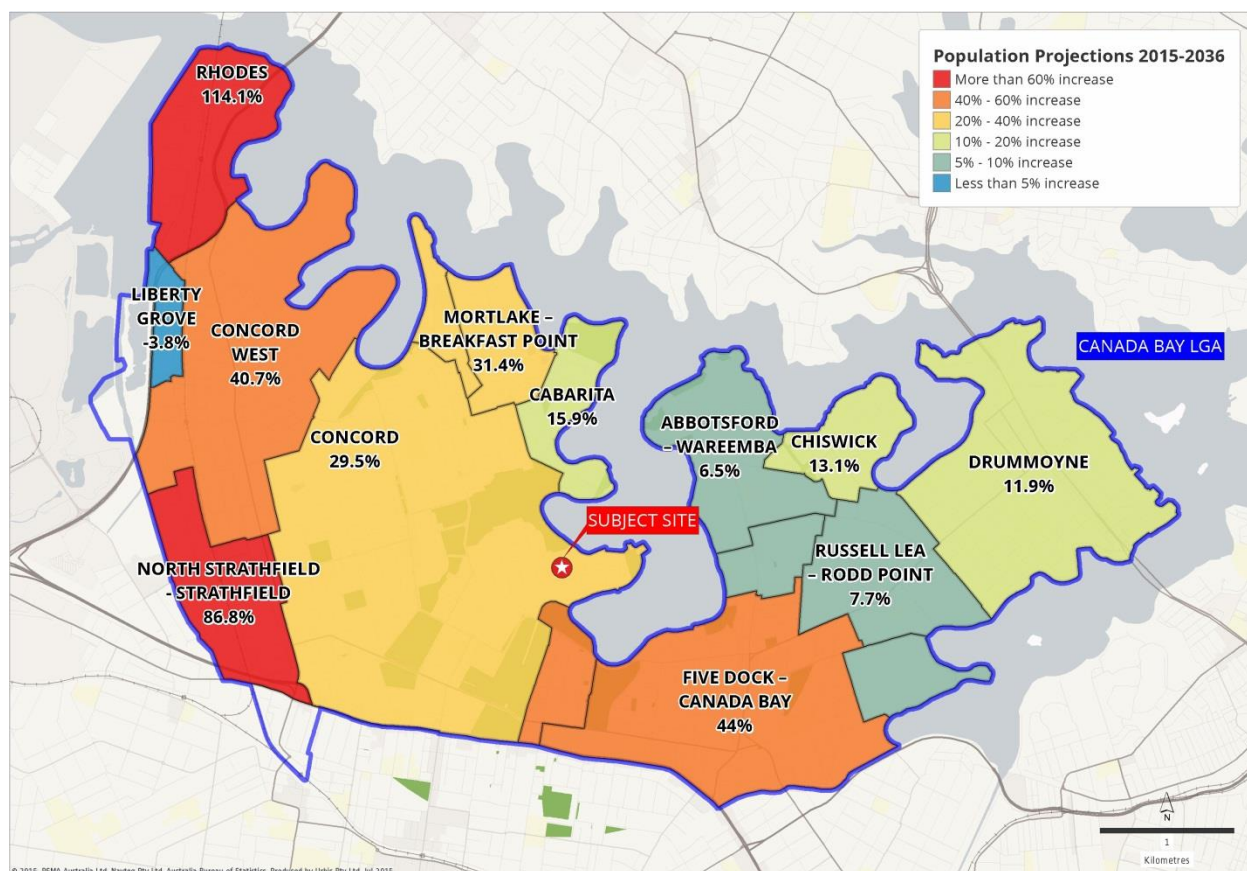
Population projects for Canada Bay LGA are also available from Forecast .id. These projections are based on projected residential development, historic migration patterns and birth and death rates. Table 3 below provides the forecast population for the LGA until 2036. This indicates that the population of Canada Bay LGA is forecast to increase by 38.4% from 87,241 in 2015 to 120,761 people by 2036.

TABLE 2 – POPULATION PROJECTIONS

SUBURB	RESIDENTIAL POPULATION		CHANGE 2011-2036 (%)
	2015	2036	
Abbotsford – Wareemba	7,164	7,632	+468 (6.5%)
Cabarita	2,113	2,450	+337 (15.9%)
Chiswick	2,662	3,011	+349 (13.1%)
Concord	15,144	19,617	+4,473 (29.5%)
Concord West	6,362	8,952	+2,590 (40.7%)
Drummoyne	12,219	13,669	+1,450 (11.9%)
Five Dock – Canada Bay	10,856	15,637	+4,781 (44.0%)
Liberty Grove	2,102	2,022	-80 (-3.8%)
Mortlake – Breakfast Point	5,595	7,353	+1,758 (31.4%)
North Strathfield - Strathfield	7,143	13,343	+6,200 (86.8%)
Rhodes	9,373	20,069	+10,696 (114.1%)
Russell Lea – Rodd Point	6,508	7,006	+498 (7.7%)
Canada Bay LGA	87,241	120,761	+33,520 (38.4%)

Source: Forecast .id. 2015

FIGURE 6 – POPULATION PROJECTIONS



The following table presents the projected age breakdown for residents in Concord 2011 to 2036 and the proportional change which is anticipated to occur in each age group. This indicates an anticipated minor decrease in the number of 30 to 44 year olds living in the area (-3.4%) which suggests a reduction in the

number of professional couples and established families living in the area. Despite this, it should be noted that these age groups will still constitute just over one third (37.6%) of the total population within the area. The largest increase is anticipated to be in the retired or semi-retired age groups 60 years and over (+2.6%). There will also be a slight proportional increase in the proportion of school aged residents, 0-14 years (+0.8%).

TABLE 3 – PROJECTED AGE PROFILE

AGE	2011	2026	2036	PROPORTIONAL CHANGE
0-14	18.8%	19.4%	19.6%	0.8%
15-29	18.3%	18.3%	18.3%	0.1%
30-44	20.8%	18.9%	19.1%	-1.6%
45-59	20.2%	19.1%	18.4%	-1.8%
60-74	13.7%	14.4%	14.1%	0.4%
75 over	8.1%	10.0%	10.4%	2.2%
Total	100%	100%	100%	-

Source: Forecast .id. 2015

Table 4 below outlines the proposed number of dwellings and anticipated likely incoming population projected as a result of the proposed development.

TABLE 4 – ANTICIPATED HOUSING OCCUPANCY RATES FOR PROPOSED DEVELOPMENT

DWELLING TYPE	DWELLING NUMBER	HOUSING OCCUPANCY RATE ¹	PROJECTED POPULATION
One bedroom apartments	104 (16%)	1.5	156
Two bedroom apartments	463 (69%)	2.2	1,019
Three bedroom	103 (15%)	2.7	278
Total	670 apartments	-	1,453

The occupancy rates used above are relatively low when compared to Greater Sydney (2.7 persons per household) and NSW State (2.6 persons per household) however are generated specifically for the current occupancy rates for one, two and three bedrooms in flats, units and apartments over four stories in the Inner West (SA2) rather than all dwelling types. Therefore this rate reflects the average household size for similar style development within the vicinity of the subject site and more appropriately reflects the anticipated household sizes for the proposed development.

Calculating the potential incoming population using the Inner West occupancy rates, it is assumed that the proposed development will result in an incoming population of approximately 1,453 people.

With the additional population projected from the proposed development, Concord will experience a +39.1% population growth by 2036 (an additional 9.6% growth than predicted by Forecast .id. for the suburb)

The potential demographic profile of the incoming population which may be attracted to live in the proposed development is unknown at this point. However the following provides an overview of the likely characteristics of the incoming population based on the demographic profile of the existing population, population projections for the area, and an understanding of the type and size of dwelling being developed. This indicates that the incoming population may be characterised by:

¹ Housing occupancy rate calculated for flat, unit or apartment block with four or more stories within Inner West Sydney (SA2)

- Young professionals between the ages of 25 - 34 years
- Potential for older residents seeking to downsize but be within reach of the City and other local amenities
- Residents in couple families without children or single person households (1 bed and 2 bed apartments)
- Some families with young children living in the larger apartments (3 bed apartments)
- Most born in Australia and speaking English as a first language
- High levels of employment and occupation in white collar roles.

It should be noted that no information has been provided relating to the potential price point for the dwellings, which would impact the potential incoming population.

3.7 KEY FINDINGS AND TRENDS

- Concord has a total population of 15,661 which accounts for one fifth (20.3%) of the population of Canada Bay LGA (73,251 people). There are slightly more females (51.3%) than males (48.7%) in Concord
- Concord has a higher than median age (39) than both the Canada Bay LGA (37) and Sydney GCCSA (36). In terms of age break down, Concord also has a higher proportion of persons aged 40 to 59 and 60 plus. Less than one fifth (19.5%) of Concord population is aged 25 to 39, compared to one quarter (25.8%) this age within Canada Bay LGA as a whole
- A majority of residents of Concord are born in Australia (67%) and Italy (6.9%), China (4%) and United Kingdom (2.5%) were most common places of birth for those not born in Australia
- Other than English, the language spoken by the highest proportion of people are Italian (12.5%) followed by Greek (4.2%) and Chinese (7.6%) within Concord. The portion of Italian and Greek speakers within Concord is slightly higher than for the Canada Bay LGA (9.5% and 3.0% respectively)
- The Concord suburb and Canada Bay LGA have a lower unemployment rate (both 4.2%) than the Sydney GCCSA (5.7%). Concord and Canada Bay LGA are characterised by high average household incomes
- A high proportion of the population of Concord are white collar works (80%), mainly classified as professionals (28.5%) and managers (16.6%)
- Concord is characterised by a high proportion of family households (78.7%) with one third (34%) couple families with children under 15, just under one third (31.7%) couple families with no children and one fifth (19.7%) of couple families have children older than 15 years of age
- Population density within the Concord suburb (2,182 persons per square kilometre) and Canada Bay LGA (3,758 persons per square kilometre) is significantly higher than Sydney GCCSA (355 persons per square kilometre)
- A majority of residents in Concord live in separate houses (69%) and has a low proportion of residents living in flats, units or apartments (21%)
- Over two fifths of residents in Concord (42.4%) are owners which is significantly higher than Canada Bay LGA (34.2%) and Sydney GCCSA (31.1%)
- The population of Canada Bay LGA is forecast to increase by 38.4% from 87,241 in 2015 to 120,761 people by 2036. Concord is anticipated to experience 29.5% growth by 2036

- The current projected population shows that there may be a minor decrease in the number of 30 to 44 year olds living in the area (-3.4%) which suggests a reduction in the number of professional couples and established families living in the area
- With the additional population projected from the proposed development, Concord will experience a +39.1% population growth by 2036 (an additional 9.6% growth than predicted by Forecast .id. for the suburb).

4 Existing social infrastructure audit

The following provides an overview of the infrastructure currently available within 400m, one and two kilometre radius from the site, considered the most likely to be impacted by the development. It should be noted that the 400m radius is the standard walking distance for facilities within an urban setting².

Figure 7 (on the following page) shows the existing social and community infrastructure in the vicinity of the subject site. There is limited social and community infrastructure within the 400m walking catchment of the site. Only the eastern portion of the Massey Park Golf Course, to the north of the site, and the northern part of the Barnwell Park Golf Course, to the south of the site, are within walking distance. However, the club houses associated with both these golf courses are located outside the 400m radius, and therefore the part of these golf courses within the 400m radius is likely only be used for passive recreation.

The following sections provide a breakdown of the existing infrastructure within 1km and 2km by type.

4.1 CHILDCARE CENTRES AND KINDERGARTENS

There are a total of three childcare centres/kindergartens located within one kilometre and a total of 30 childcare centres/kindergartens within two kilometres of the site. Table 6 outlines the childcare centres within one kilometre radius and whether they have current capacity.

TABLE 5 – CHILDCARE CENTRES LOCATED WITHIN ONE KILOMETRE

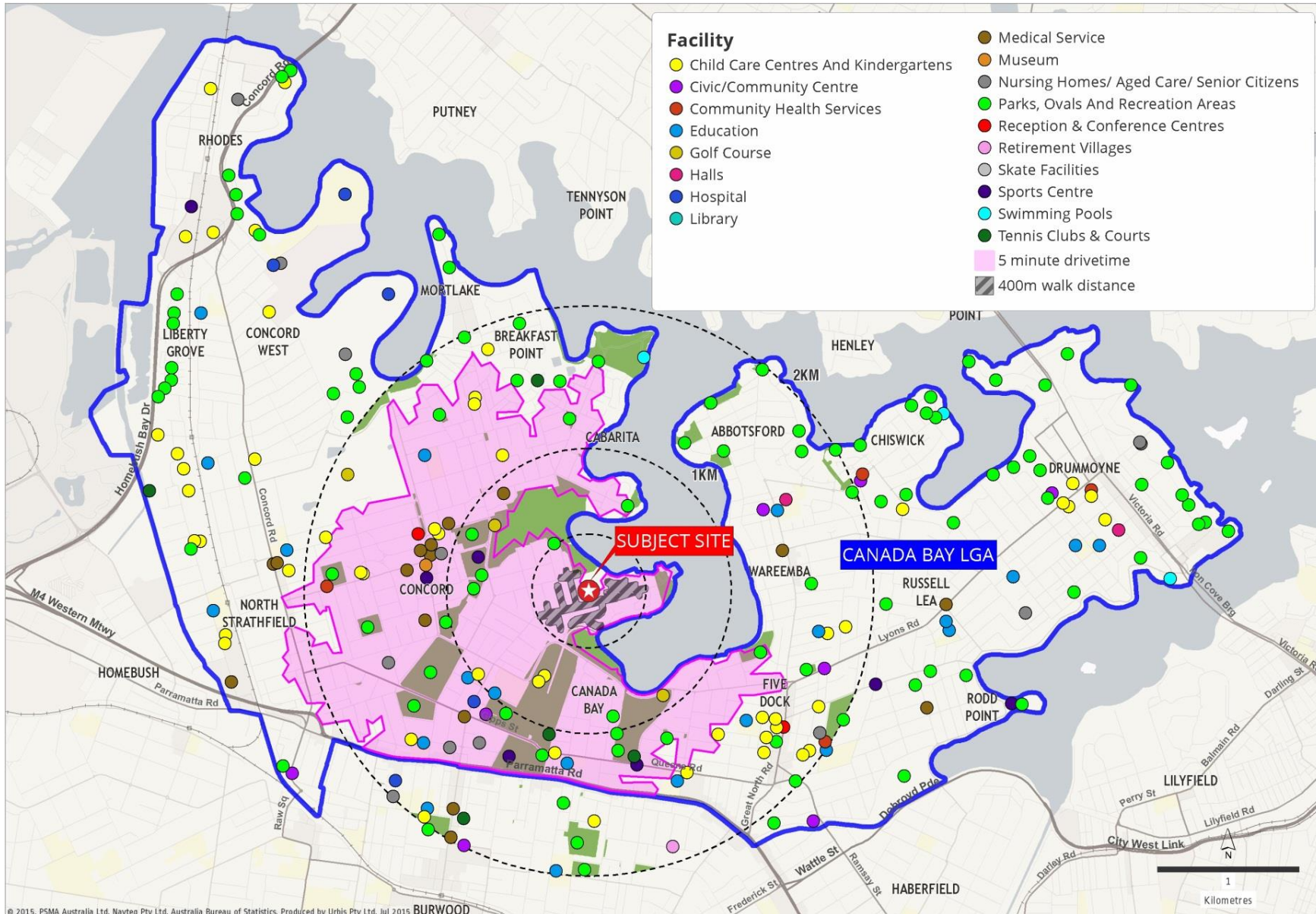
CHILDCARE CENTRE/KINDERGARTEN	VACANCY
Concord Occasional Child Care Centre	At capacity (currently 35 families on the waitlist to become members)
Concord Out of School Hours Care	Some capacity (maximum capacity is 45 children so there is room for 5-15 more children depending on the time of day)

Concord Occasional Child Care is one of only two occasional care services within the Canada Bay LGA which provides flexible care for 0-5 year olds. They take 25 children per day care between the hours of 9am to 3pm. They currently have 180 children on their client lists, about 95% of which are from the local area and Canada Bay LGA. Concord Occasional Child Care advises that there is a need for more preschools and occasional care facilities in the locality.

Concord Out of School Hours Care provides before and after school care and vacation care from 7am to 9am and 2pm to 6pm. The afternoon sessions are typically busier than the mornings with approximately 30-40 children. The before and after school care is for Concord Public School students only but vacation care clients from all over Sydney. The Concord Out of School Hours Care advise that there is some existing capacity but they expect that population growth will take up the capacity of the before and after school care. They have no plans to expand in the future.

²Pikora T J, Giles-Corti B and Donovan R (2001). *How far will people walk to facilities in their local neighbourhoods?* Australia: Walking the 21st Century, Perth, 1, pp. 26-31.

FIGURE 7 – SOCIAL INFRASTRUCTURE MAP



© 2015. PSMA Australia Ltd, Navteq Pty Ltd, Australia Bureau of Statistics. Produced by Urbis Pty Ltd, Jul 2015 BURWOOD

4.2 COMMUNITY CENTRES, HALLS AND LIBRARIES

Three community centres are located within the 2km radius, the Concord Community Centre, Abbotsford Community Centre and the Concord Senior Citizens Centre/Club. The Concord Community Centre and Concord Senior Citizens Centre/Club are run by Council.

The Concord Community Centre is a function facility available for hire by the public for conferences, community festivals, meetings, information sessions and parties. The Abbotsford Community Centre is a non-profit organisation which provides out of school hours and vacation care, clubs and activities for children (sewing, dancing, Lego and drama), a community garden and children's cooking lessons.

The Concord Senior Citizens Centre/Club runs regular activities including handicrafts, quilting, ballet for seniors, table tennis, chess, Pilates, art and dancing classes and computer classes from Monday to Friday. Users of this centre are mainly 55 years of age and older who reside within Concord and Concord West. Some participants are from Drummoyne. They advise that their table tennis sessions are at capacity but their other classes have capacity. There are no plans to expand the club.

The Concord Out of School Hours Care advises that there is a pressure on community halls, in particular the Concord Public School hall is hired out each week and booked out well in advance.

The Five Dock and Concord Libraries, run by the City of Canada Bay, are also located within 2km from the subject site.

4.3 HERITAGE MUSEUM

The Canada Bay Heritage Museum, run by volunteers, is also located within 2km of the subject site. It is open from Wednesday to Saturdays from 10am to 4pm, admission is free.

The Canada Bay Heritage Museum participated in an interview and stated that their capacity and demand fluctuates, "no set busy times. We can sit here all day some days, other days a busload of 50 arrives." Visitor demographics are typically older residents, especially from retirement villages and nursing homes.

They have capacity, with a meeting room which they rent out, and no plans to expand. Population growth and incoming population is unlikely to impact the museum capacity but they do struggle finding volunteers. The City of Canada Bay Heritage Society also holds a number of talks and open days at different heritage locations around the Canada Bay LGA.

4.4 HEALTH FACILITIES

The site is relatively well serviced by a range of health facilities with 14 health facilities located within a 2km radius. These facilities provide a range of services from medical centres, physiotherapists, pathologists, orthopaedics, chiropractic's and dental services. A majority of these services are provided within the commercial centre of Concord, along Majors Bay Road. There are two community health facilities located within 2km radius, the Concord Early Childhood Health Centre and the Five Dock Early Childhood Centre, both provide health services for young children and parent groups.

There are no hospitals within the 2km catchment however the Dame Edith Walker Hospital and Concord Repatriation General Hospital are located within the LGA, to the north west of the site.

A number of medical facilities within a 1-2km radius of the subject site were contacted to participate in the social infrastructure survey, including Major's Bay Medical Centre and Concord Medical Centre. These facilities were contacted on multiple occasions by phone and email and did not return communications. Concord Family Doctors and Wellbank Street Medical Practice declined to participate in an interview.

4.5 EDUCATION

There are a number of primary and secondary educational facilities within 2km of the subject site. The following Table provides a breakdown of the education facilities.

TABLE 6 – EDUCATIONAL FACILITIES LOCATED WITHIN A TWO KILOMETRE RADIUS OF SITE

LEVEL OF SCHOOLING	FACILITY
Primary schools	Concord Public School
	Lucas Gardens Public School
	Five Dock Public School
	Abbotsford Public School
	Mortlake Public School
	St Mary's Concord Catholic School
	All Hallows Catholic Primary School
Secondary school	Concord High School
	Lucas Gardens Public School
	Rosebank College
	Christian Brothers College (Lewisham)
	Burwood Girls High (Burwood)

The Concord Public School was contacted on 13 and 22 July 2015 however the School was busy with the start of a new term and did not participate in the interview. It is understood from the *Concord Public School Annual Report 2014* that the school had 261 students in 2014, up 31 students from 2008. This additional 31 students constitutes an additional 1-2 classes over the last eight years.

Concord Out of School Hours Care advise that there has been a lot of development in the area which has caused the increase in the numbers of children at the Concord Public School and they expect that there will be a flow on effect, within five years, to the capacity of before and after school care. They also advise that the Concord Public School has recently had extra classrooms added and extra teachers employed to meet this increased demand in the area.

4.6 RECREATIONAL FACILITIES AND OPEN SPACE

As previously outlined, parts of the Massey Park Golf Course and the Barnwell Park Golf Course are located within the 400m walking radius but no other recreation facilities or open space are located within 400m from the site.

Within the wider 1km and 2km radius, the site is well serviced by open space areas and local parks for both active and passive recreation opportunities. Table 7 below outlines open space and associated facilities within a one kilometre radius of the site.

TABLE 7 – PARKS AND RESERVES WITHIN A ONE KILOMETRE RADIUS OF THE SITE

PARK	FACILITIES AVAILABLE
Bayview Park	Open grass areas, playground, boat ramp, beach, foreshore walking/bike paths. The Parramatta River Our Living River Campaign, Parramatta River Catchment Group (hosted by Parramatta Council until 2016) is currently surveying the most popular beach spots within the Parramatta River. Bayview Park is currently classified as a swimming spot "under review" and is fifth on the most popular swimming spots within the campaign (155 people have voted that they want to swim in this location). Therefore, this beach/swimming spot is highly valued in the area.
Prince Edward Park	Open grass areas, playground, foreshore walking/bike paths, restaurant, beach
Greenlees Park	Open grass area, tennis courts, lawn bowling facilities, sports fields
Jessie Stewart Reserve	Open grass area, sports field, cricket pitch
Hen and Chicken Foreshore Walk	Runs along the foreshore part of the site, and connects the site to Canada Bay, Exile Bay and Hen and Chicken Bay

The suburb of Concord is well serviced by outdoor active and passive recreation facilities. A wide range of active recreation facilities are catered for, in particular rugby fields, cricket, tennis, soccer and hockey being provided at Greenless Park, Cintra Park Tennis Centre, Concord Oval, St Luke's Park, Jesse Stewart Reserve, Rothwell Park, Queens Elizabeth Park and Goddard Park located south to south west of the subject site.

There are also three golf courses within two kilometres of the subject site, Massey Park Golf Course, Barnwell Golf Course and Concord Golf Club. There are two swim centres within the LGA, Drummoyne and Cabarita Swimming Centres which both provide 50m outdoor swimming pools. The Cabarita Swimming Centre is located within two kilometres of the site.

Despite a wealth of outdoor recreation facilities, there are limited indoor recreation facilities within the two kilometre radius or within the LGA. The Five Dock Leisure Centre is located approximately 1.3km to the south east of the site, on Queens Road. The Leisure Centre is run by Council and includes a health club and gym, badminton, table tennis, basketball, futsal, indoor netball facilities.

4.6.1 WATER BASED SPORTING ACTIVITIES

UTS Haberfield Rowing Club, Drummoyne Sailing Club, Gladesville Bridge Marina, Sydney Rowing Club, d'Albora Marina Cabarita Point, Sydney Dragon Boat Association 1st Yaralla Sea Scouts and the Dobroyd Aquatic Club all operate within the Parramatta River within Canada Bay LGA.

The 1st Yaralla Sea Scouts are located in Rhodes and provide boating, canoeing, rowing, sailing and power boating activities for 6 to 26 year olds on Monday, Wednesday and Friday nights and Sundays. They advise that their peak club group is 9 to 11 year olds and most of their members come from Concord or Concord West, some from Leichhardt and Parramatta. They aren't at capacity and would like to increase their memberships. They have their own hall in Rhodes and hire this out on Saturday and Sunday nights. Yaralla Sea Scouts advise that the area is well serviced by boat ramps.

The Dobroyd Aquatic Club is a not for profit sailing club located in Rodd Point. They provide sailing classes for juniors (8 to 12 year olds) between October to April. In addition, they provide a special program for sailors with disabilities, called 'sailability', which is run on Wednesday nights. They currently have approximately 150 members however advise that in the last 10 years their membership numbers have halved, likely due to competing interests on weekends (for example school sports). Their Saturday morning classes are full and have started additional classes on Sunday to meet demand. Many of their participants are local however some travel from the Blue Mountains and the Central Coast. Whilst there is currently capacity, they have storage limitations and can only hold a maximum 30 vessels and many of their members have to bring their own boats. They would like to build another boat shed.

There is an existing public boat ramp and associated boat trailer parking within Bayview Park, approximately 350m east of the subject site.

4.7 AGED CARE

Population projections indicate that the population of Canada Bay LGA is aging, with a 2.6% increase in persons aged 60+ anticipated by 2036. There are no aged care facilities within 400m or 1km however there are four within 2km of the subject site including the Yaralla RSL Day Club, St Marys Villa, Redleaf Manor Aged Care and Parkview Nursing Home.

Yaralla RSL Day club provides social activities for older persons within the Concord area on Monday from 10am to 2.45pm with current clients aged 70 to 94 years. The service is currently operating with plenty of capacity; attendance is down from previous years. Yaralla RSL anticipates an increase in younger people moving into the area, decreasing the demand for their service.

4.8 CONCORD MEN'S SHED (HARRY'S SHED)

The Concord Men's Shed (Harry's Shed) is a joint initiative with Canada Bay Council which provides workshop space under the Concord Community Centre, located at 1a Gipps Road, Concord. The Shed operates from 9am to 12noon Monday, Wednesday, Thursday and Friday and provides power tools and a community workshop space, mainly for woodworking.

The Men's Shed participated in an interview and stated that their participants mainly come from the Canada Bay LGA and the average client is 70 years and over, mostly men. The Shed is at capacity with 58 members and are at a pinch point for space.

With projected population growth, the Shed will be unable to cope with demand and anticipate that their client demographic and scope of activities will have to broaden to cater for a growing population. They are already seeing younger people request to join, requesting additional offerings such as cooking or pottery and seeking services at different times of the week (eg. weekends).

Ideally they require a facility approximately 30m x 40m to facilitate future growth. The Shed primarily provides woodworking facilities and they would like to provide metal working machinery, with extended hours in bigger premises:

"We need our own spot somewhere. The most successful men's shed have their own land and a purpose built facility."

In addition, they are currently unable to provide a service to people with disabilities as the current premises isn't suitable. With additional facilities they anticipate that they could open Tuesdays or Saturdays.

With regards, to wider social infrastructure requirements for the LGA, the Men's Shed identified that there is inadequate child care facilities within the area, there no places available and people are being turned away.

4.9 FARMERS MARKETS

The Rotary Club of Concord run a Farmers Markets within the Cintra Park Car Park, off Crane Street, on the first and third Sunday of each month. The farmers market is open from 9am to 1pm and has approximately 30 stall holders and there is a 46 stall limit due to space restrictions. The farmers market is run by volunteers and has been in operation for three years. It is aimed at locals from within the Canada Bay area. There is no waitlist for the market but there is a level of control by the market manager over which type of seller is able to have a stall, so that there is not any double ups on types of produce.

The market manager advises that they are currently classified as a farmers market and at this stage stall holders are required to be farmers or their agents or food related, their priority is fresh and healthy food. Craft and other items are not allowed. If the Farmers Market could operate in a larger area, they advise that they could expand into craft and jewellery offerings.

4.10 SUPERMARKETS

There are two supermarkets located within the 2km radius of the site, Coles Concord located on Majors Bay Road approximately a five minute drive from the subject site, and Supabarn Five Dock located on Garfield Street approximately a ten minute drive from the subject site. No large scale supermarket is located within the 1km radius of the site.

4.11 COMMUNITY SHUTTLE SERVICES

Council runs a community shuttle service, BayRider, on Wednesday and Thursdays for those experiencing transport difficulties and takes passengers to Five Dock and Concord libraries, Concord Hospital, Five Dock and Concord shopping centres, Rhodes shopping centre, nursing homes to visit a spouse or a friend, Five Dock Leisure Centre and Burwood medical appointments. The service is free however bookings are required.

4.12 SUMMARY OF KEY FINDINGS

Whilst there is limited social infrastructure within 400m of the subject site, the site is well serviced within the 1 to 2km radius by social infrastructure. Our survey of the local facilities identifies the following:

- Child care facilities within the locality are likely close to or at capacity

- The Concord Public School is has experienced significant growth over the last 8 years and is likely to be impacted by population growth in the area
- The LGA is well serviced by community centres and senior clubs however there is declining membership for senior clubs and activities
- There are a number of medical centres located within the commercial centre of Concord which will likely support residents of the future development
- The site is well located and serviced by open space areas and local parks for both active and passive recreation opportunities, especially foreshore areas
- There are a number of water based sporting clubs and marinas within the LGA, however none within close proximity to the subject site. Whilst not at capacity with regards to membership, the Dobroyd Aquatic Club requires additional land for boat storage
- The Concord Men's Shed (Harry's Shed) is currently unable to cope with demand and anticipate that their client demographic and scope of activities will have to broaden to cater for a growing population. They are seeking new facilities to meeting their demand
- The Concord Farmers Market operates with approximately 30 stall holders and specialises in fresh food and produce only. If the Farmers Market could operate in a larger area, they advise that they could expand into craft and jewellery offerings
- Council provide a number of accessibility services, including the community shuttle service.

5 Implications, benefits and opportunities

The site is in close proximity to a number of passive recreation activities however there are limited other social infrastructure, facilities or community uses within 400m walking distance from the site.

The site is ideally located to provide additional services to residents in and around Burwood Road and Concord and Canada Bay LGA more broadly. The site provides the following benefits for the provision of social infrastructure:

- **Site size:** The site is one of the largest land holdings within the Concord suburb and allows for a mixed use development to be provided with dedicated retail and floor space for social and community facilities
- **Industrial heritage:** Existing industrial heritage of the site provides a unique sense of place and creates synergies with other heritage related uses and/or clubs within the LGA
- **Waterfront location:** The location provides connection to Exile Bay.

The redevelopment of the site provides the opportunity to provide existing and future residents of Burwood Road and adjoining residential areas new social and community infrastructure, services and facilities. The following outlines the potential social infrastructure opportunities for the site:

- **New child care facilities:** It appears that child care facilities may be at capacity within one to two kilometres for the site. The stakeholder survey of Concord Occasional Care (childcare facility) identified a need for more preschools (9.00am to 3.00pm) and more occasional care centres. In addition, there are limited school holiday child care facilities available within close proximity to the site
- **Activation and engagement of the historic industrial usage on the site,** in particular with regards to Bushells heritage. Canada Bay LGA has in recent times lost a lot of industrial sites to residential redevelopment. There is an opportunity to foster synergies and relationships with the Canada Bay Heritage Museum and City of Canada Bay Heritage Society, in particular the Heritage Society may wish to hold regular talks about the LGA's industrial heritage on the site
- **Bayview Park** is currently classified as a swimming spot "under review" and is fifth on the most popular swimming spots within the Parramatta River Our Living River Campaign (155 people have voted that they want to swim in this location). Therefore, this beach/swimming spot is highly valued and there is an opportunity to deliver further community benefit, via improved quality and access to the foreshore at this location or on the site. Any remediation requirements will need to be carefully considered given the historic industrial use of the site
- **Provision of a "Town Park"** (as defined by the Canada Bay Local Planning Strategy 2010) which provides rest/relaxation and entertainment opportunities for workers, shoppers and visitors within retail centres comprising:
 - A mix of hard and soft landscape rather than natural grass
 - Should aim to meet the minimum area requirement of local parks, 3,000m²
 - Smaller areas to provide basic recreation such as seating areas and 'breakout' spaces.
- **Open space linkages, access and foreshore improvement works,** including passive recreation activities new walking/cycling paths through the site, gym equipment and playgrounds to enhance passive open space within and around the site
- **The Concord Men's shed** have identified a need for additional space to facilitate current and future demand for community infrastructure and workshop space. A new larger Men's Shed could be provided on the site

- Indoor multi-purpose recreation facilities - Within the Canada Bay Local Planning Strategy 2010, Council identify the need for an additional two multi-use sports facilities within the LGA. There is an opportunity to provide a multi-purpose indoor facility within the proposed development
- Provision of new social services and facilities within the development site, for example a stage, performance or entertainment space, spaces for delivery of youth related programs and activities - exhibition space for youth art and legal graffiti walls, and gallery space, art retail outlets and studio space for artist
- Provision of new or relocated water based sporting activities within the harbour from the site's foreshore – the Dobroyd Aquatic Club Saturday classes are currently at demand and they have storage limitations and have identified a need to another boat shed. There may be an opportunity to provide additional facilities for this club on the site and activate the foreshore in this locality
- The Concord Farmers Market is currently run within a car park off Crane Street and there is potential to improve the amenity and experience of the market by relocating it to an under cover area
- Dedicated community bus “drop-off” area to allow Council's BayRider users to access the site and associated future facilities
- Public art enhancing the heritage of the area which is identified as desirable, particularly around the foreshores of Parramatta River.

Disclaimer

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

Appendix A

State and local policy context

A.1 FUTURESPLAN20 AND COMMUNITY FACILITIES RESOURCING STRATEGY 2011

In 2008 after extensive consultation with the community, Council developed the *FuturesPlan20* which provided a vision for the LGA over the next 20 years. It noted “We will want our small village and neighbourhood centres to remain and thrive but we will have to share these spaces with more people. The importance of a diverse housing stock will become even more critical but we will also need to consider the look and feel, heritage, affordability and accessibility of our city. Similarly, increasing urbanisation means that the demand for public open spaces grows as private space diminishes and careful planning and management of active and passive recreation and leisure resources will need to be prioritised for the future of the City.”

The four themes addressed in this Plan were: Active and Vibrant; Sustainable Spaces and Places; Innovative and Engaged; and Thriving and Connected.

The City of Canada Bay’s 2011 *Facilities and Resourcing Strategy* which sits under the *Futures Plan20* suggested:

- Residents value access to community facilities and want them located either near public transport or within walking distance from residences or other activity hubs
- There is a demand for quality child care, including out of school hours and vacation care
- There is a need for spaces for provision of healthy ageing activities for older people
- There is a need for spaces for delivery of youth related programs and activities
- There is a need for residents from a range of cultural backgrounds to be able to access community facilities and space.

The *Strategy* found in an audit of existing facilities that of 124 community facilities in the LGA 37 are owned or controlled by Council. Many of these are single purpose, ageing and inflexible facilities and many are underutilised. This may be due to many being located in inaccessible areas or prohibitive hire costs. The audit also found a lack of spaces for young people and lack of facilities close to public transport.

Best practice in provision of community facilities was suggested as the provision of multi-purpose facilities which can adapt to changing community needs; co-location of facilities to enable pooling of resources as well as provision of one-stop-shops for the community; community hubs to support integrated use of facilities building on social networks and reducing the need for multiple trips to various facilities; location near public transport; links to pedestrian, cycle ways and public domain; links to other commercial, retail and community activities; and facilities that are viable long term through sustainable management and maintenance.

The *Strategy* noted Concord library has provided a benchmark in best practice principles by providing a vibrant, active hub where the community engages in a range of programs and activities.

It suggested provision throughout the LGA of a smaller number of strategically located and staffed multi-purpose facilities as part of community hubs. It also suggested encouragement of higher rates of community utilisation of non-Council facilities.

The review of council owned and non-council community facilities across the LGA and identified a number of Activity Hubs. The *Strategy* outlined recommendations for each of these hubs.

The relevant hub for this study is the Concord Activity hub. It identified 17 existing Council facilities within the hub and 14 non council facilities (including child care centres, clubs, respite centres, hospital and schools). Community title facilities in this hub were the community meeting room at Phillips Landing and the gym at Pelican Point.

While most facilities serviced needs well, some older facilities were average. Recommendations of potential relevance were the long term relocation of some existing services (e.g. the Concord Early

Childhood Health Centre) to a multi-purpose community hub. The Strategy also suggested the redevelopment of the Concord Community Centre to allow co-location of community services and the retention of one hall as a function centre. These were identified as long term and medium term objectives in 2011.

A.2 CULTURAL PLAN 2008-2013

Council's *Cultural Plan 2008-2013* identifies Canada Bay as part of the strong cultural identity of Sydney's inner west and suggests it is critical to form partnerships in relation to regional cultural infrastructure. This Plan outlines strategies and actions which provides Council with a robust approach in supporting the development of cultural infrastructure, support creative industries and ensures links between cultural identify and wellbeing within the LGA.

The cultural objectives of Council are to:

- Plan and develop appropriate services and facilities
- Promote and encourage a diverse and consultative community
- Invite an active partnership between Council and its community
- Provide sensible planning and economic initiatives
- Achieve desirable environmental standards.

The objective is to enable residents to enjoy a good quality life in an active and vibrant community by delivering economic, social, cultural and environmental systems for the benefit and well-being of the community.

Consultation for the development of the *Cultural Plan* identified the following facilities as important:

- A professional performing arts space with backstage and dressing rooms, rehearsal and training space for schools and local dance groups
- Multi-purpose and community facilities with spaces designed for creative activities
- Gallery space, art retail outlets and studio space
- Exhibition space for youth art and legal walls
- A staffed youth centre and youth friendly places for young people to meet
- Improvements to Drummoyne Civic Hall Stage
- A heritage museum.

In addition the *Plan* also identified the need for:

- Purpose built infrastructure in key sites e.g. Cabarita Park Conservatory
- Community activity hubs to centralise cultural interaction in Concord/Strathfield, Five Dock and Drummoyne
- Cultural Programs in existing facilities
- Strategic partnerships for cultural facilities
- Art revitalisation and adaptive reuse of vacant properties.

The Plan notes that to date there is no purpose built cultural facility in Canada Bay.

A.3

CANADA BAY LOCAL PLANNING STRATEGY 2010

The purpose of the *Local Planning Strategy 2010* is to provide a framework for future land use planning within the LGA and guide the development of Local Environmental Plans and Development Control Plans. The aim of the *Strategy* is “to provide housing and employment, consider future recreation needs, protect heritage and the natural environment and consider transport in an integrated manner.”

Part 6 – Recreation and Open Space of the *Strategy* identifies the following recreation and open assets within the LGA:

- Open space: 150 parks over 218ha.
 - 45% of open space is classified as passive open space (parks and ancillary space)
 - 37% of open space is classified as active open space. Comprising 68 sports fields, 34 netball courts (sports fields and courts)
 - 18% of open space is classified as public golf courses
 - 63% of open space is located within Concord Statistical Local Area (SLA), 3.6ha of open space per 1,000 population
 - 37% of open space is located within Drummoyne SLA, 1.95ha per 1,000 population
- 31 soccer facilities, 7.5 rugby union facilities, 2 rugby league facilities, one hockey facility, 1.5 Australian football facilities, seven baseball diamonds, 17 cricket facilities and one athletics facility

Overall, the findings presented within the *Strategy* show that the provision of open space within the LGA is “quite reasonable” however the distribution is uneven across the LGA. A high proportion of local parks within the LGA are less than 0.3ha and do not contribute to the diversity of recreational opportunities within the LGA. In addition, most sports fields and courts in the LGA are being used at or above capacity during winter but below capacity in summer.

To respond to future population growth and changing demand, the *Strategy* identifies that due to limited land availability and rising land acquisition costs, quality rather than the quantity of open space within the LGA, open space linkages and connectivity and the provision of town parks (relaxation/rest and entertainment opportunities within commercial centres) will be important to meet the future needs for the LGA.

The *Strategy* identifies the following key options for development of open space and recreation facilities within the LGA:

- More intensive use of existing space and facilities (where “spare capacity” exists)
- The embellishment or expansion of existing spaces (to increase their carrying capacity)
- Synthetic conversions of sports fields open space
- The acquisition of new open space and recreation facilities and access to currently unavailable facilities (within education facilities).

A.4

SECTION 94 DEVELOPMENT CONTRIBUTIONS PLAN

The City of Canada Bay’s 2013 *S94 Development Contributions Plan* noted that projected population increases in the LGA to 2031 means that to maintain the current ratio of 2.6ha of open space per 1,000 Council would need to acquire an additional 20.8 hectares for open space and recreational facilities. As land acquisition is expensive and unlikely Council suggests development contributions are better spent on upgrading and increasing the capacity of existing infrastructure. To this purpose Council generated a table of “high priority works”.

The “high priority works” include recommendations to redevelop the Concord Community Centre in the short term as a multi-purpose facility co-locating community services and retaining one function/hall space. Recommendations for areas adjoining Concord are for a new multi-purpose community hub in Five Dock over the long term and affordable facilities for the community and artists in the short term at the Cabarita Park Conservatory.

Assumptions in the *S94 Development Contributions Plan* are:

- The Community Facilities rate is based on the amount of existing community facilities (162m² per 1,000 population) which are owned, leased or managed by Council as enumerated in the *Community Facilities Resourcing Strategy (CRED) 2011*. The new population of 7,995 would thus create 1,295m² of additional demand at an estimated cost of \$5,827,500 based on an assumed construction cost of \$4,500 per sq m.
- The Civil Infrastructure rate is based on the estimated cost of “high priority works” with the new population being required to contribute 9.9% (the estimated population growth rate to 2031) of the total cost.
- The Plan Preparation and Administration rate is based on an annual estimated administration cost of \$30,000 per annum and three Plan reviews over the 18 years at a cost of \$100,000. The total cost of \$640,000 to be fully funded by the new resident contribution.

The *S94 Development Contributions Plan* suggests Council may accept an offer to provide works in kind as full or partial payment of a contribution or the provision of a material public benefit in lieu of payment of a contribution provided the value of the works is at least equal to the value of the contribution which would otherwise be made and that the standard of works is to Council’s satisfaction.

A.5 A SCOPING STUDY DEVELOPING PUBLIC ART, DESIGN AND CULTURAL PROGRAMS FOR THE FORESHORES OF THE PARRAMATTA RIVERS (RIVERSIDE) 2012

A Scoping Study Developing Public Art, Design and Cultural Programs for the Foreshores of the Parramatta River (Riverside) 2012 identifies 38kms of Parramatta River foreshore within the LGA. Its objectives include:

- Culturally enrich and beautify our foreshores
- Provide a resource for ongoing project development that may be added to and built upon as additional sites become accessible and available for cultural development and public art
- Identify opportunities to create and integrate art and design into the prioritised sites.

The study notes the rich cultural heritage of the area including the industrial heritage of Australian Gas Light Company works, Arnott’s Biscuits, Phoenix Ironworks, Berger Paints. BALM (Dulux), Union Carbide, Bushells and Nestles. It notes work that “recognises the past and builds on existing cultural identity can be a tool in managing social change. The thoughtful location of art in community buildings and gathering places creates a context for affirming community life”.

Appendix B

Demographic profile

	CONCORD SUBURB	CANADA BAY LGA	SYDNEY
Total population	14,905	73,251	4,390,956
Average Household Size	2.8	2.5	2.7
Average per capita income	\$39,103	\$45,625	\$36,285
Population Density (Persons per Sq.km)	2,812	3,758	355
Age Distribution (%)			
Aged 0-4	6.52%	6.87%	6.8%
Aged 5-9	6.77%	5.37%	6.25%
Aged 10-14	6.07%	4.77%	6.14%
Aged 15-19	5.86%	4.87%	6.28%
Aged 20-24	5.68%	6.51%	6.99%
Aged 25-29	5.8%	8.29%	7.75%
Aged 30-34	6.15%	8.82%	7.64%
Aged 35-39	7.58%	8.67%	7.61%
Aged 40-44	7.8%	7.57%	7.25%
Aged 45-49	7.75%	6.98%	7.0%
Aged 50-55	6.72%	6.44%	6.55%
Aged 55-59	5.74%	5.51%	5.71%
Aged 60-64	5.66%	5.22%	5.14%
Aged 65+	15.9%	14.1%	12.9%
Aged 18+	77.01%	80.13%	77.07%
Dependency Ratio	35.28%	31.12%	32.07%
Country of Birth (%)			
Australia born	66.99%	62.97%	63.65%
Overseas born	33.01%	37.03%	36.35%
Italy	6.93%	5.59%	1.01%
China	4.03%	5.58%	3.59%
United Kingdom	2.45%	3.6%	4.41%
New Zealand	1.52%	1.89%	2.05%
Language Spoken at Home (%)			
English only	61.85%	62.88%	65.73%
Italian	12.53%	9.53%	1.64%
Greek	4.16%	2.99%	1.94%
Chinese Total (Cantonese, Mandarin & other)	7.64%	9.3%	6.83%
Arabic	3.38%	1.79%	4.3%
Household Income (%)			
\$Neg/Nil	1.27%	2.21%	1.73%
\$1-\$10,400	1.96%	1.58%	1.65%
\$10,400-\$15,600	2.25%	2.22%	2.77%
\$15,600-\$20,800	5.36%	4.95%	5.72%
\$20,800-\$31,200	7.54%	6.74%	8.45%
\$31,200-\$41,600	6.81%	5.84%	7.96%
\$41,600-\$52,000	6.32%	5.81%	7.59%
\$52,000-\$65,000	5.94%	6.63%	8.13%
\$65,000-\$78,000	6.49%	6.37%	7.61%

	CONCORD SUBURB	CANADA BAY LGA	SYDNEY
\$78,000-\$104,000	11.88%	11.78%	12.61%
\$104,000-\$130,000	9.43%	8.73%	9.4%
\$130,000-\$156,000	12.17%	14.13%	10.64%
\$156,000-\$182,000	8.54%	8.44%	6.35%
\$182,000-\$208,000	5.23%	4.78%	3.3%
\$208,000 plus	8.83%	9.79%	6.09%
Average Household Income	\$108,874	\$111,919	\$94,428
Housing Status (%)			
Owner	42.35%	34.24%	31.12%
Purchaser	33.14%	32.0%	35.71%
Renter	24.06%	33.24%	32.37%
Public Renter	3.41%	3.27%	5.4%
Private Renter	20.65%	29.97%	26.97%
Households in Mortgage Stress (% Households)	1.7%	2.87%	3.04%
Loan Mortgage Repayments (monthly \$)	\$2,713	\$2,849	\$2,424
Households in Rental Stress (% Households)	3.23%	5.19%	7.84%
Rent Payments (weekly \$)	\$473	\$509	\$397
Dwelling Structure (%)			
Separate House (%)	69.32%	46.31%	60.96%
Semi-detached (%)	9.15%	12.29%	12.78%
Flat, Unit or apartment (%)	20.57%	40.89%	25.8%
Other dwelling (%)	0.96%	0.51%	0.46%
Number of Bedrooms			
1 Bedroom	3.97%	5.5%	6.7%
2 Bedrooms	20.26%	36.95%	25.37%
3 Bedrooms	47.18%	39.08%	37.46%
4 or more Bedrooms	28.39%	18.01%	29.55%
Car Ownership (%)			
0 Cars	9.24%	10.08%	12.49%
1 Car	36.0%	43.08%	39.57%
2 Cars	38.85%	35.9%	33.92%
3 Cars	11.05%	7.88%	9.53%
4+ Cars	4.86%	3.07%	4.49%
Household Structure (%)			
Family Households	78.74%	71.95%	73.12%
Non-Family Households	21.26%	28.05%	26.88%
Group	2.76%	4.97%	4.27%
Lone Person	18.49%	23.08%	22.61%
Family Composition (%)			
Couple family with no children	31.68%	38.71%	33.46%
Couple family with children under 15	33.95%	31.44%	32.51%

	CONCORD SUBURB	CANADA BAY LGA	SYDNEY
Couple family with no children under 15	19.75%	15.41%	16.41%
One parent family with children under 15	5.05%	4.72%	7.34%
One parent family with no children under 15	8.35%	7.58%	8.39%
Other	1.22%	2.14%	1.89%
Labour Force (%)			
% Unemployed	4.22%	4.18%	5.74%
Labour Force Participation	65.64%	68.55%	65.56%
Occupation (%)			
Managers	16.62%	18.76%	13.52%
Professionals	28.5%	32.36%	26.02%
Technicians & trades workers	11.14%	9.41%	12.43%
Community & Personal Service Workers	7.85%	7.21%	9.01%
Clerical & Administrative Workers	17.33%	16.73%	16.48%
Sales Workers	9.76%	8.99%	9.2%
Machinery operators & Drivers	3.24%	2.37%	5.83%
Labourers	5.56%	4.17%	7.48%
White Collar (%)	80.06%	84.05%	74.25%
Blue Collar (%)	19.94%	15.95%	25.74%
Tertiary Education (%)			
Bachelor Degree or Higher	25.44%	32.22%	24.11%
Advanced Diploma or Associate Degree	10.07%	9.63%	8.96%
Undertaking Tertiary Education	6.05%	7.45%	6.45%
Highest Level of Schooling Achieved (%)			
Year 8 or Below	7.4%	5.52%	5.26%
Year 9 or Equivalent	4.3%	3.67%	5.25%
Year 10 or Equivalent	20.16%	16.37%	21.03%
Year 11 or Equivalent	3.79%	3.64%	4.66%
Year 12 or Equivalent	62.69%	69.54%	62.3%
Did not go to School	1.66%	1.27%	1.5%

Appendix C

Stakeholder discussion guide

Discussion guide: Bushell's social infrastructure and community uses demand assessment

Good morning/afternoon, my name is ___ and I'm calling from Urbis, a social planning and research company. We're interviewing some community facilities in Canada Bay to understand current capacity and identify priorities for future provision. This will inform a report on local community facilities to inform planning for a future development and will also be provided to Council.

Would you be interested in participating in a 10 minute telephone interview? Your perspectives and suggestions on community facilities would be really valuable to this study.

During the interview I will take notes of your comments but your feedback will not directly be attributed to you. However, are you ok with us naming your organisation in our assessment?

Do you have any questions before we begin?

Questions

- Can you provide a brief overview of your organisation and the main services you provide?
- What are your opening hours and what are your busiest times? Prompt: time of day, week, month
- Who are the main users of your organisation/service? Prompt: demographic profile, age, gender etc
- Where do people come from to use the facility? What is the catchment area for the facility?
- Do you have any capacity to accommodate increased use or are you at capacity? If so, do you have a waiting list? What are the timeframes associated with being on the waiting list?
- Do you have any plans to expand your services in the future?
- Are there any current pressures on community facilities in the local area?
- How will population growth within the LGA impact on your organisation/service provided? How do you expect your user profile to change? (If they feel that there may be negative impacts: Do you think these impacts could be minimised?)
- What should be the priorities for social infrastructure and community facilities within the LGA in the future to support population growth?
- Do you have anything else to add?

Thank you for your time.

Appendix D

Service provider selection methodology

A total of 10 social and community infrastructure providers were interviewed in June and July 2015 to understand the broad patterns of use, demand and existing capacity and potential future supply of social infrastructure within proximity to the site and within the Canada Bay LGA.

A list of proposed services for interviews was provided to the project team. Service providers were proposed based on the following principles:

- Analysis of existing demographic within Concord and the LGA
- Future population projections
- Profile of the proposed development
- Potential demand associated with incoming population
- Potential uses to be considered on site
- Our assessment of Council's priorities and anticipated interests
- Proximity to the subject site - within 400m (walking distance), 1km (within approximately 5min drive time) and 2km radius. Some providers were chosen as they are the only service within the LGA but were located beyond the 2km radius.

The following table provides a list of the services, the type of facility, location and reasons for inclusion.

SERVICE PROVIDER	TYPE OF FACILITY	LOCATION	REASON FOR INCLUSION
Canada Bay Heritage Museum	Cultural and Heritage	1 Bent Street, Concord	<p>Council's <i>Cultural Plan 2008-2013</i> identified the Heritage Museum as important within the LGA</p> <p>Heritage and cultural profile of the proposed development</p> <p>Heritage museum likely to be interested in the preservation of industrial heritage on the site</p> <p>Potential ability for Heritage Museum to provide services on the site, either permanent or temporary (eg. permanent exhibit or heritage talks/walks)</p> <p>To understand heritage museum demographic to determine whether incoming population would be interested in museum offering</p> <p>Within 1-2km of the site</p>
Canada Bay Men's Sheds	Cultural/Social	1a Gipps Road, Concord	<p>Population projections show an increase in proportion of 60+ residents in Concord by 2036. This age group will represent approximately one quarter of Concord's population by 2036 and therefore social facilities/activities for an ageing population are important considerations for the future of this suburb</p> <p>The development has the potential to provide housing for older residents seeking to downsize but be within reach of local amenities (dependent on price point of the proposed development) and therefore may generate demand for a</p>

SERVICE PROVIDER	TYPE OF FACILITY	LOCATION	REASON FOR INCLUSION
			<p>facility like a Men's Shed</p> <p>Whether the Men's shed currently has capacity and therefore whether there is potential to provide a Men's Shed within the proposed development</p> <p>Within 1-2km of the site</p>
Yaralla RSL Aged Day Care, Concord RSL and Community Club	Aged Care	St Lukes Church Hall, 17 Burton Street, Concord	<p>Ageing population projected for Concord however development is likely to cater for some older residents looking to downsize and the RSL may offer services and facilities of interest to this demand</p> <p>Outside 2km but the only RSL facility within the LGA</p>
Concord Senior Citizen's Club	Activities for Senior Citizen	1 Bent Street, Concord	<p>Social facilities/activities for an older population</p> <p>The development has the potential to provide housing for older residents seeking to downsize but be within reach of local amenities (dependent on price point of the proposed development) and likely to be more interested in activities and amenities in proximity of the site</p> <p>Understand the current demographic and demand on senior citizens services</p> <p>Within 1-2km of the site</p>
Concord Occasional Child Care Centre	Child Care	Wellbank Street, Concord	<p>High demand from existing population (13.3% of existing population within suburb of Concord aged 0 to 9 years of age)</p> <p>Incoming population likely to include some families with young children</p> <p>Changing attitude towards raising children within higher density developments and therefore there is the potential for young professionals who move into the proposed development to have children in the future, generating further demand</p> <p>Approximately 1km from subject site</p>
Concord Out of School Hours Care	Child Care	17 Burton Street, Concord	<p>High demand from existing population (18.5% of existing population within suburb of Concord aged 5 to 19 years of age)</p> <p>Incoming population likely to include some families with young or school aged children</p> <p>Changing attitude towards raising children within higher density developments and therefore there is the potential for young professionals who move into the proposed development to have children in the future, generating</p>

SERVICE PROVIDER	TYPE OF FACILITY	LOCATION	REASON FOR INCLUSION
			further demand Approximately 1km from subject site
1 st Yaralla Sea Scouts	Water based recreation	Rhodes	Potential use to be considered on the site Located within the LGA
Dobroyd Aquatic Club	Water based recreation	Rodd Point	Potential use to be considered on the site Located within the LGA
Rotary Club of Concord Farmers Market	Cultural/Social/Retail	Cintra Park Car Park, off Crane Street near Concord High School	The Farmers Market is currently located within a car park To understand the market demographic to determine demand, gaps and options to reflect a market offer in the future development.

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