

SOCIAL INFRASTRUCTURE ASSESSMENT

SENIORS HOUSING AT BLACKTOWN WORKERS SPORTS CLUB

**170 RESERVOIR ROAD,
ARNDELL PARK**

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1. INTRODUCTION

Urbis Pty Ltd (Urbis) has been engaged by Paynter Dixon Constructions Pty Limited to undertake a social infrastructure assessment to inform an application for a Site Compatibility Certificate (SCC). The SCC is in relation to a proposed seniors housing development to the site of the Blacktown Workers Sports Club (BWSC), located at 170 Reservoir Road, Arndell Park (the site).

The site is managed by the Blacktown Workers Club (the Club) and currently accommodates the BWSC and the Club's sporting facilities, Harold Laybutt Sporting Complex. The development proposes to locate the seniors housing development to the south of the BWSC, which currently accommodates two sporting fields as part of the Harold Laybutt Sporting Complex. A DA was approved in November 2017 to relocate these sporting facilities to vacant land to the west of the BWSC and be developed as a large outdoor recreation facility.

A SCC for the site was previously issued by the Department of Planning and Environment (DP&E) on 27 July 2016. Since the issue of the SCC, the Club has further refined their development concept and intend to lodge a Concept Development Application (DA) with Council. As the current SCC will expire in July 2018, a new SCC is required to enable Council to assess and determine the DA with a valid SCC applying to the site throughout the whole process.

This social infrastructure assessment builds on previous research undertaken by Urbis in 2016 to support the application for a new SCC.

1.1. PURPOSE OF THIS REPORT

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP) outlines the requirements for development of seniors housing and requires a SCC to be obtained prior to lodging a DA for seniors housing developments on land that adjoins land zoned primarily for urban purposes or for an existing registered club. This is to ensure new seniors housing development occurs in "appropriate places and is compatible with the local environment" (NSW Department of Planning, 28 Sept 2007, Planning Circular PS 07 016).

Clause 25(5) of the Seniors SEPP establishes the key criteria that the Director General of the Department of Planning must use to assess the SCC application and states:

The Director-General must not issue a site compatibility certificate unless the Director General:

(b) is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:

(iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in Clause 26) and any proposed financial arrangements for infrastructure provision,

(iv) in the case of application in relation to land that is zoned open space or special uses – the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development.

Clause 26(1) requires the consent authority to be satisfied that the residents of the development will have access to:

(a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and

(b) community services and recreation facilities, and

(c) the practice of a general medical practitioner.

Clause 26(2)(b) identifies that access is satisfied if the facilities above are within 400m walking distance of the proposed development, by means of a suitable access pathway, or within 400m of public transport.

The purpose of this report is to identify the existing and planned social infrastructure within the vicinity of the subject site and the extent to which these facilities meet the access and location requirements set out in

clause 25 and clause 26 of the Seniors SEPP. Relevant extracts of the Seniors SEPP are outlined in **Appendix A**.

1.2. METHODOLOGY

This assessment has involved the following key stages and tasks:

Table 1 – Methodology

Stage	Detail
Stage 1: Data and document review	• Review of development proposal plans. • Review of relevant Council policies and strategies to assess identified needs and priorities. • Demographic profile and population projections to assess current and emerging requirements.
Stage 2: Assessment of current provision	• Identification and assessment of existing social infrastructure within 400m and 3km of the subject site, including transport, retail, community services, open space and medical services. • GIS mapping of current provision.
Stage 3: Reporting	• Reporting and assessment of the suitability of the site, in accordance with clause 25 and clause 26 of the Seniors SEPP.

2. SITE DESCRIPTION AND CONTEXT

2.1. SITE DESCRIPTION

The site is located at 170 Reservoir Road, Arndell Park and is legally described as Lot 201 DP880404. The site is located on the eastern boundary of the Arndell Park Industrial Precinct, to the north of the Great Western Highway. The site has frontages to Penny Place in the south, Reservoir Road to the east and internal Club roads in the north.

The site accommodates the BWSC and the Club's sporting facilities, being the Harold Laybutt Sporting Complex, which includes sporting and health facilities and large sport fields. The BWSC includes a bistro, bars, lounges, function rooms, outdoor dining and a children's play area.

Industrials uses are predominate to the west and south of the site, and low density residential premises to the east and north of the site. Immediately north to the site, on the corner of Holbeche Road and Reservoir Road, is an environmental conservation area. Blacktown train station, Westpoint Shopping Centre and Kmart are located approximately 3km north east of the site in the Blacktown CBD.

Figure 1 – Site context

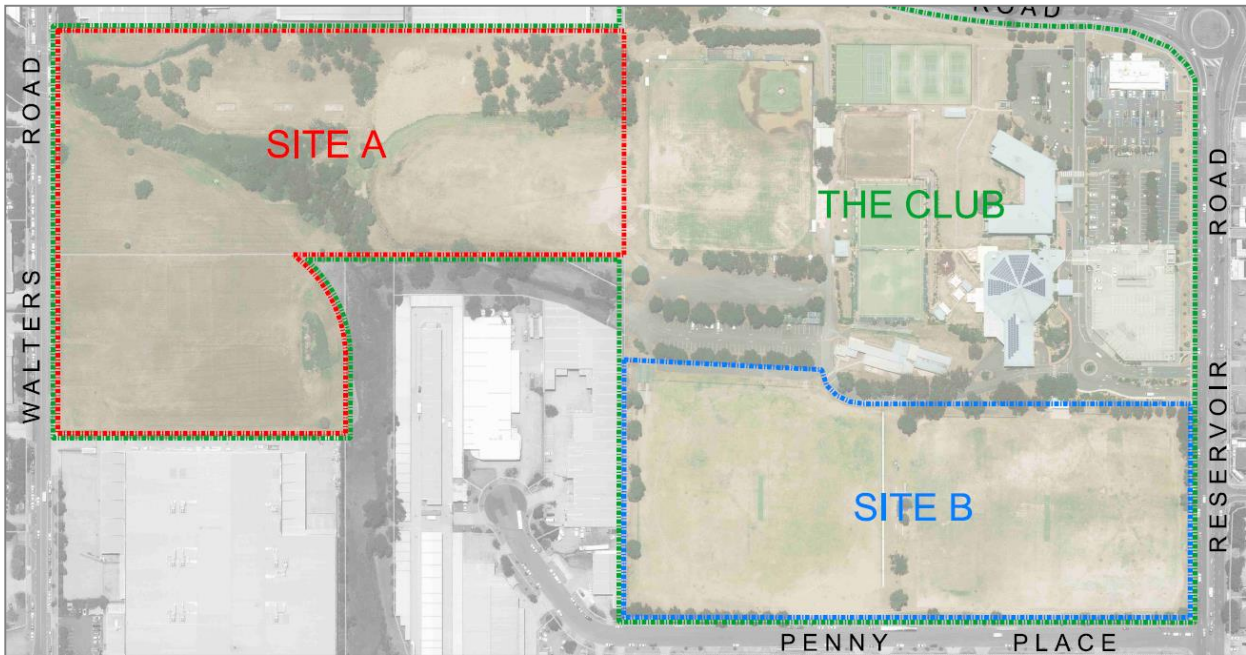


2.2. DEVELOPMENT CONTEXT

The Club identified the opportunity to develop seniors living housing on site as part of the ongoing operations of the Club. To facilitate this development, the Club proposed the sports fields located at Site B, as identified in **Figure 2**, be relocated to Site A and developed as a large outdoor recreation facility. A DA to relocate the sporting fields to Site A was approved in November 2017 and works are currently underway. The sporting fields proposes to include an integrated outdoor facility, car parking, grandstand structure and a children's playground. The proposal also includes a child care centre which has the potential to cater for 130 children, and will be located close to the existing outdoor club dining area.

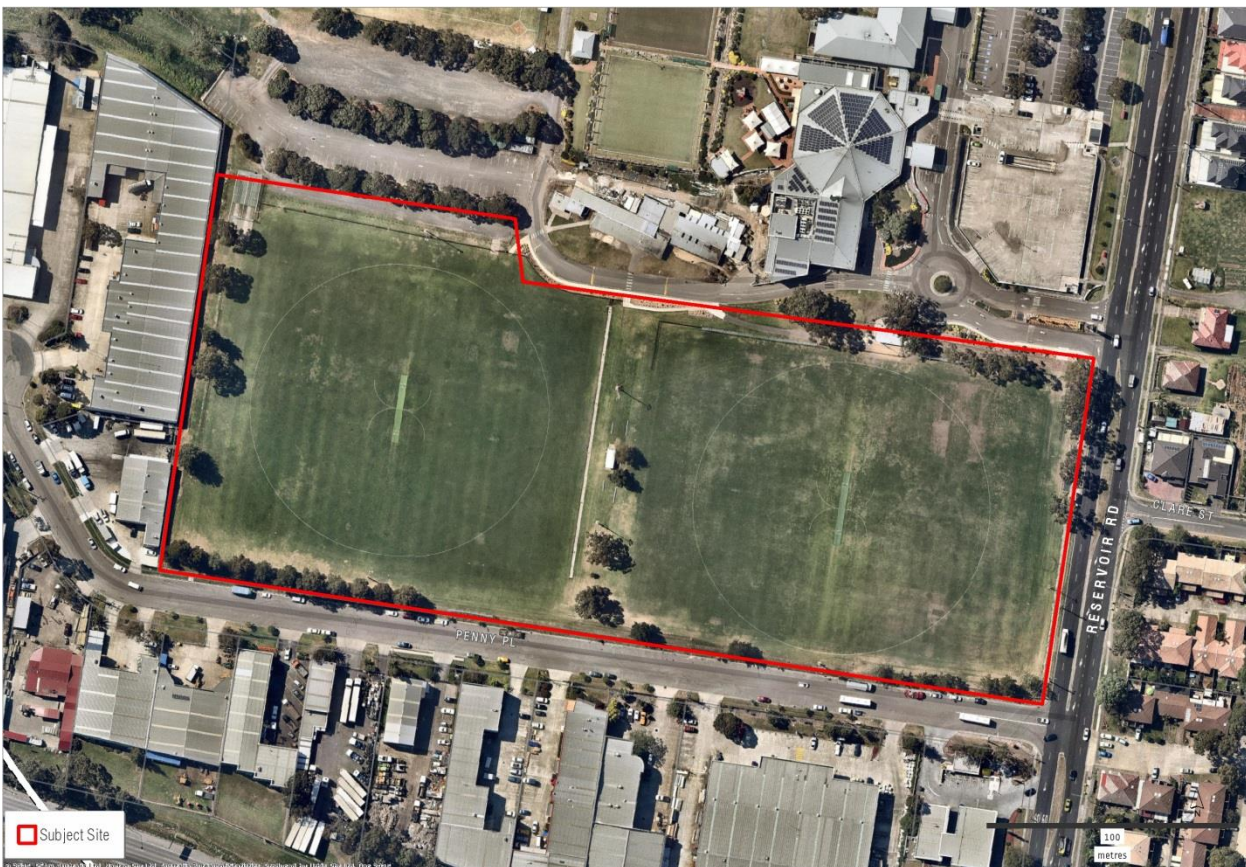
The seniors living development is proposed for Site B, to the south of the BWSC. For the purpose of this assessment, Site B will be referred to as the subject site as shown in **Figure 3**.

Figure 2 – Site identification



Source: AJ+C

Figure 3 – Subject site



2.3. DEVELOPMENT PROPOSAL

Following the relocation of the existing sporting fields (at the south of the clubhouse building) to the vacant land to the west of the BWSC club building, at Site A, it is proposed that the subject site be redeveloped to accommodate seniors housing.

The seniors housing development includes the following:

- 800 Independent Living Units (ILUs). All ILU's will be self-contained and will not include services such as meals, cleaning services or personal care.
- 160 bed Residential Aged Care Facility (RACF).
- 1,461sqm of community facilities including a small library for residents, craft room and social areas for games and small meetings.
- Landscaping and a total of 9,550m² of communal open space areas.
- Swimming pool and change room facilities.
- Gym (73.9m²).
- Pedestrian bridge pathways to the BWSC and the integrated outdoor sports facility.
- Basement car parking.

Figure 4 – Proposed floor plan



3. POLICY CONTEXT

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

- State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors SEPP).
- Blacktown Local Environmental Plan 2015.
- Blacktown Section 94 Contributions Plan No. 3 – Open Space in Residential Areas.
- Draft Western City District Plan 2017.
- Draft Blacktown Recreation and Open Space Strategy 2017.
- Blacktown 2036 Community Strategic Plan.
- Blacktown City Social Profile 2016.
- Blacktown City Ageing Profile 2012+.

A review of the above policies and strategies is presented in **Appendix A**.

3.1. KEY FINDINGS

- The *Draft Western City District Plan 2017* identifies the need to create more compact and medium density housing types to accommodate the District's ageing population. Walkable neighbourhoods encourage older people to lead more active lives, both physically and socially, and are required to help better facilitate ageing in the community.
- The *Blacktown 2036 Community Strategic Plan* identifies there has been an increase in the number of lone person households and people aged 65 years and older, which is reflective of an ageing population. The strategic plan identified a range of focus areas to support the changing needs of the Blacktown population including to provide a range of community spaces within the LGA and to increase participation in sporting and recreational activities.
- Community and stakeholder consultation within the *Blacktown City Ageing Profile 2012+* identified a number of priority issues for the older population. Some of these issues included a lack of 'age-friendly' infrastructure within the LGA, the ability to obtain affordable and appropriate housing, and a lack of recreational facilities or activities to suit all ageing types, including for younger, more active seniors.
- The *Draft Blacktown Recreation and Open Space Strategy (2017)* identifies that all residents should be within 400-500m walking distance of open space. Open space should be integrated, connected and multi-functional to maximise the use and quality of the space.
- Similarly, The Blacktown section 94 Contributions Plan no. 3 – Open Space in Residential Areas identifies the provision of open space in established residential areas should emphasise the quality provision of open space, rather than a quantity; *"each person is now assumed to generate a demand for 'quality' open space and no particular amount of land is specified."*

4. COMMUNITY PROFILE

4.1. DEMOGRAPHIC PROFILE

To understand the social context that the proposed development will operate in, a community profile has been developed for the study area (3km radius from the subject site) based on 2016 Australian Bureau of Statistics (ABS) Census data. For comparison purposes, the study area has been compared to Blacktown LGA and Greater Sydney. The full demographic profile is available in **Appendix B**.

In 2016 the study area had a population of 45,240 persons, representing 13% of the Blacktown LGA population. The key demographic trends for the study area include:

- Young adults are the largest population group in the study area and Blacktown LGA, with a quarter (24.1%) of the study area and 23.7% of the LGA aged between 25-39 years.
- The study area has a slightly higher proportion of residents aged 65+ (12%) compared to Blacktown LGA (10.1%), however this proportion is lower than Greater Sydney (13.8%).
- The study area has higher rates of cultural diversity compared to Blacktown LGA. Only half of the study area population were born in Australia (51.7%) and speak English at home (49.1%), which is considerably lower compared to Blacktown LGA (57.2% and 56.7%) and Greater Sydney (60.8% and 62%).
- Indo-Aryan languages (16.1%) are the most common non-English languages spoken in the study area, followed by South East Asian languages (5.8%) and Arabic (4.6%). This is similar to the Blacktown LGA however is considerably higher compared to Greater Sydney (4.8% Indo-Aryan; South East Asian 2.1%; Arabic 4.2%).
- Family households are the dominant household structure in the study area (81.9%), which is similar to Blacktown LGA (82.9%) and higher than Greater Sydney (73.6%). The current family structure in the study area is predominately couples with children (36.7%), followed by couples without children (26.5%), which is similar to Blacktown LGA.
- The majority of dwellings within the study area and Blacktown LGA are separate houses (79.8% and 78.5% respectively) which reflect the relatively low density nature of the area. Only 4.4% of the study area live in a flat, unit or apartment, which is lower compared to Blacktown LGA (5.2%) and Greater Sydney (28.2%).
- The average household income of the study area is \$94,722, which is lower compared to Blacktown LGA (\$99,257) and Greater Sydney (\$106,502). On a whole, the study area and Blacktown LGA have similar household income profiles, with the largest proportion of household incomes between \$104,000 - \$130,000 (14% and 14.4% respectively).
- The study area is relatively disadvantaged in terms of employment, with a higher unemployment rate (6.9%) compared to Blacktown LGA (6.1%) and Greater Sydney (5.7%). The majority of the study area are employed as professionals (18.1%), followed by clerical and administrative workers (16.9%), and technicians and trade workers (13.9%).

4.2. POPULATION PROJECTIONS

Population projections for Blacktown LGA are based on data obtained from the NSW Department of Planning and Environment, presented in

Table 2.

Table 2 presents the population projections and age breakdown for the population of Blacktown LGA. The total population of Blacktown LGA is projected to grow substantially to 521,400 people by 2036, representing a 66.9% growth increase and an additional 208,950 people to be accommodated in the LGA by 2036.

The age groups which are expected to experience the largest growth are 75-79 (200%), 80-84 (225.7%) and 85+ (343.7%) which is consistent with an ageing population. By 2036, the number of people aged 65 years + will represent 14.8% of the population.

Between 2016 and 2036, there will be a slight shift in dominant age groups. In 2036, the largest age groups are expected to be 0-4 (7.7%), 5-9 (7.4%) and 10-14 (7.0%). This represents a slight change from 2016 from an older demographic, where the largest age groups were 0-4 (8.3%), 30-34 (8.1%) and 35-39 (8.1%)

Table 2 – Population Projections and Age Breakdown 2011-2031

Age	Year						% Change 2011-2031
	2011	2016	2021	2026	2031	2036	
Aged 0-4	25,850	29,650	32,450	34,650	36,800	39,950	54.0%
Aged 5-9	23,750	26,550	30,350	33,250	35,850	38,400	61.7%
Aged 10-14	23,050	24,150	27,050	30,800	33,900	36,450	58.1%
Aged 15-19	22,500	23,650	25,000	27,950	31,850	35,150	56.2%
Aged 20-24	22,750	23,700	25,050	26,550	29,800	33,600	47.7%
Aged 25-29	24,600	26,450	27,400	28,850	31,000	34,400	39.9%
Aged 30-34	25,200	28,500	30,500	31,450	33,400	35,800	42.1%
Aged 35-39	24,250	27,000	30,500	32,550	33,900	36,000	48.6%
Aged 40-44	22,150	25,050	27,850	31,450	33,800	35,350	60.0%
Aged 45-49	20,950	22,500	25,400	28,250	32,050	34,600	65.2%
Aged 50-54	18,950	20,800	22,450	25,350	28,250	32,200	70.0%
Aged 55-59	16,450	18,500	20,350	22,050	24,950	27,900	70.0%
Aged 60-64	14,000	15,750	17,800	19,650	21,450	24,350	74.0%
Aged 65-69	9,900	13,100	14,800	16,850	18,750	20,650	108.9%
Aged 70-74	6,850	9,250	12,300	13,950	16,050	18,000	162.8%
Aged 75-79	5,000	6,150	8,400	11,200	12,900	15,000	200%
Aged 80-84	3,500	4,200	5,250	7,200	9,750	11,400	225.7%
Aged 85+	2,750	3,950	5,050	6,450	8,800	12,200	343.7%
Total	312,450	348,900	387,950	428,450	473,250	521,400	66.89%
Change	-	36,450	39,050	40,500	44,800	48,150	-
Growth rate (%)	-	11.7%	11.2%	10.4%	10.5%	7.5%	-

Source: ABS Census data obtained from the NSW Department of Planning and Environment, 2016

4.2.1. Resident population projection

The proposal comprises 800 ILU's and 160 RACF. A mix of dwelling sizes are proposed for the ILU's to accommodate different lifestyles. **Figure 3** shows the incoming population from the proposed seniors housing development would be approximately **1,770 people**.

Table 3 – Proposed Occupancy Rates

Dwelling Type	Dwelling Number	Housing Occupancy Rate	Projected Population
ILU one bedroom apartment	76 (10%)	2.0	152
ILU two bedroom apartment	681 (85%)	2.0	1,362
ILU three bedroom apartment	43 (5%)	2.2	95
ILU Total	800 apartments		1,609
RACF Beds	160 beds	1.0	160
TOTAL	691 apartments + 160 RACF beds		1,769

All ILU's will be self-contained without any senior support services (such as meals, cleaning services or personal care). As such, it is assumed that the incoming population to these units will be highly mobile, independent, empty nesters or retirees (55 to 69 years) who are looking to down-size. It is also likely that healthy, active, independent seniors aged 70 upwards may also live within the ILUs.

There will be a small proportion of the incoming population (approximately 9%) living in the RACF with limited mobility, that will require high levels of care. RACF's typically provide meals, cleaning and laundry, assistance with showering and dressing, nursing care, medication management and social activities on-site.

Blacktown's ageing population will create additional demand for seniors living housing and age care related services within LGA. The proposed development will significantly assist in meeting this additional housing demand by accommodating up to 1,769 residents.

5. SOCIAL INFRASTRUCTURE ASSESSMENT

The Seniors SEPP outlines the legislative requirements for the location and accessibility to services and facilities for older people living within any proposed seniors housing. Clause 26(1) requires the consent authority to be satisfied that the residents of the development will have access to:

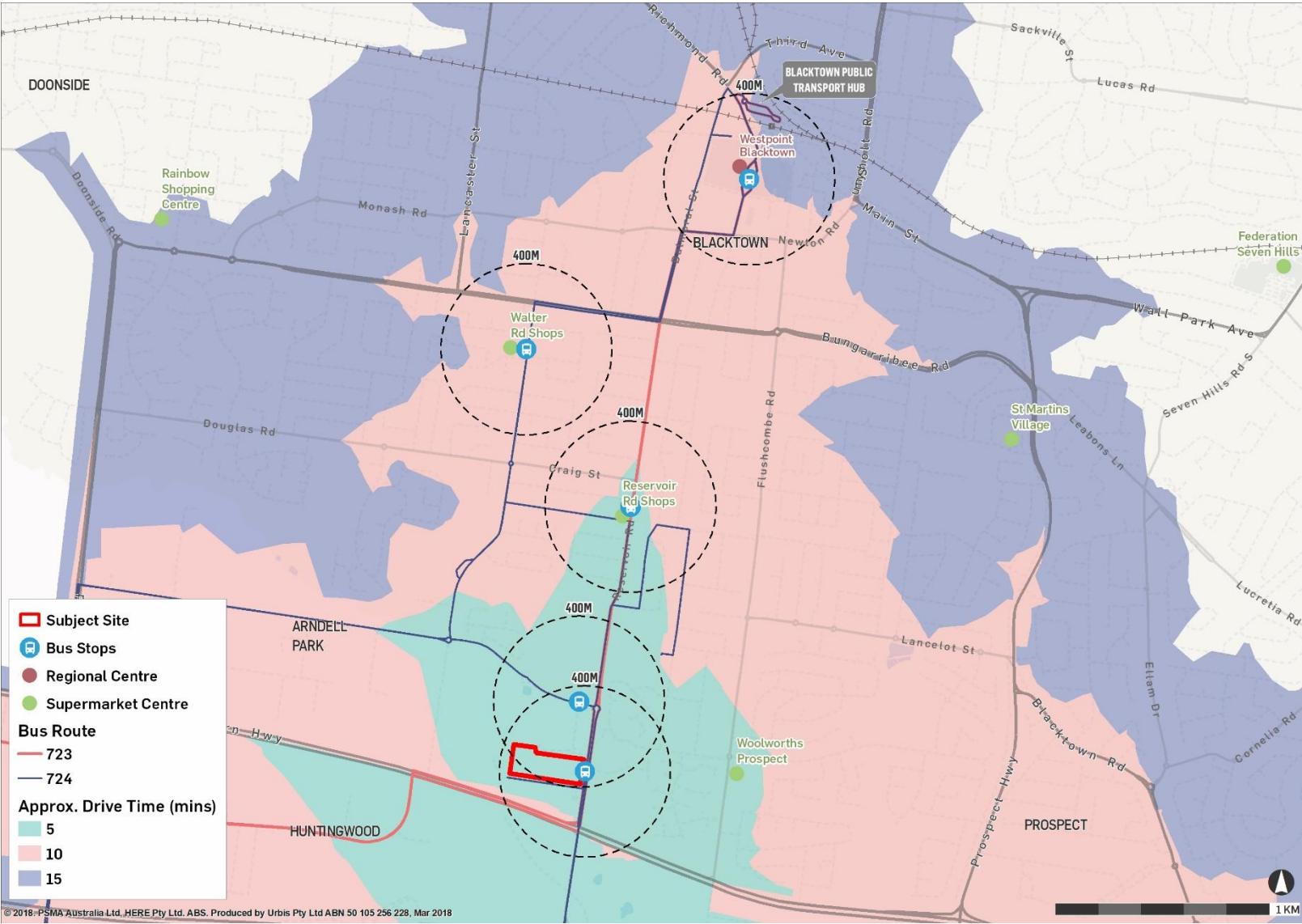
- (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and*
- (b) community services and recreation facilities, and*
- (c) the practice of a general medical practitioner.*

Clause 26(2)(b) identifies that access is satisfied if the facilities above are within 400m walking distance of the proposed development, by means of a suitable access pathway, or within 400m of public transport.

This section identifies the current supply of facilities and services within 400m of the subject site and in the surrounding area accessible by public transport connections to satisfy clause 26(2) of the Seniors SEPP. This assessment concentrates on the facilities and services noted in clause 26(1) of the Seniors SEPP. The location of relevant social infrastructure is shown in **Appendix C**.

Figure 5 outlines the public transport accessible to the subject site and the walking catchment to major centres.

Figure 5 – Bus routes and drive time



5.1. WALKING DISTANCE (400M)

5.1.1. Existing

The proposed seniors housing development will be located to the south of the BWSC and residents will have access to all the sporting, leisure, recreation and food options provided by the club. Walking access from the subject site to the BWSC will be provided via a new pedestrian bridge, over the existing internal road network, to the front entrance of the club.

All residents of the proposed seniors housing development will be able to access membership to the BWSC and associated benefits.

Convenience shopping is available at 7-Eleven (located at the corner of Reservoir Road and Penny Place) and is within 400m of the subject site.

5.1.2. Proposed

The residents of the proposed seniors housing development will also have access to proposed facilities on the subject site including:

- 1,461sqm of community facilities including a small library for residents, craft room and social areas for games and small meetings.
- Landscaping and a total of 9,550m² of communal open space areas.
- Swimming pool and change room facilities.
- Gym (73.9m²).
- Pedestrian bridge pathways to the BWSC and the integrated outdoor sports facility.

5.2. TRANSPORT

5.2.1. Public transport

The site is located within 400m of two bus stops on Reservoir Road and Holbeche Road, which provides access to two bus routes 723 and 724. A dedicated pedestrian route is provided from within the site to the bus stop on Holbeche Road. Both bus routes connect the site to the Westpoint Shopping Centre, bus interchange and Blacktown Train Station.

The 723 service runs from Blacktown Train Station to Mt Druitt and provides northbound access from Reservoir Road to the Blacktown CBD. The first northbound 723 service arrives at the bus stop adjacent to the subject site at approximately 5:57am, and the last at 8:05pm. The Blacktown Arndell Park loop, 724, departs from the Holbeche Road bus stop and Reservoir Road. The first service arrives approximately 5:08am and the last service is at 12:34am the following day.

It takes approximately 15 minutes for the 723 and 724 to travel the Blacktown CBD and there is a wheelchair accessible bus with low-level floors and space for wheelchairs, at least once an hour on each bus service.

The BWSC also provides a shuttle service between the sports club and the main club, Blacktown Workers Club located at 55 Campbell Street, Blacktown. The shuttle is a 16 seater private BWSC bus that operates 15-20 times per day. The residents will be able to make use of this service.

Once within Blacktown CBD, residents will have access to wider Sydney via bus and train services.

Table 4 – Bus Linkages to Surrounding Services

Operator	Route	Schedule (Mon-Fri)	Timing
Busways	723 Mt Druitt to Eastern Creek and Blacktown	AM: 5:57, 6:31, 6:52, 7:12, 7:33, 7:51, 8:09, 8:29, 8:49, 9:16, 9:34, 10:34, 11:34 PM: 12:34, 1:34, 2:34, 3:04, 3:36, 4:06, 4:26, 4:56, 5:16, 5:56, 6:16, 6:33, 7:05, 8:05	Arriving Blacktown Interchange – Stand B approximately 10- 15 minutes

Operator	Route	Schedule (Mon-Fri)	Timing
Busways	723 Blacktown to Mt Druitt	AM: 5:06, 5:36, 6:06, 6:23, 6:43, 7:03, 7:22, 7:41, 8:01, 8:25, 8:43, 9:13, 9:35, 10:35, 11:35 PM: 12:35, 1:35, 2:38, 3:20, 3:48, 4:08, 4:28, 4:48, 5:08, 5:28, 5:48, 6:18, 6:48, 7:48, 8:48	Arriving at the BWSC approximately 10 minutes after departure
Busways	724 Blacktown and Arndell park Loop	AM: 5:08, 5:44, 6:08, 6:31, 7:01, 7:12, 7:25, 7:33, 7:45, 7:51, 8:09, 8:14, 8:29, 8:34, 8:49, 9:04, 9:16, 9:34, 9:40, 10:00, 10:22, 10:34, 11:02, 11:22, 11:34 PM: 12:02, 12:22, 12:34, 12:48, 1:22, 1:34, 1:48, 2:34, 2:18, 2:52, 3:04, 3:26, 3:48, 4:31, 5:03, 5:16, 5:33, 5:36, 5:56, 6:03, 6:16, 6:30, 6:33, 7:02, 7:05, 7:48, 8:04, 8:08, 8:32, 9:02, 9:42, 10:42, 11:42, 12:34	Arriving Blacktown Interchange approximately 15 minutes

5.2.2. Community transport

Easy-Go Connect (previously known as Blacktown Community Transport) is a non-for profit transport service which provides door-to-door transport services within Blacktown LGA. They organise individual transport, shopping shuttles, hospital shuttles, social outings and group bookings. Easy-Go Transport runs hospital shuttles to Blacktown hospital between 7:00am and 4:30pm Monday to Friday and to Westmead Hospital between 9:00am and 3:00pm.

The service is available for people who have limitations in personal travel who are living independently and are 65 years and over or Aboriginal and 50 years and over. Easy-Go Connect may also be able to assist those who are under 65 years and have a disability. Easy-Go Connect services the whole of the Blacktown LGA, which includes travel to and from the BWSC site. The launch of Easy-Go Connect has expanded services through user payments. This is dependent on the type of activity and where users live, but typically ranges between \$10.00 - \$22.00 return.

5.3. RETAIL

Whilst residents will be able to obtain convenience goods, like bread and milk, at the 7-Eleven Service Station, there are no other significant retail and shopping facilities located within 400m of the subject site. There is however a high concentration of retail, shops and commercial services located within Blacktown CBD, less than 3km to the north.

The Westpoint Shopping Centre is located within Blacktown Centre and lists Woolworths, Coles, ALDI, Myer and Target as anchor tenants, with over 300 specialty stores and a Hoyts Cinema. The site is wheelchair accessible and also provides disabled parking.

An internal bus interchange within the Westpoint Shopping Centre services both inbound and outbound 723 and 724 busses and provides direct access to retail facilities within the centre.

A Kmart is located within Blacktown CBD, within 400m walking distance of the bus interchange.

5.3.1. Banks

Westpoint Shopping Centre has multiple banking services including ANZ, Aussie Home Loans, Bank of Queensland, Bankwest, Commonwealth Bank, Credit Union Australia, Lotus Foreign Exchange, NAB, St George Bank, Suncorp, and Westpac. All these banks are accessible via the 723 and 724 bus routes.

5.3.2. Post offices

The Bankstown Post Office is located at 22 Main Street, adjacent to the Blacktown Train Station. From the bus interchange, senior residents would need to walk north towards Main Street for approximately 210m.

5.3.3. Food and groceries

The largest offering of grocery and convenience stores are within the Westpoint Shopping Centre which includes Woolworths, Coles, ALDI, Myer and Target as anchor tenants.

There are also two local centres located on Walter Road and Reservoir Road which accommodate smaller independent supermarkets. These local centres are accessible via the 723 and 724 bus route, with bus stops adjacent to both local centres.

5.4. COMMUNITY SERVICES

5.4.1. Libraries

The Max Webber Library is located at the corner of Flushcombe Road and Alpha Street in Blacktown CBD. In addition to book lending services the library provides CD, DVDs and magazines. It also offers books a variety of languages. Additionally, the library provides a home library services which includes delivery to nursing homes and aged care facilities. The library is wheelchair accessible and disabled parking is available for Mobility Parking Scheme permit holders.

5.4.2. Senior citizen

There are a number of halls and centres providing a range of services to the Blacktown LGA community. These range from halls which can be hired by the public to centres which provide educational and recreational activities.

The Blacktown Senior Citizens Centre is located on the corner of Kildare Road and Gribble Place, within Blacktown CBD, and has seating capacity for 130 people. Blacktown Council operates the Blacktown Seniors Club from the centre and organise regular meetings for seniors. The centre is accessible via the 723 and 724 bus routes.

5.5. RECREATION FACILITIES

5.5.1. Social clubs

There are a range of social clubs established in the Blacktown CBD which offer varies social and cultural activities such as art classes, computer lessons and recreational activities. The Blacktown Arts Community Centre and Blacktown Senior Citizens Centre are two facilities that provide such services. Both are accessible via the 723 and 724 bus routes. The proposed development will also be situated adjacent to the BWSC. The club offers functions rooms and bistro meals, as well as the opportunity to participate in sporting activities. The BWSC will be accessible by the pedestrian bridge over an internal road.

The Blacktown Workers Club itself is located at 55 Campbell Street, Blacktown, which is accessible by the 723 and 724 public busses and BWSC shuttle. The Blacktown Workers Club provides cafes and bars, functions spaces, a Health Club and entertainment such as snooker, indoor bowls, darts and table tennis.

5.5.2. Open space and recreation

It should be noted that the subject site is currently zoned RE2 Private Recreation under the Blacktown Local Environmental Plan 2015 and is not classified as public open space.

Residents within the proposed seniors living development will have access to the large outdoor recreation facility which has been approved to the north west of the subject site (as identified in **Figure 2**). The outdoor recreational facility will be accessible to incoming residents by the proposed accessible bridge connection, linking the seniors living development to the site. The seniors living proposal is also anticipated to provide 9,550m² of common open space areas within the site, which can be utilised by incoming residents for passive recreation such as walking and picnicking, as well as a swimming pool and gym. The relocation of the sporting fields to the north west of the subject site to accommodate the proposed seniors living development will ensure incoming residents will continue to have walking access to quality, recreational facilities.

Whilst there is limited parks and open space located within 400m, the seniors housing development will provide passive recreation opportunities for walking and cycling along Bungarribee Creek. There are also numerous parks and open spaces located within 3km of the subject site, including Alpha Park and Brewongle Green which are accessible via the 723 bus route, with stops adjacent to each park.

In addition, the Brewongle Walkway and Fitzsimmons Walkway run through Weerona Park and Anita Cobby Reserve, with these walkways accessible via the 724 bus route.

5.6. MEDICAL

The majority of medical services are located within the Blacktown CBD, however there are some medical services within the Walter Road local centre.

Blacktown Hospital is located at 18 Blacktown Road, Blacktown. Mount Druitt Hospital is also located in reasonable proximity to the site, 6.7km north west of the subject site, and Westmead Hospital is located 5km east of the subject site. Easy-Go Connect provide a hospital shuttle for a small fee to enable senior residents to attend appointments at Mt Druitt, Blacktown and Westmead hospitals.

In early 2016 the NSW Government announced the completion of major construction works at Blacktown and Mount Druitt hospitals, as part of the \$312 million Stage 1 hospital redevelopment. The Stage 1 works at Blacktown Hospital included the redevelopment of a new inpatient building, additional beds, additional outpatient clinics, a new in-centre renal dialysis unit and comprehensive cancer care centre, additional cardiac catheterisation capability, as well as expanded medical imaging, pharmacy and pathology facilities. The Stage 1 works at Mount Druitt Hospital included additional beds, expansion of sterilising and oral health services, and a new urgent care centre.

Works are currently underway at both Blacktown and Mount Druitt hospitals for Stage 2 works to expand a range of facilities. The completed and anticipated works will provide greater services to local residents and will be accessible via Easy-Go Connect.

5.6.1. General practitioners and medical centres

There are a range of medical services located in the Blacktown CBD and Westpoint Shopping Centre which are accessible via the 723 and 724 bus routes. The larger medical centres within the Blacktown CBD that are within 400m walking distance from the bus interchange are listed below:

- Blacktown General Practice (MedWest) located within Westpoint Shopping Centre operates seven days a week and has ten doctors available to patients. They also have a cardiologist, orthopaedic surgeon, chiropractor, dietician, exercise physiologist, physiotherapist, podiatrist and psychologist available by appointment only.
- Kildare Medical Centre located at 36 Kildcare Road has 25 doctors, a laparoscopic surgeon, orthopaedic surgeon and three specialist general surgeons, two dieticians, exercise physiologist, podiatrist, clinical psychologist, psychologist, speech pathologist and three physiotherapists on staff.

The Westpoint Shopping Centre also provides other medical services (e.g. dental, optometry, hearing) at Australian Hearing, Blacktown Medical Imaging, Express Vision, Express Vision, HCF Dental Clinic, HCF Eye Clinic, Sydney Cardiovascular Centre and Westpoint Dental Clinic. Health insurance specific services are also provided within Westpoint Shopping Centre including HCF and Bupa.

In addition to the medical services provided within Blacktown centre, the Walters Road Medical Centre is located within the Walters Road local centre and accessible via the 724 bus. This medical centre provides pathology, immunization, women's health, breast check, men's health, skin cancer, minor surgery, heart checks, counselling and weight management, chronic disease care plans and preventative medicine services.

The majority of pharmacies in the vicinity of the subject site are located within the Blacktown CBD and are primarily within Westpoint Shopping Centre. These include Cincotta Chemist. Chemist Warehouse, Chester and Jake Pharmacy, Fresh Pharmacy and Blooms the Chemist.

5.7. CONSULTATION WITH COUNCIL

Urbis contacted Blacktown City Council's Social Planning Coordinator and Age Planner in 2016 to gain an insight from Council with regards to the types of facilities and services that are needed in the area. Blacktown City Council were unavailable to provide further comment for this assessment, however the comments that were previously provided are still relevant to this assessment and have been outlined below:

- Housing NSW is struggling to meet the needs of the ageing population – they do not have smaller accommodation for older people which results in older people living in larger housing that they cannot maintain.
- Senior residents within Blacktown experience challenges related to limited knowledge of services available for seniors, literacy issues among CALD communities, lack of access to community facilities and recreational opportunities for all seniors but particularly CALD and ATSI backgrounds, and lack of support for dementia carers and grandparent carers.
- Most services are at capacity and do not currently have the capacity to meet community needs.
- There is a demand for more affordable community and patient transport, lawn mowing and garden maintenance, domestic assistance, personal care and social support for older people.
- There is a demand for spaces which can be used for community activities including worship, learning and socialising.
- Many services report facing uncertainty due to funding which is impacting on service provision and staff numbers.
- Access issues for seniors in Blacktown are identified as follows:
 - Lack of specialised health services and facilities within Blacktown City (for example, hydrotherapy pool).
 - Lack of healthy ageing programs (particularly falls prevention) in Blacktown City.
 - Incomplete or unsafe footpaths across the LGA.
 - Lack of safe, well-lit and 'age friendly' recreational areas for elderly to organise social activities.
 - Inadequate supported transport options within the LGA.
 - Lack of information on local housing services for older people and new seniors developments should address accessibility of information.

6. CONCLUSION

The proposed seniors living development outlined in this assessment meets the requirements for the provision of services and infrastructure in accordance with clause 25 and clause 26 of the Seniors SEPP as follows:

- The proposed seniors housing development will be located 400m walking distance from the BWSC and associated club house facilities.
- The proposed BWSC development will provide new social infrastructure and facilities on the subject site to meet the needs of the incoming population including 1,461m² of community facilities, which will include a small library, crafts room and social areas for games and small meetings, and 9,550m² of common open space. The common open space may be utilised by incoming residents for passive recreational uses such as walking and picnicking.
- The development of an integrated outdoor sports facility to the north west of the subject site, within 400m walking distance of the proposed seniors housing development, will provide quality, active recreational facilities to the incoming resident population and current Blacktown LGA population. The sports facility will be accessible to incoming residents via a proposed pedestrian bridge connection. There will also a swimming pool and gym on site available to the residents.
- Convenience shopping is available at 7-Eleven (located at the corner of Reservoir Road and Penny Place) and is within 400m of the subject site.
- The proposed ILU's and RACF buildings are all located within 400m walking distance of public bus stops along Reservoir Road and Holbeche Road. Public transport operates frequently and exceeds the availability requirements of clause 26(2)(b)(iii) with multiple bus options in both the morning and afternoon.
- The public transport options, specifically the 723 and 724 bus routes which are located within 400m walking distance of the subject site, will link future residents to the Westpoint Shopping Centre, Blacktown CBD, bus interchange and Blacktown Train Station. This provides residents with access to multiple retail, banking, medical and community services clustered within the Westpoint Shopping Centre and Blacktown CBD.
- The public transport options will also provide residents to further open space and recreational facilities including the Brewongle Walkway and Fitzsimmons Walkway, which are accessible via the 724 bus route.
- A user-pays community bus service, Easy-Go Connect, is available for residents over 65 years and will provide travel to and from sites within the Blacktown LGA, including the BWSC site. The Club also operates a courtesy club shuttle from the BWSC and it is expected this service will extend to the incoming residents.

It is recommended that an access consultant or architect confirms that the proposed site design complies with the gradient requirements and the definition of a *suitable access pathway* as identified within clause 26 of the Seniors SEPP.

Blacktown LGA is experiencing an ageing population, with the number of people aged 65 years and over expected to represent 14.8% of the population by 2036. Local policies and consultation with Council clearly identify a need to provide more dedicated community facilities, housing and recreational facilities to accommodate the needs of this growing older population. The proposed seniors housing development will help meet the housing demands of the older population, and will provide dedicated on site community facilities and passive and active recreational facilities for utilisation of the incoming population.

Overall, with the inclusion of the above recommendation, this assessment concludes that the proposal is appropriate in this location and meets the access requirements as set out in clause 25 and clause 26 of the Seniors SEPP.

DISCLAIMER

This report is dated 21 March 2018 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of Paynter Dixon Constructions Pty Ltd. (**Instructing Party**) for the purpose of Social Infrastructure Assessment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

In preparing this report, Urbis may rely on or refer to documents in a language other than English, which Urbis may arrange to be translated. Urbis is not responsible for the accuracy or completeness of such translations and disclaims any liability for any statement or opinion made in this report being inaccurate or incomplete arising from such translations.

Whilst Urbis has made all reasonable inquiries it believes necessary in preparing this report, it is not responsible for determining the completeness or accuracy of information provided to it. Urbis (including its officers and personnel) is not liable for any errors or omissions, including in information provided by the Instructing Party or another person or upon which Urbis relies, provided that such errors or omissions are not made by Urbis recklessly or in bad faith.

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 POLICY CONTEXT

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004

State Environmental Planning Policy (Housing for Seniors or People with a Disability) 2004 (Seniors Housing SEPP) outlines the requirements for development of seniors housing and requires a Site Compatibility Certificate (SCC) to be obtained prior to lodging a Development Application (DA) for seniors housing developments on land that adjoins land zoned primarily for urban purposes or for an existing registered club. This is to ensure new seniors housing development occurs in *“appropriate places and is compatible with the local environment”* (NSW Department of Planning, 28 Sept 2007, Planning Circular PS 07 016).

Clause 25(5) of the SEPP establishes the key criteria that the Director General of the Department of Planning and Environment must use to assess the SCC application and states:

“The Director-General must not issue a site compatibility certificate unless the Director General:

(b) is of the opinion that the proposed development is compatible with the surrounding land uses having regard to (at least) the following criteria:

(iii) the services and infrastructure that are or will be available to meet the demands arising from the proposed development (particularly, retail, community, medical and transport services having regard to the location and access requirements set out in Clause 26) and any proposed financial arrangements for infrastructure provision,

(iv) in the case of application in relation to land that is zoned open space or special uses – the impact that the proposed development is likely to have on the provision of land for open space and special uses in the vicinity of the development.”

In addition, an assessment of the accessibility to these services is also required under Clause 26 which states:

“(1) A consent authority must not consent to a development application made pursuant to this Chapter unless the consent authority is satisfied, by written evidence, that residents of the proposed development will have access that complies with subclause (2) to:

- (a) shops, bank service providers and other retail and commercial services that residents may reasonably require, and*
- (b) community services and recreation facilities, and*
- (c) the practice of a general medical practitioner.*

(2) Access complies with this clause if:

(a) the facilities and services referred to in subclause (1) are located at a distance of not more than 400 metres from the site of the proposed development that is a distance accessible by means of a suitable access pathway and the overall average gradient for the pathway is no more than 1:14, although the following gradients along the pathway are also acceptable:

- i. a gradient of no more than 1:12 for slopes for a maximum of 15 metres at a time,*
- ii. a gradient of no more than 1:10 for a maximum length of 5 metres at a time,*
- iii. a gradient of no more than 1:8 for distances of no more than 1.5 metres at a time, or*

(b) in the case of a proposed development on land in a local government area within the Sydney Statistical Division—there is a public transport service available to the residents who will occupy the proposed development:

- i. that is located at a distance of not more than 400 metres from the site of the proposed development and the distance is accessible by means of a suitable access pathway, and*
- ii. that will take those residents to a place that is located at a distance of not more than 400 metres from the facilities and services referred to in subclause (1), and*
- iii. that is available both to and from the proposed development at least once between 8am and 12pm per day and at least once between 12pm and 6pm each day from Monday to Friday (both days inclusive),*

and the gradient along the pathway from the site to the public transport services (and from the public transport services to the facilities and services referred to in subclause (1)) complies with subclause (3).”

A *suitable access pathway* is a path of travel by means of a sealed footpath or other similar and safe means that is suitable for access by means of an electric wheelchair, motorised cart or the like. (subclause 4)

Clause 44 deals with the staging of provision. It states that a consent authority must be satisfied that any facility or service provided as a part of a proposed development will be available to residents when the housing is ready for occupation. In the case of a staged development, the facilities or services may be provided proportionately according to the number of residents in each stage.

Blacktown Local Environmental Plan 2015

The site is zoned RE2 Private Recreation under the Blacktown Local Environmental Plan 2015. Seniors housing is not identified as a permissible use in the RE2 zone, and is as such prohibited on the site unless a SCC is granted.

The objectives of the RE2 Private Recreation zone are:

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

Although not directly related to the above objectives, the proposed seniors housing component of the development responds to an identified need outlined by the *Blacktown City Ageing Profile 2012+* to provide opportunities for older residents of the community to 'age in place', in close proximity to the facilities and services they need.

The provision of additional community uses including a child care centre, landscaped open space and walkways contributes to ensuring that the day to needs of the community within wider locality are provided for.

Blacktown Section 94 contributions Plan N0.3 – Open Space in Established Residential Areas

The Blacktown Section 94 Contributions Plan No. 3 – Open Space in Established Residential Areas (the Plan) identifies that specific planning ratios for open space are too restrictive for the provision of open space within established residential areas. The Plan emphasises open space quality rather than quantity and states *"each person is now assumed to generate a demand for 'quality' open space and no particular amount of land is specified."*

Draft Blacktown Recreation and Open Space Strategy (2017)

Blacktown City Council recently placed the *Draft Blacktown Recreation and Open Space Strategy 2017* (the Strategy) on public exhibition. The Strategy aims to guide the improvement of recreation and open space facilities within the LGA over the next eight years, and outlines a series of objectives and actions to achieve this.

In the absence of any new directions from State government, the Strategy has adopted the NSW standard of 2.83ha of open space per 1,000 people as an initial starting point for the provision of open space. To assist in the provision of open space, the Strategy has outlined general guiding principles including:

- All residents should be 400-500m walking distance from open space;
- Minimum park size of 0.3ha to ensure greater usability and viability;
- Minimum 2 appropriately sized street frontages, preferably 3;
- Playgrounds to provide a diverse mix of play opportunities within 500m walking distance of all residents; and

Our Blacktown 2036: Community Strategic Plan

The *Blacktown 2036 Community Strategic Plan* is an update to Council's previous *Community Strategic Plan Blacktown City 2030*. The intention of the updated plan is to re-affirm the established directions and focus on emerging priorities of the community. The Strategic Plan outlines six strategic directions, as follows:

- *Sustainability – embrace and champion environmental, economic, social and civic leadership outcomes and work to ensure the wellbeing of present and future generations is considered in all decisions made.*
- *Leadership – Council will be proactive and lead with integrity and honesty and take the initiative to set the direction for Blacktown City and Western Sydney, embracing challenges and capitalising on opportunities.*
- *Innovation – Constantly seek new processes and technologies to improve services offered by council*
- *Equity – Treat everyone fairly and support opportunities for all members of the community to be involved in decisions which affect them and participate in community life.*
- *Partnership – Work in partnership with the community, government, private entities, community groups, stakeholders and non-government organisations.*
- *Excellence – Strive champion change, challenge ourselves and continuously seek opportunities to improve our work, processes and the quality of the community.*

Blacktown City Social Profile 2016

The *Blacktown City Social Profile 2016* (the Profile) identifies the opportunities, facilities and services needed to assist the local community. The Plan outlines a number of issues the area faces including population growth, urban living, early life, education, employment, life expectancy, personal and community safety, social inclusion versus social exclusion, transport, advantage versus disadvantage, homelessness and human services.

The trends and priorities contained in the Profile are further expanded in different Council policies. The key priorities and actions relevant to seniors living and an ageing population are contained within the Blacktown Ageing Profile 2012+ and outlined below.

Blacktown Ageing Profile 2012+

The *Blacktown City Ageing Profile 2012+* (the Ageing Profile) provides the long-term planning to ensure that Council's activities, programs, services, partnerships and resources can adequately meet the challenges associated with an aging population. Priority issues for Blacktown's older residents are identified as follows:

- **Housing** – the increase in squalor, hoarding and overgrown incidences in Blacktown LGA, lack of Aboriginal specific and CALD aged care services in Blacktown City, and lack of information on local housing services for older people. Priority actions include:
 - Ensure that the established suburbs with a high percentage of older people will have 'age-friendly' infrastructure and services that promote active ageing and cater for the diverse needs of an ageing population.
 - Ensure that housing is accessible, easily maintained and easily modified as a person ages.
- **Transportation** – lack of reliable, accessible and affordable public transport system, lack of parking in Blacktown City, and inadequate supported transport options for older people in Blacktown City. Priority actions include:
 - Establish more commuter parking in service centres located in Blacktown, Mount Druitt, Schofields and Quakers Hill.
 - Work with Blacktown Community Transport to secure more funding and more volunteers to increase community transport services in the community.
 - Explore ways to encourage the use of public and/or community transport among older people in Blacktown City (for example, taxi subsidy schemes, hospital buses).
- **Outdoor spaces and buildings** – lack of age-friendly infrastructure in Blacktown City, poorly integrated system of pedestrian pathways, and perception of Blacktown City as being unclean and in need of beautification. Priority actions include:
 - Provide age-friendly infrastructure when developing or upgrading the City's commercial centres (for example, adequate seating, non-slip pathways, accessible toilets, lighting, shelters, ramps, railings and signage).
 - Maintain footpaths and kerb ramps around Blacktown City.

- Provide free public strip maintenance outside the properties of eligible older people (those who can provide doctor's certificate) in Blacktown City.
- Social participation – reluctance of senior residents to take on community leadership roles in senior citizen groups and organisations, limited activities and/or facilities for younger, more active seniors (less than 65 years of age) and CALD seniors, and financial viability of existing seniors groups and organisations. Priority actions include:
 - Expand Council's Seniors Club meetings to facilitate networking between CALD seniors groups and other seniors groups in Blacktown City.
 - Identify and allow usage of Senior Citizen and community centres by CALD seniors groups.
 - Continue to provide Senior Citizen buses or loan community buses to senior groups for social activities.
- Respect and social inclusion – Perception that Blacktown City is unsafe for older people, limited connection between cultural groups and age groups, and limited recognition of the contribution that seniors and their careers make to the Blacktown community. Priority actions include:
 - Run intragenerational and intergenerational activities with Council's Seniors Week events.
 - Develop community partnerships to run cross-cultural activities for older people, including during Council's Seniors Week events.
 - Deliver and promote Council's free Home Library Service to older people in the community.
 - Continue recognising community contribution of seniors through providing Council's Senior Citizen of the Year Award.
 - Develop community partnerships to run a Seniors Week event that recognises caregivers to older people in Blacktown City.
- Civic partnerships and employment – limited opportunities for older people to volunteer in the community, and underemployment of mature aged residents wanting to work. Priority actions include:
 - Explore opportunities to promote volunteering among older people in Blacktown City.
- Community health and support services – the Home and Community Care sector lacks the capacity to respond to the changing needs of its clients, gaps in service provision for aged and/or people with disability in Blacktown City, and poor coordination of services for aged and/or people with disability in Blacktown City. Priority actions include:
 - Provide carer support services for Blacktown City, particularly for grandparent carers.
 - Conduct health, sporting and fitness programs that encourage healthy ageing within Blacktown LGA.
- Communication and information – limited knowledge of services available for seniors in Blacktown City, and limited awareness of funding opportunities for senior groups and services in Blacktown City.

APPENDIX B COMMUNITY PROFILE

Table 5 – Summary Table of Demographic Data

Data item	Study Area (3km radius)	Blacktown LGA	Greater Sydney
Total population	45,240	347,592	5,029,768
Population Density (Persons per Sq.km)	1,119.2	1,396.2	390.0
Average per capita income	\$31,757	\$32,549	\$40,234
Age Distribution (%)			
Aged 0-4	7.5%	8.0%	6.4%
Aged 5-9	7.0%	7.9%	6.4%
Aged 10-14	6.2%	6.9%	5.8%
Aged 15-19	6.6%	6.9%	6.0%
Aged 20-24	7.0%	6.8%	7.1%
Aged 25-29	7.5%	7.2%	7.9%
Aged 30-34	8.8%	8.4%	8.2%
Aged 35-39	7.8%	8.1%	7.4%
Aged 40-44	6.7%	7.2%	7.1%
Aged 45-49	6.2%	6.5%	6.7%
Aged 50-55	6.2%	6.0%	6.4%
Aged 55-59	5.8%	5.4%	5.9%
Aged 60-64	4.8%	4.6%	5.0%
Aged 65-69	4.0%	3.9%	4.4%
Aged 70-74	2.8%	2.5%	3.3%
Aged 75-79	2.3%	1.7%	2.4%
Aged 80-84	1.6%	1.1%	1.8%
Aged 85+	1.3%	0.9%	1.9%
Average Age	35.3	33.7	36.8
Dependency Ratio	32.6%	33.0%	32.5%
Country of Birth			
Australia born	51.6%	57.2%	60.8%
Overseas born	48.4%	42.8%	39.2%
India	10.3%	8.1%	2.9%
Philippines	6.1%	6.9%	1.6%

Data item	Study Area (3km radius)	Blacktown LGA	Greater Sydney
Fiji	2.8%	2.2%	0.7%
New Zealand	2.3%	2.6%	1.9%
Language Spoken at Home (%)			
English only	49.1%	56.7%	62.0%
Indo-Aryan Total	16.1%	13.9%	4.8%
Arabic	4.6%	3.2%	4.2%
South East Asian Total	5.8%	7.0%	2.1%
Chinese Total	3.9%	2.7%	8.5%
Household Income (%)			
Neg/Nil	1.7%	1.3%	2.0%
\$1-\$7,800	0.5%	0.4%	0.5%
\$7,800-\$15,600	1.6%	1.8%	1.8%
\$15,600-\$20,800	2.5%	2.5%	2.5%
\$20,800-\$26,000	5.7%	5.2%	5.5%
\$26,000-\$33,800	3.9%	3.6%	3.8%
\$33,800-\$41,600	6.5%	6.6%	6.1%
\$41,600-\$52,000	6.5%	6.2%	6.1%
\$52,000-\$65,000	8.7%	8.1%	7.7%
\$65,000-\$78,000	8.7%	8.1%	7.2%
\$78,000-\$91,000	7.5%	7.1%	6.3%
\$91,000-\$104,000	7.4%	7.1%	6.2%
\$104,000-\$130,000	14.0%	14.4%	12.5%
\$130,000-\$156,000	9.5%	9.6%	8.0%
\$156,000-\$182,000	6.0%	6.5%	5.7%
\$182,000-\$208,000	3.7%	4.4%	5.9%
\$208,000 plus	5.7%	7.3%	12.2%
Average Household Income ⁵	\$94,722	\$99,257	\$106,502
Household Income Variation	-11.1%	-6.8%	-
Housing Status (%)			

Data item	Study Area (3km radius)	Blacktown LGA	Greater Sydney
Owner	30.0%	24.1%	29.9%
Purchaser	41.9%	44.7%	34.2%
Renter	30.8%	33.7%	35.0%
Public Renter	3.8%	8.4%	5.0%
Private Renter	27.1%	25.3%	30.7%
Loan Mortgage Repayments (monthly \$)	\$2,058	\$2,155	\$2,296
Rent Payments (weekly \$)	\$365	\$350	\$442
Car Ownership (%)			
0 Cars	7.4%	7.5%	11.8%
1 Car	36.7%	35.0%	39.8%
2 Cars	39.4%	41.0%	35.1%
3 Cars	13.4%	13.6%	10.9%
4+ Cars	6.6%	6.7%	5.9%
Household Structure (%)			
Family Households	81.9%	82.9%	73.6%
Non-Family Households	18.5%	17.5%	26.4%
Group	2.3%	1.8%	4.2%
Lone Person	15.8%	15.3%	21.7%
Family Composition (%)			
Couple family with no children	26.5%	24.7%	33.4%
Couple family with children under 15	36.7%	37.7%	32.9%
Couple family with no children under 15	18.6%	18.0%	16.6%
One parent family with children under 15	7.0%	8.9%	6.6%
One parent family with no children under 15	9.5%	9.3%	8.6%
Labour Force (%)			
% Unemployed	6.9%	6.1%	5.7%
Occupation (%)			

Data item	Study Area (3km radius)	Blacktown LGA	Greater Sydney
Managers	8.5%	12.4%	13.5%
Professionals	18.1%	21.4%	26.0%
Technicians & trades workers	13.9%	13.0%	12.4%
Community & Personal Service Workers	10.2%	8.4%	9.0%
Clerical & Administrative Workers	16.9%	18.3%	16.5%
Sales Workers	9.7%	9.7%	9.2%
Machinery operators & Drivers	11.6%	8.3%	5.8%
Labourers	11.0%	8.5%	7.5%
White Collar (%)	63.5%	70.2%	74.3%
Blue Collar (%)	36.5%	29.8%	25.7%
Tertiary Education (%)			
Bachelor Degree or Higher	22.0%	22.0%	28.3%
Advanced Diploma or Associate Degree	9.1%	8.9%	9.3%
Undertaking Tertiary Education	6.4%	6.0%	7.45%
Highest Level of Schooling Achieved (%)			
Year 8 or Below	6.0%	5.3%	4.4%
Year 9 or Equivalent	4.9%	5.4%	4.3%
Year 10 or Equivalent	20.2%	21.0%	18.0%
Year 11 or Equivalent	4.6%	5.0%	4.4%
Year 12 or Equivalent	62.8%	62.2%	67.5%
Did not go to School	1.6%	1.3%	1.5%
Dwelling Structure (%)			
Separate House (%)	79.8%	78.5%	57.1%
Semi-detached (%)	15.6%	16.1%	14.0%
Flat, Unit or apartment (%)	4.4%	5.2%	28.2%
Other dwelling (%)	0.02%	0.40%	0.50%

APPENDIX C SOCIAL INFRASTRUCTURE MAPS

Figure 6 – Bus Routes and Drive Time

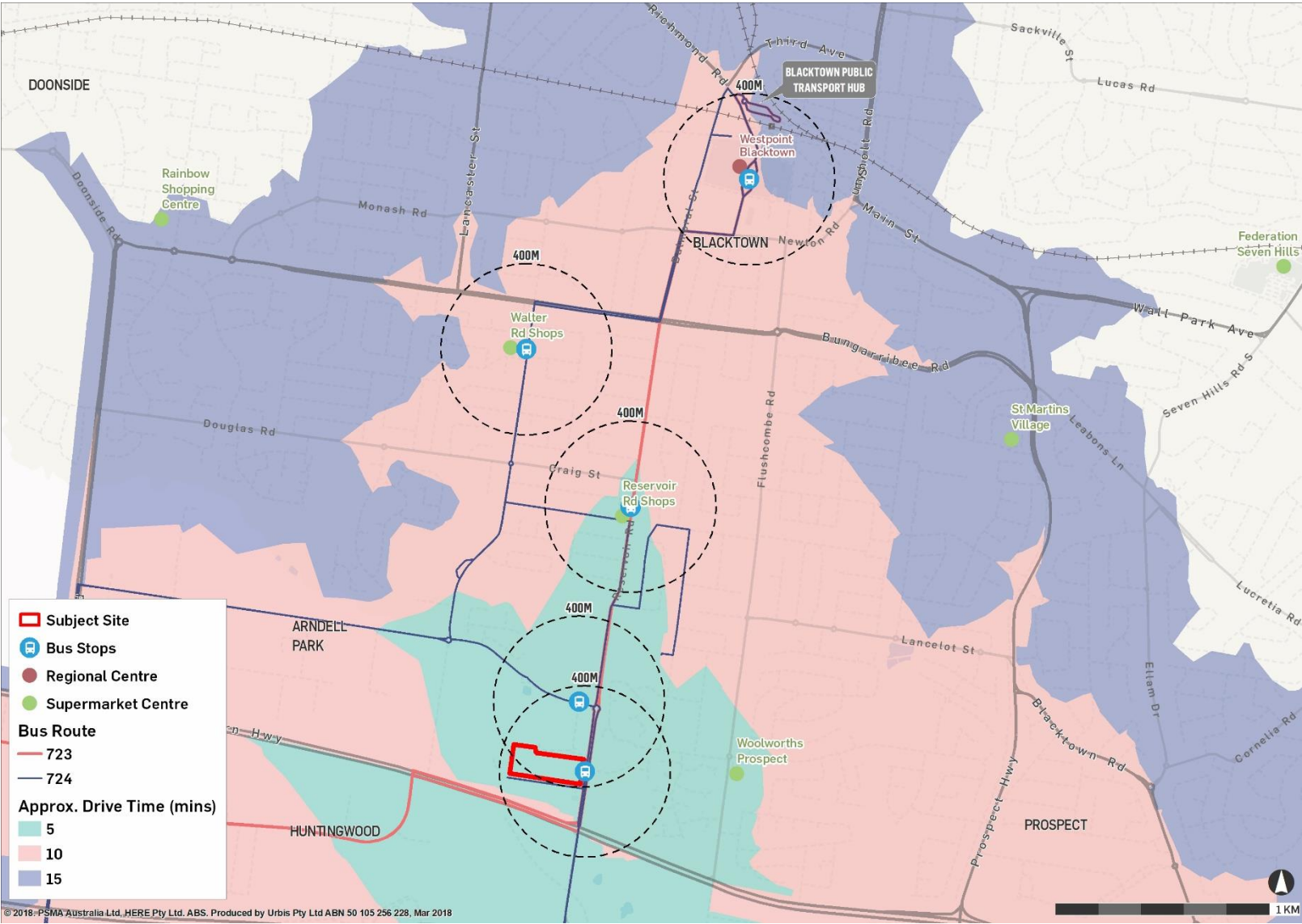


Figure 7 – Retail Services

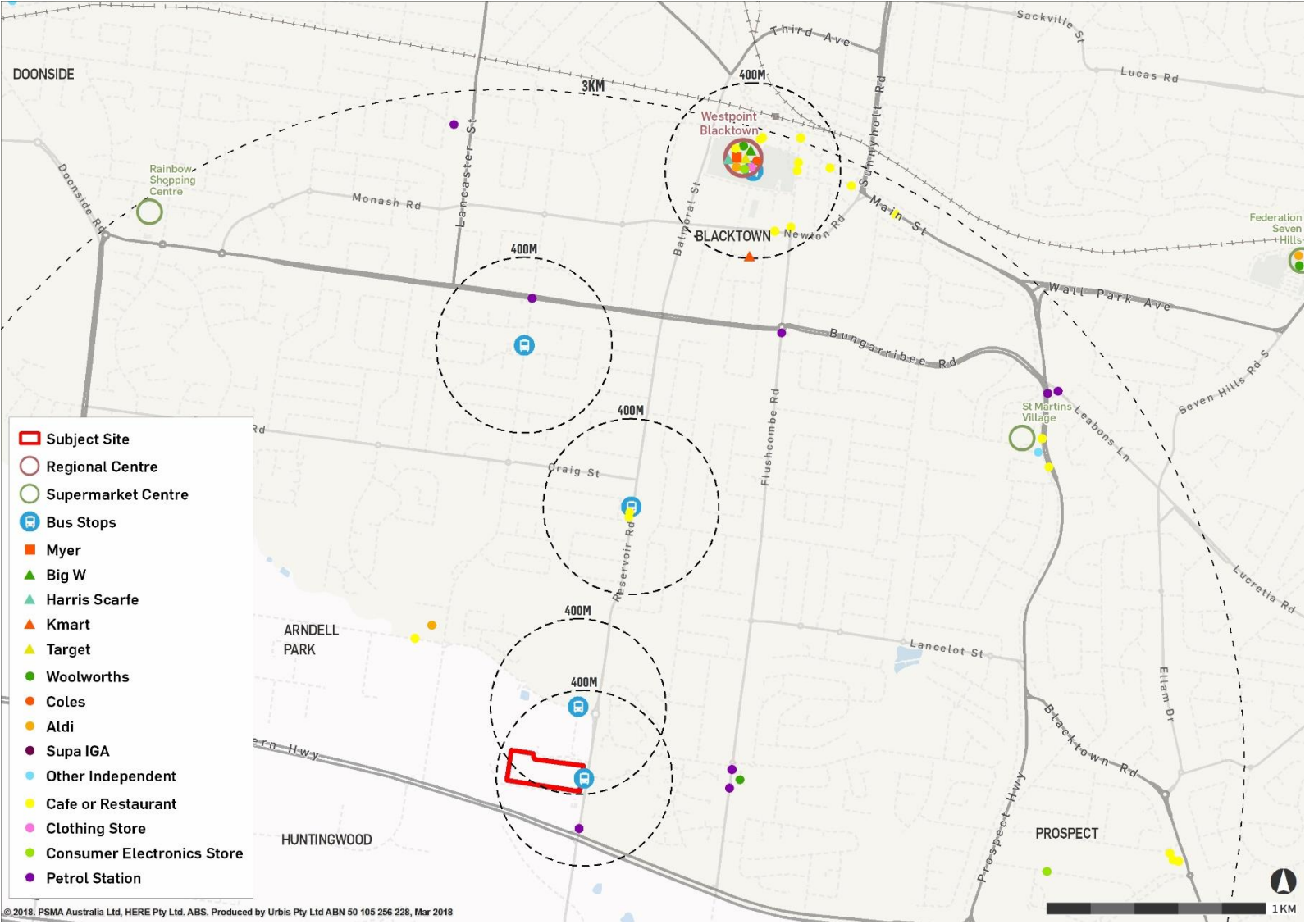
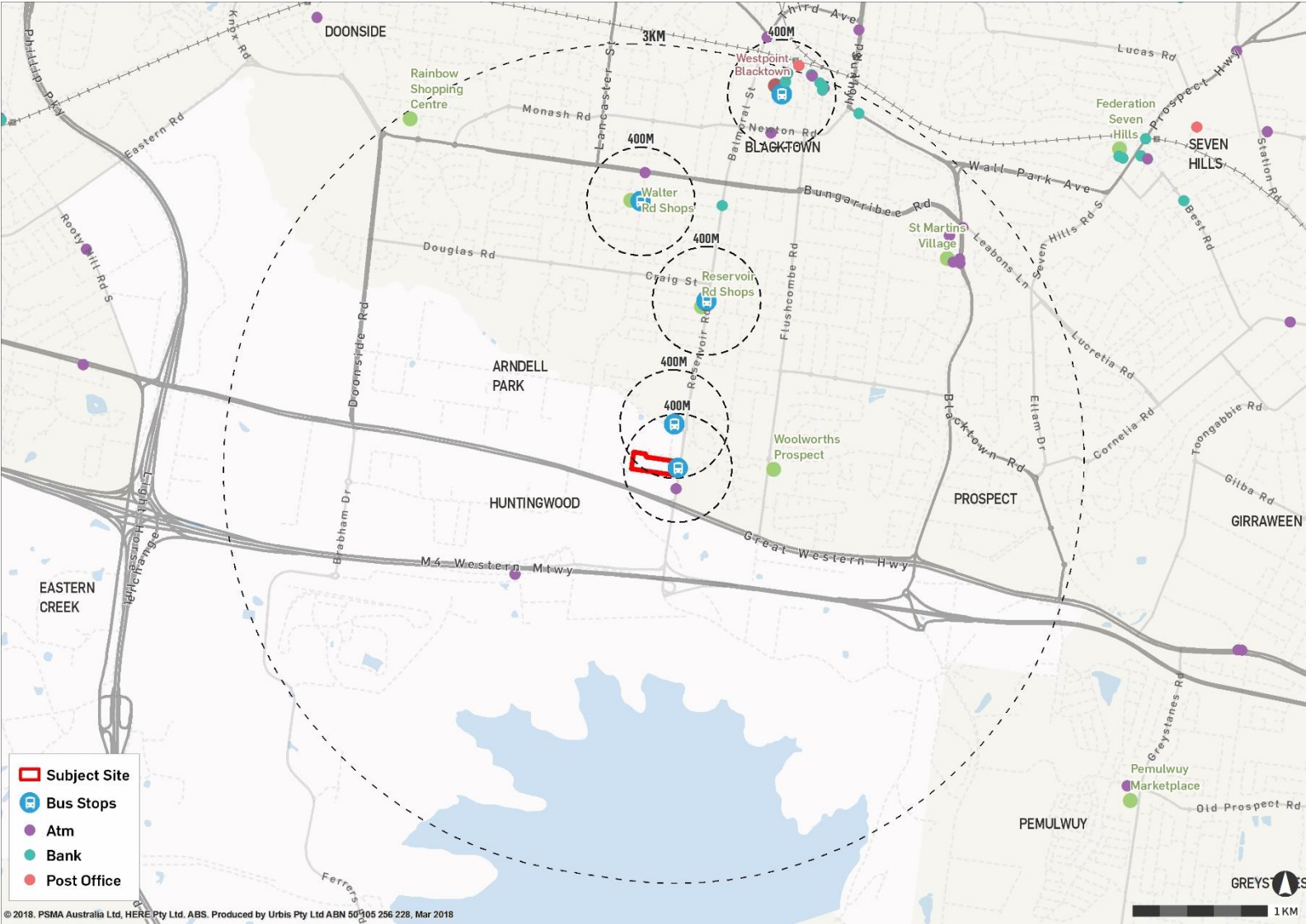


Figure 8 – Bank Service and Post Offices

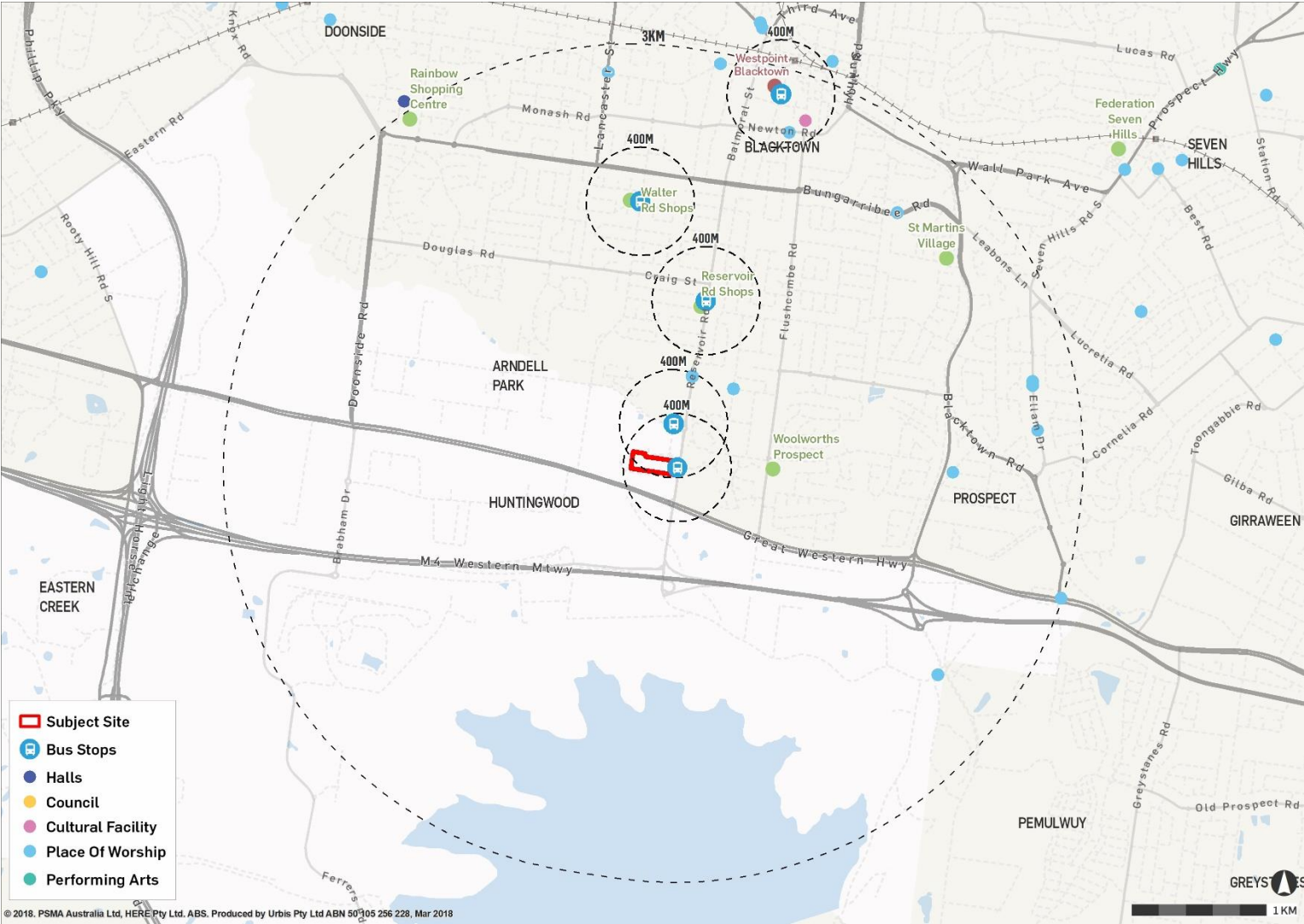


[illegible]

Figure 10 – Open Space



Figure 11 –Community Facilities





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