

Banksia Priority Precinct Social infrastructure study

Final report

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Executive summary

This report considers the social infrastructure that will be required to support population growth arising from future development within the Banksia Priority Precinct. The Banksia Priority Precinct is one of a number of precincts within the Sydney metropolitan area designated for housing densification in areas around transport hubs.

The study considered the social context of the Precinct and found that the wider area is set to experience significant change. In addition to urban renewal within the Banksia Priority Precinct, further residential intensification is proposed within the Arncliffe Priority Precinct, in Wolli Creek and in the Bonar Street Precinct. Identifying future requirements for social infrastructure therefore needs to take account of cumulative population growth across the wider area, rather than focus just within the Precinct boundaries.

The study found that the Precinct and its surrounding area already have a good supply of social infrastructure. The area is well served by regional health, tertiary education, cultural and emergency services, and by some facilities in Rockdale (including the Rockdale Town Hall and a new Central Library, currently under construction). Local primary and high schools occupy large sites capable of accommodating additional education infrastructure, and there are a number of local childcare centres.

With relatively modest growth proposed for the Banksia Priority Precinct (an additional 2,344 people), there will be limited demand generated for new social infrastructure and much of the demand can be met through existing facilities and services. There are however, a number of existing social infrastructure provision gaps that new infrastructure will be required to fill. Due to its proximity to Rockdale Town Centre, the key urban centre in the western portion of the LGA, this suggests that the needs of the Precinct community would be best met through new facilities in the Rockdale Town Centre.

A key need includes access to community centre space. The demand generated from the additional population equates to approximately 188 square metres of community centre floor area. It is recommended (as a preferred approach) this could be met through a regional level community hub in the Rockdale Town Centre, due to the existing gap of a larger, regional facility. The hub would ideally be in close proximity to the other civic and cultural facilities in the Town Centre and would include space for community service provision, youth activities and programs and, potentially, community health services and childcare.

The former Rockdale City Council advised there are no existing plans for such a facility. If the needs of the new Precinct population cannot be met through a community centre in the Rockdale, they would need to be met elsewhere in the LGA, in close proximity (e.g. in Arncliffe).

The additional population will also require access to the following additional services:

- » Local medical services (including approximately 2-3 General Practitioners) – provided in the Precinct or in neighbouring areas
- » Childcare, preschool, out-of-school-hours and vacation care services. This includes approximately 38 childcare places that may be provided through a new centre in the Precinct (that also caters to population growth in surrounding areas) or expansion of existing centres
- » Aged and disability care services and centres (provided within the Precinct or in areas surrounding)

- » Sport and recreational facilities.

It is recommended that Bayside Council review its Section 94 plan to reflect the higher population growth forecasts and social infrastructure recommendations outlined above, as well as the implications of its recent amalgamation with the former City of Botany.

Existing social infrastructure that will be able to accommodate demand generated from Precinct population growth (in some cases with some modification/expansion) include:

- » Civic and cultural facilities (including the Rockdale Central Library currently under construction)
- » Tertiary education facilities
- » Major health facilities
- » Emergency and justice services
- » Primary and high schools, which can accommodate additional classrooms within existing sites.

As planning for the Precinct moves forward, it will be important to continue working with Bayside Council to discuss plans for the Rockdale Town Centre and possible community facility provision. Also to be considered are plans for facilities to address population growth in the north western suburbs of Bayside LGA, which may (as an alternative) address the needs of the Banksia Precinct community.

1 Introduction

This report has been prepared for the NSW Department of Planning & Environment (DP&E) as one of a number of technical studies to support the planning process for the Banksia Priority Precinct (the Precinct).

Elton Consulting has been engaged to undertake a study to identify the social infrastructure (community facilities and human services) that will be required to support the new population associated with the development of the proposed Precinct.

This report presents the findings of that study. It considers the social context of the Precinct and population forecasts, examines existing social infrastructure provision and identifies the facilities and services that will need to be provided or augmented to meet the future community needs of the Precinct.

1.1 Precinct location and context

In *A Plan for Growing Sydney*, DP&E has identified a number of 'Priority Precincts' across Metropolitan Sydney. Priority Precincts aim to support Sydney's population growth through the intensification of development of areas (including additional housing, jobs and services) around transport hubs. Banksia is one of twelve precincts that have been identified in the *Plan*.

The Banksia Priority Precinct is located in the City of Rockdale Local Government Area (LGA). It is centred around the Banksia Railway Station and includes part of the surrounding residential area. The extent of the Precinct is illustrated in Figure 1 on the following page.

Banksia Railway Station is located on the Eastern Suburbs and Illawarra Line, 9.5km from Sydney Central Station. It is one station north of Rockdale Railway Station in the Rockdale Town Centre – the primary urban centre in the western portion of Bayside LGA in which Council's administrative and civic facilities are located.

A major transport route, the Princes Highway, runs north-south through the precinct, dividing the Precinct and suburb of Banksia into eastern and western sections.

Several other precincts in the area are undergoing, or highlighted for, redevelopment. These are:

- » Arncliffe Priority Precinct – located immediately to the north of the Banksia Priority Precinct, centred around Arncliffe Railway Station. This Precinct is in a similar planning phase to Banksia Precinct and planning is being undertaken concurrently. A separate infrastructure study is being undertaken – refer *Arncliffe Priority Precinct Social Infrastructure Study* (Elton Consulting, October 2016)
- » Bonar Street Precinct – a seven hectare site located immediately north of the Arncliffe Priority Precinct, undergoing major redevelopment following rezoning from light industrial to residential land-uses
- » Wolli Creek Precinct – a major development area to the north of Arncliffe that is currently undergoing significant transformation, involving mixed-use but predominantly high density residential development
- » Cooks Cove – this 100 ha site was rezoned in 2004 under the Cooks River Regional Environment Plan No. 33 and has the potential for future development

- » The Rockdale Town Centre is also earmarked for transformation and redevelopment in many Rockdale City Council strategies and plans.

The existence of multiple development precincts so close together indicates this area will experience substantial growth and change over coming years. The associated population growth will result in a significant increase in community needs and demands for social infrastructure in the area. Understanding and addressing the needs and demands likely to be generated by redevelopment within the Banksia Priority Precinct is the primary objective of this Social Infrastructure Assessment.

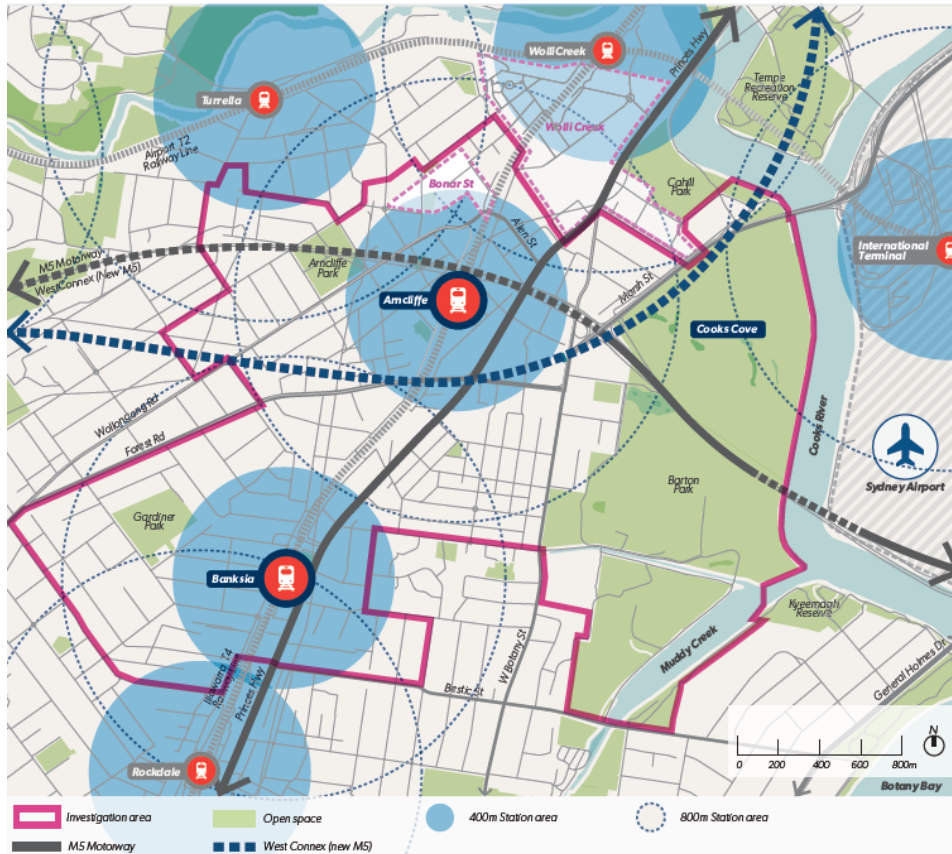


Figure 1: Land use map showing the location of Banksia Priority Precinct and surrounding areas

2 Precinct planning context

This chapter examines the findings of previous studies undertaken to understand the social policy and planning context in which the Banksia Priority Precinct would be planned and redeveloped. This includes a review of a demographic profile report of the existing population of the Precinct, to understand the relevant social characteristics that may indicate existing needs and social infrastructure demands.

2.1 Policy and planning context

The *Arncliffe and Banksia Precincts Urban Design Report (Architectus, 26 September 2016)*, provides a comprehensive outline of the policy context. As such, a complete policy review has not been conducted. Instead, only those policies and additional points of interest that are most relevant to the provision of social infrastructure are summarised below. Information has been supplemented where required.

A Plan for Growing Sydney (NSW Government, 2014)

One of the four key goals for Sydney outlined in the *Plan* is:

"a great place to live with communities that are strong, healthy and well connected".

Under this goal are the following relevant directions and actions:

- » Support urban renewal by directing local infrastructure to centres where there is growth
- » Deliver guidelines for a healthy built environment
- » Target investment in local arts and culture in Priority Precincts
- » Identify and re-use heritage sites, including private sector re-use through the Priority Precincts program.

The *Plan* highlights the importance of social infrastructure in the creation of healthy, robust, liveable and socially connected communities. For example it notes:

- » Urban renewal is transforming many local communities through better transport, social infrastructure and public open space
- » The *Plan* aims to create more vibrant places and revitalised suburbs where people want to live – welcoming places and centres with character and vibrancy that offer a sense of community and belonging
- » The Government will direct its investment in social infrastructure to centres in areas experiencing growth or capable of experiencing growth.

Arncliffe and Banksia are both identified as Priority Precincts in the *Plan*.

The *Plan* identifies Kogarah and Rockdale as the strategic centres in the Southern Subregion. This is of interest to this study as planning and locating social infrastructure should align with the urban hierarchy (e.g. major, regional infrastructure located in key strategic centres).

Additional, more detailed planning directions will be provided in the future Subregional Plan for the Southern Region. These directions may influence the planning of the Banksia Priority Precinct, including its population, housing and employment targets.

Rockdale Section 94 Contributions Plan 2004 (Rockdale City Council Effectuated 1 June 2004, last amended 4 November 2010)

The Contributions Plan provides the legal and administrative mechanisms to require contributions in cash or, in some cases, by in-kind works or the dedication of land, towards the provision or embellishment of public amenities and services within the former City of Rockdale. The plan applies to development applications made from 1 June 2004 for residential development that results in a population increase.

The suburbs of Banksia and Rockdale are identified as the Rockdale Planning Precinct, which is one of a number of core planning precincts, which have a number of separate strategies within the Plan.

Amenities and services for which contributions can be levied include community services and facilities. The Plan identifies the existing facilities and services provided in the LGA. It concludes that there is little capacity in existing facilities to accommodate any increased demand resulting from population growth and, therefore, it will be necessary to provide additional or augmented facilities to maintain the same level of service to the incoming population.

The Plan outlines the following in relation to key community facilities and service requirements (and, therefore facilities for which contributions are to be sought):

- » An occasional childcare centre in Rockdale (completed)
- » Multipurpose community centres including space for general community use as well as service provision. The Plan identifies two locations for these centres – Wolli Creek and the Rockdale Town Centre
- » A new central library in the Rockdale Town Centre (the current library is inadequate).

The Plan determines the contribution rate to be applied to contribute to the funding of the above facilities.

The Plan outlines the estimated population growth for key precincts (including Rockdale) to 2014. This data would be superseded if additional growth is generated by the Banksia Priority Precinct and, therefore, the Plan would need to be updated to reflect new development and additional growth.

Rockdale Section 94A Contributions Plan 2008 (Rockdale City Council Effectuated 1 July 2008)

The Section 94A Contributions Plan relates to non-residential development including new retail, commercial and industrial developments and major alterations to existing developments (in addition to new and modifications to dwellings houses on existing lots).

The Plan outlines the public facilities to meet needs of future development populations (factored into the Plan at the time) for which funding can be levied. The Plan notes that some of these facilities are also to be funded through the Section 94 Plan.

The Plan focuses on the funding for minor improvement works to existing facilities. There are no key social infrastructure projects identified in the Plan to be factored into the planning for the Precinct.

The Plan was based on the estimated population growth to 2014. This data would be superseded if additional growth is generated by the Banksia Priority Precinct and, therefore, the Plan would need to be updated to reflect new development and additional growth.

Rockdale Town Centre Masterplan 2012 (Rockdale City Council Urban Strategy Team, 2012)

The Masterplan provides a vision to restore the prominence of the Rockdale Town Centre; to re-establish it as a vibrant centre and the civic and cultural heart of the former Rockdale LGA (now the western portion of the new Bayside Council). The Masterplan describes its future character, role and function and identifies key sites for redevelopment. One of these sites is described as a new 'Town Heart and Civic Precinct' for which a new town square and a new library are identified. A development application for the new library has been approved and construction has commenced.

The Masterplan and the identified development sites present opportunities for the provision of additional community facilities in the Rockdale Town Centre. Given the role of the Rockdale Town Centre as the key centre in the LGA, any community facilities provided would ideally be higher order, larger facilities serving the greater LGA, including the new population of the Banksia Priority Precinct.

Princess Highway Corridor Strategy (JBA, 2013)

The Strategy provides a vision to enhance the Princess Highway corridor from Arncliffe to Banksia.

The Strategy identifies the area around the Banksia Railway Station as an 'emerging centre' and supports its enhancement as a small neighbourhood centre. With regard to the Banksia area however, the Strategy is primarily focused on the development of employment uses along the Princes Highway.

2.1.1 Other policies, plans and studies of interest

The following outlines additional strategies and studies that provide directions or findings relevant to the planning of social infrastructure in the Banksia Priority Precinct.

Rockdale Community Strategic Plan 2013-2025

This long term plan identifies the community's needs, priorities and aspirations for the former City of Rockdale to 2025. Development of the Plan involved, and was directed by, the outcomes of extensive community engagement.

The Plan identifies four key desired outcomes envisaged for the City and outlines strategies to achieve each outcome. Those of relevance to the planning of social infrastructure are outlined below.

Outcome 1 – Rockdale is a welcoming and creative City with active, healthy and safe communities

- » Improve the access and effectiveness of services and facilities available to all members of the community to encourage active living and to improve health and well being
- » Build a vibrant and exciting City that reflects the range of cultures, entertainment, events and networks that contribute to the wellbeing of its community
- » Ensure community buildings and facilities are designed, delivered and maintained in a manner that is sustainable and reflects the needs of the community
- » Ensure equitable and affordable access to services and facilities for our established and emerging communities.

Outcome 2 – Rockdale is a City with a high quality natural and built environment and valued heritage in liveable neighbourhoods. A City that is easy to get around and has good links and connections to other parts of Sydney and beyond

- » Promote high quality, well designed and sustainable development and places that enhance the City.

Outcome 3 – Rockdale is a City with a thriving economy that provides jobs for local people and opportunities for lifelong learning

- » Ensure access to lifelong learning so that our community can maximise its potential
- » Ensure Town Centres are improved on a rolling program.

Outcome 4 – Rockdale is a City with engaged communities, effective leadership and access to decision making

The Strategic Plan highlights the importance of community facilities and services in meeting community needs, promoting health and wellbeing and creating a vibrant, sustainable and socially connected place. The above desired outcomes and strategies direct the provision of well planned, designed and managed facilities and services. The Strategic Plan also highlights the importance of well distributed facilities which aim to improve ease and equity of access.

Rockdale Community Services Plan

In 2013 Elton Consulting conducted a study of community services and facilities in the former Rockdale LGA. The study included detailed demographic analysis, assessment of existing facilities and services, consultation with stakeholders and identification of community needs. It also included development of recommendations to assist Council's planning, provision and management of community facilities and to guide its support of community organisations in providing services to the community.

As the Plan was not formally adopted by Council, its recommendations cannot be considered to be official Council directions. The findings, however, in relation to community needs, community service provision and the quantity and quality of existing facilities are relevant to this study. These are further discussed in Chapter 3 – Existing social infrastructure provision.

2.2 Existing social context

2.2.1 Demographic profile

The Draft Banksia Precinct Demographic Profile (DP&E) compiles demographic data for the existing population within the Banksia Priority Precinct. The profile utilises data from the 2011 Census of Population and Housing (Australian Bureau of Statistics – ABS).

The Profile is of interest to this study as the demographic characteristics of the existing population can provide insight into community needs and demands for social infrastructure and human services. The following provides a summary of existing demographic characteristics by comparing data for the Precinct with that of the former Rockdale LGA and Greater Sydney.

In 2011, in comparison to the former Rockdale LGA and Sydney as a whole, the Banksia Priority Precinct had:

- » A total population of 5,938
- » Overall, a young community (with a very low median age of 33.5 years)

- » A high proportion of children under 15 years (compared to the former Rockdale LGA but comparable to Greater Sydney)
- » A high proportion of people 65 years and older (compared to Greater Sydney but lower than for the former Rockdale LGA)
- » A culturally diverse community including:
 - > A high proportion of people born overseas. Of those born overseas, the most common country of birth was Former Yugoslav Republic of Macedonia followed by Lebanon, China and Bangladesh)
 - > A very high proportion of people who speak a language other than English at home. The most common languages other than English spoken were Macedonian and Arabic
- » A low proportion of people with post school qualifications
- » Comparable rates of employment/unemployment
- » A majority of people living in low density dwellings (with a low proportion of people living in medium and higher density dwellings)
- » A high rate of home ownership (including homes owned outright or with a mortgage)
- » A similar average household income
- » High proportions of lone and group households and very high proportions of multiple family or other households
- » A very high occupancy rate (2.85 people/household) compared to the former Rockdale LGA (2.69) and Greater Sydney (2.62).

Note: The Profile also provides data in relation to housing stress determined by percentage of income spent on rent. With this measurement, the Profile concludes the Precinct population has a low proportion of households experiencing housing stress. With the majority and high proportion of homes owned outright or with a mortgage in the Precinct, a more useful indication of housing stress for this area would be the percentage of income spent on mortgage repayments.

Also of interest is the SEIFA score for the suburb of Banksia which measures levels of socio-economic disadvantage (Rockdale City Community Profile, profile.id). Banksia received a score of 982, compared with 991 for the former Rockdale LGA. This indicates that Banksia experiences some levels of socio-economic disadvantage.

2.2.2 Early childhood development

Indicators of early childhood development identified through the Australian Early Development Census (AEDC) highlight an important need within the local community to support families and children in preparation for entry into school. A nationwide survey is conducted every three years to determine how young children develop in their first year of full-time education.


The Early Development Instrument used to assess progress measures five areas of early childhood development which are closely linked to a child's health, education and social outcomes as they grow into adulthood:

- » Physical health and wellbeing
- » Social competence
- » Emotional maturity
- » Language and cognitive skills (school-based)

» Communication skills and general knowledge.

Results of the 2012 survey for Banksia in comparison with the former Rockdale LGA, NSW and Australia are shown in Table 1.

Table 1 Australian Early Development Index – Rockdale results



Australian
Early
Development
Census

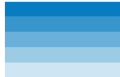
2012 Community results table

AEDC Rockdale community, New South Wales

www.aedc.gov.au

Legend

Highest percentage



Lowest percentage

AEDC data collection is greater than or equal to 60% and less than 80% of the ABS five-year-old population; interpret with caution
 * AEDC data collection is less than 60% of the ABS five-year-old population. The AEDC may not accurately reflect the population of children; interpret with 0.0 = No developmentally vulnerable children.
 N/A Data for this local community is not available

| Rockdale community | Number of children | Percentage of children developmentally vulnerable (%) | | | | | | | SEIFA Score ^ |
|------------------------|--------------------|---|-------------------|--------------------|--|--|---|---|---------------|
| | | Physical health and wellbeing ‡ | Social competence | Emotional maturity | Language and cognitive skills (school-based) | Communication skills and general knowledge | Vulnerable on one or more domains of the AEDC | Vulnerable on two or more domains of the AEDC | |
| Australia | 289,973 | 9.3 | 9.3 | 7.6 | 6.8 | 9.0 | 22.0 | 10.8 | N/A |
| New South Wales | 94,572 | 8.3 | 8.5 | 6.2 | 4.8 | 8.5 | 19.9 | 9.2 | N/A |
| Rockdale community | 1,135 | 8.3 | 11.1 | 4.8 | 5.6 | 11.6 | 23.1 | 10.9 | N/A |
| Local Community | | | | | | | | | |
| Arncliffe | 113 | 9.5 | 16.2 | 6.7 | 13.3 | 12.5 | 26.9 | 16.2 | 950.04 |
| Banksia | 31 | 3.4 | 10.3 | 3.4 | 6.9 | 6.9 | 13.8 | 6.9 | 984.27 |

The Table shows the proportion of developmentally vulnerable children in Banksia is lower than in the former Rockdale LGA and New South Wales, for all of the five indicators with the exception of language and cognitive skills (school based). The suburb also shows relatively high vulnerability with respect to social competence. However, overall, young children living in Banksia are considered to show relatively low levels of developmental vulnerability compared with the former Rockdale LGA, New South Wales and Australia.

Implications of characteristics in relation to social infrastructure requirements

- » The total population of the Banksia Priority Precinct (5,938 people) helps determine the existing level of need for some forms of social infrastructure in which population based benchmarks/ratios apply
- » The high proportion of children indicates a high need for a range of children's facilities and services (such as schools, childcare, parks and playgrounds, activities as well services for children, such as early childhood health services)
- » Low proportions of people with post school qualifications and higher rates of unemployment suggest the need for a range of support services, employment and training opportunities and access to no-cost or low-cost programs and activities
- » A culturally diverse community, with high proportions of people born overseas and speaking a language other than English at home, suggests the need for support services and programs (including language classes) for new migrants, social programs and activities for different cultural groups and opportunities for cultural expression, interaction and celebrations of diversity
- » The lower SEIFA score for the suburb of Banksia (compared to that of the former Rockdale LGA) indicates some level of socio-economic disadvantage within the community. This suggests the importance of access to community support and health services
- » Lower scores against some early childhood development indicators suggest the importance of good access to high quality childcare and preschools services and programs.

3 Existing social infrastructure provision

This chapter considers the provision of existing and planned key social infrastructure, in and around the Banksia Priority Precinct, which could address some of the needs of the future new population.

Existing social infrastructure has been considered in terms of its place within a hierarchy which includes regional infrastructure (major facilities and services serving an LGA or broader metropolitan region), district facilities (serving a number of suburbs) and local facilities (serving their immediate surrounding, local community).

3.1.1 Regional level infrastructure

Major health facilities

The Precinct is located within the South East Sydney Local Health District, with the nearest public hospital being St George Hospital, located on Princes Highway, Kogarah. This major public tertiary teaching hospital serves the southern suburbs of Metropolitan Sydney and beyond. The hospital provides allied health, medicine and critical care, mental health and women's and children's health services. The hospital campus also includes the St George Community Health Service, which serves the Bayside LGA.

Located adjacent to St George Hospital is St George Private Hospital. There are a number of medical centres, diagnostic services and allied health services located around the hospitals.

Cultural facilities

There are no larger, regional level cultural facilities (galleries, performance or entertainment venues) in Sydney's southern suburbs. The needs of the existing community for these higher order facilities are met primarily through facilities in the Sydney CBD and inner suburbs such as Marrickville and Newtown.

Entertainment and leisure facilities such as clubs, pubs, bars, restaurants and cinemas are located in the Rockdale Town Centre, at Brighton-le-Sands at Marrickville and in other inner city suburbs.

Tertiary education facilities

The St George campus of the Sydney Institute of TAFE is located close to the Precinct, on the Princes Highway in Kogarah. It is a larger, major college offering a wide range of courses.

The nearest universities to the Precinct are the University of NSW in Kensington, the University of Sydney in Camperdown and the University of Technology in Ultimo. These are all easily accessed from the Precinct by public transport.

Emergency and justice services

The Precinct is served by the following emergency and justice services:

- » Ambulance stations at Kogarah and Hurstville
- » The St George Local Area Command, with police stations at Kogarah and Hurstville

- » Fire and Rescue Stations at Arncliffe (West Botany St) and Kogarah.
- » Kogarah Courthouse.

3.1.2 District and local level infrastructure

Community facilities and libraries

There are no existing community facilities located in the Banksia Priority Precinct. Existing community facilities and libraries in closest proximity are located in Rockdale and Arncliffe.

Council-owned community facilities in the Rockdale Town Centre include:

- » Rockdale Town Hall – recently refurbished, this facility includes a large, multipurpose auditorium suitable for large community meetings, performances and events
- » Guild Theatre – older style performance venue accommodating a community theatre group
- » Rockdale Senior Citizens Centre – a small, older facility with limited functionality.

A new central library is currently under construction in the Rockdale Town Centre. The new library will be a multi-storey building comprising an entry lobby, concierge, café, open plan collection area and reading space, multi-purpose exhibition space, reading rooms, meeting rooms, function rooms and a roof terrace.

Lydham Hall House Museum is another Council-owned facility located in Rockdale, in a residential area outside the Town Centre. This is an historical house that is managed as a local history museum by the St George Historical Society. It also has space available for hire for private functions.

Facilities located to the north of the Precinct, in Arncliffe, include:

- » Arncliffe Branch Library – located in the Arncliffe Village Centre
- » Coronation Hall Complex – a community centre used by a range of community organisations and groups. It is a reasonable size and provides a variety of spaces however, it is an older style facility that requires renovation
- » Old St David's Church (Hirst & Edward Streets, Arncliffe). This is a single-use facility housing the St George Potters
- » Wardell Street Scout Hall (Wardell Street, Arncliffe). This facility is a small, older facility in poor condition. It is not currently in use.

There are a number of other community facilities in Bexley that are also in reasonably close proximity to the Precinct (but less accessible than those in Arncliffe and Rockdale that can be accessed by train). These include the Bexley Community Centre (a newer, more contemporary facility with a variety of multipurpose spaces) and a number of smaller, older facilities including Bexley Rest Centre, Bexley Meeting Room and Bexley Branch Library (which are limited in their size and functionality).

There are also a number of commercial facilities near the Precinct that provide space for community use (predominantly for hire for private functions). These include:

- » Club Rocky's
- » Rockdale Tennis Club
- » Bexley RSL and Community Club
- » Bardwell Valley Golf Club.

An assessment of existing facilities conducted for the *Rockdale Community Services Plan* identified a significant number of community facilities in the LGA. It concluded however, that the majority are aged, in need of repair, outdated and not built for purpose. Many are also not well-located – situated outside urban centres and not easily accessed by public transport.

The Plan identified the following key gaps:

- » Larger, contemporary, multipurpose community facilities that meet community needs
- » Co-located facilities in central, accessible locations (near public transport)
- » Spaces for cultural groups for events and celebrations, space to accommodate community support services and for outreach service provision and affordable space for hire by small community groups
- » Indoor sport and recreation facilities
- » Youth focused community space/facility (a 'youth hub'), that includes a drop in centre, spaces for the delivery of youth services, sport and recreational activities and a range of activities that appeal to a broad range of interests. There is a particular, high level need for such a facility in the Arncliffe area.

The Community Services Plan also provides recommendations to address key facility gaps in the area. As the Plan was not adopted by the former Rockdale City Council, these recommendations cannot be considered as Council plans or directions. They are summarised below for reference only:

- » A new regional community hub to be provided in the Rockdale Town Centre. As well as a new library (now under construction) it was proposed the hub would include a multipurpose community centre (including flexible activity and meeting space, space for youth and senior's activities and space for community service provision). It was proposed the hub be part of a civic and community precinct that also includes the existing Town Hall and Council Administration building
- » Two district level community hubs, in Bexley and Arncliffe. These hubs would each include a branch library and a multipurpose community centre (that includes youth specific spaces). The creation of the hub would likely involve rationalisation of some existing facilities in the area
- » Local facilities were also proposed for smaller urban centres (either as new facilities or updated local facilities)
- » The Plan also recommended the rationalisation of some small, older facilities across the former LGA.

The Plan does not identify any future facilities for Banksia as it was the intention the Banksia community would access facilities in Arncliffe and Rockdale. These recommendations however, preceded any planning for the development the Banksia Priority Precinct.

The findings documented in the Plan indicate existing facilities are currently not meeting existing community needs and, therefore, will be unable to meet the needs of the new population associated with the Precinct development.

The former Rockdale City Council advised there are no current plans for a community hub in Rockdale or the district facilities in Arncliffe or Bexley, identified in the *Rockdale Community Services Plan*. It is however, currently considering the provision of a community centre at Wolli Creek, with the possible inclusion of a small, satellite library service. The former Council also advised that a number of community facilities being considered or planned should be considered when assessing future needs. These include:

- » A new youth centre at Arncliffe – The former Council has been involved in the sizing and design of this two storey centre with two indoor courts, to be located on the Princes Highway. Management of the centre is still under discussion
- » Potentially, a major refurbishment of the Coronation Hall complex – the future function of this facility is yet to be determined. Consideration is being given to the renovation of this facility to provide an indoor soccer centre to accommodate strong demands amongst the local community. Such a change would require the provision of a new community centre in the area to accommodate the existing functions of this facility.

Community service facilities, community services and groups

With regard to support services, community needs are met by a range of service providers operating within Bayside LGA and wider region.

The types of existing services provided include aged, disability and carer support services, youth services, multicultural services (including services for specific cultural groups), parenting and family support, children's services, training and employment services.

There are also a significant number of smaller social, cultural and recreational groups operating in the LGA, many of which utilise space within Council facilities.

The wide range of services provided in the LGA was identified as a key strength in relation to service provision, during consultations with service providers conducted during the development of the *Rockdale Community Services Plan*. There were however, a number of issues identified, including the following service gaps:

- » Support services for children 9-12 years and their families
- » Additional support services for young people 18-25 years (existing services are at capacity)
- » Culturally appropriate services for CALD communities (young mothers, older people, young people and children)
- » Home support services for older people
- » Domestic violence support
- » Crisis support
- » Employment support for skilled migrants
- » Respite services
- » Family support services (including specific services for men)
- » Services and programs supporting social inclusion
- » Tertiary education and life-long learning services
- » Business support services including meeting rooms and offices suitable for sole operators.

Council also advised, during discussions conducted for this study, of a need for support for families with young children identified as being 'developmentally at risk' or having socio-economic disadvantage (often associated with having not attended childcare or a pre-school prior to entering the school system).

There are two key community service centres located in Rockdale – Rockdale Community Services and St George Migrant Resource Centre. In the absence of community centre space in the area, St George Migrant Resource Centre also hires space in their facility to the community for other uses.

There is also a key community service facility in Arncliffe – Arncliffe Community Centre. The centre provides a broad range of support services, programs and events (both at the centre and as

outreach services) that specifically address local community interests and needs. Due to a lack of community space in the area, the centre is located in a rented commercial space.

The *Rockdale Community Services Plan* identified a lack of facilities and spaces that accommodate service providers across the LGA, with the northern section of the LGA identified as a key area of need.

The outcomes and findings of the *Rockdale Community Services Plan*, confirmed in subsequent discussions with the former Rockdale City Council, indicate additional services and affordable service centres, or spaces within community facilities, are required to meet the needs of the existing community.

Local/district health and medical facilities

Medical facilities and services within the Precinct are limited. The Precinct is however, in close proximity to the Rockdale Town Centre in which a range of medical centres and GP practices are located. There are also a small number of medical centres in the Arncliffe Village Centre.

The South Eastern Sydney Local Health District also operates a Community Health Centre in Rockdale.

Schools

Government schools

There are no Government primary schools located in the Precinct. The closest schools to the Precinct are:

- » Rockdale Public School
- » Arncliffe Public School
- » Althelstane Public School
- » Bardwell Park Infants School
- » Bexley Public School
- » Kogarah Public School

Cairnsfoot School (a Government K-12 special school) is located in Arncliffe.

The closest Government High Schools to the Precinct are located to the south, in Kogarah. These include:

- » Kogarah High School
- » St George Girls High School (selective)
- » James Cook Boys Technology High School
- » Moorefield Girls High School.

Other high schools in surrounding areas include Kingsgrove High School and Sydney Technical High School (a selective school for boys).

Preliminary advice from the Department of Education indicates that:

- » A study is currently being undertaken to determine capacity, issues and gaps in the area to inform future planning and provision
- » There is some capacity at primary schools in the Arncliffe and Banksia area. The majority of these schools also have generous sites capable of accommodating additional education infrastructure

- » Primary schools south of the Precinct (in the Brighton-Le-Sands, Kogarah, Carlton and Hurstville areas) are already experiencing significant pressures, having reached or are close to their capacities.

Catholic and independent schools

Catholic and independent schools located in surrounding areas include:

- » St Dominic Savio School, Rockdale (K-6)
- » St Joseph's Catholic Primary School, Rockdale (K-6)
- » St Thomas More's Catholic Primary School, Brighton-Le-Sands (K-6)
- » St Thomas More's Catholic Primary School, Brighton-Le-Sands (K-6)
- » Kingdom Culture Christian School, Bardwell Valley (K-6)
- » St Francis Xavier's Catholic Primary School, Arncliffe (K-6)
- » Al Zahra College, Arncliffe (K-12)
- » St Gabriel's Catholic Primary School, Bexley (K-6)
- » St Mary and St Mina's Coptic Orthodox College, Bexley (K-12).

Childcare and preschool facilities

There are a limited number of long day care services in and around the Precinct including:

- » Bambinos Kindergarten, Banksia
- » Bright Stars Pre-school, Rockdale
- » Integricare Children's Centre, Rockdale
- » Banbury Cottage, Rockdale
- » Do Re Mi Long Day Care, Arncliffe
- » Macedonian Community Child Care, Arncliffe
- » Cradle 2 Kindy, Arncliffe
- » Kinderroos, Arncliffe
- » Busy Bee Long Day Child Care Centre, Arncliffe.

There are also a number of preschool services located near the Precinct, including Fredrick Street Kindergarten in Rockdale and Arncliffe Pre-school in Arncliffe. Childcare and preschool services in the area are supplemented by a number of family day care services. There is also an occasional care centre in Rockdale.

Out of school hours and vacation care services are provided at Rockdale Public School. These services are also available in Arncliffe at YMCA Arncliffe (before and after school care and vacation care) and Saint Marks's Vacation Care Centre.

The *Rockdale Community Services Plan* notes a gap in the provision of childcare and preschool places in the LGA. Web-based research of existing centres indicates the overwhelming majority of centres currently have either no or limited vacancies.

At the same time, Council staff advised that the particular cultural makeup of the area contributes to relatively lower demands for out of home childcare in pre-school years compared with many other parts of Sydney.

Aged care and disability services and facilities

People with disabilities and seniors, who live independently at home or have a carer, are supported by the St George District Home and Community Care (HACC) program.

Community organisations providing aged and disability services in the area include Rockdale Community Services, St George Migrant Resource Centre, Rockdale Meals Service, Intellectual Disability Foundation of St George, Work And Leisure Centre for Adults [with a disability] (WALCA) and Sunnyhaven Disability Services.

There are also a number of support and social groups for seniors and carers from specific cultural groups operating in the Bayside LGA.

Residential aged care facilities in areas surrounding the Precinct include:

- » Salvation Army Macquarie Lodge Aged Care Plus Centre, Arncliffe
- » Scalabrini Village, Arncliffe
- » Fairmont Aged Care, Bexley
- » St George Aged Care Centre, Bexley
- » The Benevolent Society - Rockdale Centenary Village, Bexley
- » UnitingCare Ageing Mayflower Village, Rockdale
- » Huntingdon Gardens Residential Aged Care, Rockdale.

These facilities are generally operating at capacity.

Youth facilities

Key facilities and services specifically catering to the needs and interests of young people in surrounding areas include:

- » St George Youth Services – community organisation providing support services and programs for young people and their families in the Southern Sydney region. The service operates from a Council owned facility in Brighton-Le-Sands
- » St George PCYC – provides sport and recreational opportunities for young people
- » Purpose-built recreation facilities for young people provided by Council include the Bicentennial Park Skate Park in Rockdale.

As noted above, there are currently significant gaps in the provision of youth focused facilities in the LGA (including facilities for sport, recreation, activities as well as the delivery of services and programs for young people). Proposals for a youth centre in Arncliffe and refurbishment of the Coronation Hall complex (with the possible provision of an indoor soccer centre) would meet some existing needs and the shortage of sporting facilities.

Sport and recreation facilities (built facilities)

Open space and outdoor recreation facilities have been considered in a separate study. However, the key indoor/built facilities in closest proximity to the Precinct are identified below:

- » Bexley Swimming Centre, Bexley – the centre includes an outdoor 50 metre pool. It is currently closed to undergo a significant redevelopment to create an aquatic and leisure facility on the site
- » St George PCYC, Rockdale – includes a gym, squash courts, youth drop-in centre and a large multipurpose hall used for a range of ball sports and games

- » Hurstville Aquatic Leisure Centre, Hurstville – includes indoor 25 metre pool, leisure pool, indoor three court sports stadium and gym.

Additional recreational facilities, programs and activities in the LGA were identified as a key need during consultations conducted for the *Rockdale Community Services Plan*.

3.2 Planned social infrastructure

As previously identified, proposed facilities include the Rockdale City Aquatic Centre (redevelopment of the Bexley Swimming Centre) and the new Rockdale Central Library (currently under construction).

The *Rockdale Town Centre Masterplan 2012* (Rockdale City Council Urban Strategy Team, 2012) identifies a new 'Town Heart and Civic Precinct' for the Town Centre which concerns the area around the existing Town Hall and Council Administration Building. As part of the development of this precinct, the Masterplan proposes a new town square suitable for cultural and civic events.

As discussed above, there has also been progress made by Council on the planning of a new youth centre at Arncliffe and the renovation of the Coronation Hall Complex in Arncliffe. Council is also considering the possible development of a community facility (with a satellite library service) at Wolli Creek.

Summary of existing social infrastructure gaps

- » Larger, contemporary, multipurpose community facilities that meet community needs
- » Access to an adequate library service. (This gap will be addressed when the new Central Library is constructed)
- » Facilities for young people. A youth centre in Arncliffe is currently being planned by Council. Such a facility would need to include a drop in centre, spaces for the delivery of services for young people, sport and recreational activities and a range of activities that appeal to a broad range of interests. In addition, multi-purpose space that can be used for activities for young people should be included in all future multipurpose community centre development
- » Community facility space for cultural groups for events and celebrations
- » Affordable space for hire by community groups
- » Community service centres or spaces – including designated spaces for service providers, as well as spaces for the provision of outreach services at different facilities across the LGA
- » Indoor sport and recreation facilities
- » Pre-school and early childhood education services and support
- » Support services for children 9-12 years and their families and additional support services for young people 18-25 years (existing services are at capacity)
- » Support for families with young children identified as being 'developmentally at risk' or socio-economically disadvantaged
- » Culturally appropriate services for CALD communities (young mothers, older people, young people)
- » Home support services for older people
- » Domestic violence support
- » Crisis support
- » Employment support for skilled migrants
- » Respite services
- » Family support services (including specific services for men)
- » Services and programs supporting social inclusion
- » Conference/meeting rooms and incubator space for small businesses and sole traders.

4 Future population and profile

This chapter considers the future population of the Banksia Priority Precinct in terms of its size and broad demographic characteristics. Assumptions about the future population will underpin the assessment of social infrastructure needs of existing and future residents.

4.1 Forecast dwelling yields and mix

Under the Draft Structure Plan, most of the Gardiner Park neighbourhood to the west of the railway line is considered a Future Opportunity Area for medium to low rise residential development, subject to more detailed analysis and a separate zoning.

The Princes Highway corridor to the east of the railway line, would generally be rezoned for high rise apartments and shop top housing up to 8 storeys, with 12 storeys permissible in the block adjacent to the station. Another Future Opportunity Area on the eastern side of the Princes Highway is also being considered for mixed uses subject to further analysis.

Dwelling forecasts have been prepared by the DP&E based on the potential uplift in development that would be likely as a result of the rezoning. The estimated total dwellings are shown in Table 2.

Table 2 Projected dwelling uplift – Banksia Priority Precinct

| Existing dwellings | 2026 additional dwellings (to existing) | Total dwellings 2026 | 2036 additional dwellings (to existing) | Total dwellings 2036 |
|--------------------|---|----------------------|---|----------------------|
| 428 | 453 | 881 | 1,019 | 1,447 |

Source: DP&E advice

4.2 Projected population

DP&E projections have assumed an average occupancy rate across the Precinct of 2.3 people per dwelling. When this rate is applied to the dwelling forecasts above, the 2036 population within Banksia Priority Precinct is estimated to be around 3,328 residents, as shown in Table 3.

Table 3 Estimate future population – Banksia Priority Precinct

| Existing population | 2026 additional population (to existing) | Total population 2026 | 2036 additional population (to existing) | Total forecast population 2036 |
|---------------------|--|-----------------------|--|--------------------------------|
| 984 | 1,042 | 2,026 | 2,344 | 3,328 |

Source: DP&E advice

The forecasts indicate that the population within the Precinct would be expected to increase at a relatively stable rate over the next twenty years. This represents a doubling of the population by 2026 and a more than threefold increase in the existing population level by 2036.

4.3 Population growth in the broader area

The population growth forecast to occur in the Banksia Priority Precinct needs to be considered in the context of the growth likely to occur in the broader surrounding area. While this report focuses on the needs of the additional population associated with the Precinct, most of the types of social infrastructure considered have larger catchments that extend beyond the Precinct boundaries. Growth in the broader population can determine whether new infrastructure will be required in the area, to which the development of the Precinct could contribute.

Population forecasts for the former Rockdale LGA and small areas provided by profile.id to 2036 are discussed below.

Population growth in the LGA

The Rockdale City population at the 2011 Census was 97,340. The estimated 2015 Rockdale City population was 110,215. This population is forecast to grow to 130,497 by 2036. This forecast does not however, include any additional growth that may be generated by development of the Banksia Priority Precinct or the Arncliffe Priority Precinct.

Population growth in Banksia and surrounding areas

The population of the central suburbs of the former Rockdale LGA (Banksia and Rockdale) was 17,034 in 2011. The estimated 2015 population is 18,878. This population is forecast to grow to 22,118 by 2036. As above, this forecast does not include any additional growth generated by development of the Banksia or Arncliffe Priority Precincts.

The inclusion of the additional 2,344 people associated with the Banksia Priority Precinct would result in a population of around 24,462 people in the central suburbs of the former Rockdale LGA (now the western suburbs of Bayside Council).

4.4 Demographic characteristics of future population

Past studies (conducted by Elton Consulting, other consultants and research organisations) have attempted to identify typical characteristics of populations living in medium and higher density areas. Such studies suggested these populations typically consist of smaller proportions of children and young people, larger proportions of people aged 25-39 years, fewer people in the older age groups (in some areas), smaller households, higher rates of employment, above average incomes, people in white collar employment and with university qualifications, higher proportions of people born overseas and of people who speak a language other than English at home.

Recent social planning studies conducted by Elton Consulting however, have indicated characteristics of people living in higher density environments vary dramatically across Sydney, with a 'typical' profile no longer existing. Suggesting the likely characteristics of the Precinct community based past assessments could be misleading at this stage. Rising house prices and pressures associated with housing affordability have seen a growing number of families living in smaller apartments in some areas and, in some cases, multiple families sharing single apartments. While higher density areas do commonly have smaller household sizes, it should not be assumed at this stage there will be a low proportion of families with children.

There is however, a characteristic common to the majority of higher density areas – a high proportion of people living in rented accommodation. Rented accommodation can cater to younger people, people on lower incomes and transient communities. It is assumed the future Precinct community will also contain a high proportion of renters.

Implications of future population projections

- » The projected additional 2,344 people associated with the Precinct would not alone represent significant growth. It should however, be considered in the context of substantial growth in the broader Bayside Council. This overall growth will put significant pressure on existing social infrastructure, in particular, infrastructure that is already at capacity (identified in chapter 3)
- » Due to the Precinct's proximity to the Rockdale Town Centre, there are opportunities for the needs of future residents of the Precinct to be planned in association with the Rockdale Town Centre (which, as a key urban centre in Bayside LGA, would be well located for social infrastructure)
- » The characteristics of the future Precinct community are difficult to predict. It is therefore recommended that a broad range of services and infrastructure for a range of age groups and needs be planned for at this stage, to ensure future needs can be adequately addressed
- » The projected higher proportion of renters suggests a possible transient community in the future (with people living in rented accommodation typically moving more frequently). This suggests the need for places, programs and events that facilitate social connections.

5 Implications for social infrastructure requirements

This chapter considers the community facilities and human services that will be required to meet the needs of the Banksia Priority Precinct population in future, estimated to reach approximately 3,328 people over the next 20 years.

5.1 Regional level infrastructure

Regional facilities usually serve populations of 100,000 people or more, and may serve residents across two or more LGAs. The Precinct population will not be large enough to support the provision of regional facilities by itself, but will contribute to a need for regional facilities in the wider area. These needs can be met by existing major facilities, as outlined below.

Civic and cultural facilities

The Precinct population will rely on existing cultural and major entertainment facilities, as outlined in Chapter 3. Central library needs will be met at the new central library within the Rockdale Town Centre, which is already underway. The former Rockdale City Council has advised this library will have capacity to cater to the additional population associated with the Precinct.

Tertiary education facilities

Across NSW, major changes are occurring to the TAFE system, associated with policy and funding shifts and associated changes in student enrolment preferences and patterns. This is likely to result in changes to the use of TAFE buildings and sites at many campuses. It is unlikely that any new TAFE colleges will be built in established areas.

It is unclear what the new policy and funding climate might mean for the St George TAFE College. At this stage, future plans for this campus have not been announced.

In the meantime, the St George College will continue to provide a wide range of TAFE courses to residents of the St George district. The forecast population growth within the Banksia Priority Precinct is unlikely to impact on plans for the future of the college.

Future Precinct residents will also continue to have ready access to the universities located in central Sydney and Kensington.

Major health facilities

The South Eastern Sydney Local Health District (SESLHD) *Asset Strategic Plan 2012-2017* has identified major works to be undertaken at the St George Hospital and Health Service Campus to enable it to continue to meet the needs of a growing population in the region served by the hospital. These include rebuilding intensive care, high dependency and cardiac intensive care units to create a built for purpose critical care floor, theatre expansion, and reconfiguration of ambulatory care and outpatient departments and associated services. They also include development of an Integrated Primary Care Centre to accommodate expanded community health services and other health services provided through partnerships with private providers.

The current *Asset Strategic Plan* extends only until 2017. The SESLHD will then prepare a new Asset Strategic Plan based upon updated population growth forecasts for the Local Health District

and an assessment of the capital works required to meet future needs. The population forecasts for the Precinct will be considered as part of this process. Future capital works are likely to continue to focus on further development of the St George Hospital and Health Service Campus.

Emergency and justice services

Fire and Rescue NSW

As noted in Chapter 3, a Fire and Rescue Stations are already located in Arncliffe and Kogarah. Fire and Rescue NSW informed the population increases associated with the Precinct do not appear to be of a scale that will place unsustainable pressure on the resources at these stations and, therefore, no additional facilities are required.

NSW Police

As noted in Chapter 3, the Precinct is served by the St George Local Area Command, with the nearest police station located in Kogarah. The former Rockdale Police Station has been closed permanently.

Advice has been sought from NSW Police on the implications of Precinct population growth for the future provision of police stations in the area. A response is still awaited.

In the meantime, it should be noted that planning for police services relates more to emergency response times, and hence travel distance and road networks, than it does to population thresholds. As the Precinct growth will occur within an established area, there is unlikely to be any need for additional police stations.

NSW Ambulance

As noted in Chapter 3, the Precinct is served by ambulances based in Kogarah and Hurstville.

Under the NSW Ambulance Sydney Metropolitan Infrastructure Strategy, funding was allocated in 2014 for a new "super" ambulance station to be set up in Kogarah. This will provide a hub capable of accommodating a large number of vehicles and providing a base for ambulance paramedics across the area. This model aims to improve response times by reorganising and enhancing infrastructure to serve paramedics, who are always on the move.

Having just adopted this model for the St George area and funded the new facility at Kogarah, the NSW Ambulance Service has no further plans for new facilities in this part of the metropolitan area.

5.2 District and local level infrastructure

District level services and facilities usually operate on a catchment of around 20,000 – 30,000 people and up to 50,000 people, depending on the needs of the population. They are most often located in activity centres, ideally linked to public transport and in locations where people have reason to gather and visit. Local level facilities serve smaller catchments, typically around 5-10,000 people. Local and district types of facilities include:

- » Multi-purpose community centres
- » Primary schools and high schools
- » Cultural facilities such as district or branch libraries and community arts spaces
- » Entertainment, leisure facilities and services
- » A range of medical and community health services

- » Individual and family support services and services addressing particular issues such as welfare legal aid, employment and housing
- » Facilities and services for particular sections of the population, such as young people, older people, people with a disability and people from culturally and linguistically diverse backgrounds.

Development of the Banksia Priority Precinct would contribute to the needs for regional level facilities as described in the following sections.

Libraries

Due to its close proximity to the Rockdale Town Centre, the needs of the new Precinct community and the broader Banksia community would be best met by the planned new Rockdale Central Library.

This library will be a large facility with space for traditional and contemporary library resources and services, meeting rooms as well as non-programmed space for informal community meeting and gathering. The former Council advised that it envisages the library will be a popular, key community focal and gathering point, with capacity to meet the needs of the additional Precinct population.

Community facilities

The assessment of existing social infrastructure outlined in Chapter 3 indicated there is already an unmet need for a contemporary multi-purpose community facility to serve the existing population of the Rockdale and Banksia areas. The LGA lacks, in particular, a larger, regional level facility to serve the wider community.

As previously identified, the Rockdale *Community Services Plan* proposed a larger, regional-level multipurpose community centre (of approximately 1,200-1,500sqm) in the Rockdale Town Centre. The recently refurbished Rockdale Town Hall does fulfil some community facility functions by providing a larger performance and event space. There remains however, a need for a community centre that includes space for community activities, programs and the delivery of community services.

Regional facilities can serve dual purposes. They can meet the broader LGA needs for larger facilities with specialist functions while also serving as district, neighbourhood and local centres for their immediate, surrounding communities. A regional facility in the Rockdale Town Centre could, therefore, meet the needs of the Banksia Priority Precinct population. This study preferences this approach (and the development providing contributions to a regional facility) over the provision of a small facility in the Banksia Priority Precinct.

Priority Precinct population floor space needs

To determine community centre needs for new and existing populations, Elton Consulting typically utilises floor space/population ratios as a benchmark. In the absence of state or national benchmarks for community centres, Elton Consulting typically recommends (as a starting point) a rate of provision of 80 square metres for every 1,000 people¹. This is based on analysis of

¹ Elton Consulting typically proposes the 80sqm/1000 people rate of provision be distributed across a facility hierarchy, as follows: 60 square metres/1000 people for neighbourhood, local and district level facilities (combined); 20 square metres/1000 people for regional level (LGA-wide) facilities. As it is recommended in this report that the needs of the Banksia Priority Precinct be met through a regional level facility in Rockdale (serving needs for both regional and local functions for this population), the above division has not been made.

comparative rates of provision and through the testing of provision rates on a number of successful projects. This rate does not include specialist facilities (such as arts/cultural facilities).

The above rate is provided as a guide only. In the future Council may wish to adopt and apply an alternative benchmark or approach to community facility provision. It is utilised in this report to provide a preliminary estimation of community facility needs. Application of these benchmarks suggests the proposed additional 2,344 residents of the Banksia Priority Precinct would generate a need for approximately 188 square metres of community facility floor area. As discussed, this need may be best met through a regional level facility in the Rockdale Town Centre.

As identified, this study preferences meeting the Precinct community's needs through a new community centre in the Rockdale Town Centre. Council has advised however, there are currently no plans for such a facility. The new Precinct population will still need access to community centre space and, therefore, if a community centre is not developed in Rockdale, their needs must be met elsewhere. This may be within a new community facility in Arncliffe or Wolli Creek (the latter of which Council is currently considering).

Note: Standards and benchmarks are useful in providing a starting point for identifying community facility and service requirements. However, a purely mathematical approach to facility planning is not recommended. Proposed standards should be applied as an initial guide only, and with some caution. The application of the standards should be adjusted to reflect local circumstances (including demographic characteristics, community needs and demands for social infrastructure).

Community service facilities, community services and groups

There are a number of service-focused facilities in the Rockdale Town Centre that the future community of the Banksia Priority Precinct could access, including Rockdale Community Services and St George Migrant Resource Centre. An undersupply of space for community services has however been identified and, therefore, the needs of the new Precinct population will need to be met through additional community service facilities or spaces. These spaces would be best provided as part of any future multipurpose community centre (rather than as stand-alone facilities). Co-locating these functions presents many benefits including opportunities for shared use of meeting and activity spaces by service providers and the broader community as well as opportunities for services to network and refer clients.

Service provision space may include designated office space for permanently accommodated organisations as well as 'hot'/shared office and consulting space for visiting, outreach services.

Additional community centre space (proposed above) would also cater to additional community groups (e.g. dance, fitness, craft, life-long learning, cultural, social and interest groups) to meet the needs and interests of the future Precinct community.

If the needs of the additional population of the Precinct for service facilities are not met through a new facility in Rockdale (the preferred approach outlined above), these needs must be met elsewhere in the LGA.

Schools

Government schools

Preliminary information provided by the Department of Education indicates that the forecast population growth for the Precinct is likely to be able to be accommodated within the relatively large sites within the schools near Banksia. However, the Department has yet to formally comment on the precinct proposal. The Department's preliminary advice indicates that there may be a need, for additional classrooms and associated education infrastructure at some schools (including at Arncliffe Public School and Kogarah High School). The new student population would likely be

shared across these and other local public schools, whose catchments would be adjusted as growth occurs over time.

DP&E is currently reviewing the population projections for the Precinct and intends to provide a more detailed assessment in the future. The Department of Education will continue to work with DP&E through the future planning process to determine particular strategies in relation to the schools around the Banksia Precinct.

Local health services

The needs of a population increase of 2,344 people are unlikely to be absorbed by existing medical services and a range of new medical and allied health services will be required.

Based upon the national benchmark of 1 GP per 900 people, the additional population will give rise to a need for 2-3 additional GPs. The additional GPs may be distributed through an expansion of existing practices or establishment of new services. There is no standard number of GPs to make up a general practice, but a minimum of about 4-5 GPs is now commonly regarded as needed to create a viable practice.

Medical practices and other allied health services such as dentists and physiotherapists are provided according to the commercial feasibility assessments of practitioners, and services may be located in commercially leased premises, without the need for purpose built capital facilities.

For the Banksia Precinct a GP practice could be located within a local centre near the station. The Banksia Precinct community would also be in close proximity to existing and future GP services, as well as community health services, in Arncliffe and Rockdale.

Childcare and preschool facilities

The provision of childcare has changed substantially in recent years, associated with shifts in government regulation and funding policy, such that the private sector is now the provider of the majority of childcare centres in Australia. Childcare facilities within the Banksia Precinct will most likely be provided by private sector or community based non-government providers, to meet demand as it arises.

Using a general benchmark for childcare needs of around 1 place per 5 children aged 0-4 years and an assumption that around 8% of the population could be aged 0-4 years, the uplift within the Banksia Precinct could generate a need for an additional around 38 additional childcare places by 2036. However, the number of childcare centres actually required would depend upon a number of factors including cultural demands for childcare (which are currently relatively low), the size of each centre in terms of number of places and programs targeting improvements in early childhood development, discussed in chapter 3. While there is no standard size of centre, cost efficiencies are showing a trend towards larger centres of 80+ places where justified by local demand. The generated demand from the Precinct suggests that an additional childcare centre may not be required. The additional needs for childcare places generated however, will need to be accommodated through additions to existing centres or through places at new centres that also cater to demand generated from growth in surrounding areas.

The additional Precinct community will also generate demand for out-of-school-hours care and vacation care. These will need to be accommodated through existing and future services (that also cater to demand generated from growth in surrounding areas).

It is not necessary that precise requirements for childcare are identified at this rezoning stage. Childcare centres are generally a permitted use within residential areas and do not necessarily require land to be designated at this stage of the planning process.

Aged care and disability services and facilities

As outlined in chapter 3, existing care and support services for older people and people with a disability are already operating at capacity, and will need to expand in line with population growth as redevelopment within the Precinct gathers pace.

The expansion of existing services and development of new services will rely primarily on funding increases to non-government services through government grant programs, in turn dependent upon government budgetary processes. It will primarily require increases in recurrent funding for additional staffing and program resources, rather than capital funding for new facilities. However, facilities with land use requirements include residential care facilities for older people and accommodation services for people with a disability, such as group homes. Sites for such facilities are usually acquired through market processes as demand arises. At this early stage of the planning process, it is not possible to identify particular requirements for such facilities. Other than identifying existing facilities, this report has not gone further in identifying future needs for such facilities.

Youth facilities

The Banksia Precinct community will be in close proximity to the future Youth Centre in Arncliffe. While the new Youth Centre will meet many needs identified within the local population, current shortfalls and the additional population will contribute to demands for further facilities and services for the greater diversity of backgrounds and cultures. Consideration should be given to the review of the size and capacity of the planned Youth Centre to ensure it can accommodate additional population growth in the Precinct.

Should the Coronation Hall complex be refurbished or redeveloped for indoor sports, this would provide another facility that would attract younger people for training and competitions.

While current best practice does not require provision of facilities specifically for young people, spaces should be provided in community centres that can meet a wide range of needs for target groups, including young people. As a result, consideration should be given to providing for indoor and outdoor space as part of any new community centres in surrounding areas (e.g. Rockdale and Arncliffe).

Sport and recreational facilities (built facilities)

The new Precinct population will have access to key LGA-wide/level facilities including the planned Rockdale Aquatic Centre and the St George PCYC. The additional Precinct population will however, contribute to demand for additional sport and recreational facilities in the LGA. Part of this gap will be addressed in the future through the proposed Youth Centre at Arncliffe.

5.3 Other key planning considerations

Although open space is being considered in another study, it is important to note its role as a key form of social infrastructure. The provision of an adequate quantity of high quality open space for passive recreational uses as well as for active, sporting use should be a key focus of the planning for the Priority Precinct. Access to open space is of particular importance in higher density environments in which residents have more limited access to private outdoor space.

The projected increase in population within the Precinct and across the region highlighted in Section 4 and the demands for social infrastructure will have direct implications on the ability of Bayside Council to meet these needs. A key recommendation arising from this analysis is the need for Council to review its Section 94 plans to reflect the higher population forecast for the Priority Precinct as well as the implications of the recent amalgamation with the former Botany Council.

The planning of the Precinct should also focus on the creation of a healthy built environment – a key direction identified in *A Plan for Growing Sydney* (NSW Government, 2014). The provision of adequate, high quality social infrastructure (including open space) will play a key role in achieving this objective.

Also of importance is the establishment of walkable neighbourhoods with strong connections and access to key amenity and good quality urban design and architecture. This will assist the creation of welcoming, activated and safe streets and neighbourhoods that encourage the future population to engage in incidental exercise and facilitate social connections.

5.4 Summary of social infrastructure requirements to meet future needs

With relatively modest growth proposed for the Banksia Priority Precinct, there will be limited demand generated for new social infrastructure and much of the demand can be met through existing facilities and services.

There are however, a number of existing social infrastructure provision gaps that new infrastructure will be required to fill. This new infrastructure should also consider the population growth associated with the Precinct. It is not however, recommended that any significant new infrastructure be provided within the Precinct. It would instead be better located in the neighbouring larger urban centres (Rockdale and Arncliffe) which the Precinct community would have easy access to.

New social infrastructure required to meet the needs of the new Precinct population includes:

- » Access to community centre space. The demand generated from the additional population equates to approximately 188 square metres of community centre floor area. It is recommended (as a preferred approach) this be met through a regional level community hub in the Rockdale Town Centre, due to the existing gap of a larger, regional facility. The hub would ideally be in close proximity to the other civic and cultural facilities in the Town Centre and would include space for community service provision, youth activities and programs and, potentially, community health services and childcare. While the former Rockdale City Council advised there are no existing plans for such a facility, consideration should be given to future discussions between DP&E and Council to explore potential opportunities.

The additional population will also require access to the following additional social infrastructure:

- » Local medical services (including approximately 2-3 General Practitioners) – provided in the Precinct or in neighbouring areas
- » Childcare, preschool, out-of-school-hours and vacation care services. This includes approximately 38 childcare places that may be provided through a new centre in the Precinct (that also caters to population growth in surrounding areas) or expansion of existing centres
- » Aged and disability care services and centres (provided within the Precinct or in areas surrounding)
- » Facilities or spaces for youth activities, programs and services
- » Sport and recreational facilities.

It is recommended that Bayside Council review its Section 94 plan to reflect the higher population growth forecasts and social infrastructure recommendations outlined above.

Existing social infrastructure that will be able to accommodate demand generated from Precinct population growth (in some cases with some modification/expansion) includes:

- » Civic and cultural facilities (including the Rockdale Central Library currently under construction)
- » Tertiary education facilities
- » Major health facilities
- » Emergency and justice services
- » Primary and high schools.

6 Conclusion

This report has considered the social infrastructure that will be required to support population growth arising from future development within the Banksia Priority Precinct. The Banksia Priority Precinct is one of a number of precincts within the Sydney metropolitan area designated for housing densification in areas around transport hubs.

The study has considered the social context of the Precinct and found that the wider area is set to experience significant change. In addition to urban renewal within the Banksia Priority Precinct, further residential intensification is proposed around the Rockdale Town Centre as well as the Arncliffe Priority Precinct, in Wolli Creek and in the Bonar Street Precinct. Identifying future requirements for social infrastructure therefore needs to take account of cumulative population growth across the wider area, rather than focus just within the Precinct boundaries.

The study has found that the Precinct and its surrounding area already have a good supply of social infrastructure. The area is well served by regional health, tertiary education, cultural and emergency services, and by some facilities in Rockdale (including the Rockdale Town Hall and a new Central Library, currently under construction). Local primary and high schools occupy large sites capable of accommodating additional education infrastructure, and there are a number of local childcare centres.

With relatively modest growth proposed for the Banksia Priority Precinct (an additional 2,344 people), there will be limited demand generated for new social infrastructure and much of the demand can be met through existing facilities and services. There are however, a number of existing social infrastructure provision gaps that new infrastructure will be required to fill. Due to its proximity to Rockdale Town Centre, the key urban centre in the western portion of Bayside LGA, this study recommends that the needs of the Precinct community would be best met through new facilities in the Rockdale Town Centre.

A key need includes access to community centre space. The demand generated from the additional population equates to approximately 188 square metres of community centre floor area. It is recommended (as a preferred approach) this be met through a regional level community hub in the Rockdale Town Centre, due to the existing gap of a larger, regional facility. The hub would ideally be in close proximity to the other civic and cultural facilities in the Town Centre and would include space for community service provision, youth activities and programs and, potentially, community health services and childcare.

The former Council advised there are no existing plans for such a facility. If the needs of the new Precinct population cannot be met through a community centre in the Rockdale, they will need to be met elsewhere in the LGA, in close proximity (e.g. in Arncliffe).

The additional population will also require access to the following additional services:

- » Local medical services (including approximately 2-3 General Practitioners) – provided in the Precinct or in neighbouring areas
- » Childcare, preschool, out-of-school-hours and vacation care services. This includes approximately 38 childcare places that may be provided through a new centre in the Precinct (that also caters to population growth in surrounding areas) or expansion of existing centres
- » Aged and disability care services and centres (provided within the Precinct or in areas surrounding)
- » Sport and recreational facilities.

It is recommended that Bayside Council review its Section 94 plan to reflect the higher population growth forecasts and social infrastructure requirements outlined above, as well as the implications of the recent amalgamation with the former Botany City Council.

Existing social infrastructure that will be able to accommodate demand generated from Precinct population growth (in some cases with some modification/expansion) include:

- » Civic and cultural facilities (including the Rockdale Central Library currently under construction)
- » Tertiary education facilities
- » Major health facilities
- » Emergency and justice services
- » Primary and high schools, which can accommodate additional classrooms within existing sites.

As planning for the Precinct moves forward, it will be important to continue working with Bayside Council to discuss plans for the Rockdale Town Centre and possible community facility provision. Also to be considered are plans for facilities to address population growth in the north western suburbs of Bayside LGA, which may (as an alternative) address the needs of the Banksia Precinct community.

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