



## CLYBURN PROJECT – RESIDENTIAL SOCIAL IMPACT ASSESSMENT

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# EXECUTIVE SUMMARY

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## This report

SGS Economics and Planning (SGS) has been commissioned by PAYCE to undertake a Residential Social Impact Assessment of development proposed for its site at Manchester Road, Auburn. The Social Impact Assessment in this report, including community and recreation facility assessment, also informs the Economic Impact Assessment being prepared by SGS.

## Project site and proposed development

The project site, formerly part of the Clyde Marshalling Yards, is located between the Sydney CBD and Parramatta, and is around 20 km from the Sydney CBD. It is adjacent to the established residential suburb of Auburn.

It is also within 500 – 750 metres of the Clyde Railway station, which is a stop on the T1 and T6 railway lines. The journey by train from the Clyde Station to Sydney's Central Station takes around 30 minutes. The train journey to Parramatta takes around 6 minutes. More frequent services run from Auburn Station, around 800 – 1,000 metres from the site to the east.

The proposed new development will include approx. 1,800 new dwellings, including mostly units or apartments, but also some 3/4 bedroom terrace housing.

It is proposed that the new development will also include 2,000 sqm GFA for community facilities, 500 sqm GFA for childcare, small-scale office accommodation, up to 5% affordable housing dwellings (90 dwellings), and that 20% of the site will be open space, including a River Park (beside a 'cleaned up' Duck River Foreshore).

The site is in a part of metropolitan Sydney that is attractive to new immigrants and arrivals. This is at least partly due to the high levels of accessibility it enjoys, particularly to employment opportunities in the Sydney CBD, Parramatta CBD, and the western corridor in between, including by low cost public transport. The existing community in the suburb is culturally diverse, multi-lingual, and relatively disadvantaged on average compared to other parts of Sydney. Family sizes are larger and the population is younger on average.

## Housing and population in the proposed new development

The estimated population of these new dwellings is up to 5,000, if the average of 2.8 people per apartment for the whole of the Cumberland LGA in 2016 is assumed. A lower population estimate of around 4,300 could be used instead, if the average of 2.4 people per apartment for central Sydney or the suburb of Newington (NSW) was assumed. This social impact assessment has allowed for the higher population estimate, to ensure that all potential impacts can be adequately addressed.

Information from the ABS Census has indicated that around 45% of all units in the suburb of Auburn in 2016 were occupied by families with children. Families with children in Auburn had an average of 2.1 children per family. Using these assumptions, 810 units out of the 1,800 new units are therefore assumed to be occupied by families with children.

## Anticipated need for and provision of community and recreation facilities

The following table summarises the expected need generated by the development, and proposed provision of facilities.

## SUMMARY OF COMMUNITY AND OPEN SPACE NEEDS AND PROVISION

Infrastructure, facility or service	Estimated need generated by development	Off-site provision or capacity	On-site response
Primary Schools	<ul style="list-style-type: none"> <li>720 places (approx. 470 in government, 90 in Catholic and 170 in other non-government).</li> </ul>	<ul style="list-style-type: none"> <li>Auburn Public School is closest to the site and has some capacity, but not likely to cater to all demand.</li> <li>Existing capacity amongst nearest 5-6 schools.</li> </ul>	<ul style="list-style-type: none"> <li>Stronger community would be developed if some primary school provision included on site.</li> <li>Opportunity for innovation, e.g. in providing a K-2 facility, or a special needs school for around 100 students.</li> </ul>
Secondary Schools	<ul style="list-style-type: none"> <li>490 places (approx. 320 in government, 70 in Catholic and 90 in other non-government).</li> </ul>	<ul style="list-style-type: none"> <li>Likely to be capacity in existing schools to accommodate additional students.</li> </ul>	<ul style="list-style-type: none"> <li>Not required.</li> </ul>
Pre-schools	<ul style="list-style-type: none"> <li>1 pre-school.</li> </ul>	<ul style="list-style-type: none"> <li>May be existing capacity in nearby facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Provision on site could meet demand and also contribute to community facilities in development.</li> <li>On-site provision more convenient for residents.</li> </ul>
Child Care	<ul style="list-style-type: none"> <li>1-2 long day care centres.</li> </ul>	<ul style="list-style-type: none"> <li>Good spread of facilities located nearby.</li> </ul>	<ul style="list-style-type: none"> <li>500 sqm facility proposed to meet needs.</li> </ul>
Community Halls, Centres or Hubs	<ul style="list-style-type: none"> <li>1 neighbourhood centre.</li> </ul>	<ul style="list-style-type: none"> <li>Residents would have access to existing hubs and libraries in Cumberland LGA.</li> </ul>	<ul style="list-style-type: none"> <li>Included as part of 2,000 sqm community space.</li> <li>Subsidised office space could be included as part of development.</li> </ul>
Health Facilities	<ul style="list-style-type: none"> <li>1 community health centre.</li> </ul>	<ul style="list-style-type: none"> <li>Many existing facilities nearby.</li> </ul>	<ul style="list-style-type: none"> <li>Space within community space for visiting community health service</li> <li>500 sqm medical centre.</li> </ul>
Parks, Open Space and Sportsgrounds	<ul style="list-style-type: none"> <li>Target for 20% of development to be open space.</li> </ul>	<ul style="list-style-type: none"> <li>Access to higher level sporting facilities nearby e.g. SOP.</li> <li>Regional level parkland also nearby e.g. Bicentennial Park.</li> </ul>	<ul style="list-style-type: none"> <li>500 sqm gym.</li> <li>Duck River Park, pocket parks and landscaping to be included throughout the precinct.</li> <li>Courts/outdoor surfaces for basketball etc</li> <li>Community gardens.</li> </ul>

The table shows that demand for primary school, secondary school and pre-school places would need to be satisfied 'off-site', though provision of a pre-school / early years school facility might be possible. Otherwise, most community needs for the incoming population would be met on-site. The open space provision, in particular, will exceed target rates of provision in terms of the share of land devoted to open space, and in terms of access.

## Social Impacts and Benefits

### Additional facilities for the existing 'host' community

The provision of these new community and recreation facilities will provide convenient access to services, an attractive living environment for residents and workers of the new development, and encourage social interaction between residents. In addition, the facilities provide a new walkable focus of community life for residents in the 'host' community within a 5-10 minute walk of the proposed community hub. A new community of around 7,000 people, including the incoming population of up to 5,000, will be created.

The existing residents will have easy access to facilities, including employment opportunities and additional open space, which are currently not provided in the immediate area. It may save them travelling further to access employment, shops and services elsewhere in Auburn or surrounding suburbs.

Residents from surrounding areas, as well as residents of the new development will be able to access benefits associated with the new River Park and other recreation, service provision, employment and community facilities. The location of the proposed site close to the Clyde and Auburn Railway stations will also provide the opportunity for the new facilities and services to be conveniently utilised by residents of both the new development and adjacent areas on their way to or from the railway stations.

### Impact of new dwellings

The revised *Draft Central City District Plan* included a target of 53,500 additional dwellings in the whole Central City District between 2016 and 2021. Of this increase it is anticipated that 9,350 additional dwellings will be provided in the Cumberland LGA.

The new dwellings proposed will provide a significant contribution to the achievement of this target. In addition, the site is within walking distance of two railway stations, providing easy access to employment and higher education opportunities in the Sydney CBD and the Parramatta Town Centre. There will be a productivity dividend from new workers having this access to opportunities. The site also has good access to existing schools and health services, and will support the vitality of the Auburn Town Centre.

A minimum of 90 new affordable housing units will be included as part of the new development.

There is a growing waiting time for social housing in the area, with the wait for social housing at least 5 years and often as much as 10 years or more. These additional dwellings will thus provide a substantial benefit to households currently waiting for social housing and paying more than 30% of income in rent in the private market.

### Other social benefits

The proposed new development will provide broader benefits and opportunities for people in the suburb of Auburn, including more housing opportunities. This suburb is currently home to people from a diverse range of cultural and language groups, with relatively low household incomes, a relatively high number of people per dwelling, and a relatively high proportion of TAFE and university students.

Nearly all students at the Auburn Public School come from Non-English speaking backgrounds, and speak a total of 35 different languages. A significant number are from families with refugee status. It is very important for these families to have access to conveniently located support services, to be able to live close to their community networks, and to be able to access employment opportunities.

Information on employment suggests that a relatively high proportion of the employed population of Auburn is employed in the retail, hospitality, and social service industries. The proposed employment hub, integrated with the development, will provide nearby job opportunities for this labour force.

The relatively convenient and quick public transport access from Auburn to the CBD and to Parramatta is likely to increase the attractiveness of Auburn as a residential location for employees in the retail, hospitality and social service sectors. Employees in these industries may not work standard hours and could thus have difficulty accessing employment if they live in Sydney's outer suburbs and need to rely on public transport.

University and TAFE students living in Auburn will also generally find it convenient to use public transport to access higher education facilities located in the Sydney CBD or Parramatta.

Given that many of the current residents of the suburb of Auburn are low income households, access to free or low-cost opportunities for active recreation and social engagement will also provide physical and mental health benefits.

The proposed development will support the directions in *A Plan for Growing Sydney* (Dec 2014), the *Draft West Central District Plan* (Nov 2016) and the Cumberland Council's *Interim Affordable Housing Policy* (July 2017).

# 1. INTRODUCTION AND CONTEXT

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## 1.1 Introduction

This report addresses the social impacts of the proposed redevelopment of part of the former Clyde Marshalling Yards for residential and community purposes.

The proposed development will include the following:

- Floor Space Ratio (FSR) @ 1.70:1 across the residential part of the site (10ha)
- FSR @ 1:1 across the employment part of the site (4ha)
- Target residential yield - 1,800 dwellings (mix of studio, 1, 2 and 3 bedroom units, with 3 or 4 bedroom terraces along most of Manchester Road)
- Max. height 12 storeys
- 7,500 sqm GFA retail, commercial and community uses, including:
  - 2,500 sqm small supermarket/grocer
  - 1,500 sqm specialty shops
  - 500 sqm child care centre
  - 500 sqm gym
  - 500 sqm medical centre (or similar), and
  - 2,000 sqm for community uses.
- Affordable Housing – a minimum of 5% (~90 dwellings) in a central location (i.e. not dispersed)
- ‘Employment Uses’ – 4ha site providing 30,000sqm to 40,000sqm GFA
- Open Space (Public Space to be zoned RE1) – target 20%
- Central Boulevard
- Large Park fronting the River (i.e. ‘River Park’) over 1ha
- Pocket Parks and landscaping throughout the whole precinct
- Explore above ground car parking as well as reduced parking.

## 1.2 Project location

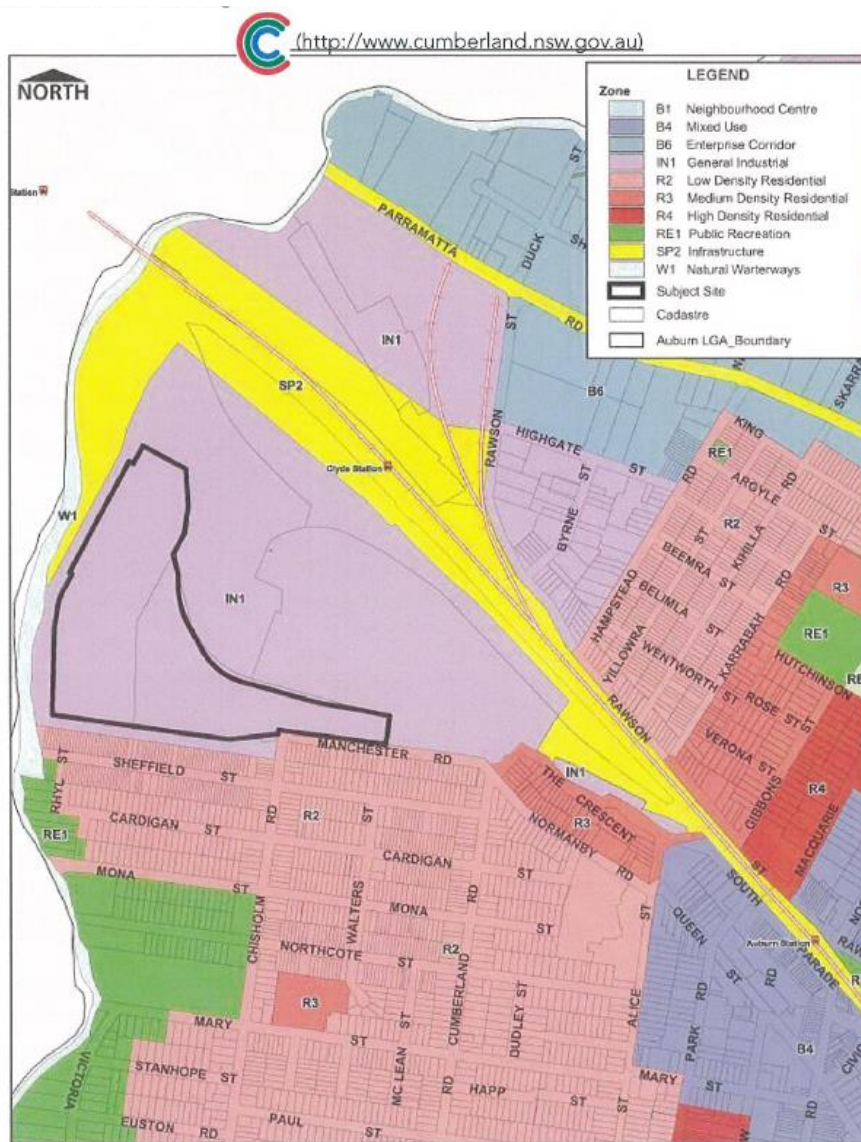
The project site is located between the Sydney CBD and Parramatta, and is around 20 km from the Sydney CBD.

It is within 500 – 750 metres of the Clyde Railway station, which is a stop on the T1 and T6 railway lines. The journey by train from the Clyde Station to Sydney’s Central Station takes around 30 minutes. The train journey to Parramatta takes around 6 minutes. More frequent services run from Auburn Station, around 800 – 1,000 metres from the site to the east.

The project site is adjacent to established residential areas in the suburb of Auburn, and is also within walking distance of local bus services.

Figure 1 shows further details of the site location and existing zoning in the area.

FIGURE 1: SITE LOCATION AND EXISTING ZONING



### 1.3 Relevant geographic & policy contexts

*A Plan for Growing Sydney* (NSW PD &E, Dec 2014) is a plan to deliver homes, jobs and infrastructure to support and manage growth across the city. It includes a focus on the provision of additional homes in areas well serviced by existing or planned infrastructure.

Since the release of *A Plan for Growing Sydney* the projections for growth have been revised upwards. The recently released Draft Greater Sydney Region Plan also has a focus on accommodating housing growth in liveable neighbourhoods which are close to public transport.

The revised *Draft Central City District Plan*, released in October 2017, included a target of 53,500 additional dwellings in the Central City District between 2016 and 2021. Of this increase, it is anticipated that 9,350 additional dwellings will be provided in the Cumberland LGA. Over the 20 year timeframe to 2036 it is proposed that 207,500 additional dwellings will be provided in the Central City District.

Criteria identified in the revised Draft Central City District Plan for the provision of new housing in urban renewal corridors include:

- Alignment with investment in regional and district infrastructure
- Accessibility to jobs

- Accessibility to regional transport
- Proximity to services including schools and health facilities
- Heritage, cultural, topography and environmental considerations, and
- Delivery considerations such as staging enabling infrastructure, upgrades or expansion of social infrastructure such as local schools, open space and community facilities.<sup>1</sup>

## 1.4 Affordable Housing Context

In July 2017 the Cumberland Council approved an *Interim Affordable Housing Policy* with the following objectives:

- To ensure that Cumberland LGA includes housing that is affordable, with a priority for housing to households on low and very low incomes
- To support the provision of housing to key workers in Cumberland LGA
- To support the achievement of affordable housing targets set by the Draft West Central District Plan
- To provide for the dedication of dwellings to Council for the purpose of affordable housing, and
- To enable Council to collect monetary contributions towards affordable housing.

The *Interim Affordable Housing Policy* referred to 22% of all households with mortgages in the Cumberland LGA as spending more than 30% of income on mortgage payments, and 35% of renting households spending more than 30% of income on rent in 2011. Information from the 2016 Census indicates that these proportions have since risen to 32% for households with mortgages and 47% for renters.<sup>2</sup>

Council also resolved at its meeting on 5 April 2017 to:

*Require that any new planning proposal (pre-gateway) is to be accompanied by a planning agreement which provides for at least 5% of residential to be dedicated to affordable housing.*

The revised *Draft Central City District Plan* (Greater Sydney Commission 2017) set a target of 5% to 10% of new floor space to be dedicated to affordable rental housing for people on low or very low incomes.

The *Interim Affordable Housing Policy* defined “affordable housing” as housing that meets the needs of low to moderate income households and costs less than 30% of gross household income.

Council’s requirements in the *Interim Affordable Housing Policy* include:

- Council encourages the provision of infill affordable rental housing and boarding houses within short walking distance of rail stations and high frequency stops for buses that use dedicated bus routes.
- Council may set the requirements for allocation to tenants. This may include matters for consideration such as current living arrangements and location, location of work in the LGA, the nature of the work, and whether the household includes a person with a disability.
- Council may set requirements for the dwellings for affordable housing, such as mix of dwelling sites, extent of universal design requirements and inclusion of ground floor units.
- Affordable housing contributions will be dedicated to Council as whole dwellings.
- Council will seek arrangements with local community housing providers for the appropriate management of the Council-owned affordable housing.

<sup>1</sup> NSW DP&E *Draft West Central District Plan*, Nov 2016, pages 93-96.

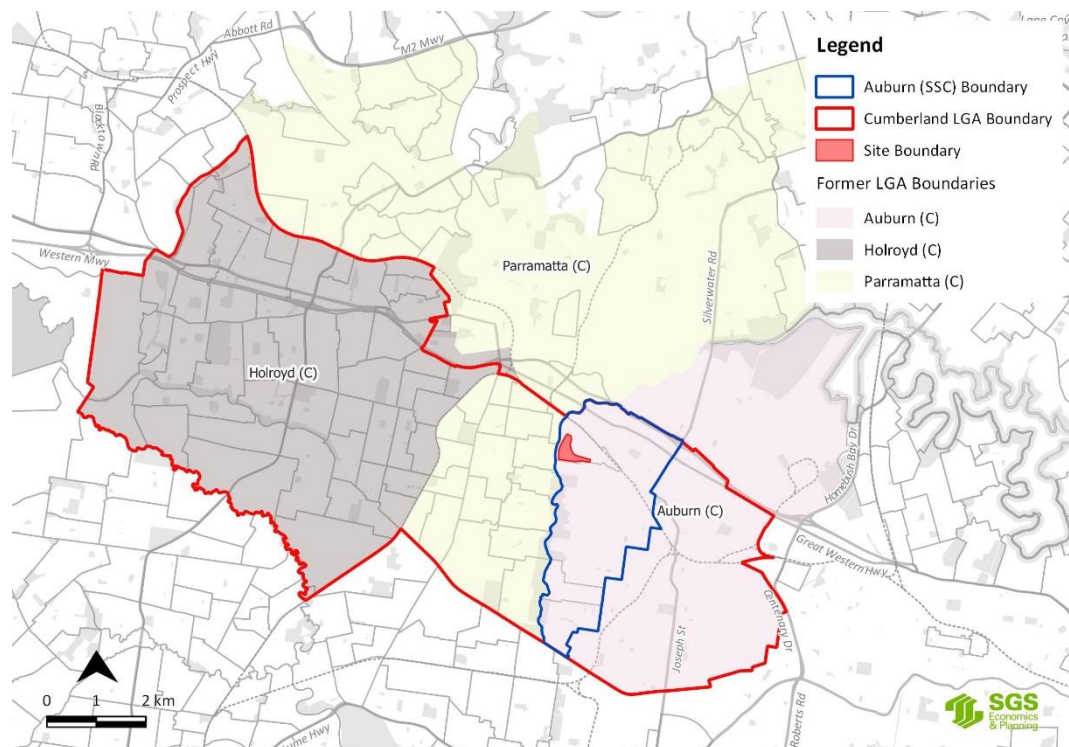
<sup>2</sup> ABS Census, 2016 Quickstats Cumberland LGA and SGS calculations.

## 2. EXISTING COMMUNITY

### 2.1 Statistical boundaries: Auburn and Cumberland LGA

The PAYCE site is located in the 'old' Auburn local government area. The Auburn LGA has recently been amalgamated with a small part of the Parramatta LGA and the Holroyd LGA to form the larger Cumberland LGA. Figure 2 below shows the former and current LGA boundaries in relation to the site, and the Auburn suburb boundary.

FIGURE 2: 'OLD' AUBURN AND NEW CUMBERLAND LOCAL GOVERNMENT AREA AND AUBURN SUBURB BOUNDARIES



Source: SGS Economics & Planning.

### 2.2 Auburn's role as a first Australian home for immigrants

#### Immigrant destination

Auburn plays a special role as a destination for new immigrants to Australia. As Table 1 shows, 23% of the population in the suburb of Auburn – nearly 1 in every 4 – lived overseas five years before the 2016 Census. This compares to just 9% for Greater Sydney, 6% for NSW, and 6% for the whole of Australia.

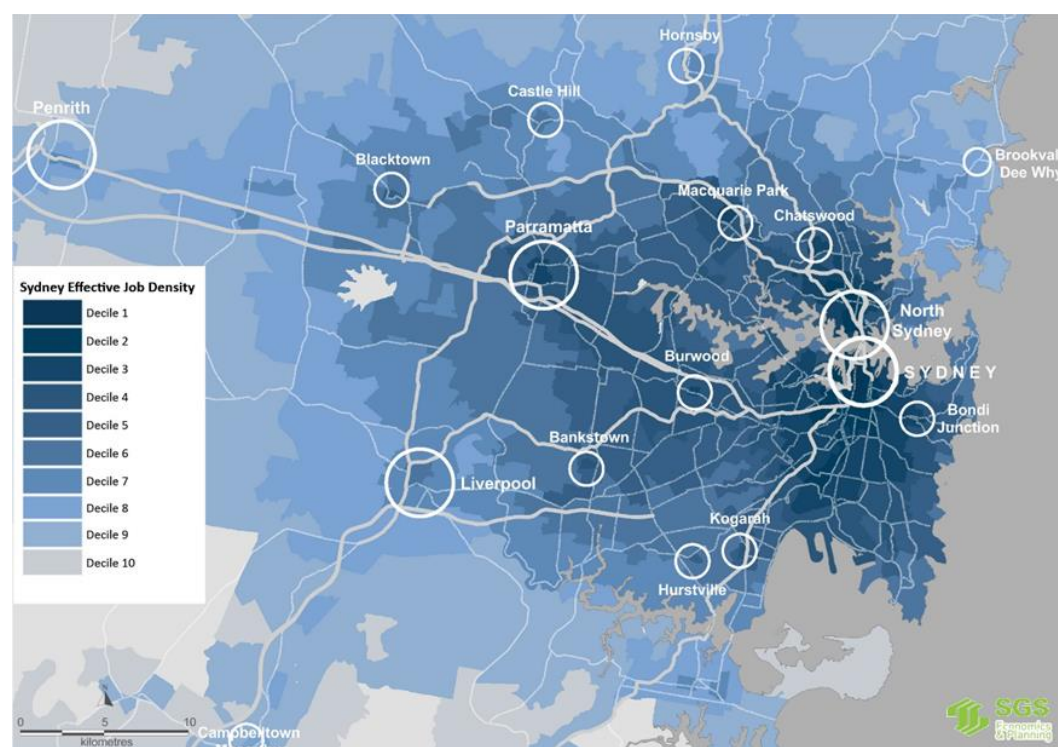
TABLE 1: NUMBER AND PROPORTION OF RESIDENTS LIVING OVERSEAS 5 YEARS AGO, 2016 CENSUS

	Number of residents living overseas 5 years ago	Total residents	Proportion
Auburn (SSC)	7,831	34,485	23%
Greater Sydney	399,617	4,513,818	9%
NSW	451,634	7,015,093	6%
Australia	1,379,053	21,937,113	6%

Source: ABS 2016 Census Community Profiles.

One of the attractions of the area to new arrivals is its relative accessibility to jobs and services. It has good access to the jobs in both the Sydney CBD and Parramatta CBD, as well as the service and retail jobs clustered in the corridor between these two nodes. Figure 3 shows the Effective Job Density (EJD) for metropolitan Sydney. This is a measure of the share of Sydney's jobs that can be accessed in a certain travel time. Economic analysis shows that areas with a high EJD are relatively more productive and provide greater income earning opportunities for residents. This is a result of 'agglomeration' where the density of economic activity leads to greater productivity. As the figure shows, outside the Sydney CBD the western corridor has a relatively high EJD – amongst the 4<sup>th</sup> and 5<sup>th</sup> deciles. This accessibility, including by low cost modes such as public transport, drives location decisions for new arrivals.

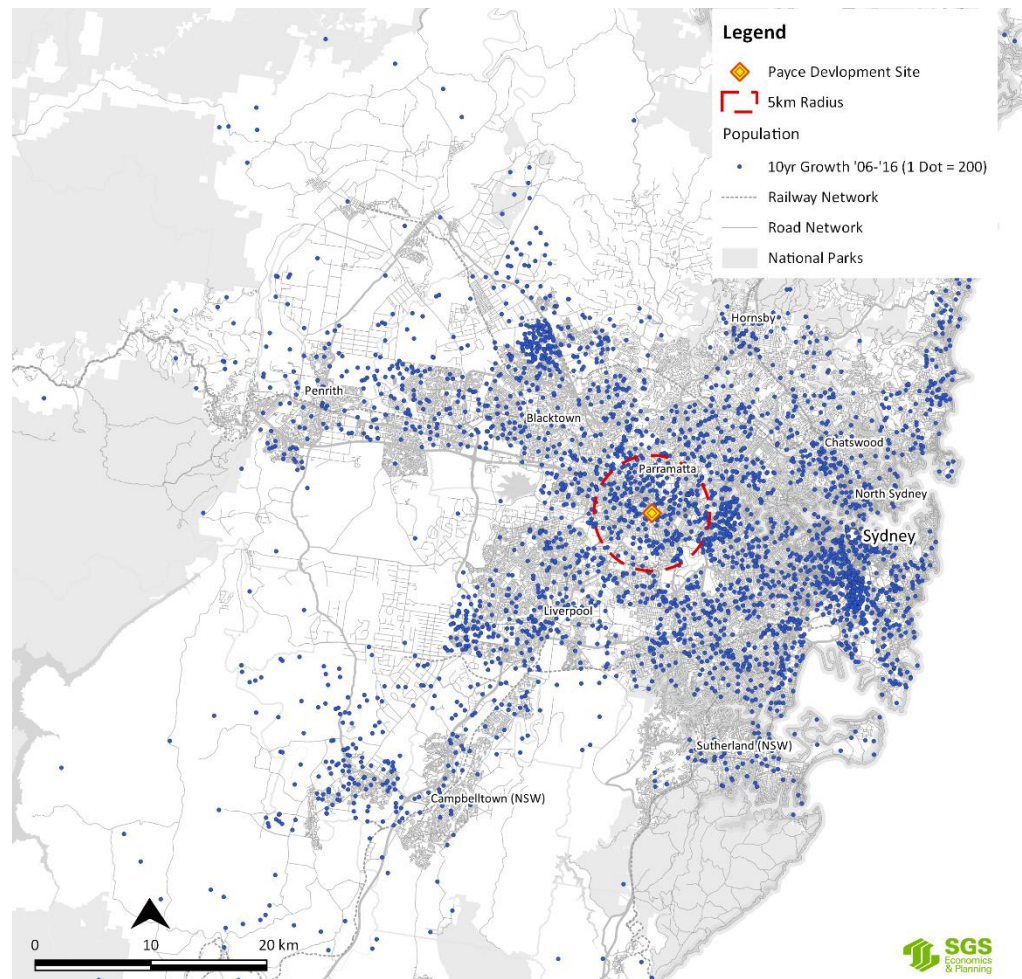
FIGURE 3: 'EFFECTIVE JOB DENSITY'



Source: SGS Economics & Planning.

The centrality of the site within metropolitan Sydney and how it attracts growth is shown in Figure 4. Eight percent of metropolitan Sydney's population growth in the ten years between 2006 and 2016 was within five kilometres of the subject site.

FIGURE 4: POPULATION GROWTH ACROSS METROPOLITAN SYDNEY AND SITE CONTEXT'



Source: SGS Economics & Planning.

## Ancestry

Given the suburb's immigrant role, the origin of residents is diverse, though the top five ancestries within the Auburn suburb account for more than half of the population's ancestral roots. These are mainly South-East Asian or Middle Eastern, as Table 2 shows. Chinese ancestry accounts for over 20% of the population's ancestral roots.

TABLE 2: ANCESTRY – TOP 5 RESPONSES, 2016 CENSUS

Ancestry	Auburn (SSC)	NSW
Chinese	21.3%	6.9%
Turkish	8.8%	0.3%
Lebanese	7.7%	1.9%
Nepalese	7.1%	0.5%
Indian	6.3%	2.7%

Source: ABS 2016 Census.

Note: Excludes 'Not stated/Not applicable' responses.

## Languages Spoken at Home

Table 3 perhaps best reflects the ethnic and cultural diversity of the Auburn suburb. Only 13.7% of the population nominated English as the language spoken at home, compared to 73% for NSW as a whole. The most dominant language is Arabic, which coincides with some of the most common ancestries in the suburb having their origin within the Middle East. Mandarin and Cantonese are also within the top five languages spoken at home.

TABLE 3: LANGUAGES SPOKEN AT HOME – TOP 5 RESPONSES, 2016 CENSUS

Language	Auburn (SSC)	NSW
Arabic	14.0%	2.9%
English	13.7%	73.1%
Mandarin	12.7%	3.4%
Turkish	9.0%	0.3%
Cantonese	7.2%	2.0%

Source: ABS 2016 Census.

Note: Excludes 'Not stated/Not applicable' responses.

## Religious Affiliation

Another indicator of the multicultural diversity of the Auburn suburb is religious affiliation, as shown in Table 4. The most dominant of these is Islam, which accounts for nearly 50% of the population's religious identity, compared to 3.9% in NSW as a whole. This coincides with a strong Middle Eastern contingent within Auburn, supported by the findings regarding the most common ancestries and languages spoken at home highlighted above.

TABLE 4: RELIGIOUS AFFILIATION – TOP 5 RESPONSES, 2016 CENSUS

Religious Affiliation	Auburn (SSC)	NSW
Islam	47.1%	3.9%
No Religion	17.0%	27.7%
Western Catholic	9.7%	26.5%
Hinduism	9.7%	2.7%
Buddhism	5.8%	3.1%

Source: ABS 2016 Census.

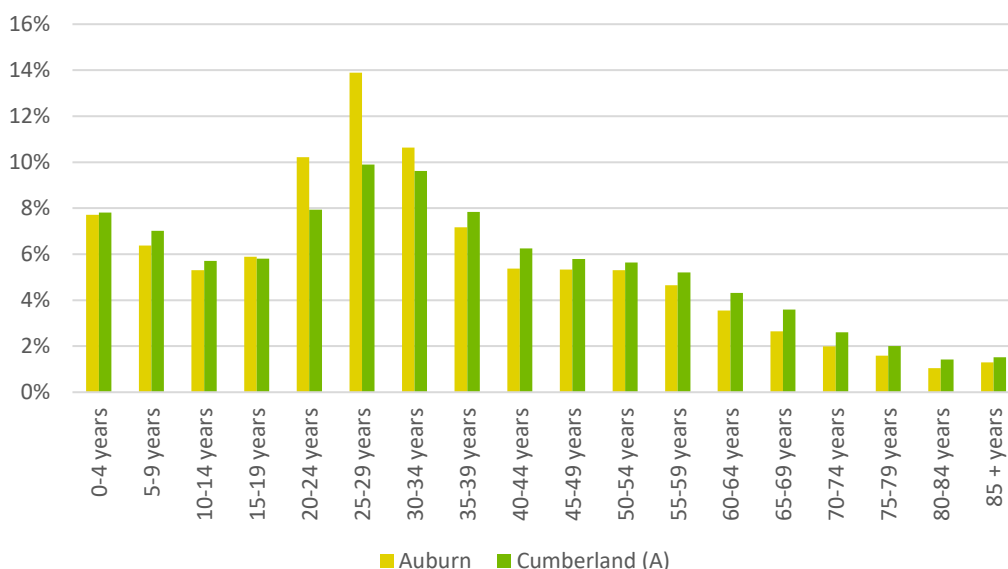
Note: Excludes 'Not stated/Inadequately described' responses.

## 2.3 Other demographic characteristics

### Age Profile

Figure 5 highlights the age profile of the suburb of Auburn (SSC) at the 2016 Census, in comparison to the Cumberland LGA as a whole. The Auburn suburb has a higher proportion of younger persons between the ages of 20-34.

FIGURE 5: AGE PROFILE, 2016



Source: ABS 2016 Census.

## Median Weekly Incomes

Median weekly incomes in the Auburn suburb (SSC) and Cumberland LGA are compared with Greater Sydney and NSW in Table 5 below.

TABLE 5: MEDIAN WEEKLY INCOMES, 2016 CENSUS

	Auburn (SSC)	Cumberland LGA	Greater Sydney	NSW
Personal	\$450	\$575	\$725	\$725
Family	\$1,125	\$1,375	\$1,875	\$1,875
Household	\$1,375	\$1,375	\$1,875	\$1,625

Source: ABS 2016 Census.

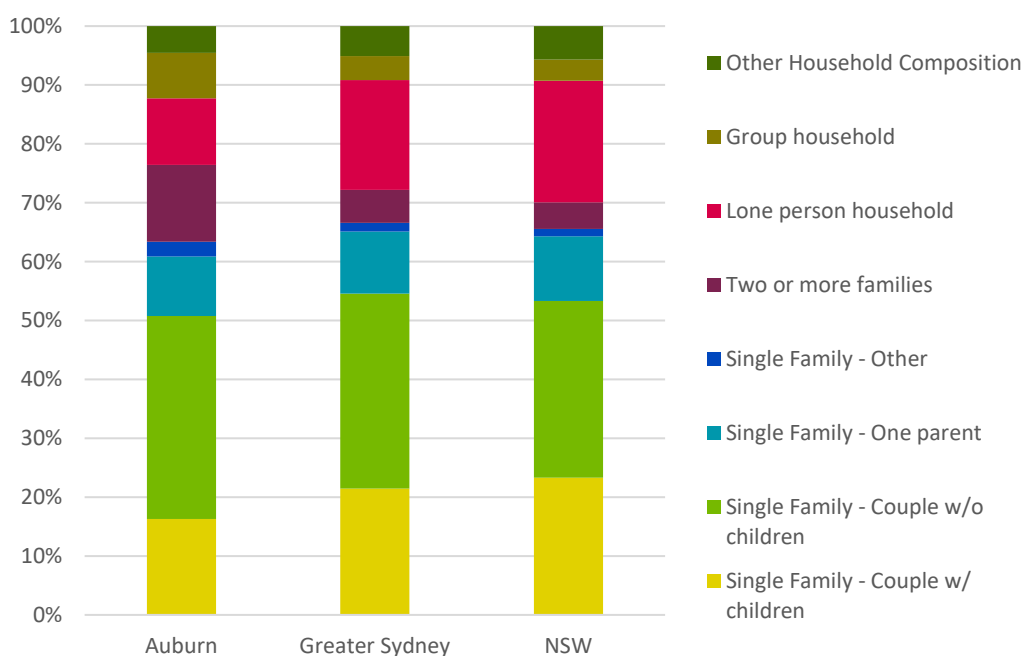
Note: Excludes 'Not stated/Not applicable' responses.

In general, the Auburn suburb has a lower median weekly income across all measures when compared to the other three regions, suggesting that it is an area of lower socio-economic standing.

## Household Composition

Figure 6 highlights the household composition of the Auburn suburb, Greater Sydney and New South Wales. Compared to Greater Sydney and NSW, the Auburn suburb has a higher proportion of two or more families (13% compared to 6% and 5%, respectively), and group households (8% compared to 4% for both Greater Sydney and NSW). Conversely, the Auburn suburb has a lower proportion of couples with children (16% compared to 21% and 23% respectively) and lone person households (11% compared to 21% and 23%, respectively).

FIGURE 6: HOUSEHOLD COMPOSITION, 2016



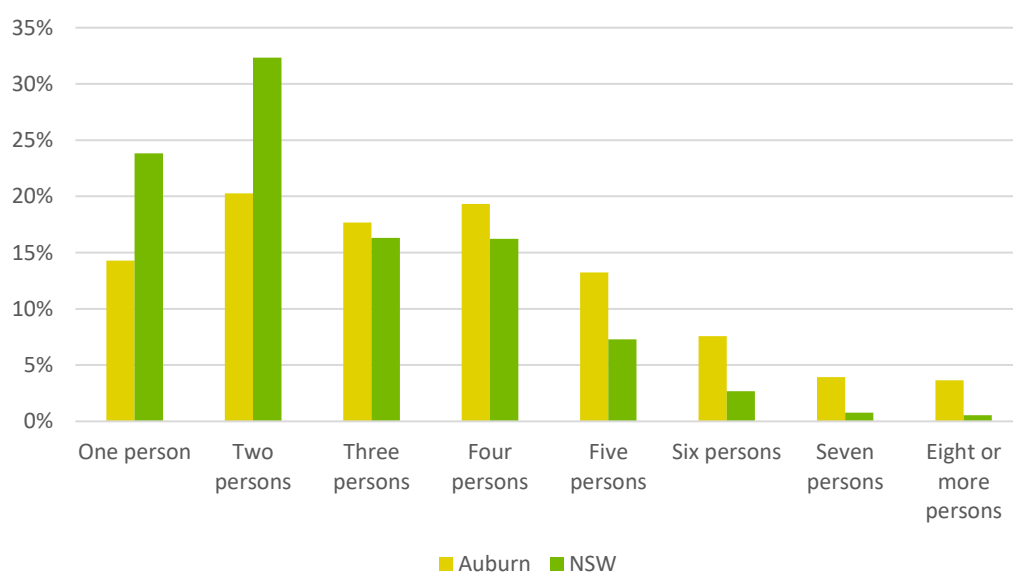
Source: ABS 2016 Census.

Note: Excludes 'Not stated/Not applicable' responses.

### Number of Usual Residents

Figure 7 highlights the number of persons usually resident within households in the Auburn suburb and NSW. Compared to NSW, the Auburn suburb tends to have higher proportions of persons resident within households, indicating relatively high household sizes. This supports the findings relating to household composition highlighted above. The average household size in Auburn is 3.5 compared to 2.6 across NSW. This is a stark difference highlighting the suburb's role as a destination for immigrant families, who typically have more children than the average for all families.

FIGURE 7: NUMBER OF USUAL RESIDENTS, 2016



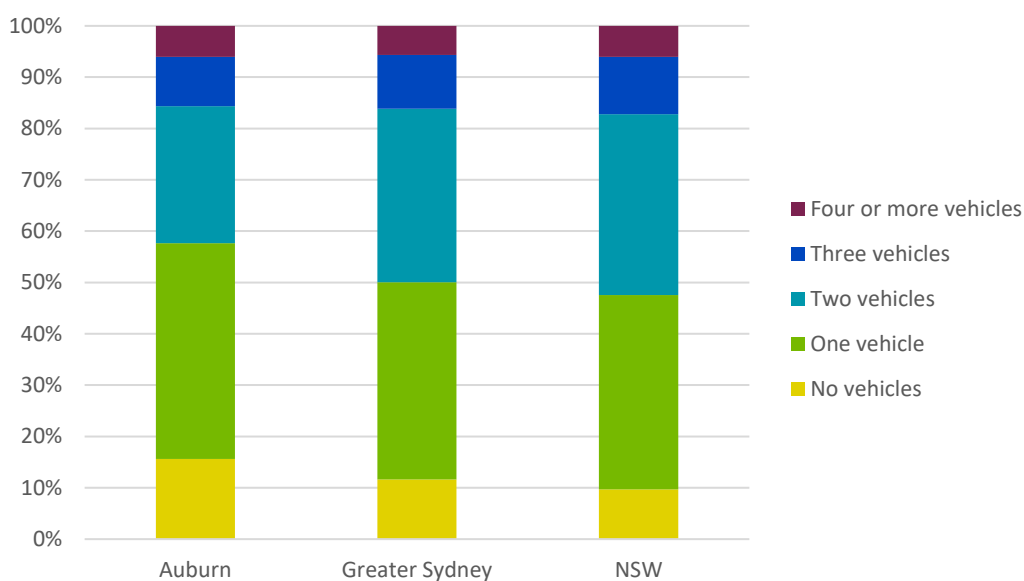
Source: ABS 2016 Census.

Note: Excludes 'Not stated/Not applicable' responses.

### Motor Vehicle Ownership

Figure 8 highlights the proportion of motor vehicles owned within the Auburn suburb, Greater Sydney and NSW. Compared to Greater Sydney and NSW, Auburn has a higher proportion of households without motor vehicles (16% compared to 12% for Greater Sydney and 10% for NSW). Further, Auburn has a higher proportion of households with one vehicle (42% compared to 38% for both Greater Sydney and NSW), but a significantly lower proportion of households with two vehicles (27% compared to 34% for Greater Sydney and 35% for NSW overall).

FIGURE 8: MOTOR VEHICLE OWNERSHIP, 2016



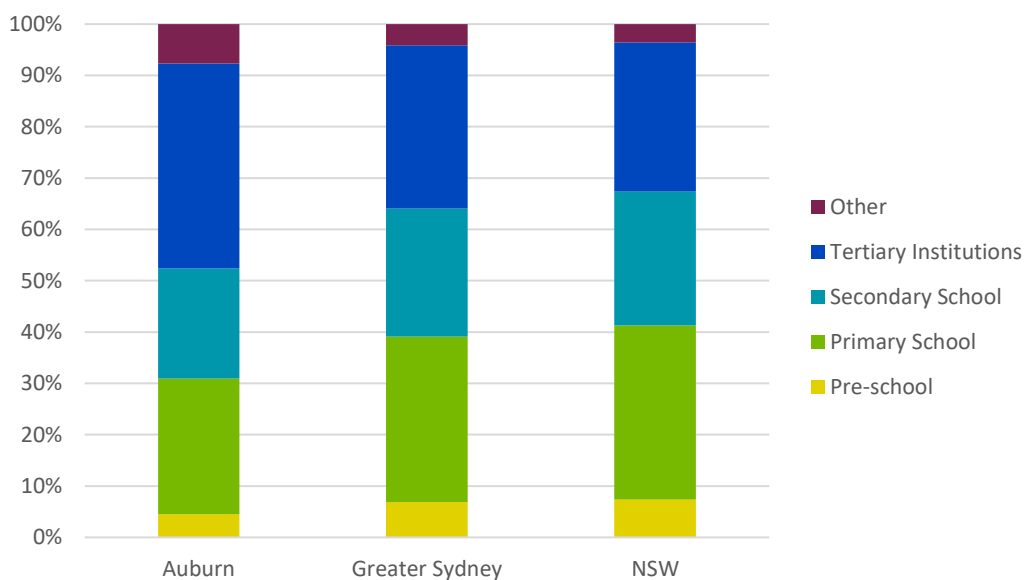
Source: ABS 2016 Census.

Note: Excludes 'Not stated/Not applicable' responses.

### Enrolled Students

Figure 9 highlights the proportion of enrolled students within the Auburn suburb, Greater Sydney and NSW. Compared to Greater Sydney and NSW, Auburn has a significantly higher proportion of university and TAFE students (40% compared to 32% for Greater Sydney and 29% for NSW). This is also reflected in the age profile of Auburn, with a higher than average proportion of younger persons aged 20-34 residing within Auburn.

FIGURE 9: ENROLLED STUDENTS, 2016



Source: ABS 2016 Census.

Note: Excludes 'Not stated/Not applicable' responses.

## SEIFA

Table 6 below shows the SEIFA index score of relative socio-economic disadvantage for the Auburn suburb, Greater Sydney and NSW in 2011<sup>3</sup>. Since the standardised score for the index across Australia is 1,000, Greater Sydney and NSW have scores similar to this standard. Auburn on the other hand, has a significantly lower score, indicating that it is an area that is severely socio-economically disadvantaged compared to other areas within Greater Sydney and NSW. This is consistent with the finding that median incomes within Auburn are much lower than the median incomes within Greater Sydney and NSW, as highlighted previously.

TABLE 6: SEIFA INDEX OF RELATIVE SOCIO-ECONOMIC DISADVANTAGE, 2011

Region	SEIFA Index
Auburn (SSC)	855
Greater Sydney	1,011
NSW	996

Source: ABS 2011 Census.

Note: Excludes 'Not stated/Not applicable' responses.

## Labour Force

Table 7 below shows the labour force status for the Auburn suburb in 2016, for people who were reported as being in the labour force and aged 15 years and over.

TABLE 7: LABOUR FORCE STATUS, AUBURN (SSC) (PLACE OF USUAL RESIDENCE), 2016 CENSUS

Labour Force Status	Number of people	Proportion
Full-time	7,911	49.1%
Part-time	5,273	32.7%
Away from work	887	5.5%
Unemployed	2,038	12.7%

Source: ABS 2016 Census, Quickstats.

## Employed Residents – Industry of Employment, top responses

Table 8 shows the top responses for main industries of employment for residents in the Auburn suburb in 2016, for employed people aged 15 and over. The proportion by industry in Auburn is compared with the proportion in the same industry for NSW as a whole.

TABLE 8: INDUSTRY OF EMPLOYMENT, AUBURN (SSC) (PLACE OF USUAL RESIDENCE), 2016 CENSUS

Industry of employment, top responses	Number of people – Auburn	Proportion – Auburn	Proportion – NSW
Cafes & Restaurants	633	4.5%	2.4%
Building & Industrial Cleaning Services	504	3.6%	1.2%
Supermarkets & Grocery Stores	499	3.6%	2.2%
Aged Care Residential Services	438	3.1%	2.0%
Takeaway Food Services	409	2.9%	1.7%

Source: ABS 2016 Census, Quickstats.

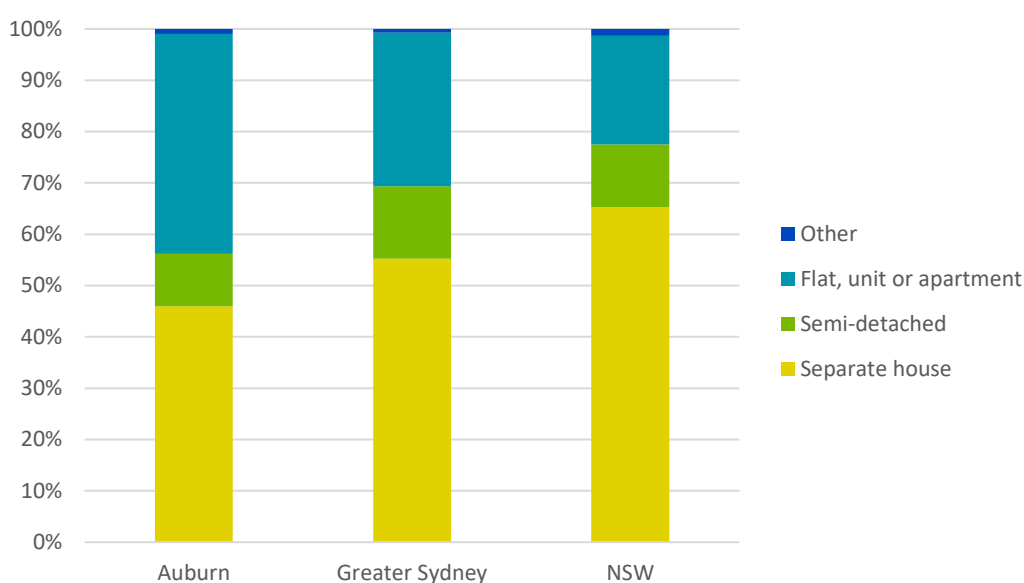
<sup>3</sup> SEIFA data from the 2016 Census is not available until 2018.

## 2.4 Housing

### Dwelling Types

Figure 10 below highlights the proportion of different dwelling types within the Auburn suburb, Greater Sydney and NSW. Separate homes now account for less than 50% of the Auburn stock of dwellings. Compared to Greater Sydney and NSW, the Auburn suburb has a significantly higher proportion of flats, units and apartments, at 43%, compared to 30% for Greater Sydney, and 21% across NSW. Conversely, there is a significantly lower proportion of separate houses within the Auburn suburb, at only 46%, compared to 55% for Greater Sydney, and 65% for NSW overall.

FIGURE 10: DWELLING TYPES, 2016



Source: ABS 2016 Census.

Note: Excludes 'Not stated/Not applicable' responses.

### Dwelling Tenure

Table 9 highlights the proportion of different dwelling tenure types within the Auburn suburb, Greater Sydney and NSW. Compared to Greater Sydney and NSW, the Auburn suburb has a higher proportion of dwellings being rented (48.1%, compared to 34.4% and 31.8% respectively). This is essentially offset by a significantly lower proportion of dwellings that are owned outright (23.9% compared to 29.9% and 33.2% respectively) and owned with a mortgage (25.9% compared to 33.9% and 32.9% respectively).

TABLE 9: DWELLING TENURE, 2016

Region	Owned outright	Owned with mortgage	Rent/Buy scheme	Being rented	Other
Auburn (SSC)	23.9%	25.9%	0.3%	48.1%	1.9%
Greater Sydney	29.9%	33.9%	0.1%	34.4%	1.7%
NSW	33.2%	32.9%	0.1%	31.8%	2.0%

Source: ABS 2016 Census.

Note: Excludes 'Not stated/Not applicable' responses.

## Social Housing

Table 10 below highlights the proportion of dwellings that fall within the category of public housing and community housing within the Auburn suburb, Greater Sydney and NSW. Auburn has a slightly lower proportion of public housing compared to Greater Sydney, although it has a slightly higher proportion of community housing. In aggregate only 4.2% of the stock is public or community housing (compared to 5.0% in Greater Sydney and 4.8% in NSW).

TABLE 10: PUBLIC HOUSING & COMMUNITY HOUSING, 2016

Region	Public Housing	Community Housing
Auburn (SSC)	4.1%	1.0%
Greater Sydney	4.3%	0.7%
NSW	4.1%	0.7%

Source: ABS 2016 Census.

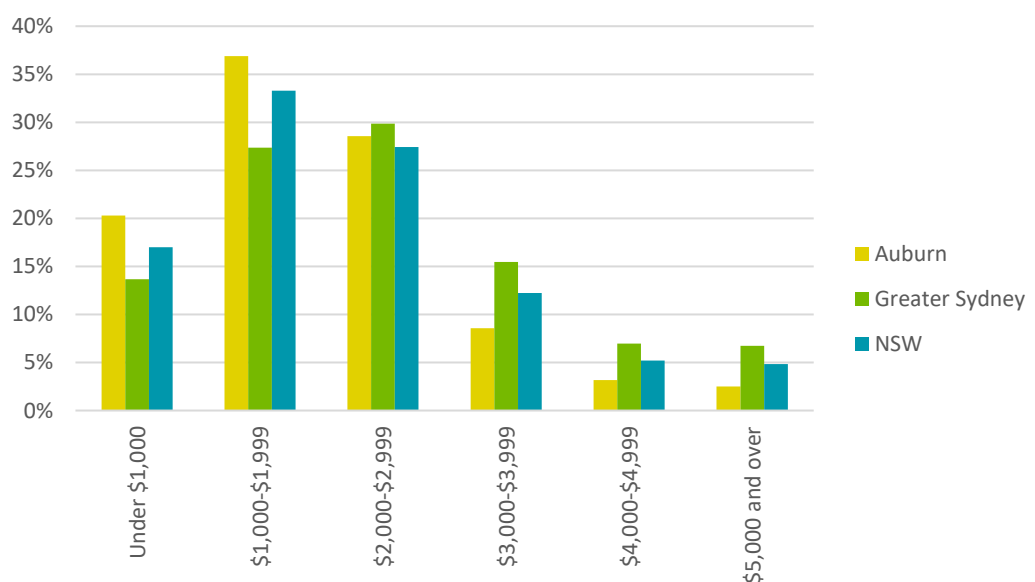
Note: Excludes 'Not stated/Not applicable' responses.

## Mortgage Payments

Figure 11 highlights the proportion of different monthly mortgage payments within the Auburn suburb, Greater Sydney and NSW. A larger proportion of households in the Auburn suburb have monthly mortgage payments of less than \$3,000 compared to Greater Sydney and NSW overall. Collectively, this accounts for 86% of all mortgage payments within the Auburn suburb.

The lower than typical average mortgage repayments reflects the dominance of lower priced apartments in the Auburn housing market compared to Greater Sydney and NSW overall. It doesn't necessarily reflect a lower level of mortgage stress as average incomes of buyers in this market are also likely to be lower.

FIGURE 11: MONTHLY MORTGAGE PAYMENTS, 2016



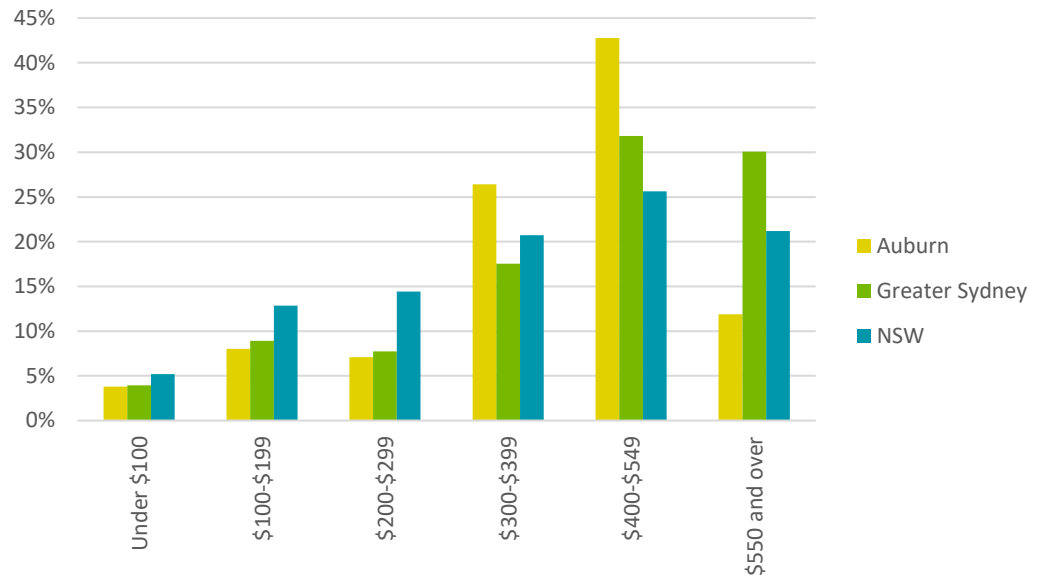
Source: ABS 2016 Census.

Note: Excludes 'Not stated/Not applicable' responses.

## Rent Payments

Figure 12 below highlights the proportion of different weekly rent payments within the Auburn suburb, Greater Sydney and NSW. The majority of households in the Auburn suburb have weekly rental payments ranging from \$300-\$549. This accounts for approximately 69% of all rental payments within the Auburn suburb, whereas within Greater Sydney and NSW, this accounts for only 49% and 46% of all rental payments, respectively. Rents are therefore higher on average in this market compared to Greater Sydney and NSW.

FIGURE 12: WEEKLY RENT PAYMENTS, 2016



Source: ABS 2016 Census.

Note: Excludes 'Not stated/Not applicable' responses.

# 3. EXISTING COMMUNITY & RECREATION FACILITIES

---

## 3.1 Social Infrastructure Provision Catchments

Planning for social infrastructure typically considers different population and geographic catchments.

- Local level facilities serve a catchment of residents between 5,000 and 15,000 people, e.g. community centres and primary schools.
- District level facilities serve a catchment of between 15,000 and 50,000, e.g. libraries and emergency service facilities.
- Regional level facilities serve a catchment of 100,000 to 250,000, e.g. higher education facilities and major hospitals.<sup>4</sup>

For this project we have focussed on local and district level facilities. Neighbourhood parks and playgrounds are generally provided within walking distance of residences, and will often serve catchments of less than 5,000 residents.

The following table shows benchmarks or guidelines that have been used to guide social infrastructure facility and service provision, and includes references to source documents.

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<sup>4</sup> NSW DP & E *Draft Social Infrastructure Study Sydenham to Bankstown*, Sept 2015, page 19.

TABLE 11: SOCIAL INFRASTRUCTURE BENCHMARKS<sup>5</sup>

Infrastructure type	Benchmark standard	Source
<i>Halls and centres</i>		
Youth centre	1:10-30,000 people	Draft Development Contributions Guidelines (2009)
Multi-purpose community/neighbourhood centres	Small – 1:3,500-6,000 people Large – 1:15-20,000 people	Draft Development Contributions Guidelines (2009)
Meeting halls	Small – 1:10,000 people Large – 1:20-30,000 people	Draft Development Contributions Guidelines (2009)
Community Service Centre	1:60,000	Growth Centres Development Code
Local Community Centre	1:6,000 people	Growth Centres Development Code
District Community Centre	1:20,000 people	Growth Centres Development Code
<i>Libraries</i>		
Library - Branch	Branch – 1:10,000 people  1:33,000 people	Draft Development Contributions Guidelines (2009)  Growth Centres Development Code
Library - Central	Central - 1:20-35,000 people District - 1:40,000 people	Draft Development Contributions Guidelines (2009) Growth Centres Development Code
<i>Arts and cultural centres</i>		
Performing Arts/Cultural Centre	1:30,000 people	Growth Centres Development Code
<i>Child care and education</i>		
Long day care centres	1:320 children aged 0-5 years	Draft Development Contributions Guidelines (2009)
Occasional care centres	1:12-15,000 people	Draft Development Contributions Guidelines (2009)
Outside of school hours care	1:4-6,000 people	Draft Development Contributions Guidelines (2009)
Pre-school	1:4-6,000 people	Draft Development Contributions Guidelines (2009)
Primary school	1 school : 2,000-2,500 new dwellings (i.e.: for greenfield sites) 1:1,500 new dwellings	Department of Education and Communities' Planning Advisory Guidelines Growth Centres Development Code
Secondary school	1 school: 6,000-7,500 new dwellings	Department of Education and Communities' Planning Advisory Guidelines
Public high school	1:4,500 dwellings	Growth Centres Development Code
<i>Health</i>		
Hospital	2 beds:1000 people	Growth Centres Development Code
Community Health Centre	1:20,000 people	Growth Centres Development Code
<i>Emergency services</i>		
Ambulance	Size: To accommodate 12 ambulances	Growth Centres Development Code
Fire Station	Size: 2,000 sqm min	Growth Centres Development Code
Police Station	Size: 4,000 sqm (for first 10 yrs)	Growth Centres Development Code

The need for access to open space in a new development such as the proposed Manchester Road development can also be guided by general provision rates from elsewhere.

A general open space standard of 2.83 hectares of open space per 1,000 people has been applied in some contexts, but is not relevant in all situations. For example, in inner urban Sydney in 2011, this would have required 16% of all urban land to be set aside for open space, when only 5% was actually provided.<sup>6</sup> In such circumstances there is a need to also take into

<sup>5</sup> NSW DP & E Sydenham to Bankstown Draft Social Infrastructure Study, Sept 2015, page 21.

<sup>6</sup> *Recreation and Open Space Planning Guidelines for Local Government*, NSW Planning Department, 2011, page 24

account the overall range and quality of recreation opportunities available, including access to bike paths and multi-purpose sports facilities.

Table 12 shows default standards for open space planning, based on accessibility rather than per capita amounts, which have been developed in NSW.

TABLE 12: DEFAULT STANDARDS FOR OPEN SPACE PLANNING IN NSW<sup>7</sup>

	Hierarchy level	Size	Distance from most dwellings	Share of non-industrial land	Locally specific alternatives to meeting this standard
<b>Parks</b>	Local	0.5-2 ha	400m	2.6%	Civic spaces, plazas, pocket parks, portion of a regional park or quarantined area of a conservation or landscape area
	District	2-5 ha	2 km	0.6%	Beach and river foreshore areas, or quarantined area of a conservation or landscape area
<b>Linear and Linkage</b>	Local	up to 1 km	n/a	0.9%	Local primary schools, portion of a district park
	District	1-5 km	n/a	0.1%	Secondary schools, portion of a regional park
<b>Sub-total (Parks/Linear and Linkage)</b>				<b>4.2%</b>	
<b>Outdoor sport</b>	Local	5 ha	1 km	2.0%	Local primary schools, portion of a district park
	District	5-10 ha	2 km	2.6%	Secondary schools, portion of a regional park
<b>Sub-total (Outdoor Sport)</b>				<b>4.6%</b>	
<b>Total (Local/District)</b>				<b>8.8% Say 9%</b>	Could be reduced through shared areas using above alternatives
<b>Parks</b>	Regional	5+ ha	5-10 km	2.3%	
<b>Linear and Linkage</b>	Regional	5+ km	5-10 km	0.7%	
<b>Outdoor Sport</b>	Regional	10 +ha	5-10 km	2.9%	
<b>Total (Regional)</b>				<b>5.9% Say 6%</b>	
<b>Grand Total</b>				<b>14.7% Say 15%</b>	

<sup>7</sup> Recreation and Open Space Planning Guidelines for Local Government, NSW Planning Department, 2011, page 26

### 3.2 Facilities of relevance to the proposed development

This section includes maps of existing community and recreation facilities in the areas surrounding the proposed new development at Manchester Road. As noted above, the relevant catchment areas for different community and recreation facilities will vary – for example, primary schools will have a smaller catchment than high schools.

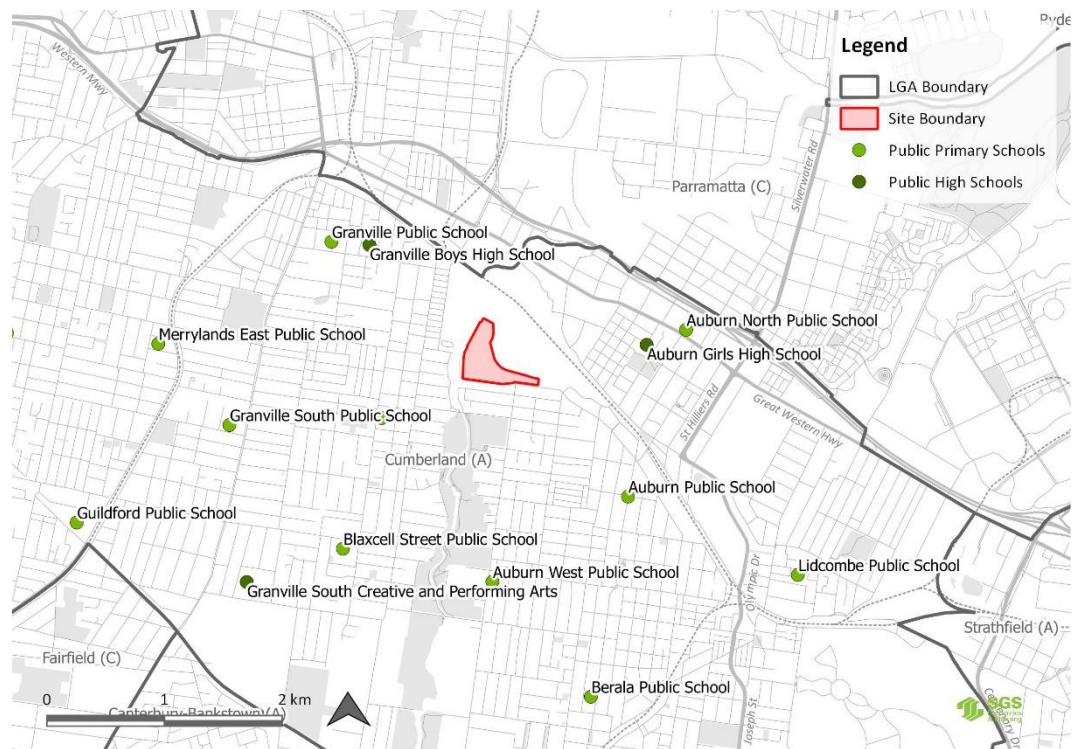
The community and recreation facilities included are education facilities, child care, libraries, health facilities, arts facilities, aged persons facilities, youth facilities, sports grounds and recreation spaces.

#### Schools

Figure 13 shows the public primary and secondary schools in the vicinity of the site, including:

- Auburn Public School Primary School
- Granville East Primary School
- Auburn North Primary School
- Auburn West Primary School
- Blaxcell Street Primary School
- Auburn Girls High School
- Granville Boys High School, and
- Granville South Creative & Performing Arts High School.

FIGURE 13: PUBLIC PRIMARY AND SECONDARY SCHOOLS



Source: SGS Economics & Planning, 2017.

Figure 14 shows the location of both primary and secondary non-government schools in the area.

FIGURE 14: NON-GOVERNMENT PRIMARY AND SECONDARY SCHOOLS



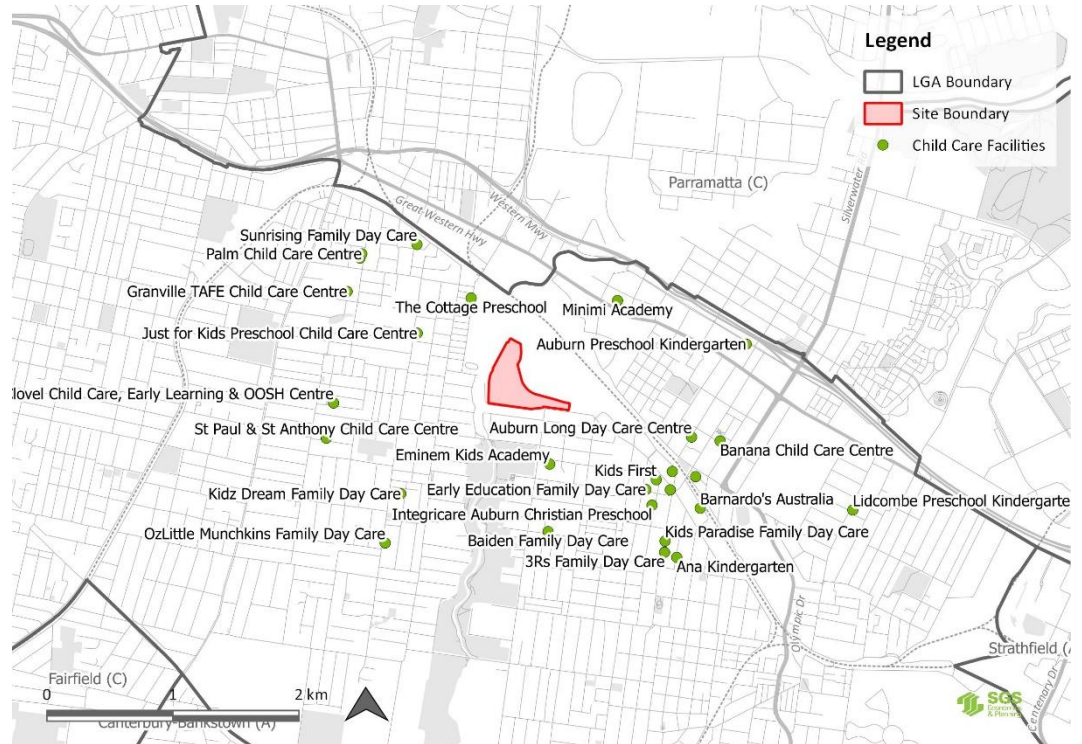
Source: SGS Economics & Planning, 2017.

As shown, there are already several government and non- government primary and high schools within an area of around 5 kilometres from the site.

## Child care facilities

Figure 15 shows that there are several child care centres currently in operation in the suburbs around the site.

FIGURE 15: CHILD CARE FACILITIES

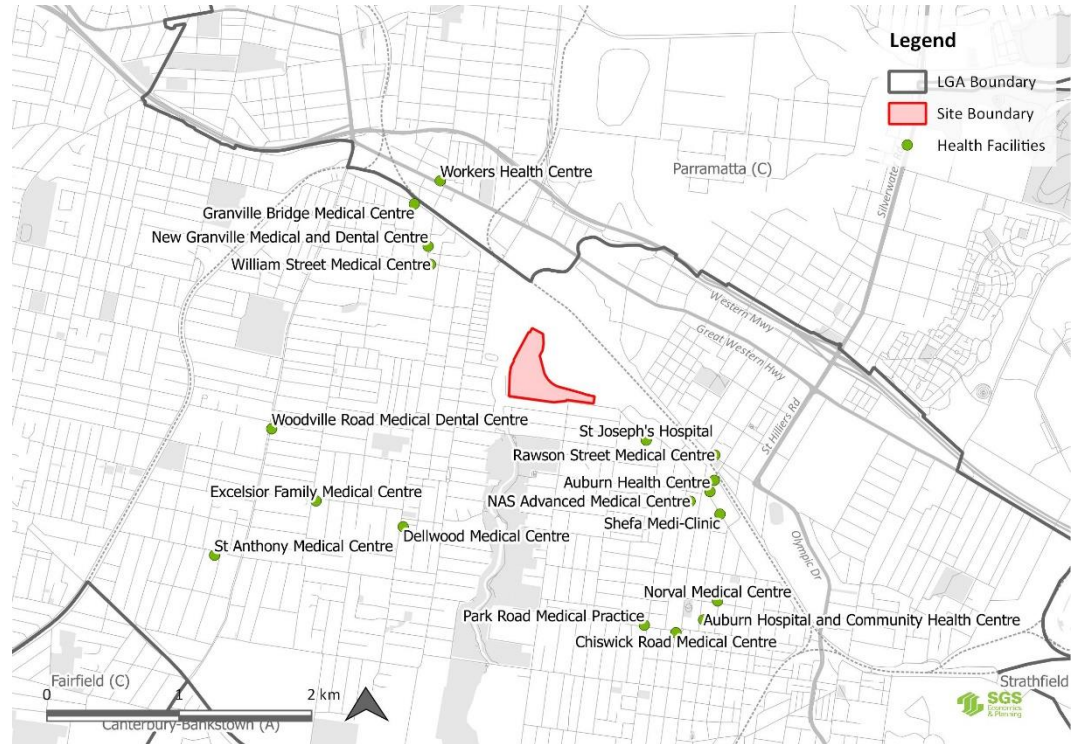


Source: SGS Economics & Planning, 2017.

## Health facilities

Figure 16 below shows the location of hospitals, medical centres and community health centres in the suburbs around the site.

FIGURE 16: MEDICAL AND HEALTH FACILITIES

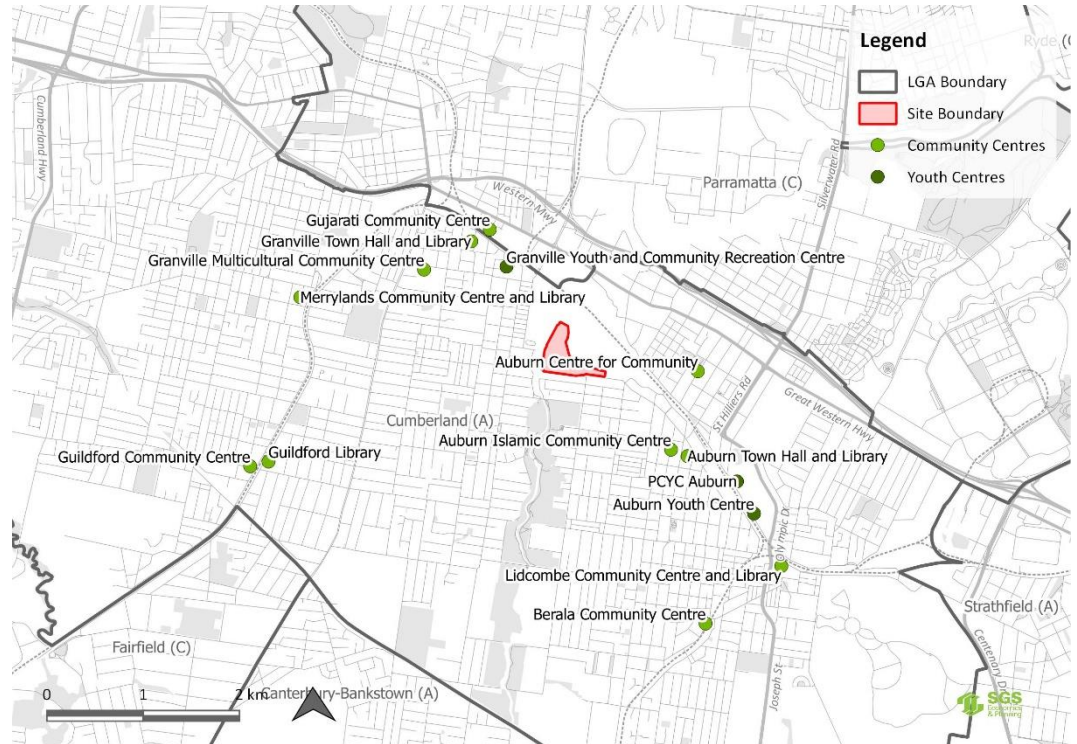


Source: SGS Economics & Planning, 2017.

## Community and Youth Centres

Figure 17 shows the location of community centres, libraries and youth centres within the Cumberland LGA and close to the site.

FIGURE 17: COMMUNITY AND YOUTH CENTRES



Source: SGS Economics & Planning, 2017.

## Parks, open space and sportsgrounds

Figure 18 shows parks, open space areas and sportsgrounds within the LGA and near to the site.

FIGURE 18: PARKS, OPEN SPACE AND SPORTSGROUNDS

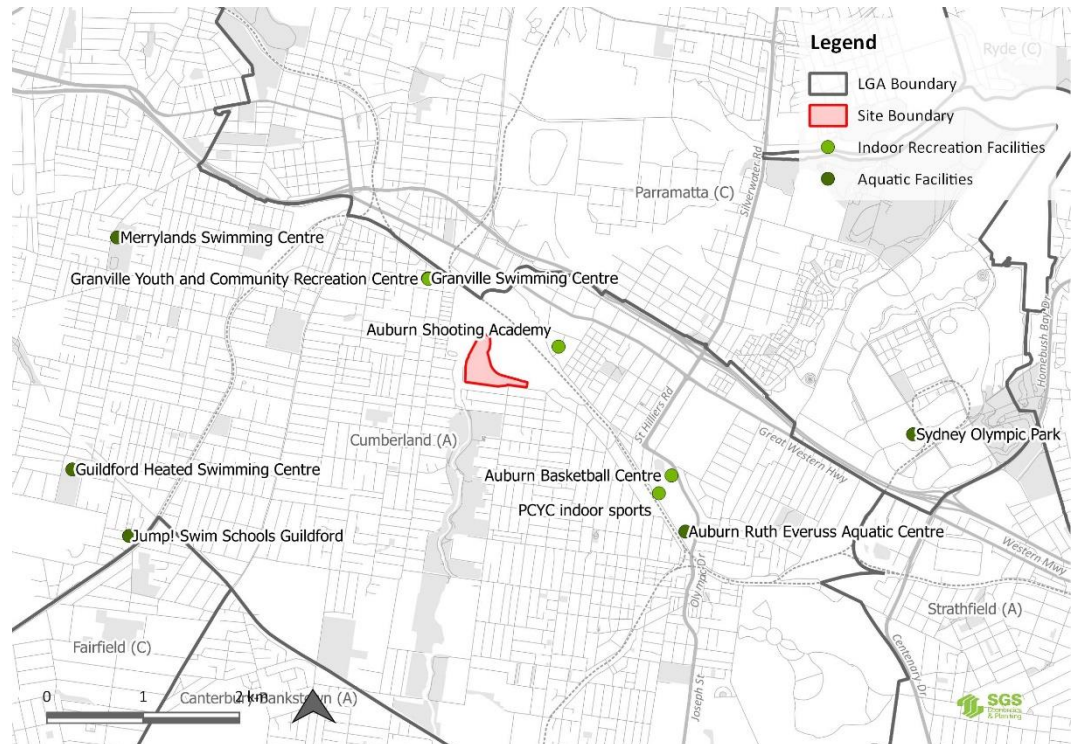


Source: SGS Economics & Planning, 2017.

## Indoor recreation and swimming pools

Figure 19 shows the location of indoor recreation venues, and aquatic facilities in proximity to the site.

FIGURE 19: INDOOR RECREATION FACILITIES AND SWIMMING POOLS

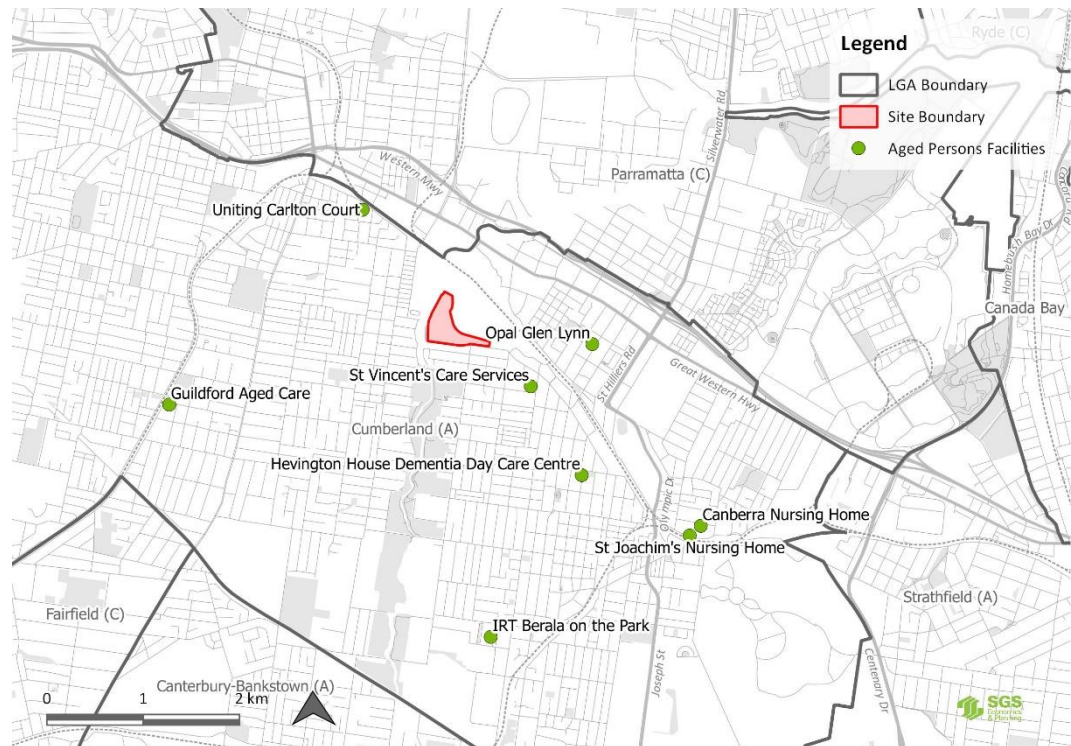


Source: SGS Economics & Planning, 2017.

## Aged persons facilities

Figure 20 shows aged persons facilities located within the LGA and nearby to the site.

FIGURE 20: AGED PERSONS FACILITIES



Source: SGS Economics & Planning, 2017.

## 4. ADDITIONAL COMMUNITY FACILITY NEEDS GENERATED

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### 4.1 Anticipated dwellings and population profile of residents in the new development

The proposed new development will include approximately 1,800 new dwellings, which will largely be apartments plus some 3 to 4 bedroom terraces.

The estimated population of these new dwellings is up to 5,000, based on an average of around 2.8 people per apartment for the whole of the Cumberland LGA in 2016.<sup>8</sup> SGS notes that in 2016 the suburb of Auburn had an even higher average number of 3.4 people per dwelling for both units and townhouses.<sup>9</sup> A lower population estimate of around 4,300 could be used, if the average of 2.4 people per apartment for central Sydney or the nearby suburb of Newington (NSW) was assumed (this suburb was developed in the last 15 years). This social impact assessment has allowed for a population estimate of up to 5,000 additional residents, to ensure that all potential impacts can be adequately addressed.

Information from the ABS Census has indicated that around 45% of all units in the suburb of Auburn in 2016 were occupied by families with children. Families with children in Auburn had an average of 2.1 children per family. Using these assumptions, 810 units out of the 1,800 new units are therefore assumed to be occupied by families with children, with the total number of children (aged 17 and under) in the new residences estimated to be around 1,700. The age profile of these children is assumed to be the same as the existing population of children in Auburn, giving an age profile for the children in the new development as indicated in Table 13.

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<sup>8</sup> ABS Census, Community Profile Cumberland LGA, Table G32, 2016, and SGS calculations.

<sup>9</sup> ABS Census, Community Profile Auburn State Suburb, Table G32, 2016, and SGS calculations.

TABLE 13: CHILDREN IN NEW DEVELOPMENT BY AGE (ESTIMATE)

Age in years	Auburn (SSC)	% of all children in Auburn	Children in new development
0	561	6.64%	113
1	628	7.43%	126
2	592	7.00%	119
3	537	6.35%	108
4	556	6.58%	112
<b>0-4 years</b>	<b>2,885</b>	<b>34.13%</b>	<b>581</b>
5	525	6.21%	106
6	522	6.18%	105
7	472	5.58%	95
8	432	5.11%	87
9	425	5.03%	86
<b>5-9 years</b>	<b>2,382</b>	<b>28.18%</b>	<b>479</b>
10	425	5.03%	86
11	390	4.61%	78
12	412	4.87%	83
13	365	4.32%	73
14	397	4.70%	80
<b>10-14 years</b>	<b>1,983</b>	<b>23.46%</b>	<b>399</b>
15	375	4.44%	75
16	388	4.59%	78
17	440	5.21%	89
<b>Total Children (aged 17 and under)</b>	<b>8,453</b>	<b>100.00%</b>	<b>1,700</b>

Source: ABS Census 2016, Community Profile Auburn State Suburb and SGS calculations.

Note: a slightly different approach using ABS Census Community Profile Tables G32 and G39 for the Auburn State suburb led to an estimate of 1.4 children per unit, which for the proposed 1,800 new units would give an estimated total number of 2,520 children in the new development. For this community facility needs assessment, the lower estimate for the number of children has been used.

## 4.2 Anticipated needs of new population for community and recreation facilities

As noted above, the proposed new development is estimated to include approximately 1,800 new dwellings, and an overall population of up to 5,000. Using information from the table above suggests that this will include

- Around 580 children aged 0-4
- Around 720 children aged 5-12 (primary school age), and
- Around 490 children aged 13-18 (secondary school age).

In this section the estimated population and profile of the new development has been used to assess additional demand for community and recreation facilities.

### Primary Schools

As noted above, the new development is likely to generate additional demand for around 720 places in primary schools. Information from the 2016 Census for the suburb of Auburn

suggests that around 65% of these students will attend government schools, around 12% will attend Catholic schools and the remaining 23% will attend other non-government schools.<sup>10</sup>

The new development is thus likely to generate a need for around 470 additional places in government primary schools, around 90 additional places in Catholic primary schools and 170 places in other non-government primary schools.

The proposed new development is currently within the catchment of the Auburn Public School, which is around 1.6 km from the new development, and currently has 571 pupils.

Additional information on Government primary schools in the area is included in Table 14.

TABLE 14: GOVERNMENT PRIMARY SCHOOLS NEAR THE SITE

Primary School	Current Enrolment	Distance from Manchester Road.
Auburn Public School	571	1.6k
Granville East Public School	357	1.7k
Auburn North Public School	665	2.1k
Auburn West Public School	721	2.9k
Blaxcell Street Public School	810	2.9k
Granville Public School	569	3.4k

Informal telephone discussions with office staff from these schools indicated that there is currently additional capacity across these schools, but that the additional demand generated by the proposed development at Manchester Road would probably need to be distributed across several schools. The opportunity exists to provide a community focus by investigating the provision of a new school, such as an early year's school, as part of the development.

Provision of a special needs school catering to the needs of, say, 100 students could also be considered.

### Secondary Schools

The new development is also likely to generate additional demand for around 490 places in secondary schools. Information from the 2016 Census for the suburb of Auburn suggests that around 67% of these students will attend government schools, around 14% will attend Catholic schools and the remaining 19% will attend other non-government schools.<sup>11</sup>

The new development is thus likely to generate a need for around 320 additional places in government secondary schools, around 70 additional places in Catholic secondary schools and 90 places in other non-government secondary schools.

Information on Government secondary schools in the area is included in Table 15.

TABLE 15: GOVERNMENT SECONDARY SCHOOLS NEAR THE SITE

Secondary School	Current Enrolment	Distance from Manchester Road.
Auburn Girls High School	801	1.8 km
Granville Boys High School	510	3.1 km
Granville South Creative & Performing Arts High School (partially selective)	510	4.9 km

There is likely to be some capacity in these schools to accommodate the additional students generated by the new development. Other government secondary schools will also be accessible to the secondary school students, particularly if travelling by train to school is

<sup>10</sup> ABS Census 2016, Community Profile State Suburb Auburn, Table G15.

<sup>11</sup> ABS Census 2016, Community Profile State Suburb Auburn, Table G15.

considered as an option. Planning for aggregate growth (including on this and other sites) and secondary school needs in general should be undertaken at a district scale.

### Pre-School

As indicated in Table 11, there is likely to be demand for an additional pre-school for a population of 4,000 – 6,000. This suggests that it would be appropriate to provide for a pre-school as part of the Manchester Road development, to not only meet this demand, but also add to the community facilities for the development even if there is significant excess capacity in facilities close by.

Residents of adjacent areas may also find it convenient to access a pre-school included in the Manchester Road development.

Co-location of a pre-school with an early year's primary school, potentially catering to K- 2 students, could be investigated.

### Child Care

As noted above, there are likely to be around 580 children aged 0-4 years living in the new development. Not all the families of these children will be seeking child care.

As indicated in Table 11, there is likely to be demand for one additional child care centre for every 320 children in the 0-5 year age group. The new development at Manchester Road is thus likely to generate demand for 1-2 new long day care centres.

Provision of facilities for occasional care is often provided in association with long day care or as part of a community hub.

Provision of facilities for outside-school-hours care for primary school students is also often provided on site or adjacent to primary schools, and needs to be considered in this context.

Information on current child care facilities in the area is included in Figure 15.

### Community halls/Community Centres/hubs

There is a need to provide for some neighbourhood meeting places or halls to provide opportunities for residents to gather, to participate in recreation activities, or to access support services such as English lessons for people from non-English-speaking backgrounds.

As indicated in Table 11, a population of around 5,000 as envisaged in the new development would generate demand for a neighbourhood centre.

The proposed Manchester Road development includes provision of 2,000 sqm GFA for community space, which would satisfy this demand. This proposed community space could also be used by residents living in areas adjacent to the new development.

As well as for providing for community activities, a community centre could also provide computers and a place for students to do homework or research.

The residents of the new Manchester Road development would also have access to larger community halls, community hubs and libraries located in other centres in the Cumberland LGA and in the Parramatta City Centre.

### Subsidised Office Space

Subsidised office space could be included as part of the new development. This could be used for services such as employment and training services as well as for start-up businesses, to provide enterprise pathways for new migrant arrivals and for other new residents. This might include office space under a co-working model (e.g. such as We Work), where office spaces and communal facilities are available to individuals and small groups on a short-term and flexible basis.

### Health facilities

As indicated in Table 11, a community health centre is generally expected to meet the needs of a population of around 20,000, significantly larger than the population of the new development at Manchester Road.

While consideration could be given to providing for such a facility as part of the Manchester Road development, it may be more practical to include a room within the proposed community centre that could be used by visiting community health practitioners. A local facility could provide for services such as child health checks, immunisations, mental health outreach services, and so on.

Provision could also be made for a private medical centre, a chemist and other private allied health professionals to be included as part of the commercial development on site.

### Parks/open space areas & sportsgrounds

The proposed Manchester Road development includes a target of 20% of the land on-site to be zoned RE1 for public open space.

This will include a large park fronting the Duck River, pocket parks and landscaping throughout the precinct.

The proposed allocation of 20% of the site for public open space will well exceed the current average of 13% of public open space for the West Central District as a whole, and is well above the target rate of overall provision suggested in Table 12.

The proposed plans for the site will also meet the general requirement (see Table 12) for access to a local park. Improvements to the frontage to Duck River will also provide a linear park for walking, cycling, and other activities.

The location of the proposed new development also provides convenient access to higher level sporting facilities at Sydney Olympic Park and Parramatta, and to other sports fields as shown in Figure 18. Bicentennial Park and Parramatta Park offer regional level parkland opportunities, both approximately 5 kilometres from the site.

There are also several public swimming pools and indoor recreation facilities in the area, as shown in Figure 19.

Given that many of the current residents of the suburb of Auburn are low income households, it is important to ensure that there are free or low cost opportunities for active recreation.

Active recreation will be encouraged by the provision of outdoor hard surface or synthetic courts for basketball or volleyball, open space for ball games and social gatherings, and bike paths.

Indoor or outdoor multi-purpose community spaces could also be made suitable for activities such as yoga and table tennis.

### Community Gardens

Space will be made available for community gardens as part of the new development to enable households living in higher density housing to grow their own vegetables and fruit and to enjoy the company of other gardeners.

# 5. CONCLUSION: SUMMARY OF NEEDS AND FACILITIES PROVISION

## 5.1 Additional on-site facilities

Table 16 summarises the estimated needs of the incoming population.

It is currently proposed that on-site community facilities will include child care (500 sqm GFA), general community facility space (2,000 sqm GFA), a River Park and pocket parks (total open space target of 20% of site). An area of around 4 ha for 'Employment Uses', providing 30,000sqm to 40,000sqm GFA, will also be included. Amongst the commercial floorspace, a 500 sqm medical centre and 500 sqm gym are also suggested.

TABLE 16: SUMMARY OF COMMUNITY AND OPEN SPACE NEEDS AND PROVISION

Infrastructure, facility or service	Estimated need generated by development	Off-site provision or capacity	On-site response
Primary Schools	<ul style="list-style-type: none"> <li>720 places (approx. 470 in government, 90 in Catholic and 170 in other non-government).</li> </ul>	<ul style="list-style-type: none"> <li>Auburn Public School is closest to the site and has some capacity, but not likely to cater to all demand.</li> <li>Existing capacity amongst nearest 5-6 schools.</li> </ul>	<ul style="list-style-type: none"> <li>Stronger community would be developed if some primary school provision included on site.</li> <li>Opportunity for innovation, e.g. in providing a K-2 facility, or a special needs school for around 100 students.</li> </ul>
Secondary Schools	<ul style="list-style-type: none"> <li>490 places (approx. 320 in government, 70 in Catholic and 90 in other non-government).</li> </ul>	<ul style="list-style-type: none"> <li>Likely to be capacity in existing schools to accommodate additional students.</li> </ul>	<ul style="list-style-type: none"> <li>Not required.</li> </ul>
Pre-schools	<ul style="list-style-type: none"> <li>1 pre-school.</li> </ul>	<ul style="list-style-type: none"> <li>May be existing capacity in nearby facilities.</li> </ul>	<ul style="list-style-type: none"> <li>Provision on site could meet demand and also contribute to community facilities in development.</li> <li>On-site provision more convenient for residents.</li> </ul>
Child Care	<ul style="list-style-type: none"> <li>1-2 long day care centres.</li> </ul>	<ul style="list-style-type: none"> <li>Good spread of facilities located nearby.</li> </ul>	<ul style="list-style-type: none"> <li>500 sqm facility proposed to meet needs.</li> </ul>
Community Halls, Centres or Hubs	<ul style="list-style-type: none"> <li>1 neighbourhood centre.</li> </ul>	<ul style="list-style-type: none"> <li>Residents would have access to existing hubs and libraries in Cumberland LGA.</li> </ul>	<ul style="list-style-type: none"> <li>Included as part of 2,000 sqm community space.</li> <li>Subsidised office space could be included as part of development.</li> </ul>
Health Facilities	<ul style="list-style-type: none"> <li>1 community health centre.</li> </ul>	<ul style="list-style-type: none"> <li>Many existing facilities nearby.</li> </ul>	<ul style="list-style-type: none"> <li>Space within community space for visiting community health service</li> <li>500 sqm medical centre.</li> </ul>
Parks, Open Space and Sportsgrounds	<ul style="list-style-type: none"> <li>Target for 20% of development to be open space.</li> </ul>	<ul style="list-style-type: none"> <li>Access to higher level sporting facilities nearby e.g. SOP.</li> <li>Regional level parkland also nearby e.g. Bicentennial Park.</li> </ul>	<ul style="list-style-type: none"> <li>500 sqm gym.</li> <li>Duck River Park, pocket parks and landscaping to be included throughout the precinct.</li> <li>Courts/outdoor surfaces for basketball etc</li> <li>Community gardens</li> </ul>

The table shows that demand for primary school, secondary school and pre-school places would need to be satisfied 'off-site', though provision of a pre-school / early years school facility might be possible. Otherwise, most community needs for the incoming population would be met on-site. The open space provision, in particular, will exceed target rates of provision in terms of the share of land devoted to open space and in terms of access.

## 5.2 Impact on the existing 'host' community

The provision of these new community and recreation facilities, will provide convenient access to services, an attractive living environment for residents and workers of the new development, and encourage social interaction between residents. In addition, the facilities provide a new walkable focus of community life for residents in the 'host' community. The inclusion of space for employment as part of the site will also offer opportunities and benefits for residents of the new development and adjacent areas to work close to where they live.

Figure 21 shows the walkable catchment and immediate community of interest associated with the future development (outlined in blue and defined by identify SA1 areas). Residents living in this adjacent area are most likely to use the additional facilities provided as part of the new development.

FIGURE 21: LOCAL RESIDENTIAL AREAS CLOSEST TO NEW DEVELOPMENT



Source: SGS Economics & Planning, 2017.

The population of the adjacent area identified in the above figure was identified as 2,324 in the 2016 Census, and was included in the suburb of Auburn. With the incoming population of up to 5,000, a new community of around 7,000 of so people will be created. The existing residents will have easy access to facilities, including additional open space, which are currently not provided in the immediate area.

The proposed scale of the new development will provide the potential for additional benefits to be gained from the co-location of community facilities with retail, recreation and small scale employment. It will also be closer for some current residents of the adjacent area to access these new facilities, compared to travelling further to access shops and services elsewhere in Auburn or surrounding suburbs.

Residents from surrounding areas, as well as residents of the new development, will be able to access benefits associated with the new River Park and other recreation, service provision, employment and community facilities.

The location of the proposed site close to the Clyde and Auburn Railway stations will also provide the opportunity for the new facilities and services to be conveniently accessed by residents of adjacent areas on their way to or from the stations.

### 5.3 Impact of new dwellings

As noted elsewhere in this report, the revised *Draft Central City District Plan* included a target of 53,500 additional dwellings in the West Central District between 2016 and 2021. Of this increase it is anticipated that 9,350 additional dwellings will be provided in the Cumberland LGA.

The new dwellings proposed will contribute toward the achievement of this target. In addition, the site is within walking distance of two railway stations, providing easy access to employment and higher education opportunities in the Sydney CBD and the Parramatta Town Centre. There will be a productivity dividend from new workers having this access to opportunities. The site also has good access to existing schools and health services.

Included as part of the new development will be a minimum of 90 new affordable housing units.

As noted in the Cumberland Interim Affordable Housing Policy, there is a growing waiting time for social housing in the area, with the wait for social housing at least 5 years and often as much as 10 years or more. These additional dwellings will thus provide a substantial benefit to households currently waiting for social housing and paying more than 30% of income in rent in the private market.

As noted earlier in this report, information from the 2016 Census has shown that 32% of all households with mortgages in the Cumberland LGA are spending more than 30% of income on mortgage payments, and 47% of renting households are spending more than 30% of income on rent.

As shown in Section 2.1 of this report, the average rent for accommodation in Auburn is also generally higher than for rental accommodation in Greater Sydney.

The Community Strategic Plan prepared for the Auburn City for 2013- 2023 identified the need to increase the supply of dwellings in the area, and to provide a mix of dwelling types and sizes to meet the needs of the population.

### 5.4 Other social impacts

As shown in Section 2.1 of this report, the suburb of Auburn is currently home to people from a diverse range of cultural and language groups, with relatively low household incomes, a relatively high number of people per dwelling, and a relatively high proportion of TAFE and university students.

Nearly all students at the Auburn Public School come from Non-English speaking backgrounds, and speak a total of 35 different languages. A significant number are from families with refugee status.<sup>12</sup> It is very important for these families to have access to conveniently located support services, to be able to live close to their community networks, and to be able to access employment opportunities.

Information on employment suggests that a relatively high proportion of the employed population of Auburn is employed in retail, hospitality and social service industries.

The relatively convenient and quick public transport access from Auburn to the Sydney CBD and to Parramatta is likely to increase the attractiveness of Auburn as a residential location for employees in the retail, hospitality and social service sectors. Employees in these industries may not work standard hours and could thus have difficulty accessing employment if they live in Sydney's outer suburbs and need to rely on public transport.

University and TAFE students living in Auburn will also generally find it convenient to use public transport to access higher education facilities located in the Sydney CBD or Parramatta.

As noted previously, given that many of the current residents of the suburb of Auburn are low income households, access to free or low cost opportunities for active recreation and social engagement will also provide physical and mental health benefits.

## 5.5 Conclusion

The community facilities that are proposed as part of the Manchester Road development in Auburn will meet most of the social and community infrastructure demands generated by the incoming population, with demand for primary schools and high schools able to be met through existing facilities with capacity in the Auburn area. The proposal will also deliver a wide range of social benefits, with these benefits accruing to both the new residents and workers at the site, and to residents of adjacent areas. Auburn is currently home to people from diverse backgrounds, with relatively low household incomes and a relatively high number of people per dwelling. The proposed development will provide housing choices and opportunities for existing residents of Auburn, as well as for people moving to the area.

The project is an opportunity to create a walkable community, with good access to transport, services and employment opportunities.

The proposed development will also support the directions in *A Plan for Growing Sydney* (Dec 2014), the *Draft West Central District Plan* (Nov 2016) and the Cumberland Council's *Interim Affordable Housing Policy* (July 2017).

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<sup>12</sup> [www.education.nsw.gov.au/school-finder/index](http://www.education.nsw.gov.au/school-finder/index).



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