



Residential Development Study Part One



Strategic Directions for the Future Residential Development of the City of Bankstown

October 2009

Part One–Contents

Introduction	3
About the Residential Development Study	5
Background	
Study Area	
Study Objectives	
Study Outcomes	
Local Context: Strengths & Challenges	9
Land & Housing Stock Analysis	
Environmental Analysis	
Demographic Analysis	
Market Analysis	
Affordable Housing Analysis	
Economic Analysis	
Infrastructure & Transport Analysis	
Urban Design Analysis	
Strategic Directions	16
Action 1–Stage the supply of housing numbers	
Action 2–Distribute supply in centres and neighbourhood areas	
Action 3–Support the renewal of 13 centres	
Action 4–Prepare more detailed plans to support renewal of centres	
Action 5–Stage the supply of housing numbers in centres after 2022	
Action 6–Consideration of planning proposals	
Summary of Hierarchy in the City of Bankstown	27
Bankstown CBD	
Yagoona	
Padstow	
Revesby	
Chester Hill	
Bass Hill	
Panania	
Greenacre	
Sefton	
Rookwood Road Precinct	
East Hills	
Birrong	
Punchbowl	
Conclusion	53

Introduction

Our Guide for Shaping the City of Bankstown to 2031

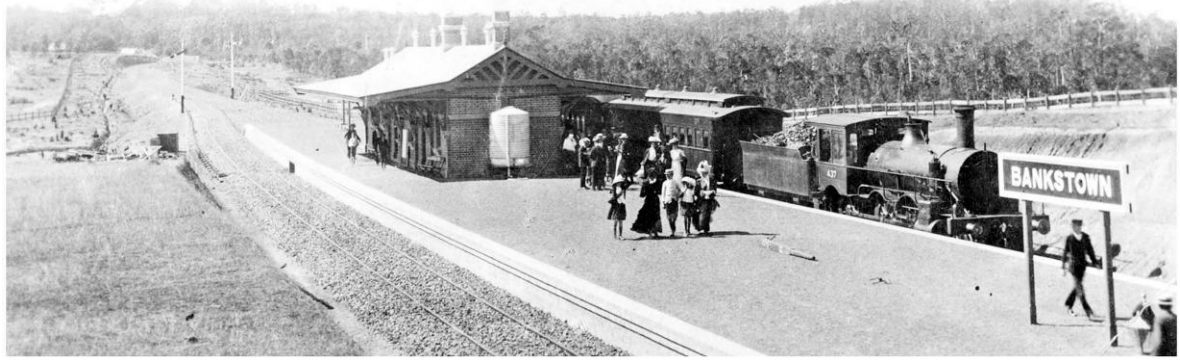
The City of Bankstown is a great place, shaped by cultural diversity, strong economy, rivers and parks; and has many competing demands.

As part of the State Government's plans to grow Sydney and accommodate more people, the City of Bankstown is expected to increase its housing numbers by 22,000 and generate 6,000 new jobs.

The challenge for Council is to find a way to make these increases and still ensure that transport, infrastructure and services keep pace with the growing population, without negative impact on the environment.

Council adopted the Residential Development Study on 13 October 2009 to outline these challenges and to explore how much, where and what type of new housing the City of Bankstown should accommodate to 2031.

This Study is an essential starting point to formulate Council's new citywide strategy, which will integrate the various ecological, social and economic studies and provide a holistic approach to managing the city for the long-term benefit of the community.



The City of Bankstown Yesterday (Population=22,000)



The City of Bankstown Today (Population = 176,817)



The City of Bankstown Tomorrow (Population=210,055)

About the Residential Development Study

Background

The State Government's Metropolitan Strategy is the blueprint for the future of Sydney and is directing all councils to accommodate a share of the projected population growth.



The City of Bankstown is expected to increase its housing numbers by 22,000, with the majority of future growth to occur in and around local shopping centres.

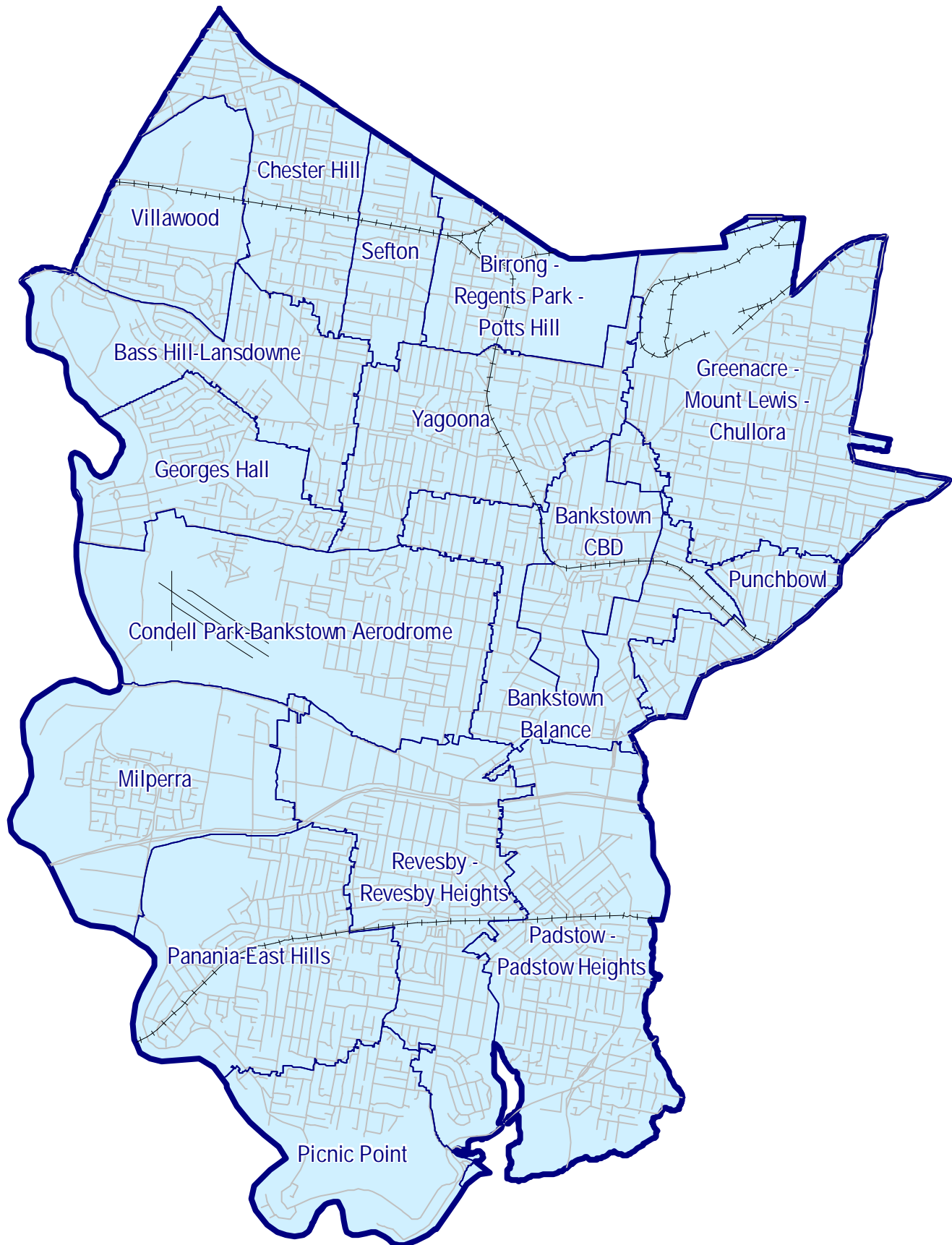
To understand what the changes mean, the Department of Planning and Council signed a Memorandum of Understanding under the Planning Reform Funding Program to prepare the Residential Development Study.

Study Area

The City of Bankstown is located about 20 kilometres southwest of the Sydney CBD. The City of Bankstown covers an area of around 77 square kilometres and is located in the central ring of the metropolitan area. It is, strategically, on a number of key transport corridors that allow access by road via Henry Lawson Drive, Hume Highway, and the M5 and M5 East Extension, or rail with two separate railway lines from the Sydney's CBD and regional centres of Sydney.

The Georges River and associated open space and parklands, provide a high amenity southern and western edge to the City of Bankstown. The Salt Pan Creek also extends from the Georges River to the Bankstown CBD and forms part of the eastern boundary of the City of Bankstown (Figure 1).

Figure 1: The City of Bankstown study area (suburb boundaries)



Study Objectives

The main purpose of the Residential Development Study is to find out what amount of population growth and development is sustainable in the City of Bankstown. This is important to ensure today's community and future generations have liveable neighbourhoods with good access to jobs, hospitals, schools, shops, public transport, community centres, libraries, parks, sporting ovals and quality of life.

Specifically, the Residential Development Study will broadly identify the areas that can best cope with population growth for the period 2006 to 2031, taking into consideration:

- The metropolitan role of the City of Bankstown to increase its housing numbers by 22,000.
- Council's vision to have a vibrant, strong, attractive City which values its people, its environment and its community. There are opportunities to grow, achieve and live in an environment of compassion and understanding. Council's Management Plan, CITYPLAN, embodies this vision.
- The community's expressed desire to maintain and enhance the natural and social environments that make the City of Bankstown a unique place to live.
- Sustainability principles to ensure future growth areas:
 - Cater for the demand of the existing and future population.
 - Respect the constraints and risks of the natural environment.
 - Ensure the long-term conservation of biodiversity and vegetated links.
 - Enhance the health and high scenic amenity of the rivers and creeks and its foreshores.
 - Support the viability and activity levels of local shopping centres.
 - Sustain an integrated efficient transport system with an appropriate balance of public and private transport options.
 - Have access to the jobs, services and infrastructure that are needed to sustain population growth such as accessible railway stations, public transport services, employment land, hospitals, schools, shops, community centres, libraries, parks and sporting ovals.

Study Outcomes

The Residential Development Study is presented in two parts:

- Part One “Strategic Directions” contains the actions, including the dwelling target and possible areas in the City of Bankstown that can best cope with population growth.
- Part Two “Supporting Information” contains the research data and more detailed analysis to justify the strategic directions and actions.

The Residential Development Study is the first opportunity to see how the City of Bankstown is keeping pace with challenges in Sydney and the implications of the Metropolitan Strategy. It is based on expert studies in the areas of demographics, housing markets, employment, environmental management and urban design to research and analyse population and housing trends in the City of Bankstown.

The outcomes of the Residential Development Study will serve to:

- Inform Council’s new citywide strategy, which will integrate the various ecological, social and economic studies. This is the preferred approach to having a single citywide strategy that responds to the State Government’s targets and provides a holistic approach to managing the city and the environment for the long-term benefit of the community.
- Replace the 1997 Bankstown Housing Strategy.
- Monitor changes over the next 25 years and assess whether the provision of state infrastructure is keeping pace with population growth. Council will review the dwelling target if capacity and access to infrastructure are unable to support the additional population.

Local Context: Strengths & Challenges

This section summarises the research data and more detailed analysis contained in Part Two “Supporting Information” to the Residential Development Study. It brings together the various social, economic and environmental studies to help provide a broad long-term vision that is meaningful and practical in all localities of the City of Bankstown.

Land and Housing Stock Analysis

The Department of Planning is assuming that the market will replace houses with higher density development over the next 25 years. The extent to which this occurs depends on characteristics such as building age and land values.

To measure land availability, Council completed a comprehensive Citywide Street Survey to look at existing housing stock in terms of allotment sizes, dwelling types, construction age and dwelling numbers, and reviewed the character of residential neighbourhoods and centres. The Street Survey found the City of Bankstown is fully developed with 65,294 properties and 60,608 dwellings (Figure 2).

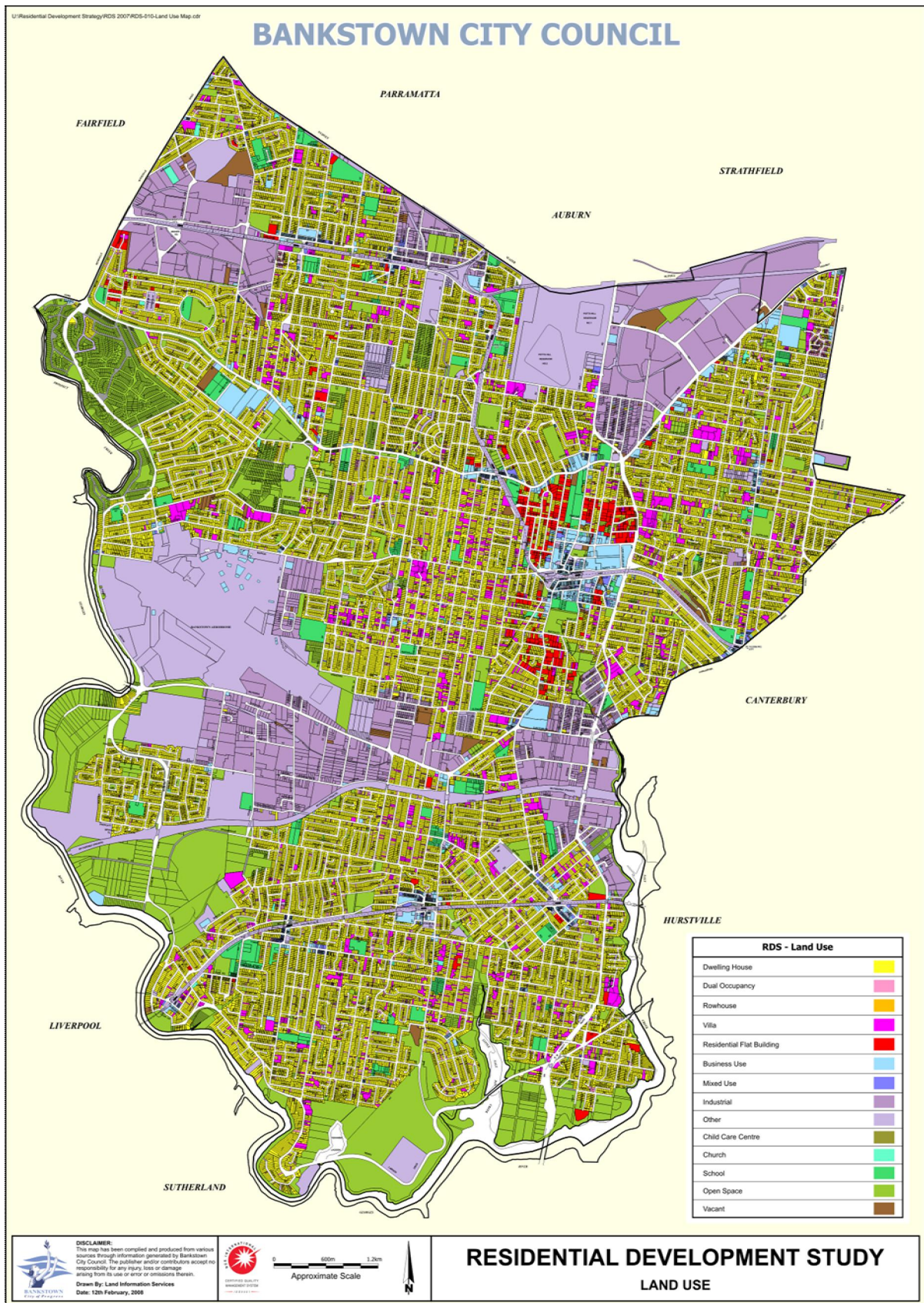
As there is no greenfield land available, future housing redevelopment will need to consolidate properties based on the current lot pattern and replace older building stock.

The Street Survey indicates the City of Bankstown may have sufficient land to build around 14,400 new dwellings to 2031, should the trend continue to consolidate and replace early workers cottages in the neighbourhood areas.

Environmental Analysis

The environmental analysis identifies the constraints and risks of the natural environment, such as flood and bushfire prone land in the City of Bankstown. This analysis also explores the main sources of noise and emissions to identify potential land use conflicts as early as possible in the planning process. Resolving land use conflicts after they occur may not always be possible and is often difficult and costly.

Figure 2: Land uses in the City of Bankstown as identified by the Street Survey

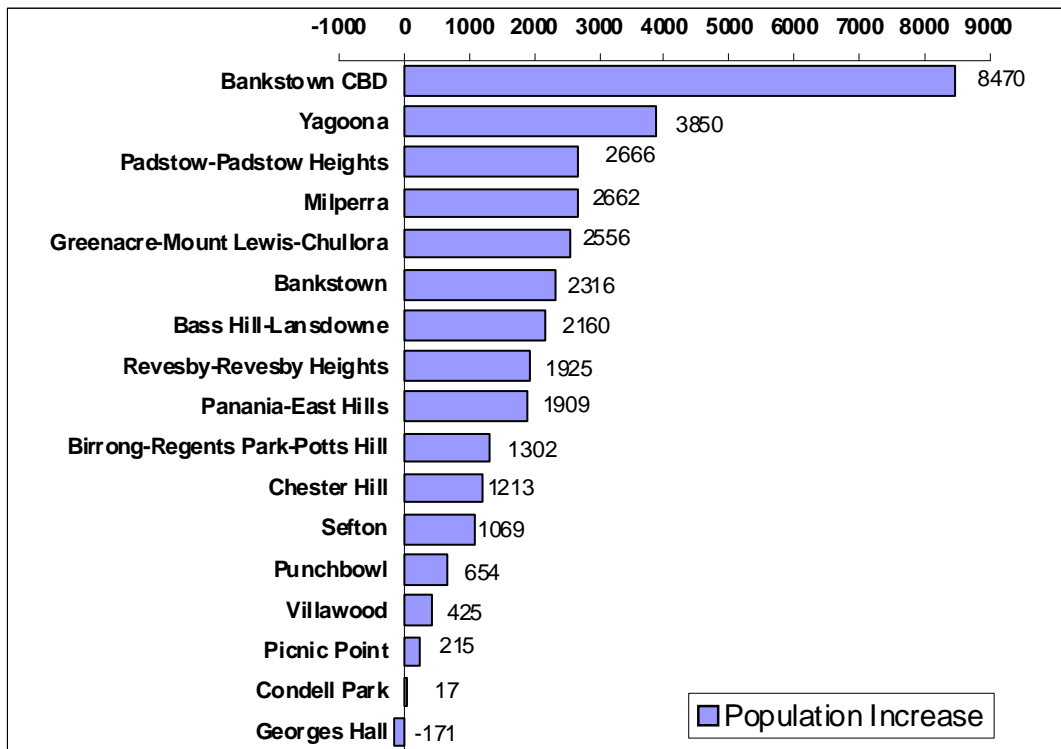


Demographic Analysis

The demographic analysis estimates the City of Bankstown will grow from 176,817 to 210,055 by 2031, with demand for 15,705 new dwellings. This is a reasonable estimate as it takes into account key factors such as birth rates, death rates, migration, development trends, land availability and building cycles. All areas in the City of Bankstown are expected to increase in population with key drivers being redevelopment opportunities in the Bankstown CBD and infill development in the older suburbs such as Padstow and Yagoona (Figure 3). More specifically:

- Bankstown is likely to experience a significant increase in young adults and young families attracted to the medium density housing stock in the CBD that cater for a range of households like families, singles and couples.
- Birrong, Chester Hill, East Hills, Greenacre, Panania, Punchbowl, Revesby and Yagoona are likely to experience growth, but lose young adults as children leave home to find new housing opportunities outside the area.
- Bass Hill and Padstow are likely to have a mix of age markets including young adults and families.
- Concentrations of mature families are likely to emerge in suburbs that generally developed during the 1950s and 1960s with many residents being original settlers in the areas. These suburbs include Condell Park, Milperra and Villawood, and to a lesser extent Chester Hill, East Hills, Panania and Sefton.

Figure 3: Population forecasts for each suburb in the City of Bankstown



Source: ID Consulting Population & Household Forecasts 2008

Market Analysis

The City of Bankstown is moving towards the end of its initial lifecycle as the original population ages and more diverse communities in. Sub-markets are emerging in the form of older communities, empty nesters, a low cost rental market, and relatively affordable housing for low and moderate income home buyers.

However, the City of Bankstown will remain suburban in nature. The market analysis predicts the urban form and function of the City of Bankstown will look largely the same in 2031 as it does today, as the majority of housing stock needed to meet future demand already exists.

The strong demand for houses will remain and will continue to be the predominant built form in the City of Bankstown. Where multi-unit development does occur, it is likely to be through dual occupancies and villas in the neighbourhood areas. This trend is sufficient to allow residents the opportunity to move up, progress, consolidate and downsize over the next 25 years (Figure 4).

The challenge is whether home units outside of the Bankstown CBD will increase as a proportion of new dwellings entering the market. House and land values do not typically justify the cost of demolition and new construction. The home unit market is closely aligned with the boom-bust investment cycle. Households purchasing home units are also vulnerable to fluctuating housing markets and there is an unwillingness to pay commercially viable prices. Future development will depend on the continued (or indeed revival of) interest by investors in the local housing market.

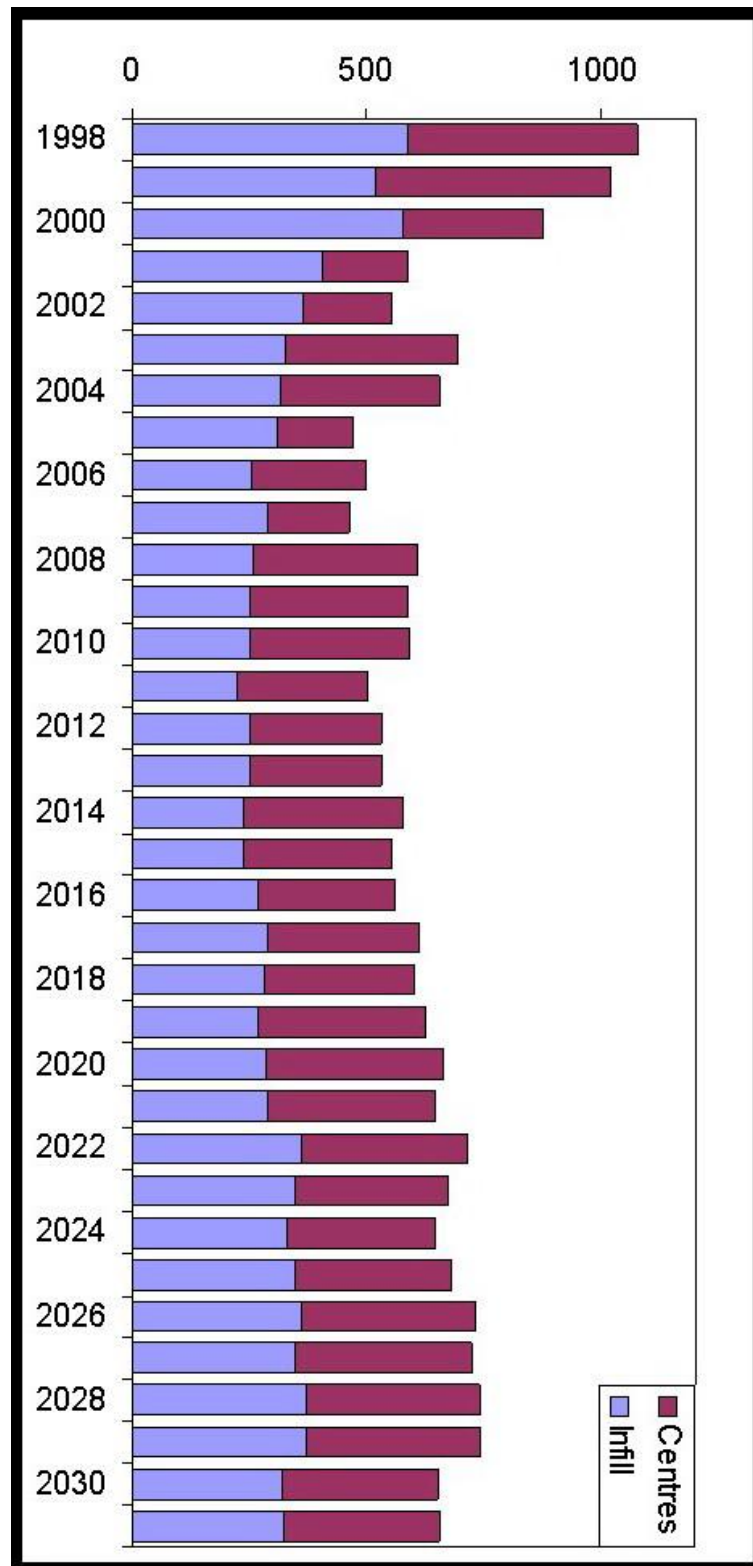
Affordable Housing Analysis

The increasing affordability of home units in 2001 follows numerous years of high building approvals for medium density development, and this in part may have helped suppress price inflation above and beyond general market trends at that time. While this may suggest that increasing home unit construction is a way to ensure affordability, this assumption may increase the concentration of a disadvantaged population.

The market analysis suggests the debate on affordable housing should not be about providing cheap homes to particular income brackets or households. The debate should focus on a strategic approach that recognises:

- External factors such as interest rates.
- The spatial position of the City of Bankstown in Sydney, offering relatively cheaper housing than the suburbs to the east and south such as Hurstville, Strathfield and Sutherland.
- Basic requirements for socially inclusive medium and high density renewal. This means having mixed densities and mixed tenure for long term residents to sustain mixed communities.

Figure 4: This graph shows dwelling forecasts from 2007–2031 and are based on historic trends, settlement patterns and demographic changes. Around half of the future dwellings will be in local shopping centres (namely the Bankstown CBD) and the remaining half will continue to be infill development in neighbourhood areas.



Source: ID Consulting Population & Household Forecasts 2008

Economic Analysis

The economic analysis estimates the City of Bankstown will generate 4,000 new jobs in the Bankstown CBD and 4,000 new jobs in the Bankstown Airport–Milperra Specialised Centre by 2031. The older industrial precincts are likely to lose 2,000 jobs.

The analysis expects the City of Bankstown to maintain a working age population of around 65% over the next 25 years, suggesting an increasing resident workforce. Additional population will lead to increased consumer spending, which may help to stimulate further job growth.

The analysis also expects the City of Bankstown to become a more attractive place for residential renewal as redevelopment opportunities to the east diminish and households cluster around transport (in response to increasing fuel and energy costs). The renewal of local shopping centres must support good quality development to distinguish the City of Bankstown and appeal to certain markets.

Infrastructure and Transport Analysis

The City of Bankstown is, strategically, on a number of key transport corridors that allow access by road and rail. However, a broad audit of future state infrastructure and services do not constitute an effective level to support immediate zoning changes to accommodate 22,000 new dwellings.

The challenge is to fund the replacement of ageing urban infrastructure and to increase capacity in growth areas. The State Government and Council rely mainly on development contributions to fund these works. This process cannot keep pace with population growth, and will place pressure on Council and existing communities to fund or lobby the provision and maintenance of essential regional infrastructure.

The analysis reinforces the fundamental need to stage the supply of housing numbers in planned areas where infrastructure and services can be provided.

Urban Design Analysis

The City of Bankstown is an example of post-war development in Sydney. Workers cottages on individual allotments and public housing estates characterise the housing stock.

To date, Council's policies have been to allow housing choice in all areas of the City of Bankstown, and to gradually relax the development controls to the point where they now impose little constraint on development opportunity. This is seen to provide equality to property owners and encourage investment. The allotment size controls are the main location criteria for new development.

Council recognises there will be redevelopment changes to the existing character over the next 25 years. The Bankstown CBD is likely to accommodate the majority of the population growth, and the suburbs of Padstow, Revesby, Yagoona and Greenacre are likely to experience medium growth. Other suburbs are forecast to experience low population growth and will primarily see redevelopment in a dispersed pattern.

The challenge is to ensure the future renewal and redevelopment of growth areas correspond with community and market expectations. This includes testing building envelopes and reinforcing good quality design. Increased heights must also recognise the Bankstown Airport airspace restrictions.



Strategic Directions

This section outlines the strategic directions and actions based on the research data and analysis. Part Two “Supporting Information” of the Residential Development Study contains the more detailed analysis to justify the strategic directions and actions.

Strategic Direction: Stage the supply of housing numbers

The State Government’s ongoing commitment is to accommodate up to 70% of new dwellings in Sydney’s existing suburbs as a way to reduce the outward sprawl of development.

The Department of Planning is prescribing mandatory dwelling targets to all councils as part of this ongoing commitment. The City of Bankstown is expected to increase its housing numbers by 22,000.

The Department of Planning is also instructing Council to make changes to its planning instruments, namely the zoning provisions in the Standard Instrument Principal Local Environmental Plan, to ensure there is an adequate supply of land.

Council recognises the supply of housing will increase to meet population growth and household changes in the community. However, there is a fundamental need to stage the supply of housing over the next 25 years to address complex renewal issues affecting the City of Bankstown.

The analysis recommends this version of the Residential Development Study should identify opportunities for up to 16,000 new dwellings to meet demand. This is a meaningful and practical target as it takes into account historic trends, settlement patterns, local conditions and demographic changes.

In 2009, the Department of Planning agreed that the Residential Development Study could stage the planning work as follows:

Stage	Dwelling Target
2006–2021	This Residential Development Study identifies opportunities to meet a dwelling target of 16,000 new dwellings.
2021–2031	Council will review the Residential Development Study after 2021 to meet the balance of the 22,000 dwellings to 2031.

ACTION 1: Meet a dwelling target of 16,000. This action would require a review of the Residential Development Study after 2021 to meet the balance of the dwelling target to 2031.

Strategic Direction: Ensure the distribution of housing numbers enhances neighbourhood character and amenity

Council is proactive in achieving the State Government's urban consolidation policies, while ensuring the supply of housing reflects local conditions and community aspirations. The vision is to have liveable neighbourhoods that:

- ❑ Offer housing choice to meet the changing needs of the population.
- ❑ Improve the amenity and liveability of local shopping centres.
- ❑ Protect and enhance the low density character and greenery of the neighbourhood areas.
- ❑ Minimise any adverse impacts of housing on the quality and character of the natural environment and major open space corridors.
- ❑ Respect the environmental and infrastructure constraints.
- ❑ Promote the health and well being of a more active community.

The current housing strategy is based on a 50:50 split between development in the centres and infill development. The Bankstown CBD and local shopping centres are to meet half of the housing provision in the form of town centre apartments, shop top housing and home units. The neighbourhood areas are to meet the remaining half in the form of houses, dual occupancies and villas.

This approach is consistent with market demand and the general acceptance within the community to allow dual occupancies and villas throughout the City of Bankstown. Their desire is to see the City of Bankstown continue as a residential suburban area that promotes low density housing, open space and greenery. Residents do not want to see the City of Bankstown become another Hurstville where new dwellings (in the form of 18 storey home units) are concentrated mainly around the local shopping centres.

The recent analysis recommends shifting this approach by having 60% of the housing numbers (9,940 dwellings) locate in the Bankstown CBD and local shopping centres. The remaining 40% (6,060 dwellings) would occur as infill development in the neighbourhood areas (Figure 5) and is consistent with historic development rates for dual occupancies and villas.

This recommended approach is reasonable as it takes into account the Metropolitan Strategy's direction to have the majority of future housing growth located within 30 minutes by public transport of a strategic centre. It also takes into account changing demographics, land availability, development feasibility, market trends and local conditions.

In summary, the analysis finds the infill approach (dual occupancies and villas in the neighbourhood areas) will play a fundamental role to providing new housing stock over the next 25 years. Residents like to live in dual occupancies, villas and townhouses as it meets their desire to live a suburban life. This type of development also contains fewer risks for small investors.

The centres approach (home units in the local shopping centres) will continue to increase as a proportion of new dwellings entering the market, primarily as an entry level destination for people arriving to Sydney. However, the production rate will remain weak and volatile over the next 25 years due to several factors:

- The home unit market is closely aligned with the boom–bust investment cycle. This cycle is evident in past development patterns. Despite generous zoning and density changes, experience has shown it is beyond the State Government or Council's capabilities to influence the production rate of home units.
- There is a strong connection between household incomes and dwelling types. In the neighbourhood areas, upwardly mobile households are choosing to buy or redevelop new houses, dual occupancies and villas within the suburbs where they live. This mobile household will also act as the principal driver of home unit development in the business core area of the Bankstown CBD.
- In the local shopping centres and fringe areas, there is an absence of higher income households. This has led to a market gap, which undermines the feasibility of home units outside of the business core area of the Bankstown CBD. This market gap may continue if the City of Bankstown cannot offer sufficient tertiary employment, tertiary education or high amenity facilities to attract potential buyers.
- The cost of land consolidation may inhibit home unit development. The City of Bankstown displays the highest median sales price for all dwellings (and underlying land) in the West Central Subregion. Other factors that discourage home unit development are:
 - Fragmented property ownership, and inability to acquire and consolidate properties at realistic prices.
 - Unwillingness of apartment purchasers to pay commercially viable prices. The research shows the average sales price (2006/7) west of Strathfield significantly declines, to the point where developers cannot achieve a desired 20% profit margin for the development to be viable.

Figure 5: Distribution of housing numbers in centres and neighbourhood infill

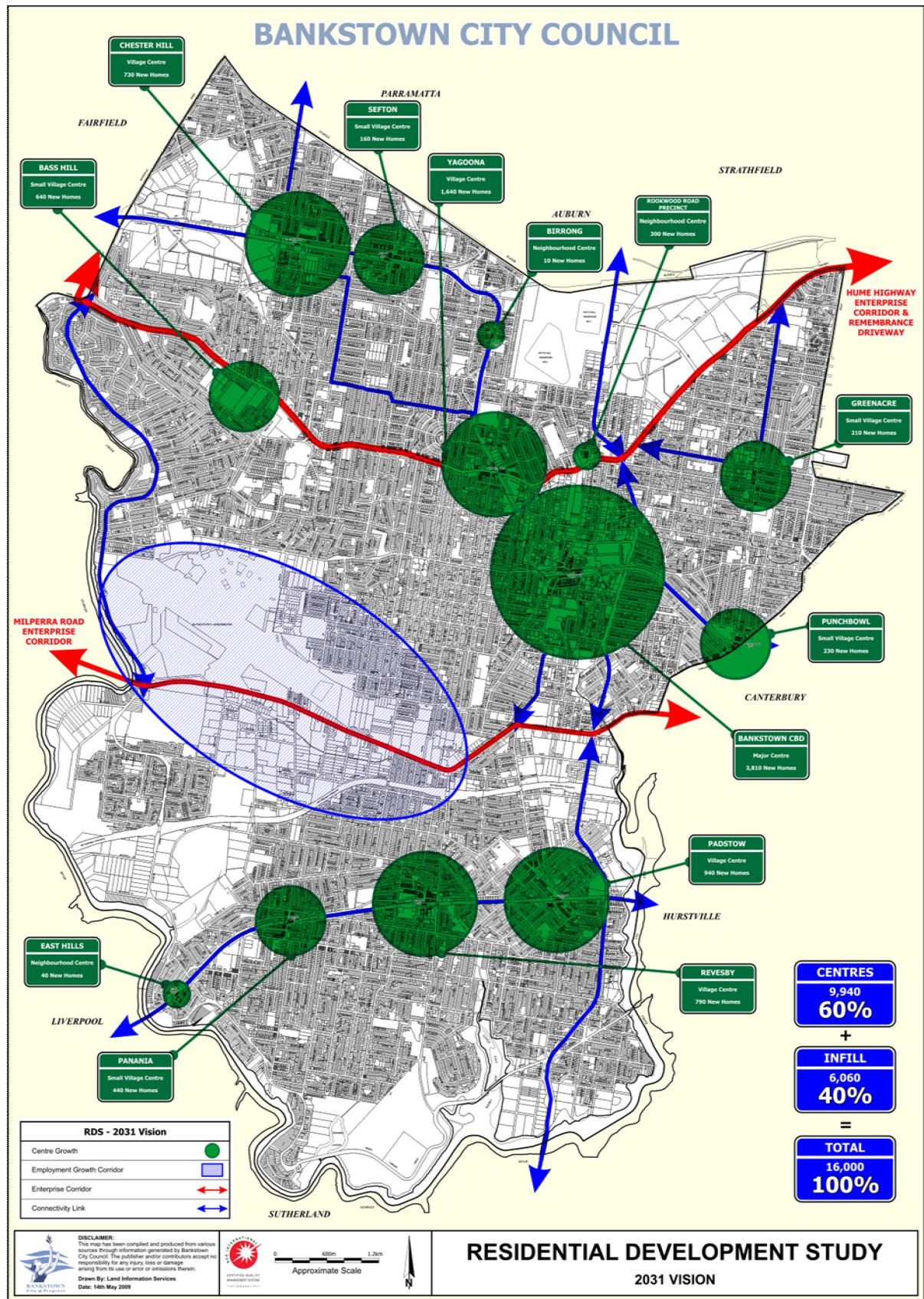


Figure 5: Distribution of housing numbers in centres and neighbourhood infill

A Centres Approach



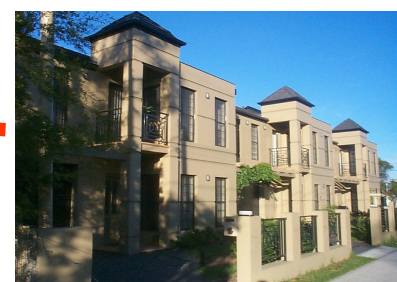
CENTRES
9,940
60%



An Infill Approach



INFILL
6,060
40%



The analysis recognises that locating 60% of dwellings in the local shopping centres is an optimistic forecast over the longer term. This target may require some changes to the current zones, such as higher densities in the neighbourhood areas that surround the local shopping centres. This will see significant renewal activity in the fringe areas where the housing stock is predominantly a mix of houses on moderate to large lots.

However, the housing growth should not rely solely on home units which may result in an oversupply of a homogenous product. The future residential viability of the local shopping centres is dependent on social diversity and product differentiation, which may assist in branding. The renewal of centres should aim to make areas attractive to upwardly mobile households to encourage them to stay in the area, to retain higher incomes, to have access to higher education and build a mixed community rather than have certain households move away to Sydney's fringe.

The home ownership pattern shows a potential opportunity to progress to a townhouse product. This product provides a number of important characteristics i.e. it allows better capital growth potential due to superior amenity over higher density, and it provides a platform for higher value product. It also allows residents to age in place.

The quality of amenity is also a significant catalyst to encourage more people to move to the local shopping centres. This includes offering good quality building designs to attract potential buyers and strengthen the liveability of the centres.

ACTION 2: Locate 60% (9,940 dwellings) of the dwelling target in centres and 40% (6,060 dwellings) in neighbourhood areas. This may involve fine tuning the medium density housing options to include townhouses in the neighbourhood areas that surround the centres.

Strategic Direction: Ensure the distribution of housing numbers supports the opportunity to make the local shopping centres a model of sustainable renewal and redevelopment.

The City of Bankstown is likely to undergo significant change during Sydney's next few property cycles. Its location in the middle ring of Sydney's suburbs make it possible that some local shopping centres will begin to experience the pressures of urban renewal and change, particularly as population growth intensifies around transport in response to the challenges of peak oil and climate change.

The challenge is the Metropolitan Strategy's direction to focus high density housing in and around the local shopping centres, coupled with policy actions to achieve the densities.

An example of a policy action is the Metropolitan Strategy's centre typology (Figure 7). The Residential Development Study must assign a notional radius to each centre to analyse densities. The assumption of the centre typology is that over time, it is possible to increase densities and heights on residential zoned land within the radius to make optimal use of the infrastructure provided. This typically would require upzoning the neighbourhood areas to allow home units.

Council recognises the importance to plan for communities and people, not numbers if the renewal of local shopping centres is to achieve a real social mix and balance for long term residents, children and older people. This will require locally determined and integrated neighbourhood planning, not broad brush permissive rezoning.

The vision is to have strong, vibrant shopping centres that serve as a focus for building sustainable new communities. People will be able to live in and around local shopping centres and enjoy a thriving shopping, dining, leisure and entertainment industry with community facilities, central parks and modern spacious apartments.

A key aspect is to focus future housing growth in local shopping centres that offer good access to public transport and good connections between centres. This will help to reduce vehicle trips and minimise the cost of providing new infrastructure to service population growth.

The analysis recommends 13 local shopping centres with potential to accommodate more housing based on the above selection criteria, in addition to existing urban structures, changing demographics, market trends, land availability, adequacy of infrastructure, environmental constraints and local conditions.

Centre Type	Summary of Hierarchy
Major Centre	Bankstown CBD
Village Centres	Chester Hill, Padstow, Revesby, Yagoona
Small Village Centres	Bass Hill, Greenacre, Panania, Punchbowl, Sefton
Neighbourhood Centres	Birrong, East Hills, Rookwood Road Precinct

Whilst renewal and increased residential densities may occur in and around these centres over the next 25 years, this will occur at an appropriate scale and pace to protect and enhance the character of these centres.

Council has completed the upfront strategic planning work for Bass Hill, Rookwood Road Precinct, Sefton and Yagoona. More detailed planning work is progressing for the other local shopping centres, commencing with the villages. The next phase is to have integrated plans for individual centres that contain a vision and framework to meet the following key challenges and aspirations of the community:

- Improve access for more residents to shops, leisure, entertainment, health, education and cultural facilities.
- Invest in local shopping centres to support renewal and growth.
- Facilitate better use of existing infrastructure.
- Promote sustainable transport and healthier communities by giving more people the option of taking public transport, walking and cycling.
- Establish safe, accessible and connected neighbourhoods that promote physical and social health.
- Promote good quality building envelopes and design.
- Provide a broader mix of housing types to cater for changing household needs including town centre apartments, shop top housing and townhouses.

ACTION 3: Apply sustainable housing numbers to support the renewal of 13 centres: Bankstown CBD, Bass Hill, Birrong, Chester Hill, East Hills, Greenacre, Padstow, Panania, Punchbowl, Revesby, Rookwood Road Precinct, Sefton and Yagoona. This action would meet the expectation of having 60% of the dwelling target in centres.

ACTION 4: Prepare more detailed integrated plans to guide the sustainable renewal and redevelopment of the centres and surrounding neighbourhood areas. Whilst renewal and increased residential densities may occur in these areas over the next 25 years, this will occur at an appropriate scale and pace to enhance the character, amenity and liveability of the centres.

ACTION 5: The 6,000 dwellings for the 10 year period 2022 to 2031 should occur in the centres to achieve an 80:20 centres to infill ratio.

ACTION 6: Council may consider planning proposals within centres where the objective is to allow development that has not been prioritised as part of the 2006–2021 dwelling target. The potential to progress any such proposals would depend on:

- (a) consistency with the Metropolitan Strategy and the Residential Development Study;
- (b) ability to contribute to the dwelling target of 22,000 in the long term; and
- (c) relevant planning investigations and infrastructure capacity.

Consideration is also given to relevant rezoning processes to ensure controls and contributions plans are in place in a coordinated manner.

Figure 7: Metropolitan Strategy's Centre Typology

Centre Type	Radii	Summary of Hierarchy
Major Centre	1km	Major shopping and business centre serving immediate subregional residential population usually with a full scale shopping mall, council offices, taller office and residential buildings, central community facilities and a minimum 8,000 jobs. Examples: Hurstville, Kogarah, Hornsby, Blacktown
Town Centre	800m	Towns include the residential area within a 10-15 minute walk from a retail/commercial area and contain between 4,500 and 9,500 dwellings. The town usually has one or two supermarkets, community facilities, medical centres, schools and general retail. Examples: Sutherland, Rockdale, Auburn, Epping
Village Centre	600m	A village includes the residential area within a 5–10 minute walk of a group of shops, containing between 2,000 and 5,500 dwellings. The village usually has more than 10 shops including a small supermarket and local retail such as a hairdresser, take away food outlets, newsagent, cafes. Examples: Carlingford, Guildford, Toongabbie
Small Village Centre	400m	A small strip of shops and adjacent residential area within a 5–10 minute walk. Contain between 800 and 2,700 dwellings. Examples: Canley Heights, Greystanes, Smithfield
Neighbourhood Centre	150m	One or a small cluster of shops and services. Contain between 150 and 900 dwellings. Examples: Dundas, Abbotsbury, Bossley Park
Stand Alone Shopping Centre		Internalised, privately owned centres located away from other commercial areas, containing many of the attributes of a town but without housing or public open space—and may have potential to become a traditional centre in the long term. Examples: Roselands, Eastgardens

Figure 7: The assumption of the Metropolitan Strategy's Centre Typology is that over time, it is possible to increase densities and heights within a certain radius of local shopping centres to make optimal use of the infrastructure provided.

Before



After



Summary of Hierarchy in the City of Bankstown–Bankstown CBD

Vision

The future character of the Bankstown CBD is to continue to function as a Major Centre and subregional employment centre in Western Sydney. There is the opportunity to further attract regional head offices and office employment that will service the surrounding specialised centres, business parks, Bankstown–Lidcombe Hospital and enterprise corridors. There is also the opportunity to continue to promote residential expansion in and around this Major Centre.

Map of study area (1km radius)



Character

The Bankstown CBD is a Major Centre and subregional employment centre serving Inner South Western Sydney. Key attributes include the railway station, office and retail businesses, government regional offices, council administration office, two shopping malls, regional civic and community facilities, district courthouse, entertainment and recreational facilities (including the Bankstown Sports Club and RSL Club), and educational establishments (including Bankstown TAFE campus).

Past Development Activity (net dwelling growth)

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
126	229	170	69	62	170	216	27	136	52

Forecasts Summary for the Bankstown CBD

	2006	2011	2016	2021	2026	2031
Population	16,047	18,162	19,878	21,850	23,152	24,517
Change in pop. (5yrs)	2,367	2,115	1,716	1,972	1,302	1,365
Average annual %	3.2%	2.5%	1.8%	1.9%	1.2%	1.2%
Households	5,822	6,639	7,329	8,113	8,675	9,255
Change in households	966	817	690	784	561	581
Average h/hold size	2.72	2.70	2.68	2.66	2.64	2.62

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Major Centre = 5,691	Major Centre + 3,810
Radius	1km	1km

Strengths and Challenges

The Bankstown CBD has capacity to accommodate significant population and employment growth. It is located at the hub of regional roads and corridors that pass through South Western Sydney with investment in bus/rail interchanges. Council is also investing in the CBD Renewal Program to develop a civic precinct and regional cultural hub.

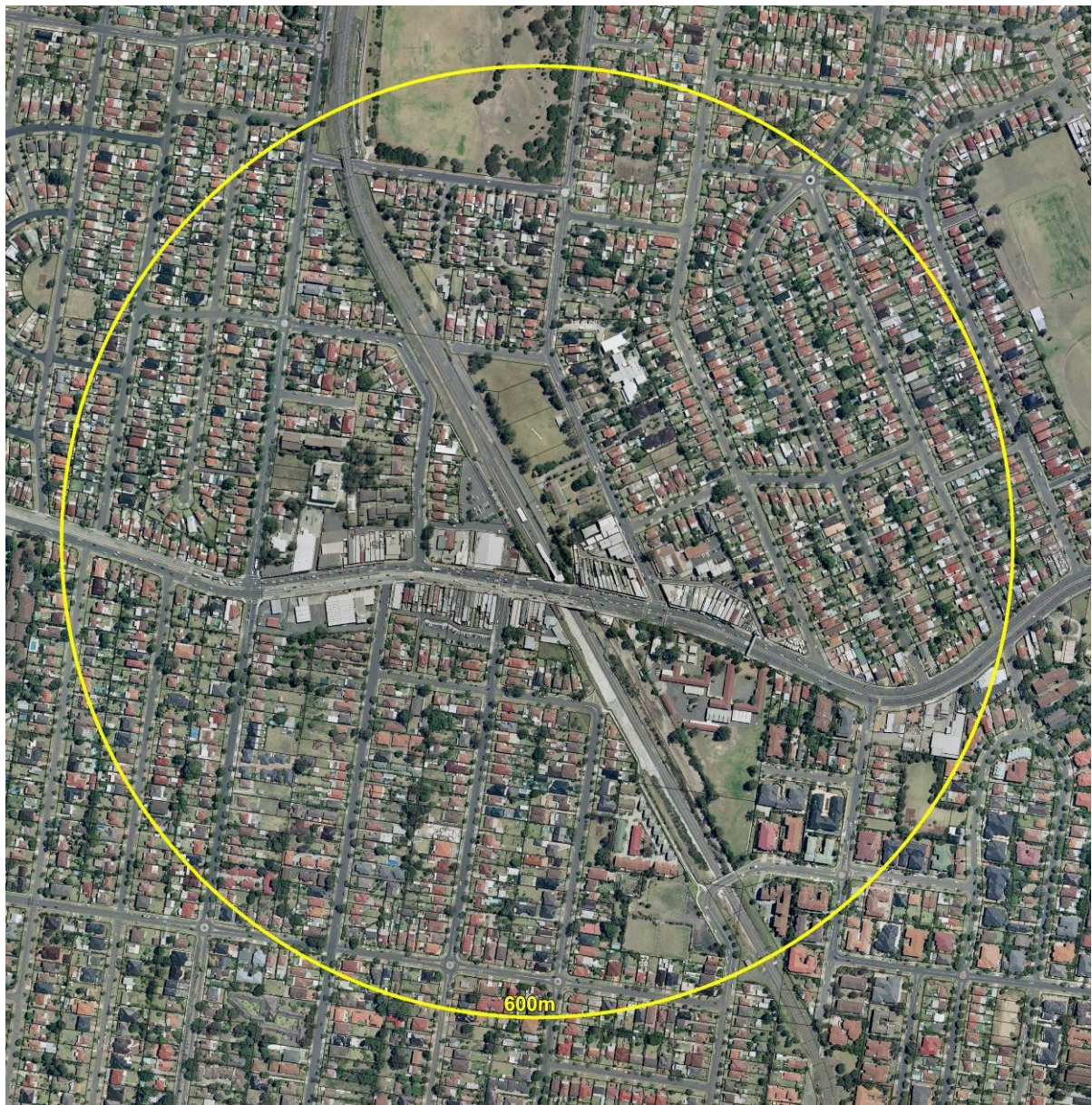
The challenge is the need for regional infrastructure to improve road and rail access.

Summary of Hierarchy in the City of Bankstown–Yagoona shopping centre

Vision

The future character of the shopping centre is to function as a Village Centre for the Hume Highway Enterprise Corridor redevelopment. There is the opportunity for additional retail activities and supporting housing, and the creation of a new retail street and civic space that provides a shopping environment away from the Hume Highway.

Map of study area (600 metre radius)



Character

The Hume Highway Corridor Strategy nominates the Yagoona shopping centre as the main centre serving the central suburbs of the City of Bankstown and the Hume Highway Enterprise Corridor. The shopping centre contains an IGA Supermarket together with a large group of shops and services (this includes a railway station, senior citizen centre, and schools).

Past Development Activity (net dwelling growth)

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
54	98	54	36	35	31	27	25	39	5

Forecasts Summary for the Suburb of Yagoona (which includes the Yagoona shopping centre)

	2006	2011	2016	2021	2026	2031
Population	15,644	15,990	16,696	17,520	18,512	19,494
Change in pop. (5yrs)	313	346	706	824	991	983
Average annual %	0.4%	0.4%	0.9%	1.0%	1.1%	1.0%
Households	5,186	5,362	5,648	6,002	6,421	6,840
Change in households	215	176	286	355	419	419
Average h/hold size	2.97	2.94	2.92	2.88	2.85	2.82

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Small Village Centre = 768	Village Centre + 1,640
Radius	400 metres	600 metres

Strengths and challenges

Council is implementing the Yagoona Town Centre Renewal Strategy, which aims to create a new central place as the focus for retail activities (with the potential for a large scale anchor supermarket) and a community hub with pedestrian links to the railway station.

The challenge is the need for regional infrastructure to improve road and rail access (including an accessible station) and lot consolidations.

Summary of Hierarchy in the City of Bankstown–Padstow shopping centre

Vision

The future character of the shopping centre is to function as a Village Centre as part of the East Hills railway line. There is the opportunity for additional retail activities and supporting housing. Padstow and Revesby will play important roles for rail commuters.

Map of study area (600 metre radius)



Character

The shopping centre is a Small Village Centre along the East Hills railway line. It contains a Woolworths Supermarket together with shops and services (including an accessible railway station, RTA Motor Registry, post office, banks, and library).

Past Development Activity (net dwelling growth)

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
65	18	19	16	3	67	12	30	34	10

Forecasts Summary for the Suburbs of Padstow–Padstow Heights (which includes the Padstow shopping centre)

	2006	2011	2016	2021	2026	2031
Population	16,040	16,590	17,166	17,704	18,210	18,707
Change in pop. (5yrs)	213	550	575	539	506	497
Average annual %	0.3%	0.7%	0.7%	0.6%	0.6%	0.5%
Households	5,793	6,051	6,319	6,587	6,856	7,124
Change in households	142	258	268	268	268	268
Average h/hold size	2.73	2.70	2.68	2.65	2.62	2.59

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Small Village Centre = 1,253	Village Centre + 940
Radius	400 metres	600 metres

Strengths and challenges

The shopping centre has good access to rail services and is a weekly shopping destination. There is capacity for economic growth in the areas of supermarket, specialty foods, cafes and restaurants.

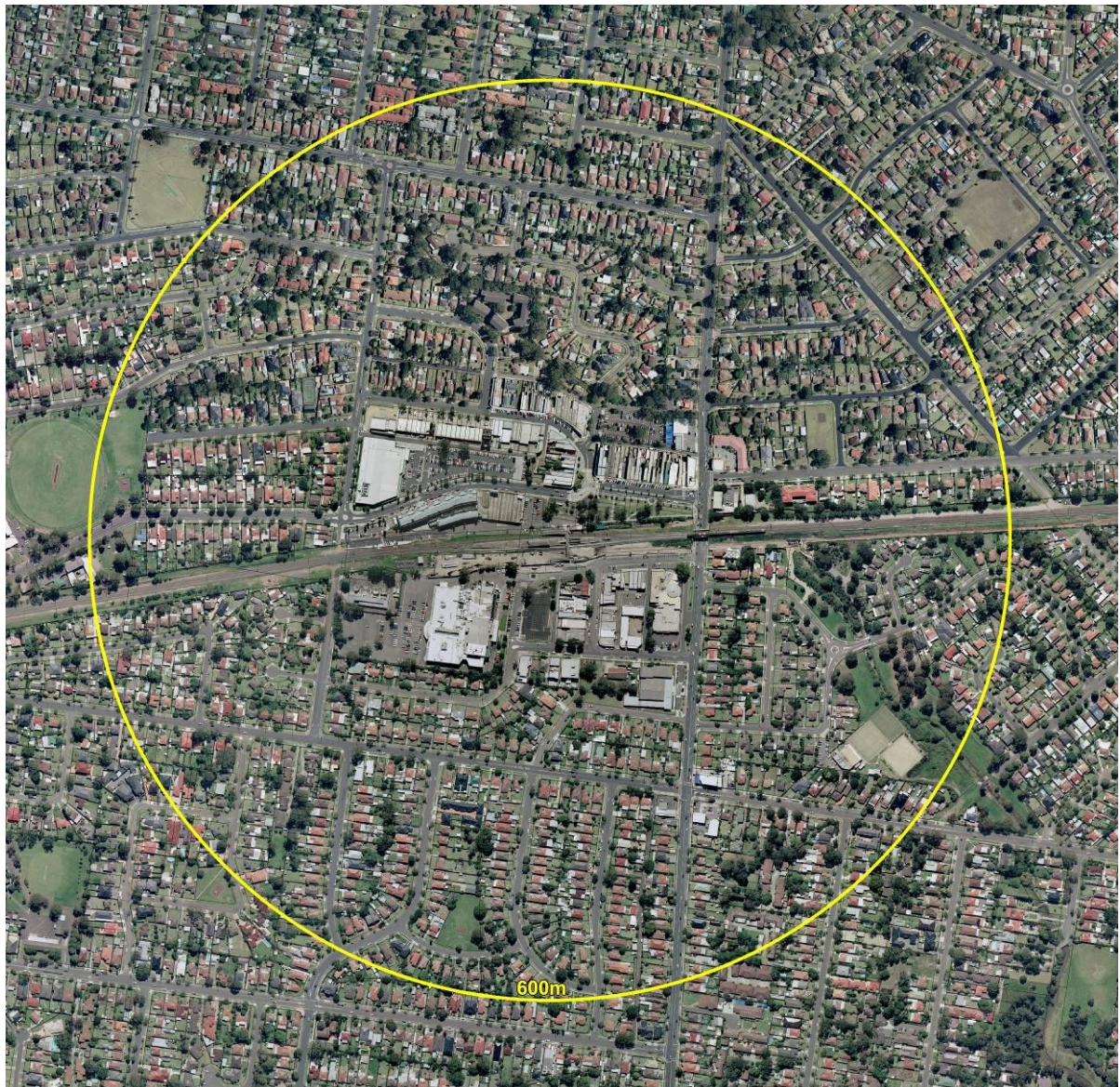
The challenge is the future role of Padstow as a centre. The development of Revesby as a transport hub will relegate Padstow to play a neighbourhood role that supports the larger Revesby shopping centre to the west. Other challenges include the need for additional rail commuter/shopper parking and lot consolidations.

Summary of Hierarchy in the City of Bankstown–Revesby shopping centre

Vision

The future character of the shopping centre is to function as a Village Centre for the southern suburbs of the City of Bankstown. There is the opportunity for additional retail activities and supporting housing.

Map of study area (600 metre radius)



Character

The shopping centre is a Small Village Centre serving the southern suburbs of the City of Bankstown. The shopping centre contains a Woolworths Supermarket and Franklins Supermarket together with a large group of shops and services (this includes a railway station, banks, police station, YMCA centre and the Revesby Workers Club).

Past Development Activity (net dwelling growth)

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
35	21	20	16	20	66	22	22	11	19

Forecasts Summary for the Suburbs of Revesby–Revesby Heights (which includes the Revesby shopping centre)

	2006	2011	2016	2021	2026	2031
Population	13,709	14,228	14,632	14,990	15,304	15,634
Change in pop. (5yrs)	348	519	405	358	314	330
Average annual %	0.5%	0.7%	0.6%	0.5%	0.4%	0.4%
Households	5,007	5,227	5,425	5,622	5,819	6,017
Change in households	196	220	197	197	197	197
Average h/hold size	2.69	2.68	2.66	2.63	2.59	2.56

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Small Village Centre = 1,697	Village Centre + 790
Radius	400 metres	600 metres

Strengths and challenges

The shopping centre has good access to rail services and is a weekly shopping destination. There is capacity for economic growth in the areas of supermarket, specialty foods, cafes and restaurants. The development of the Revesby Workers Club site will revitalise the southern side of the shopping centre.

The challenge is the need for regional infrastructure to improve road access, additional rail commuter/shopper parking and lot consolidations.

Summary of Hierarchy in the City of Bankstown–Chester Hill shopping centre

Vision

The future character of the shopping centre is to function as a Village Centre for the northern suburbs of the City of Bankstown. There is the opportunity for additional retail activities and supporting housing, and to increase densities in the areas linking Chester Hill and Sefton.

Map of study area (600 metre radius)



Character

The shopping centre is a Small Village Centre serving the northern suburbs of the City of Bankstown. The shopping centre contains a Woolworths supermarket together with a large group of shops and services (this includes a railway station, post office, banks, RSL Club, multi-purpose community centre, library, and schools).

Past Development Activity (net dwelling growth)

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
77	9	12	2	25	2	3	2	6	10

Forecasts Summary for the Suburb of Chester Hill (which includes the Chester Hill shopping centre)

	2006	2011	2016	2021	2026	2031
Population	11,017	11,325	11,623	11,862	12,047	12,230
Change in pop. (5yrs)	525	309	298	238	185	183
Average annual %	1.0%	0.6%	0.5%	0.4%	0.3%	0.3%
Households	3,789	3,925	4,074	4,222	4,370	4,518
Change in households	87	136	148	148	148	148
Average h/hold size	2.86	2.84	2.81	2.77	2.72	2.67

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Small Village Centre = 1,632	Village Centre + 730
Radius	400 metres	600 metres

Strengths and challenges

The shopping centre has good access to rail services and is a weekly shopping destination. It also has good access to a multi-purpose community centre and central park.

The challenge is the impact of the Southern Sydney Freight Line on amenity. Other challenges include the need for regional infrastructure to improve rail access (including an accessible station), lot consolidations and the redevelopment of properties (Department of Housing) along the railway corridor.

Summary of Hierarchy in the City of Bankstown–Bass Hill shopping centre

Vision

The future character of the shopping centre is to function as a Small Village Centre along the Hume Highway Enterprise Corridor. There is the opportunity for additional retail activities and supporting housing on large under-utilised sites adjoining Bass Hill Plaza. These include the Bass Hill Drive-In Theatre site, Bass Hill Tourist Caravan Park site and the Twin Willows Hotel site. The Hume Highway Corridor Strategy also proposes to extend the Remembrance Driveway landscape corridor through Bass Hill.

Map of study area (400 metre radius)



Character

Bass Hill Plaza is a full scale indoor shopping mall that forms part of the Hume Highway Enterprise Corridor (anchors include a Woolworths Supermarket, Franklins Supermarket, and Target department store). The northern side of the highway comprises a hospitality precinct with the Rydges Hotel and motels.

Past Development Activity (net dwelling growth)

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
0	2	1	1	0	3	1	5	0	1

Forecasts Summary for the Suburbs of Bass Hill–Lansdowne (which includes the Bass Hill shopping centre)

	2006	2011	2016	2021	2026	2031
Population	7,943	8,164	8,575	9,046	9,573	10,103
Change in pop. (5yrs)	214	222	410	471	527	529
Average annual %	0.5%	0.6%	1.0%	1.1%	1.1%	1.1%
Households	2,652	2,775	2,949	3,134	3,347	3,561
Change in households	29	122	175	184	214	214
Average h/hold size	2.91	2.86	2.83	2.82	2.79	2.77

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Stand Alone = 423	Small Village Centre + 640
Radius	–	400 metres

Strengths and challenges

Council is implementing the Hume Highway Corridor Strategy to create a Small Village Centre along a regional bus route. The focus for housing growth is on the large lots on the southern side of the highway adjacent to Bass Hill Plaza, which is a weekly shopping destination.

The challenge is the need for regional infrastructure to improve traffic/pedestrian safety on the highway, and to construct the Bay-to-Liverpool regional cycle way as it passes through Bass Hill. There are no local community facilities.

Summary of Hierarchy in the City of Bankstown–Panania shopping centre

Vision

The future character of the shopping centre is to function as a Small Village Centre as part of the East Hills railway line. There is the opportunity for additional retail activities and supporting housing.

Map of study area (400 metre radius)



Character

The shopping centre is a Neighbourhood Centre along the East Hills railway line. The shopping centre contains a Franklins supermarket together with shops and services (including a railway station, post office, banks, library and senior citizens centre).

Past Development Activity (net dwelling growth)

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
33	24	14	7	12	6	10	20	7	11

Forecasts Summary for the Suburbs of Panania–East Hills (which includes the Panania shopping centre)

	2006	2011	2016	2021	2026	2031
Population	14,239	14,740	15,185	15,546	15,856	16,148
Change in pop. (5yrs)	-75	500	446	361	310	292
Average annual %	-0.1%	0.7%	0.6%	0.5%	0.4%	0.4%
Households	5,266	5,443	5,614	5,785	5,956	6,128
Change in households	11	176	171	171	171	171
Average h/hold size	2.70	2.71	2.70	2.68	2.66	2.63

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Neighbourhood Centre = 836	Small Village Centre + 440
Radius	150 metres	400 metres

Strengths and challenges

The shopping centre has access to rail services and is a weekly shopping destination.

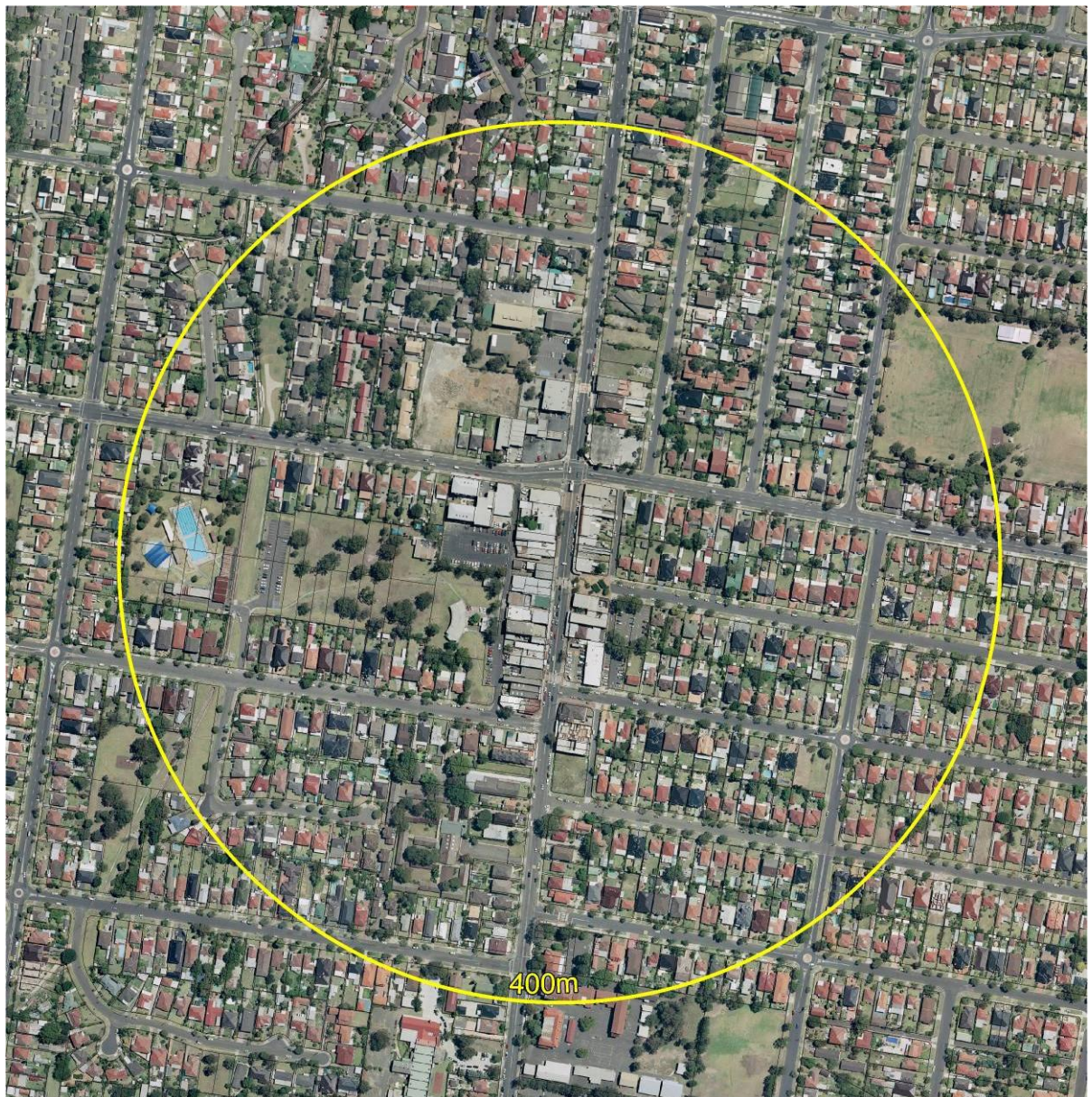
The challenge is Panania is one of the smallest centres and it does not have the capacity for significant growth in its retail base. Other challenges include the need for regional infrastructure to improve rail access (including an accessible station) and lot consolidations.

Summary of Hierarchy in the City of Bankstown–Greenacre shopping centre

Vision

The future character of the shopping centre is to function as a Small Village Centre. There is the opportunity for additional retail activities and supporting housing.

Map of study area (400 metre radius)



Character

The shopping centre is located on Waterloo Road and contains an IGA supermarket, senior citizens centre, library, and schools.

Past Development Activity (net dwelling growth)

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
18	0	1	0	2	3	1	1	0	2

Forecasts Summary for the Suburbs of Greenacre–Mount Lewis–Chullora (which includes the Greenacre shopping centre)

	2006	2011	2016	2021	2026	2031
Population	22,577	22,838	23,047	23,265	23,967	25,132
Change in pop. (5yrs)	488	261	209	218	702	1,165
Average annual %	0.4%	0.2%	0.2%	0.2%	0.6%	1.0%
Households	6,921	7,079	7,227	7,375	7,651	8,055
Change in households	41	158	148	148	276	404
Average h/hold size	3.21	3.18	3.14	3.11	3.09	3.08

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Neighbourhood Centre = 935	Small Village Centre + 210
Radius	150 metres	400 metres

Strengths and challenges

The main street of the shopping centre is Waterloo Road and the retail base reflects the ethnic character of the area. Coles is opening an anchor supermarket and Council has invested in public domain improvements.

The challenge is public transport is limited to bus services. Other challenges include the need to upgrade park and community facilities and lot consolidations.

Summary of Hierarchy in the City of Bankstown–Sefton shopping centre

Vision

The future character of the shopping centre is to function as a Small Village Centre, although there are limited opportunities for additional retail activities and supporting housing.

Map of study area (400 metre radius)



Character

The shopping centre is a Neighbourhood Centre along the Bankstown railway line, and contains a small group of shops. There are no supermarkets or other services such as banks.

Past Development Activity (net dwelling growth)

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
17	9	3	10	17	2	10	11	1	3

Forecasts Summary for the Suburb of Sefton (which includes the Sefton shopping centre)

	2006	2011	2016	2021	2026	2031
Population	5,052	5,260	5,423	5,734	6,008	6,121
Change in pop. (5yrs)	143	209	162	312	274	112
Average annual %	0.6%	0.8%	0.6%	1.1%	0.9%	0.4%
Households	1,711	1,792	1,865	1,987	2,109	2,183
Change in households	29	81	73	122	122	73
Average h/hold size	2.95	2.94	2.91	2.89	2.85	2.80

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Neighbourhood Centre = 698	Small Village Centre + 160
Radius	150 metres	400 metres

Strengths and challenges

Council adopted the Sefton Urban Village Masterplan.

The challenge is the development of Chester Hill, which will relegate Sefton to play a neighbourhood role that supports the larger Chester Hill shopping centre to the west. Other challenges include the impact of the Southern Sydney Freight Line on amenity, the need for regional infrastructure to improve rail access (including an accessible station) and lot consolidations.

Summary of Hierarchy in the City of Bankstown–Rookwood Road Precinct

Vision

The future character of the Rookwood Road Precinct is to function as a gateway to the Bankstown CBD.

Map of study area (150 metre radius)



Character

The Rookwood Road Precinct is an infill neighbourhood area along the Hume Highway Enterprise Corridor and contains a mix of bulky goods retailers, hotel and shops.

Forecasts Summary for the Suburb of Bankstown (which includes the Rookwood Road Precinct)

	2006	2011	2016	2021	2026	2031
Population	12,399	13,116	13,477	13,898	14,290	14,715
Change in pop. (5yrs)	440	716	361	421	393	425
Average annual %	0.7%	1.1%	0.5%	0.6%	0.6%	0.6%
Households	3,843	4,141	4,340	4,558	4,776	4,995
Change in households	228	298	199	218	218	218
Average h/hold size	3.18	3.13	3.07	3.01	2.96	2.91

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Infill = 339	Neighbourhood Centre + 300
Radius	–	150 metres

Strengths and challenges

Council is implementing the Hume Highway Corridor Strategy to create a new enterprise zone that will attract infrastructure investment to support the revitalisation. This centre has good access to a regional bus route and Graf Park.

The challenge is the need for regional infrastructure to improve road access, including traffic signals and roundabouts.

Summary of Hierarchy in the City of Bankstown–East Hills shopping centre

Vision

The future character of the shopping centre is to continue to function as a Neighbourhood Centre due to limited opportunities for additional retail activities and supporting housing.

Map of study area (150 metre radius)



Character

The shopping centre is a Neighbourhood Centre along the East Hills railway line, and contains a small group of shops and a hotel. There is no supermarket or other services such as banks or post office.

Past Development Activity (net dwelling growth)

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
13	34	3	16	1	5	3	9	4	10

Forecasts Summary for the Suburbs of Panania–East Hills (which includes the East Hills shopping centre)

	2006	2011	2016	2021	2026	2031
Population	14,239	14,740	15,185	15,546	15,856	16,148
Change in pop. (5yrs)	-75	500	446	361	310	292
Average annual %	-0.1%	0.7%	0.6%	0.5%	0.4%	0.4%
Households	5,266	5,443	5,614	5,785	5,956	6,128
Change in households	11	176	171	171	171	171
Average h/hold size	2.70	2.71	2.70	2.68	2.66	2.63

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Neighbourhood Centre = 554	Neighbourhood Centre + 40
Radius	150 metres	150 metres

Strengths and challenges

The shopping centre has access to rail services.

The challenge is East Hills is one of the smallest centres and it does not have the capacity for significant growth in its retail base. Other challenges include the need for regional infrastructure to improve rail access (including an accessible station) and lot consolidations. There are no local community facilities.

Summary of Hierarchy in the City of Bankstown–Birrong shopping centre

Vision

The future character of the shopping centre is to function as a Neighbourhood Centre, although there are limited opportunities for additional retail activities and supporting housing.

Map of study area (150 metre radius)



Character

Birrong is an infill neighbourhood area along the Bankstown railway line, and contains a small group of shops.

Past Development Activity (net dwelling growth)

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
29	38	0	10	3	1	2	3	2	2

Forecasts Summary for the Suburbs of Birrong–Regents Park–Potts Hill (which includes the Birrong shopping centre)

	2006	2011	2016	2021	2026	2031
Population	3,265	3,304	3,273	3,653	3,974	4,567
Change in pop. (5yrs)	186	38	-31	380	320	594
Average annual %	1.2%	0.2%	-0.2%	2.2%	1.7%	2.8%
Households	1,078	1,092	1,102	1,238	1,365	1,580
Change in households	35	15	10	137	127	215
Average h/hold size	3.03	3.02	2.97	2.95	2.91	2.89

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Infill = 639	Neighbourhood Centre + 10
Radius	–	150 metres

Strengths and challenges

The shopping centre has access to rail services. There is the possibility the shopping centre could link to the proposed rezoning of surplus land at the Potts Hill Reservoir. This would provide access to recreational facilities such as a proposed park and cycleways.

The challenge is there are no community facilities or local parks in the shopping centre.

Summary of Hierarchy in the City of Bankstown–Punchbowl shopping centre

Vision

The future character of the shopping centre is to function as a Small Village Centre as part of the Bankstown railway line. There is the opportunity for additional retail activities and supporting housing.

Map of study area (400 metre radius)



Character

Punchbowl is an infill neighbourhood area along the Bankstown railway line. The northern side of the shopping centre (within the Bankstown LGA) contains a small group of shops.

Past Development Activity (net dwelling growth)

98/99	99/00	00/01	01/02	02/03	03/04	04/05	05/06	06/07	07/08
20	20	1	0	11	9	31	3	5	7

Forecasts Summary for the Suburb of Punchbowl (which includes the Punchbowl shopping centre)

	2006	2011	2016	2021	2026	2031
Population	7,148	7,256	7,372	7,503	7,650	7,802
Change in pop. (5yrs)	144	108	116	131	146	152
Average annual %	0.4%	0.3%	0.3%	0.4%	0.4%	0.4%
Households	2,040	2,109	2,183	2,257	2,331	2,405
Change in households	60	69	74	74	74	74
Average h/hold size	3.50	3.44	3.38	3.32	3.28	3.24

Dwelling Target

Centre Typology	Number of dwellings in 2004	Dwelling target
Centre	Infill = 688	Small Village Centre + 230
Radius	–	400 metres

Strengths and challenges

The challenge is the shopping centre is located in two council areas and is divided by the railway line.

Conclusion

Council's vision is to have a vibrant, strong, attractive City which values its people, its environment and its community. To deliver this vision and as part of the preliminary work to preparing a new citywide strategy, Council developed this Residential Development Study with the assistance of the Department of Planning.

This Study is informed by detailed research and analysis, and recommends three strategic directions and corresponding actions to achieving the State Government's urban consolidation policies, while ensuring the supply of housing reflects local conditions and community aspirations.

Strategic Directions	Actions
Stage the supply of housing numbers.	Action 1: Meet a dwelling target of 16,000. This action would require a review of the Residential Development Study after 2021 to meet the balance of the dwelling target to 2031.
Ensure the distribution of housing numbers enhances neighbourhood character and amenity.	Action 2: Locate 60% (9,940 dwellings) of the dwelling target in centres and 40% (6,060 dwellings) in neighbourhood areas. This may involve fine tuning the medium density housing options to include townhouses in the neighbourhood areas that surround the centres.
Ensure the distribution of housing numbers supports the opportunity to make the local shopping centres a model of sustainable renewal and redevelopment.	Action 3: Apply sustainable housing numbers to support the renewal of 13 centres: Bankstown CBD, Bass Hill, Birrong, Chester Hill, East Hills, Greenacre, Padstow, Panania, Punchbowl, Revesby, Rookwood Road Precinct, Sefton and Yagoona. This action would meet the expectation of having 60% of the dwelling target in centres.
	Action 4: Prepare more detailed integrated plans to guide the sustainable renewal and redevelopment of the centres and surrounding neighbourhood areas. Whilst renewal and increased residential densities may occur in these areas over the next 25 years, this will occur at an appropriate scale and pace to enhance the character, amenity and liveability of the centres.
	Action 5: The 6,000 dwellings for the 10 year period 2022 to 2031 should occur in the centres to achieve an 80:20 centres to infill ratio.

	<p>Action 6: Council may consider planning proposals within centres where the objective is to allow development that has not been prioritised as part of the 2006–2021 dwelling target. The potential to progress any such proposals would depend on:</p> <ul style="list-style-type: none">(a) consistency with the Metropolitan Strategy and the Residential Development Study;(b) ability to contribute to the dwelling target of 22,000 in the long term; and(c) relevant planning investigations and infrastructure capacity. <p>Consideration is also given to relevant rezoning processes to ensure controls and contributions plans are in place in a coordinated manner.</p>
--	---

The City of Bankstown continues to be a home to a diverse range of households—mature suburbs, renewing suburbs, and entry communities for new Australians. The State Government and Council will need to stage housing growth over the next 25 years, and continue to carry out more detailed planning work to address complex renewal issues affecting the City of Bankstown, namely:

- The need to plan for communities and people, not numbers. Higher density communities cannot afford to be polarised. This means real social mix and balance for long term residents, children and older people.
- The incremental intensification of older suburbs with multiple and fragmented ownership. There is a need for mechanisms to promote site consolidations, and to allow more thoughtful and integrated renewal of fragmented centres.
- The need for locally determined and integrated neighbourhood planning, not broad brush permissive rezoning.
- Achieving greater access and equity to infrastructure, services and facilities. This will include addressing historic backlogs. Future growth and increased densities should not occur without clear commitments to funding the necessary infrastructure.
- The State Government must co-ordinate the kinds of agencies and resources needed to achieve integrated renewal programs in older suburbs. It is noted that density increases is less critical compared to infrastructure investment and the way the public transport system is managed, such as frequency and extent of services.

- The need to stage housing growth alongside economic regeneration strategies that can bring 'jobs closer to home' for new residents.
- The physical replacement and upgrading of private housing that is reaching the end of its life.
- The need for a more effective use of poor quality, underutilized or redundant space such as poor quality commercial properties.
- Programs for the improvement of local amenities and public open spaces.
- Renewal proposals to make areas attractive to upwardly mobile households to encourage them to stay in the area, to retain higher incomes, to have access to higher education, and build a mixed community rather than have certain households move away to Sydney's fringe.
- The need for good quality building design as a key to successful higher density renewal.