



Residential Development Study Part Two



**Supporting Information to the
Residential Development Study:
Research Data & Analysis**

October 2009

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Section 1

Executive Summary

Bankstown The City of Progress

A Strategic Vision

Bankstown City Council's vision is to create 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.

In October 2005, Council decided to prepare the Residential Development Study. This far-sighted study will guide decisions by Council to ensure the City of Bankstown realises its potential and can accommodate the best of contemporary urban development.

Part Two of the Residential Development Study contains the research data and more detailed analysis to justify the strategic directions and actions outlined in Part One. 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. Part Two is based on the Issues Paper endorsed by Council at the Development Committee meeting of 11 March 2008.

The research to date indicates demand for up to 16,000 new dwellings. This is seen as an economical, environmental and socially sustainable dwelling target to meet population growth and lifestyle changes in the community.

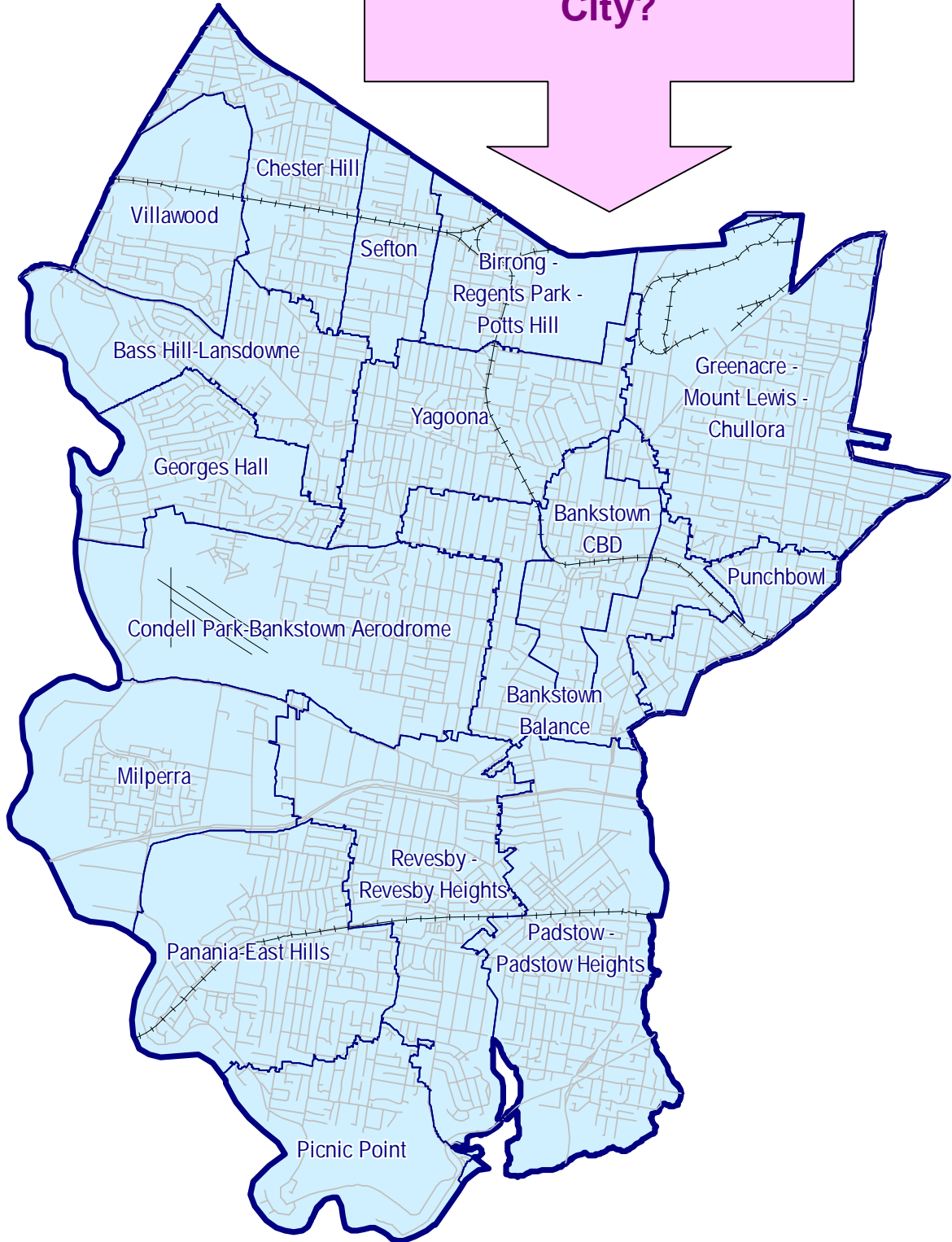
The State Government has a different view.

The State Government is instructing Council to accommodate an extra 22,000 dwellings by 2031. This is the 7th highest dwelling target in Sydney. The assumption is that over time, it is possible for densities around shopping centres (like Chester Hill, Padstow and Revesby) to resemble the densities in the eastern suburbs (like Bondi, Randwick and Maroubra Junction).

The challenge is where do you fit the new dwellings in a fully developed City, and how do you make sure the provision of jobs, services and infrastructure keeps pace with population growth.

In 2009, the Department of Planning agreed that this version of the Residential Development Study can focus on identifying opportunities to meet a dwelling target of 16,000 new dwellings. Council will review the Residential Development Study after 2021 to meet the balance of the 22,000 dwellings to 2031.

Where do you fit an extra 22,000 dwellings in a fully, developed City?







About the Residential Development Study

Why is Council preparing the Residential Development Study?

In September 2005, the State Government introduced planning reform legislation to standardise the NSW planning system. A major reform relevant to the City of Bankstown is to prepare a Residential Development Study that implements the Metropolitan Strategy. The Metropolitan Strategy is the State Government's blueprint for the future of Sydney, and is directing all councils to accommodate a share of the projected population growth.

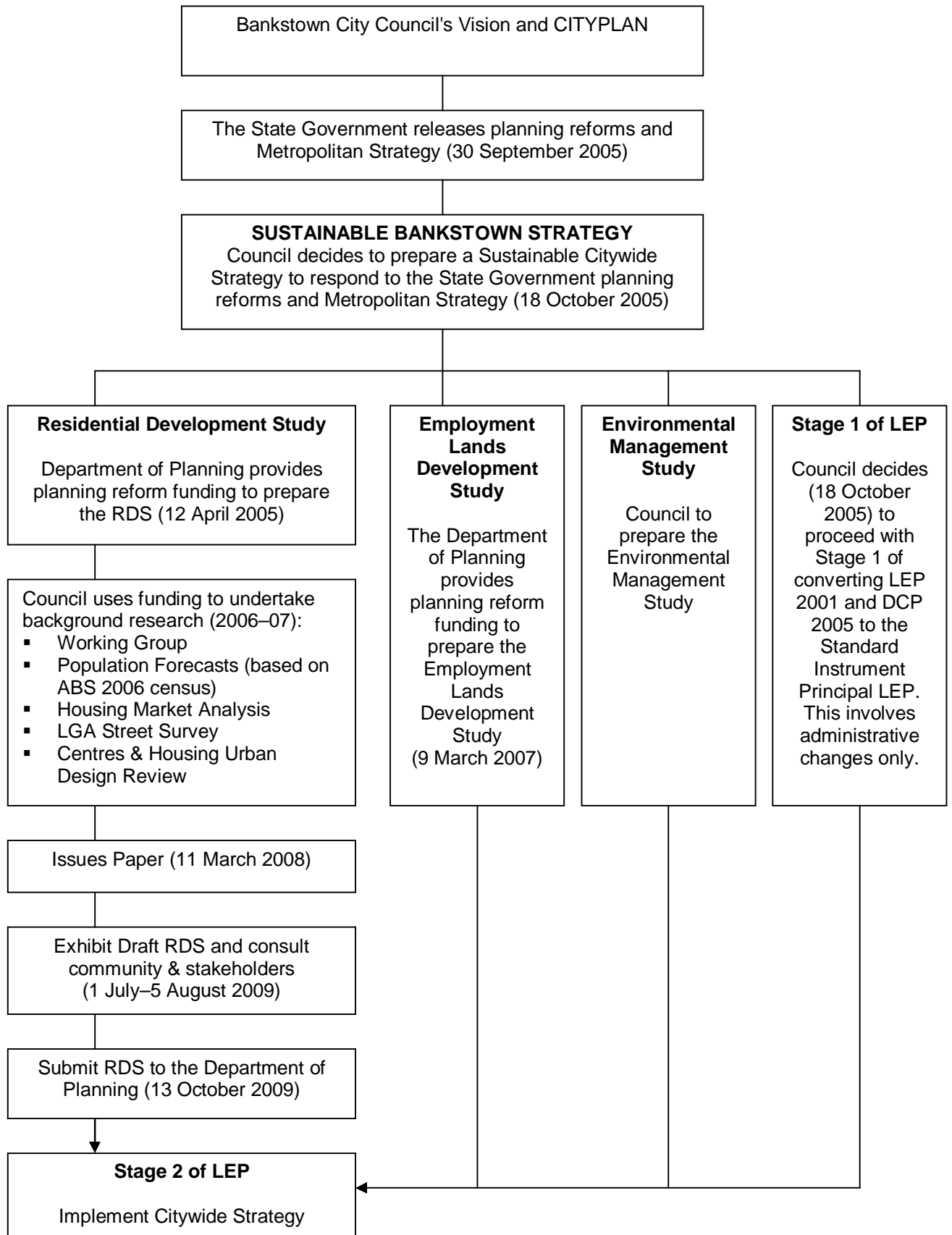
The Department of Planning is instructing Council to accommodate an extra 22,000 dwellings over the next 25 years. The assumption is that over time, it is possible for densities around shopping centres (like Chester Hill, Padstow and Revesby) to resemble the densities in the eastern suburbs (like Bondi, Randwick and Maroubra Junction).

In October 2005, Council decided to prepare the Residential Development Study. This Study will provide a reference point for Council in future planning decisions by:

-  Establishing the metropolitan role of the City of Bankstown.
-  Managing housing development and change in the City of Bankstown for the next 25 years (2006–2031).
-  Incorporating sustainability principles and community priorities.
-  Providing a long-term plan that identifies the infrastructure, facilities, open space and funding needed to support growth, and clarifying opportunities for public and private investment in the City of Bankstown.

The Department of Planning has instructed Council to submit the Residential Development Study for approval by 2009. This occurred with Council adopting the Residential Development Study at the Ordinary Meeting of 13 October 2009.

Department of Planning's endorsed program to prepare the Residential Development Study and the Standard Instrument Principal LEP










What is the Residential Development Study?

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.

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 good access to housing, jobs, hospitals, schools, shops, public transport, community centres, libraries, parks, sporting ovals, and quality of life.

Specifically, the Residential Development Study will recommend a dwelling target and possible areas in the City of Bankstown that can best cope with population growth for the period 2006 to 2031.

The Residential Development Study also allows Council to broadly identify:

-  The vision for the City of Bankstown.
-  The areas with potential to accommodate more housing.
-  The areas that cannot sustain more housing.
-  The range of housing choice that could be made available in the future.
-  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.
-  Possible changes to Council's development controls.
-  How to meet the State Government's dwelling target while maintaining an environmentally sustainable city.

The State Government, through the Department of Planning, is responsible for approving the Residential Development Study. The Study must therefore be consistent with the State Government's ongoing commitment to accommodate up to 70% of new dwellings in Sydney's existing suburbs as a way to reduce the outward sprawl of development.

The Residential Development Study will replace the 1997 Bankstown Housing Strategy.

What studies and analysis will inform the Residential Development Study?

At the Development Committee meeting of 11 March 2008, Council endorsed the Issues Paper to the Residential Development Study. This Issues Paper is the first opportunity to see how the City of Bankstown is keeping pace with changes in Sydney and the implications of the Metropolitan Strategy. The Issues Paper forms the basis for Part Two of the Residential Development Study.



As families change and children move out, fewer people are living in the same household than they did a few years ago. People are also living longer. This means more dwellings are needed to accommodate the existing population plus the additional people expected over the next few decades.

To understand what the changes mean, Council commissioned experts 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. Part Two summarises the key findings of the following studies to inform the Residential Development Study:

- Council's Management Plan "CITYPLAN" stating the Vision for the City of Bankstown.

- Council conducted a comprehensive Street Survey to map existing development of the 65,294 properties that make up the City of Bankstown.

Specifically, the Street Survey looked 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 data will form a key part of Council's research to determine whether there is available land and sufficient capacity to accommodate additional dwellings over the next 25 years. Council will update the data on an annual basis to keep track of development changes.
- Council commissioned Informed Decisions Consulting to prepare Population and Household Forecasts to identify population and demographic trends for the period 2006 to 2031, and possible implications for the City of Bankstown (based on the Australian Bureau of Statistics 2006 census).
- Council commissioned the City Futures Research Centre of the University of New South Wales to prepare a Housing Market Analysis to explore housing demand and affordability for the period 2006 to 2031, and possible implications for the City of Bankstown. This includes the locations and social implications of future development, and whether it would be feasible to expect the redevelopment of centres.
- A Town Centres Analysis to look at the vision for centres and a preliminary needs assessment of infrastructure, facilities and open space to meet population and housing demand.
- A Development Control Review to look at appropriate development controls and urban design outcomes to complement the range of housing choice that could be made available in the future.
- Council commissioned SGS Economics and Planning to prepare an Employment Lands Development Study, and Council is preparing an Environmental Management Study using the following background studies:
 - Bankstown Economic Task Force;
 - Bankstown Economic Profile;
 - Bankstown Commercial Centres Study;
 - Natural Hazards Analysis; and
 - Needs Assessment of Open Space and Community Facilities.
- Consultation is taking place with State Government agencies such as Sydney Water, Energy Australia, Department of Education, Department of Housing, Sydney South West Area Health Service and the Metropolitan Development Program (MDP). The discussions to date mainly identify the strategic plans and infrastructure stock for each agency.