

Section 5

Future Directions

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This section brings together the various social, economic and environmental strategies to help provide a broad long-term vision that is meaningful and practical in all localities of the City of Bankstown.

It is an opportunity to see how the City of Bankstown could accommodate projected population growth, reinvest in centres, upgrade infrastructure to support development, assist with quality design, and provide upfront strategic planning for growth areas.

What is the proposed dwelling target to 2031?

The research undertaken by Council indicates a sustainable dwelling target for the City of Bankstown is up to 16,000 new dwellings to 2031. The following studies support the above trends:



Council's Street Survey indicates the City of Bankstown has the capacity to sustainably accommodate around 14,400 new dwellings by 2031. The street survey takes into account the type and age of development, number of existing dwellings, local conditions and environmental constraints.

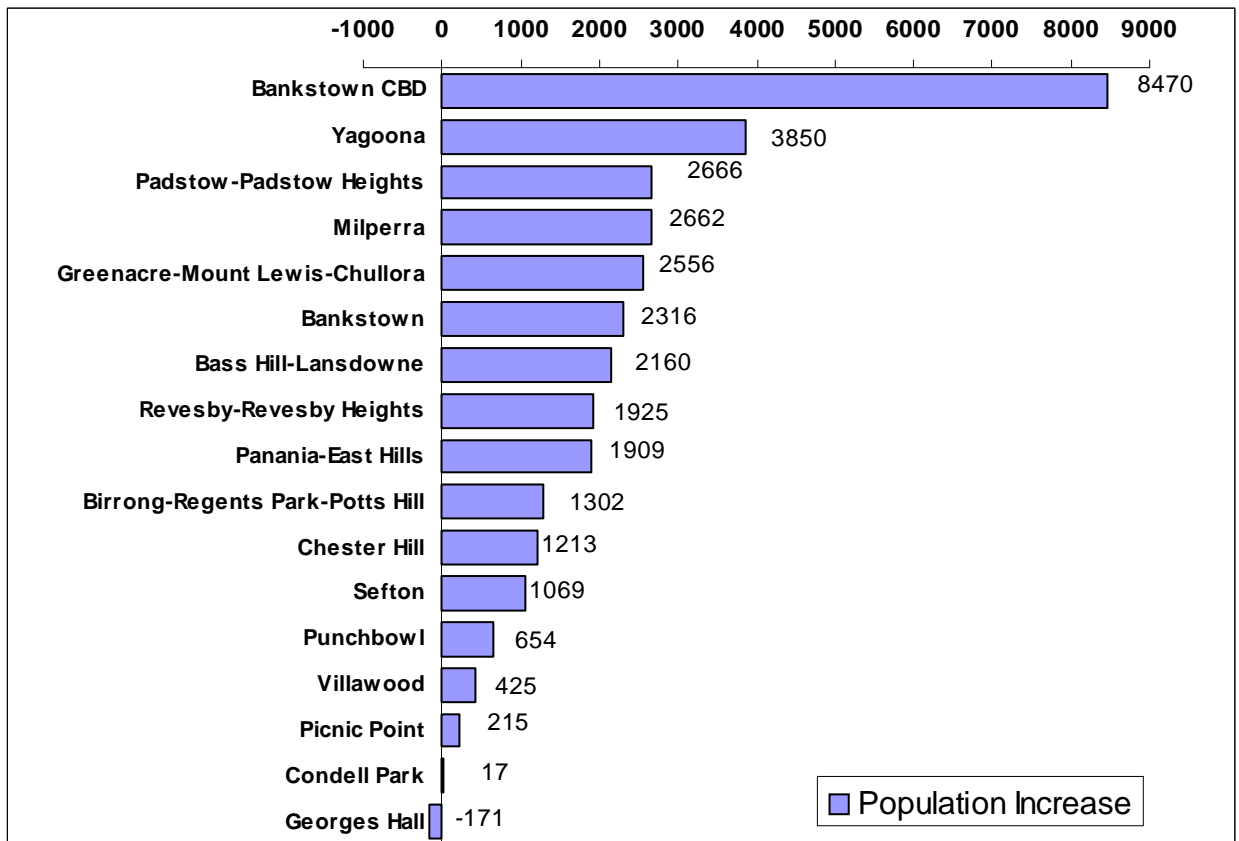


Council's Population Forecasts indicate the City of Bankstown would require 15,705 new dwellings to meet population growth and housing demand by 2031.

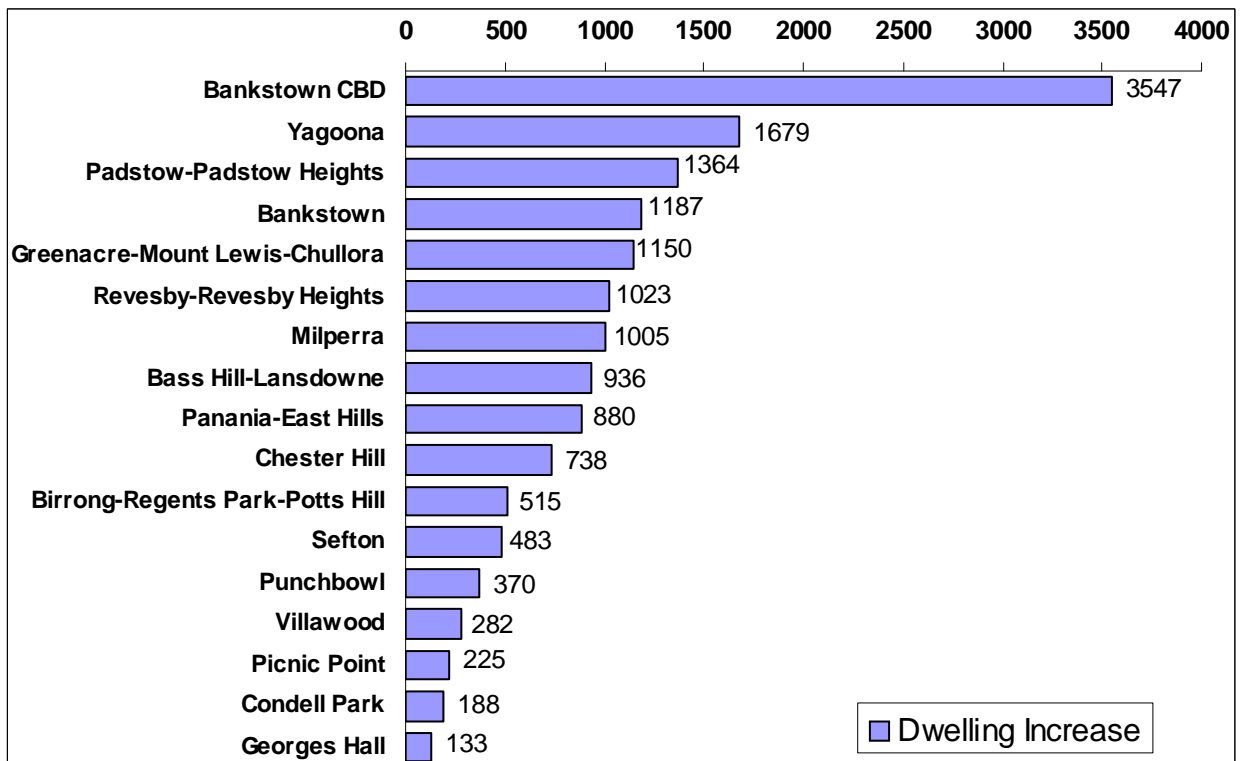
The Residential Development Study will monitor changes over the next 25 years and assess whether the provision of state infrastructure is keeping pace with population growth. Council will review the dwelling target if capacity and access to infrastructure are unable to support the additional population.

Bankstown City Council

Council's population forecasts indicate a demand for 15,705 new dwellings to 2031.



This graph shows the projected number of new dwellings for each suburb in the City of Bankstown to 2031.



Source: ID Consulting Population & Household Forecasts 2008

Where are the possible areas that can best cope with population growth?

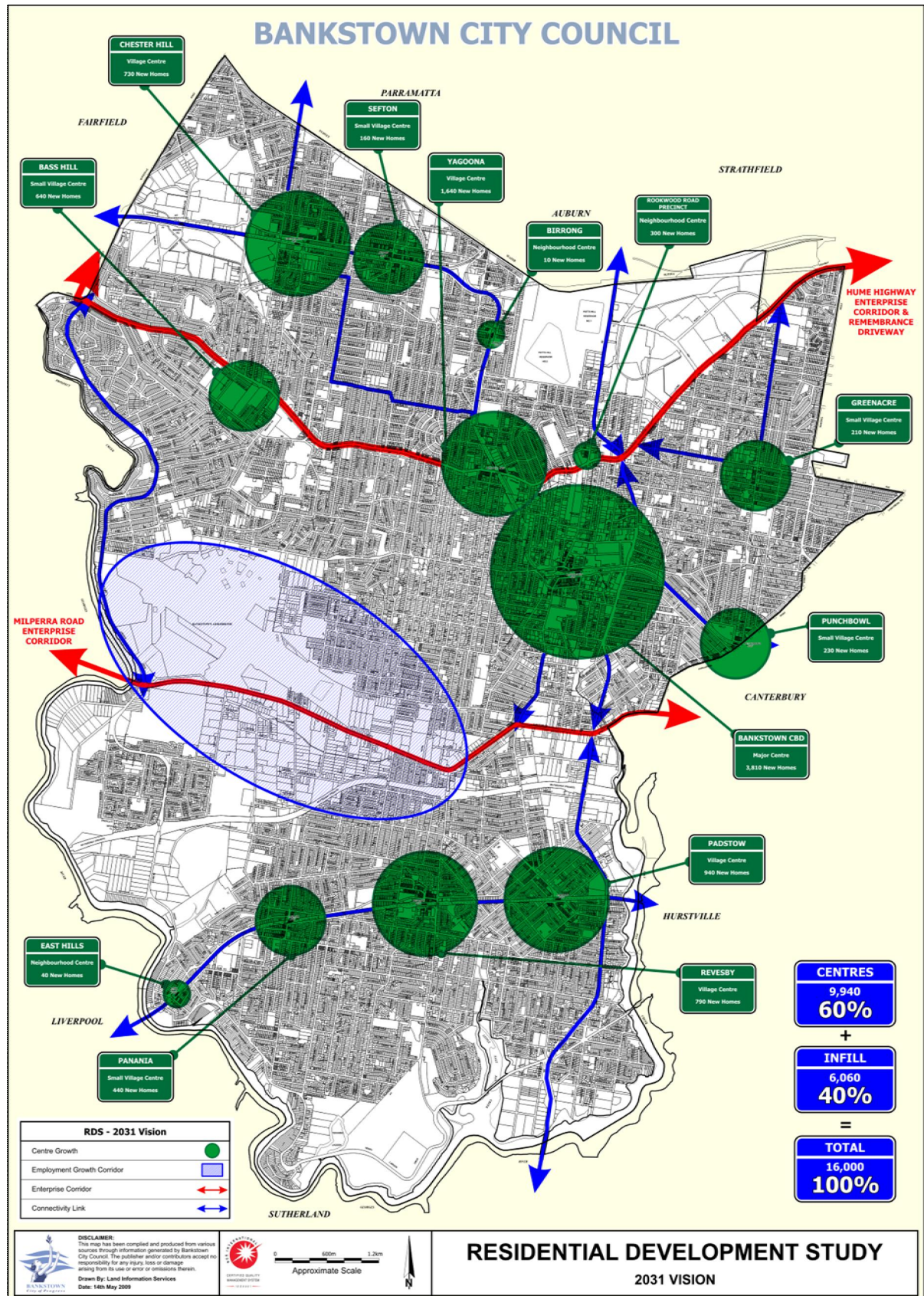
The Metropolitan Strategy requires Council to apply sustainability criteria to the planning process.

A consideration of the opportunities and constraints in the City of Bankstown identifies the following locations as possible study areas for future housing.

Possible Study Areas	Possible Centre Types	Potential new homes to 2031 (based on historic trends, population forecasts & street survey)	Future State infrastructure	DoP - Jobs closer to home	Regional public transport	Local recreation parks	Community facilities	Hazards	Vision and urban design
✓ = yes X = no									
Bankstown CBD	Major	3,810	✓	✓	✓	X	✓	✓	✓
Yagoona	Village	1,640	X	X	✓	X	✓	✓	✓
Padstow	Village	940	X	X	✓	X	✓	✓	✓
Revesby	Village	790	✓	X	✓	X	✓	✓	✓
Chester Hill	Village	730	X	X	✓	X	✓	✓	✓
Bass Hill	Small Village	640	X	X	✓	✓	X	✓	✓
Panania	Small Village	440	X	X	✓	X	✓	✓	✓
Punchbowl	Small Village	230	X	X	✓	X	X	✓	✓
Greenacre	Small Village	210	X	X	✓	X	✓	X	✓
Sefton	Small Village	160	X	X	✓	X	✓	✓	✓
Rookwood Road	Neighbourhood	300	X	X	✓	✓	X	✓	✓
East Hills	Neighbourhood	40	X	X	✓	X	X	✓	✓
Birrong	Neighbourhood	10	X	X	✓	X	X	✓	✓












The suburb of Bankstown 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. It is important to plan for the supporting infrastructure and services needed in these growth areas.

Other suburbs are forecast to experience low population growth and will primarily see redevelopment in a dispersed pattern.



What issues should the Residential Development Strategy consider?

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 to address complex renewal issues affecting the City of Bankstown:

-  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 need for locally determined and integrated neighbourhood planning, not broad brush permissive rezoning.
-  A key issue in older suburbs is the incremental intensification of areas 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 State Government must co-ordinate the kinds of agencies and resources needed to achieve integrated renewal programs in older suburbs. The Urban Development Institute of Australia makes the observation that the provision of infrastructure cannot follow development. If the infrastructure is good enough and enhances the amenity, this can sustain higher densities and attract people to move to an area.
-  The need to achieve 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 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.
-  Integrating land use planning and social interventions to tackle the problem of possible concentrations of poverty and community stress.
-  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.