



FAIRFIELD CITY PROFILE 2019



ABOUT FAIRFIELD CITY



Fairfield Local Government Area (LGA) is located in Sydney's south-west, about 32kms from the Sydney CBD. It comprises of 27 suburbs and is divided up into three places: Cabramatta, Fairfield and Parks.

The Cabrogal clan of the Darug Nation are the traditional owners of the Fairfield LGA and have cared for country here since time immemorial. Aboriginal people continue to live in the area today.

Fairfield City is home to a highly diverse population. Following the establishment of the rail line in 1856, Fairfield City's population initially remained a small community on the fringes of Sydney. The post-WWII shift in Australian migration policies saw the development of migrant hostels in Cabramatta and Villawood. At this time, large communities of typically southern and eastern European immigrants moved to the area and established a new life in Australia - leading to rapid population growth and urban development.

Rapid growth continued during the 1980s, with growth slowing down during the early 1990s, reaching a population of 175,000 in 1991 and 181,000 in 1996. The population was relatively stable between 1996 and 2006, and then increased gradually to 198,000 by 2016.¹

¹ Profile.id

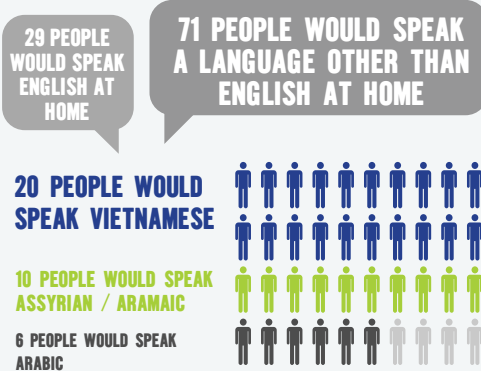
IF FAIRFIELD CITY WAS 100 PEOPLE...

This profile Fairfield City is based on the most recent (2016) Census of Population and Housing data.

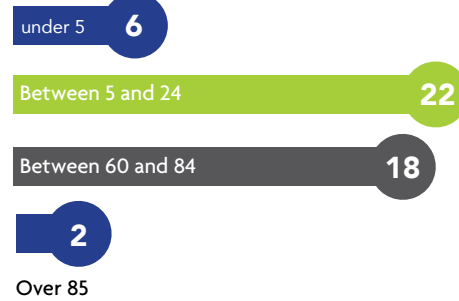
COUNTRY OF BIRTH



LANGUAGE



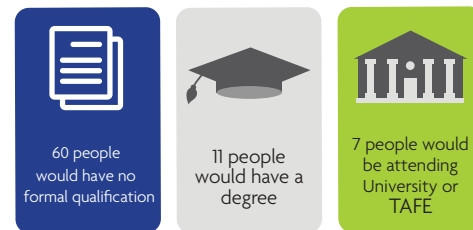
AGE



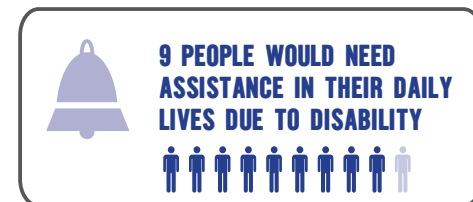
RECENT ARRIVALS



QUALIFICATIONS



ASSISTANCE



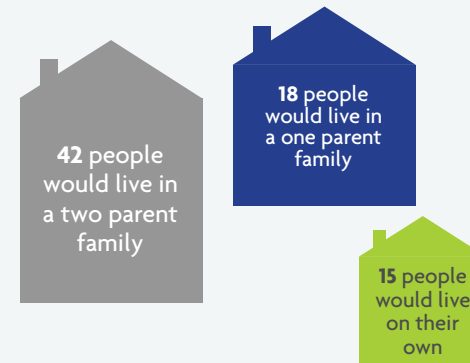
INTERNET CONNECTION



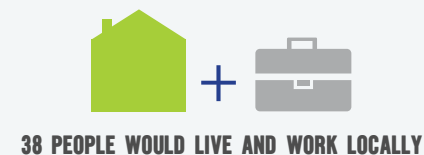
TENURE



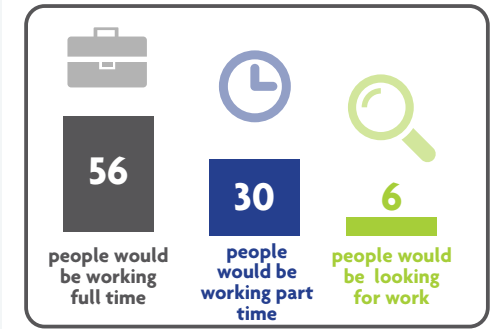
HOUSEHOLD COMPOSITION



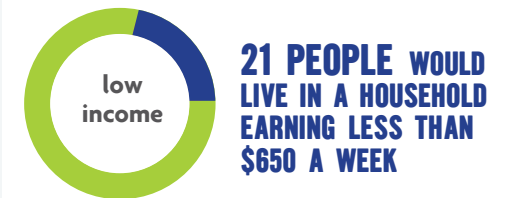
LIVE AND WORK LOCALLY



EMPLOYMENT



INCOME



UNPAID WORK



DWELLING TYPE

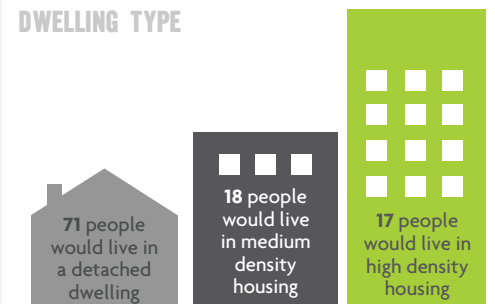


Figure 1 - If Fairfield City was a community of 100 people

FAIRFIELD CITY DEMOGRAPHICS: A SNAPSHOT

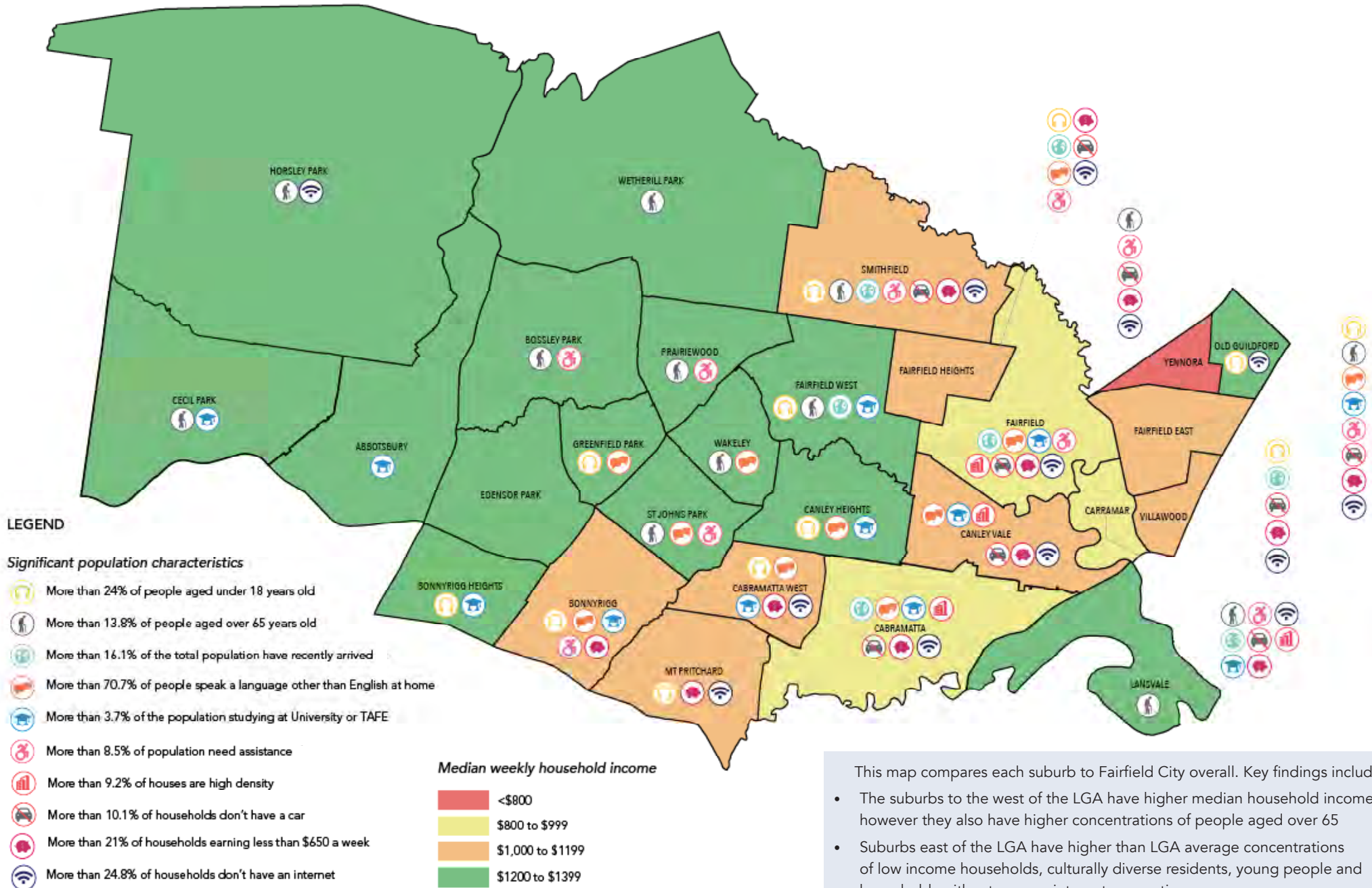


Figure 2 - Fairfield City demographic snapshot

This map compares each suburb to Fairfield City overall. Key findings include:

- The suburbs to the west of the LGA have higher median household incomes, however they also have higher concentrations of people aged over 65
- Suburbs east of the LGA have higher than LGA average concentrations of low income households, culturally diverse residents, young people and households without a car or internet connection



FAIRFIELD PLACE COMMUNITY PROFILE

IF FAIRFIELD PLACE WAS 100 PEOPLE...

This profile of the Fairfield Place community is based on the most recent (2016) Census of Population and Housing data.

COUNTRY OF BIRTH



LANGUAGE

73 PEOPLE WOULD SPEAK A LANGUAGE OTHER THAN ENGLISH AT HOME

20 PEOPLE WOULD SPEAK VIETNAMESE



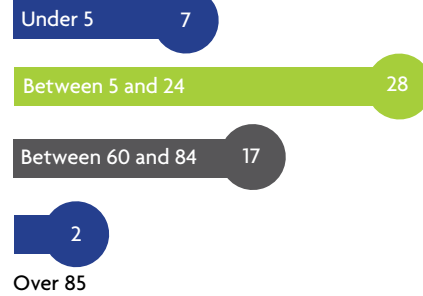
15 PEOPLE WOULD SPEAK ARABIC



14 PEOPLE WOULD SPEAK ASSYRIAN/CHALDEAN



AGE



RECENT ARRIVALS

13 PEOPLE WOULD HAVE ARRIVED TO AUSTRALIA IN THE LAST 5 YEARS

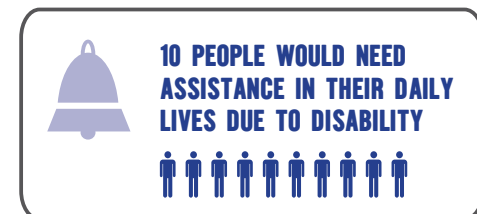
(however 20 people would have arrived to the suburb of Fairfield)



QUALIFICATIONS



ASSISTANCE



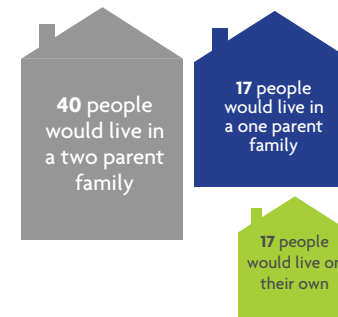
INTERNET CONNECTION



TENURE



HOUSEHOLD COMPOSITION



LIVE AND WORK LOCALLY



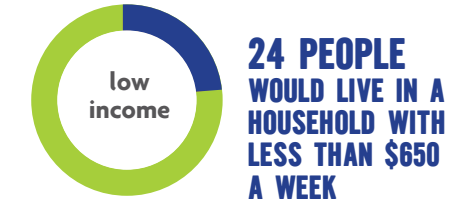
* Fairfield city as a whole

EMPLOYMENT*



* Out of working aged people

INCOME



UNPAID WORK



DWELLING TYPE

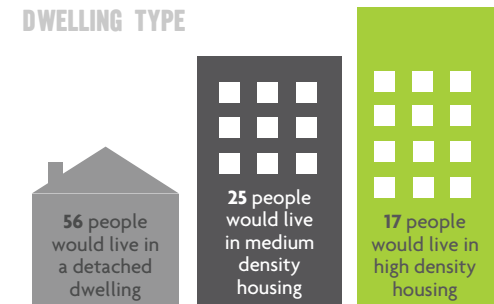


Figure 3 - If Fairfield Place was a community of 100 people

POPULATION ANALYSIS

Fairfield Place is located in the east of the Fairfield Local Government Area (LGA) and includes the centres and neighbourhoods of Fairfield, Fairfield Heights, Fairfield West, Fairfield East, Villawood, Old Guildford, Carramar, and the north-western part of Canley Vale.

Today, Fairfield Place is comprised of 8 suburbs within approximately 1,522 hectares, and is home to one of the most diverse communities in Australia. Data is sourced from the 2016 ABS Census through Profile.id unless otherwise indicated.

How many people live in Fairfield Place?

In 2016, Fairfield Place was home to over 54,000 people

In 2016, Fairfield Place had a population of 54,265 people. As shown by Table 1, the largest suburbs within Fairfield Place include Fairfield (17,924), Fairfield West (11,558) and Fairfield Heights (7,513). The smallest suburbs within Fairfield Place are Yennora (1,614), Villawood (2,025) and Old Guildford (2,665).

A medium to high density area

As shown by Table 1 Fairfield Place is largely a medium to high density area, and all suburbs have a higher density than Fairfield LGA. Fairfield Heights had the highest population density of 51.4 persons per hectare, followed by Fairfield (40.7) and Fairfield West (35.9). Yennora has the lowest population density (21.2) followed by Villawood (27.0) and Old Guildford (27.3).

The higher densities in Fairfield Heights, Fairfield and Fairfield West are reflective of the medium to high density style development including a cluster of 1960s walk ups and dual occupancy developments.

Table 1 - 2016 population and density in Fairfield Place (Source: Profile.id)

Suburb	Population	Hectares	Persons per hectare
Carramar	3,551	104	34.3
Fairfield	17,924	441	40.7
Fairfield East	5,454	199	27.5
Fairfield Heights	7,513	146	51.4
Fairfield West	11,558	322	35.9
Old Guildford	2,665	98	27.3
Villawood	2,025	75	27.0
Yennora	1,614	76	21.2
Fairfield Place*	54,265	1,522	35.7
Fairfield LGA	198,817	10,160	19.6
Greater Sydney	4,823,991	1,237,215	3.9

*The suburbs listed in Table 1 do not add up to the total population of Fairfield Place, as the small section of Canley Vale that falls into the Fairfield Place boundary, will be accounted for in the forthcoming Cabramatta Place study.



Figure 4 - Example of a 1960's walk up development in Fairfield Place

What is the age structure of Fairfield Place?

A similar age structure to Fairfield LGA and Greater Sydney, with a high proportion of young people

Service age groups divide the population into categories that reflect typical life-stages. This is important to understand the level of demand for services that target different age groups such as child care, youth centres and seniors meeting spaces or areas for after-work recreation. As Table 2 shows Fairfield Place shares a similar age structure to Fairfield LGA, however has a higher proportion of young people aged 12 to 17 than Greater Sydney (8.0% compared to 6.9% respectively) and a slightly lower proportion of residents aged over 85 than Greater Sydney (1.9% compared to 2.0% respectively).

Old Guildford has a significantly younger population than other suburbs within Fairfield Place

As Table 2 shows, most suburbs within Fairfield Place share a similar age structure to Fairfield LGA and Greater Sydney. Old Guildford however is significantly different in its age structure. Old Guildford has the highest proportion of babies and pre-schoolers 0 to 4 (10.5%) and children 5 to 11 (13.7%), with the proportion of young children aged up to 11 years old almost 10 percentage points higher than Fairfield Place (24.2% compared to 14.7%), Fairfield LGA (14.3%) and Greater Sydney (15.2%). Old Guildford also has a significantly lower proportion of people aged over 60 (12.2%) than the rest of Fairfield Place (18.9%). Old Guildford appears to be a place popular with soon-to-be parents and young families.

Yennora has a significantly older population than other suburbs within Fairfield Place

In contrast to its neighbour Old Guildford, Yennora has a significantly high proportion of older residents with over one quarter of residents (27.1%) aged over 60 years old compared to 18.8% in Fairfield Place and 19.0% in Greater Sydney.

How culturally diverse is Fairfield Place?

More than half of residents living within Fairfield Place were born overseas

As Table 3 shows, Fairfield Place is a significantly diverse part of Sydney with 56.1% of residents born overseas. This is a slightly higher proportion than Fairfield LGA (53.7%) and a significantly higher proportion than Greater Sydney (36.7%).

Within Fairfield Place, Fairfield has the highest proportion of people born overseas, equating to 11,094 people or 63.8% of the population. Fairfield Heights (59.8%) is also home to a significantly high proportion, followed by Carramar (53.8%) and Fairfield East (52.7%).

Table 2 - 2016 Fairfield Place Age Profile by service age groups (Source: Profile.id)

Service age group (%)	Carramar	Fairfield East	Fairfield Heights	Fairfield	Fairfield West	Old Guildford	Yennora	Villawood	Fairfield Place	Fairfield LGA	Greater Sydney
0 to 4	6.6	6.3	6.8	6.6	6.2	10.5	6.9	5.7	6.7	6.1	6.3
5 to 11	8.8	9.6	9.9	8.9	9.2	13.7	7.2	9.2	9.3	9.0	8.9
12 to 17	6.7	9.0	8.2	7.3	9.0	7.8	7.6	8.5	8.0	8.2	7.1
18 to 24	9.1	10.4	10.1	9.9	10.9	11.9	11.4	11.5	10.4	10.7	9.2
25 to 34	15.8	14.0	13.9	15.5	13.0	17.0	11.8	13.3	14.5	13.6	14.4
35 to 49	19.9	19.4	19.4	20.4	19.9	16.2	16.4	20.3	19.6	19.3	20.2
50 to 59	12.0	12.4	13.0	12.8	12.9	10.7	11.6	11.7	12.6	13.6	12.7
60 to 69	9.9	9.4	9.5	9.4	9.2	6.7	9.0	11.7	9.3	10.3	10.6
70 to 84	7.5	7.3	7.3	7.6	8.7	4.6	10.3	5.9	7.6	7.4	8.6
85 and over	3.8	2.3	1.9	1.6	1.1	0.9	7.8	2.2	1.9	1.8	2.1
Total	100	100	100	100	100	100	100	100	100	100	100

Table 3 - 2016 number and percentage of people born overseas living in Fairfield Place (Source: Profile.id)

Suburb	Number of people born overseas	% of people born overseas
Fairfield	11,094	63.8
Fairfield Heights	4,421	59.8
Carramar	1,858	53.8
Fairfield East	2,807	52.7
Fairfield West	5,855	51.6
Yennora	775	49.0
Villawood	940	47.9
Old Guildford	923	35.3
Fairfield Place	29,755	56.1
Fairfield LGA	107,065	53.9
Greater Sydney	-	36.7

A significant number of new arrivals to Australia have settled within Fairfield Place over the last census period (2011 - 2016)

Fairfield Place plays a significant role in welcoming new migrants and refugees to Australia. This is reflected in the census data which records the year of arrival to Australia. Table 4 shows the overseas arrivals to Australia between 2011 and 2016 now living within Fairfield Place, meaning they had settled to Australia within the last census five-year period.

As shown by Table 4, 7,086 people or 13.1% of Fairfield Place's total population arrived within the last 5-year period. This is almost double the proportion of Greater Sydney (7.9%) and is also significantly higher than Fairfield LGA (8.7%) suggesting that Fairfield Place has absorbed the majority of the LGA's migrants and refugees.

In Fairfield, 19.9% of the total population, or 1 in 5 people arrived within the last 5 years. Fairfield Heights (14.7%) and Carramar (10.7%) also experienced a significant number of new arrivals to Australia. It is also important to note that according to the Department of Social Services, a significant number of refugees have settled since the census date (approximately an additional 3,000 people). Anecdotal data also suggests that most of these arrivals would have settled within Fairfield Place due to existing social, cultural and familial networks.

Table 4 - Number of new arrivals settled within Fairfield Place over the last census period (2011 - 2016), (Source: Profile.id)

Suburb	Number	% of total population
Carramar	379	10.7
Fairfield	3,568	19.9
Fairfield East	405	7.4
Fairfield Heights	1,103	14.7
Fairfield West	1,089	9.4
Old Guildford	134	5.0
Villawood	176	8.7
Yennora	92	5.7
Fairfield Place	7,086	13.1
Fairfield LGA	17,236	8.7
Greater Sydney	379,578	7.9

What does the typical household in Fairfield Place look like?

A significantly lower median household income than Greater Sydney

As Table 5 shows, Fairfield Place has a significantly lower median household income than Greater Sydney (\$1,069 compared to \$1,745), as well as Fairfield LGA (\$1,069 compared to \$1,220). Within Fairfield Place, Yennora (\$764) has the lowest median household income (this could also be related to the higher proportion of older people, in addition to the higher proportion of lone persons compared to other suburbs in Fairfield Place) followed by Carramar (\$923) and Fairfield (\$968). It is important to note that some households in these suburbs are living on almost half of the median household income of Greater Sydney.

Table 5 - 2016 Median household income in Fairfield Place (Source: Profile.id)

Suburb	Median household income (\$)
Carramar	923
Fairfield	968
Fairfield East	1,104
Fairfield Heights	1,127
Fairfield West	1,258
Old Guildford	1,317
Villawood	1,066
Yennora	764
Fairfield Place	1,069
Fairfield LGA	1,220
Greater Sydney	1,745

A high proportion of low income households

As Table 6 shows, Fairfield Place has a significantly higher proportion of low income households earning less than \$650 a week than Greater Sydney (23.6% compared to 15.1%) and a higher proportion overall compared to Fairfield LGA (23.6% compared to 21%). Yennora (36%) has double the proportion of low income households than Greater Sydney, while more than a quarter of households in Carramar (28.4%) and Fairfield (26.5%) are earning less than \$650 a week.

Fairfield West (17.2%) and Old Guildford (17.4%) have the lowest proportions of low income households in Fairfield Place, however this is still a higher proportion than Greater Sydney.

Table 6 - 2016 Households earning less than \$650 a week (Source: Profile.id)

Suburb	# of households	Total households	%
Carramar	339	1,195	28.4
Fairfield	1,464	5,530	26.5
Fairfield East	336	1,441	23.3
Fairfield Heights	461	2,072	22.2
Fairfield West	537	3,127	17.2
Old Guildford	110	632	17.4
Villawood	140	567	24.7
Yennora	163	453	36.0
Fairfield Place	3,651	15,497	23.6
Fairfield LGA	12,076	57,458	21.0
Greater Sydney	248,205	1,638,911	15.1

A significantly higher proportion of households renting than Fairfield LGA and Greater Sydney

As Table 7 shows, in 2016 there was a significantly higher proportion of households renting in Fairfield Place (42.0%; 6,934 households) compared to Fairfield LGA (33.7%) and Greater Sydney (32.6%).

Within Fairfield Place, Fairfield had the highest proportion of renters with more than half of households (52.7%) renting, with 43.9% renting privately and 8.5% of households renting social housing. Yennora (48.1%), Carramar (44.3%), Fairfield Heights (44%) and Villawood (40%) also had high proportions of households renting.

Old Guildford had the lowest proportion of households renting (27.2%) and Fairfield West (27.2%)

A significantly higher proportion of households living in social housing than Greater Sydney

In 2016 9.1% of households in Fairfield Place were renting social housing units, this is almost double the proportion of Greater Sydney (4.6%), and a higher proportion than Fairfield LGA as a whole (6.9%). Yennora had the highest proportion of social housing (28.7%), followed by Villawood (19.7%) and Fairfield East (17.9%).

A higher proportion of home ownership in some suburbs than Greater Sydney

Overall, Fairfield Place has a lower rate of home ownership (25.8%; fully owned) than Fairfield LGA (31.0%) and Fairfield West (34.9%) and Old Guildford (29.7%) both have a higher proportion of households who fully own their home than Greater Sydney (31.5%). A significant proportion of households in Old Guildford

(32.6%) also have a mortgage - this corresponds to where Old Guildford is in the suburb lifecycle as a place for young families to live.

Table 7 - 2016 Tenure overview in Fairfield Place (%) (Source: Profile.id)

Tenure type (%)	Fully owned	Mortgage	Renting - Total	Renting Social housing	Renting Private	Renting Not stated	Other tenure type	Not stated
Carramar	21.4	22.2	44.3	9.6	34.3	0.5	0.2	11.9
Fairfield	20.8	18.7	52.7	8.5	43.9	0.4	0.4	7.4
Fairfield East	23.9	25.5	39.2	17.9	20.9	0.4	0.4	11.0
Fairfield Heights	25.7	22.2	44.0	12.0	31.9	0.1	0.9	7.3
Fairfield West	34.9	30.9	27.2	1.9	25.1	0.2	0.1	6.9
Old Guildford	29.7	32.6	27.5	1.2	25.8	0.4	1.6	8.6
Villawood	25.4	24.1	40.2	19.7	20.0	0.5	0.5	9.8
Yennora	22.2	19.0	48.1	28.7	18.2	1.2		10.8
Fairfield Place	25.8	23.6	42.0	9.1	32.5	0.4	42.0	8.2
Fairfield LGA	31.0	27.8	33.7	8.1	25.1	0.5	0.7	6.9
Greater Sydney	27.7	31.5	32.6	4.6	27.6	0.4	0.8	7.4

A higher proportion of couples with children than Greater Sydney

As shown by Table 8, Fairfield Place has a higher proportion of couples with children (39.9%) than Greater Sydney (35.2%), however a lower proportion of couples with children than Fairfield LGA (42.3%). More than half of households living in Old Guildford (52.3%) consist of couples with children, this is followed by Fairfield West (45.0%) and Fairfield Heights (43.5%).

A significantly higher proportion of one-parent families than Greater Sydney

In 2016, 17.5% of families living in Fairfield Place were one parent families. This is a significantly higher proportion than Greater Sydney (10.4%). Fairfield West had the highest proportion of one parent families (18.5%), followed by Carramar (18.1%) and Fairfield (18.0%).

A smaller proportion of lone person households than Greater Sydney

In 2016, 17.9% of households living in Fairfield Place were lone person households. This is a lower proportion than Greater Sydney (20.4%). Carramar had the highest proportion of lone person households in Fairfield Place (27.9%), followed by Yennora (25.8%) and Villawood (23.8%).

Table 8 - 2016 Household type (Source: Profile.id)

		Couples with children	Couples without children	One parent families	Other families	Group household	Lone person	Other not classifiable household	Visitor only households	Total households
Carramar	#	347	168	225	36	47	346	68	3	1,240
	%	28.0	13.5	18.1	2.9	3.8	27.9	5.5	0.2	100.0
Fairfield	#	2,209	906	1,061	153	164	1,145	234	19	5,894
	%	37.5	15.4	18.0	2.6	2.8	19.4	4.0	0.3	100.0
Fairfield East	#	598	210	249	39	58	279	104	6	1,546
	%	38.7	13.6	16.1	2.5	3.8	18.1	6.8	0.4	100.0
Fairfield Heights	#	962	342	395	33	28	372	80	0	2,212
	%	43.5	15.5	17.9	1.5	1.3	16.8	3.6		100.0
Fairfield West	#	1,491	579	613	55	60	410	99	3	3,310
	%	45.0	17.5	18.5	1.7	1.8	12.4	3.0	0.1	100.0
Old Guildford	#	353	93	107	4	19	59	33	7	675
	%	52.3	13.8	15.9	0.6	2.8	8.7	4.9	1.0	100.0
Villawood	#	229	97	89	15	24	154	36	3	650
	%	35.2	15.0	13.8	2.4	3.8	23.8	5.6	0.5	100.0
Yennora	#	160	91	63	9	17	131	36	0	507
	%	31.6	17.9	12.4	1.8	3.4	25.8	7.1		100.0
Fairfield Place	#	6,609	2,533	2,897	364	428	2,968	712	41	16,554
	%	39.9	15.3	17.5	2.2	2.6	17.9	4.3	0.2	100.0
Fairfield LGA	%	42.3	16.5	17.9	2.0	2.2	15.1	3.5	0.5	100.0
Greater Sydney	%	35.3	22.4	10.4	1.3	4.5	20.4	4.7	0.9	100.0

A significantly larger household size than Greater Sydney

In 2016, the median household size in Fairfield Place was 3.23 persons, this is significantly larger than Greater Sydney (2.72) however smaller than Fairfield LGA (3.29). As shown by Table 9, Old Guildford had the largest household size with an average of 3.98 persons per dwelling, followed by Fairfield West (3.46), Fairfield East (3.44) and Fairfield Heights (3.39).

Carramar (2.74) and Yennora (2.91) had the smallest household sizes in Fairfield Place, however this is still larger than the average for Greater Sydney.

Table 9 - 2016 Median household size in Fairfield Place (Source: Profile.id)

Suburb	Number of dwellings	Total households	Persons per dwelling
Carramar	3,392	1,240	2.74
Fairfield	17,649	5,895	2.99
Fairfield East	5,327	1,546	3.44
Fairfield Heights	7,489	2,212	3.39
Fairfield West	11,456	3,310	3.46
Old Guildford	2,688	675	3.98
Villawood	2,030	651	3.12
Yennora	1,474	507	2.91
Fairfield Place	53,447	16,554	3.23
Fairfield LGA	196,103	59,582	3.29
Greater Sydney	4,685,044	1,719,676	2.72

A significantly higher proportion of people in need of assistance due to disability than Greater Sydney

In 2016, 9.7% or 5,281 people living within Fairfield Place self-reported need for assistance in their day to day lives due to disability. This is significantly higher than Greater Sydney (4.9%) and slightly higher than Fairfield LGA (8.5%).

Within Fairfield Place, 17% or 1,614 people living within Yennora reported need for assistance, followed by Fairfield (11.3%; 2,032), Fairfield Heights (10.4%; 783) and Carramar (10.2%; 363).

As shown by Table 10 and Figure 10 (p 29), within the majority of suburbs within Fairfield Place more than 10% of the population report a need for assistance.

Table 10 - 2016 People reporting need for assistance (Source: Profile.id)

Area	Number	Total population	Percent %
Carramar	363	3,551	10.2
Fairfield	2,032	17,924	11.3
Fairfield East	525	5,454	9.6
Fairfield Heights	783	7,513	10.4
Fairfield West	860	11,558	7.4
Old Guildford	161	2,665	6.0
Villawood	150	2,025	7.4
Yennora	275	1,614	17.0
Fairfield Place	5,281	54,265	9.7
Fairfield LGA	16,911	198,817	8.5
Greater Sydney	236,139	4,823,991	4.9

A high proportion of children and families live in medium to high density in Fairfield Place

38.4% of families who live in Fairfield Place live in medium to high density. Fairfield has the highest proportion, with more than half of families living in medium to high density (54.2%), followed by Fairfield Heights (44.5%), as evident later within this report this presents open space challenges, as these two suburbs also share the highest deficit of open space. This means that currently, the 1,819 families in Fairfield, and 593 families in Fairfield Heights who are not likely to have a backyard of their own are highly likely experiencing accessing a local park or play space. As explored on pages 80 - 82, this can have a range of negative health, learning and social implications on their lives.

Table 11 - 2016 Families living in medium-high density in Fairfield Place (Source: Profile.id)

Area	Number of families living in medium to high density	Percent %
Carramar	278	40.1
Fairfield	1,819	54.2
Fairfield East	171	19.5
Fairfield Heights	593	44.5
Fairfield West	201	10.6
Old Guildford	36	8.7
Villawood	30	7.8
Yennora	29	10.0
Fairfield Place	3,157	38.4
Fairfield LGA	8,217	22.9



Figure 5 - Fairfield Town Centre is home to a rich, culturally diverse community, with many families living in high-rise

A significantly higher proportion of people who are looking for work than Greater Sydney

As shown by Table 12, Fairfield Place has a significantly higher rate of unemployment (people actively looking for work; 12%), compared to Greater Sydney (6%) and Fairfield LGA (10.5%).

Within Fairfield Place, Fairfield has the highest unemployment rate (14.6%), followed by Yennora (13.3%), Carramar (13.2%) and Fairfield Heights (11.4%).

A significantly higher proportion of youth disengagement than Greater Sydney

In 2016, 13.7% of young people in Fairfield Place were disengaged, meaning they were not engaged in study or employment. This is almost double the proportion of Greater Sydney (7.6%) and is higher than Fairfield LGA (11.2%).

Table 12 - 2016 People looking for work and living in Fairfield Place (Source: Profile.id)

Area	Number	Total labour force aged 15+	Percent %
Carramar	181	1,370	13.2
Fairfield	890	6,078	14.6
Fairfield East	200	1,859	10.8
Fairfield Heights	282	2,472	11.4
Fairfield West	431	4,639	9.3
Old Guildford	97	932	10.4
Villawood	74	755	9.8
Yennora	61	458	13.3
Fairfield Place	2,328	19,394	12.0
Fairfield LGA	8,434	80,340	10.5
Greater Sydney	146,189	2,418,911	6.0

Within Fairfield Place, Yennora (18.5%), Fairfield (15.8%), Fairfield Heights (14.7%), and Villawood (14%) have significantly high proportions of disengaged young people compared to Greater Sydney.

A significantly higher proportion of households with no internet connection at home than Greater Sydney

As shown by Table 13, Fairfield Place has a significantly higher proportion of households with no internet connection at home than Greater Sydney. 19.5% of households have no internet connection in Fairfield Place compared to 11.2% in Greater Sydney and 17.9% in Fairfield LGA.

In Yennora (33.5%), Carramar (22.9%), Villawood (21.6%) and Fairfield (21.4%), 1 in 5 households do not have an internet connection. This emphasises the need for free and accessible internet and computer use through libraries or in public space.

Table 13 - 2016 Households with no internet access (Source: Profile.id)

Area	# of households without internet	% of households without internet
Carramar	291	22.9
Fairfield	1,255	21.4
Fairfield East	295	18.7
Fairfield Heights	395	17.9
Fairfield West	517	15.4
Old Guildford	114	16.5
Villawood	137	21.6
Yennora	161	33.5
Fairfield Place	3,232	19.5
Fairfield LGA	10,637	17.9
Greater Sydney	-	11.2

A lower proportion of students than Greater Sydney

In 2016, 7.5% of people living in Fairfield Place were students attending university or TAFE, this is a slightly lower proportion than Greater Sydney (8.0%). Old Guildford had the lowest proportion of students within Fairfield Place (6.3%), followed by Yennora (6.4%), while Fairfield (7.7%) and Fairfield East (7.7%) had the highest proportion of students within Fairfield Place.

Table 14 - 2016 Students attending TAFE or university (Source: Profile.id)

Area	# of TAFE or Uni students	% of households
Carramar	270	7.6
Fairfield	1,385	7.7
Fairfield East	419	7.7
Fairfield Heights	548	7.3
Fairfield West	856	7.4
Old Guildford	169	6.3
Villawood	148	7.3
Yennora	103	6.4
Fairfield Place	4,093	7.5
Fairfield LGA	14,523	7.3
Greater Sydney	386,799	8.0

Both a higher proportion of households with no car, and households with 3 or more cars than Greater Sydney

Car ownership statistics provide insight into preferred methods of transport - walk, public transport or public vehicle, as well as give an indication of suburbs that might have public transport accessibility issues, or conversely suburbs that may have low rates of car ownership and low access to public transport. In 2016, 13.3% of households in Fairfield Place had no motor vehicles compared to

10.7% in Greater Sydney and 10.1% in Fairfield LGA. However Fairfield Place also has a higher proportion (16%) of households with 3 or more cars than Greater Sydney (14.9%). At 25.5%, Old Guildford had the highest proportion of households with 3 or more vehicles, followed by Fairfield West (21.8%) and Villawood (19.1%). Yennora had the highest proportion of households with no vehicles (22.9%) followed by Fairfield (17.2%), Carramar (15.3%) and Villawood (13.1%).

Table 15 - 2016 Overview of households with motor vehicles (Source: Profile.id)

Area	No motor vehicles	1 motor vehicle	2 motor vehicles	3 or more motor vehicles	Not stated
Carramar	15.3	38.6	23.5	10.3	12.4
Fairfield	17.9	40.0	21.9	11.5	8.7
Fairfield East	13.2	28.4	27.9	18.0	12.4
Fairfield Heights	11.7	33.9	30.6	16.0	7.8
Fairfield West	6.5	31.7	32.3	21.8	7.6
Old Guildford	5.3	28.4	30.0	25.5	10.8
Villawood	13.1	30.9	25.9	19.1	11.0
Yennora	22.9	30.1	21.3	13.7	12.1
Fairfield Place	13.3	34.7	26.8	16.0	9.3
Fairfield LGA	10.1	31.3	30.0	21.1	7.5
Greater Sydney	10.7	35.4	31.1	14.9	8.0

1.1 HOW IS FAIRFIELD PLACE GOING TO CHANGE?

POPULATION FORECASTS FOR FAIRFIELD PLACE

Population forecasts are important to get an idea of how Fairfield Place will change, and what kinds of community facilities and open spaces will be needed to accommodate for future growth within Fairfield Place.

Forecast.id assumptions

The Department of Planning releases official planning population forecasts, however only for the LGA as a whole, with no indication of growth at the suburb, or place level. In the absence of suburb level population forecasts, at the time of this study Forecast.id was the only source available.

Forecast.id works with Council’s strategic planning team to understand the likely development activity at a small area level, forming the development assumptions of the forecasts. In addition to development potential, the forecasts also take into account net migration by age (for example, accounting for the likelihood of older people to relocate elsewhere for a sea or tree change as they retire, and young families to move into Fairfield Place seeking relatively affordable housing).

One gap in the forecasts is that international migration is not accounted for, and therefore cannot be accounted for in benchmarking and s 7.11 developer contributions purposes. Despite this, the Needs Study assumes that the international migration trend Fairfield Place has recently and historically experienced will continue and understands that community facilities and open space in Fairfield Place will need to work harder to accommodate the needs of the community.

How is the population of Fairfield Place likely to grow?

As shown by Table 16, Fairfield Place will experience significant growth over a 20 year period, accounting for 47% of Fairfield LGA’s growth. Fairfield suburb and city centre is forecast to grow by the largest number of people (+11,042), while Villawood is forecast to experience a significant rate of growth, growing by 2,740 people or by 131% from its 2016 population. Fairfield Heights and Fairfield East are also forecast to experience significant change, growing by 2,178 (+27.9%) and 1,022 (+18.8%) respectively. The only suburb within Fairfield Place that is not forecast to experience any growth is Fairfield West - forecast to increase only by 2 people over the 20 year period.

It is also important to note that a significant amount of growth is forecast to occur over the 2016 to 2026 period, increasing by 11,083 people or 20.5%, compared to an

Table 16 - Forecast population (Source: Forecast.id)

Area	2016	2021	2026	2031	2036	Change#	Change %
Carramar	3,653	3,893	4,012	4,122	4,227	574	15.7
Fairfield	18,601	21,897	25,211	27,505	29,643	11,042	59.4
Fairfield East	5,444	5,887	6,032	6,246	6,466	1,022	18.8
Fairfield Heights	7,797	8,337	8,672	9,275	9,975	2,178	27.9
Fairfield West	11,994	11,796	11,761	11,845	11,996	2	0.0
Old Guildford-Yennora	4,404	4,865	4,969	5,078	5,206	802	18.2
Villawood	2,078	3,996	4,397	4,530	4,818	2,740	131.9
Fairfield Place	53,971	60,671	65,054	68,601	72,331	18,360	34.0
Fairfield LGA	206,436	218,610	227,297	235,886	245,145	38,709	18.8

increase of 7,277 or 11.2% over the 2026 to 2036 period (Figure 11). This highlights the need to deliver key open space and community facilities in the next 10 year period.

Urban Design Studies:

As Forecast.id works with Council’s planners, the population figures in Table 16 do take into account growth unlocked by the recently endorsed Urban Design Studies. The growth assumed by the 3 studies are as follows:

- Villawood: 3,723 – 4,002 people
- Fairfield Heights: 2,761 – 3,058 people
- Fairfield: 9,063 – 11,194 people (based only on development of key sites within the city centre)
- The total indicates 15,547 - 18,254 additional people.

The above projections are based on a yield that assumes 2 bedroom apartments (90-100sqm) and the forecast average household size from Forecast.id.

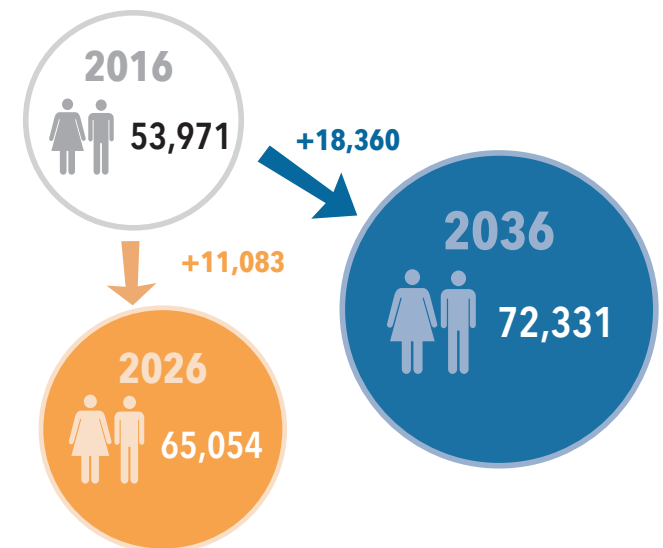


Figure 6 - Forecast population growth in Fairfield Place (Source: Forecast.id)

Forecast service age groups

Service age groups divide the population into categories that reflect typical life-stages. This is important to understand the level of demand for services that target different age groups such as child care, youth centres and seniors' meeting spaces or areas for after-work recreation.

As shown by Table 17, by 2036 almost a third of Fairfield Place (34.3%) will be under the age of 24, a slightly larger proportion of children and young people than 2016 (33%).

Table 17 - 2036 Age profile by service age groups (Source: Forecast.id)

Service age group (%)	Carramar		Fairfield		Fairfield East		Fairfield Heights		Fairfield West		Old Guildford/ Yennora		Villawood		Fairfield Place	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
0 to 4	314	7.4	2,281	7.7	440	6.8	703	7.0	764	6.4	420	8.1	319	6.6	5,241	7.2
5 to 11	382	9.0	2,741	9.2	599	9.3	948	9.5	1,122	9.4	542	10.4	436	9.0	6,770	9.4
12 to 17	301	7.1	2,194	7.4	515	8.0	772	7.7	974	8.1	455	8.7	360	7.5	5,571	7.7
18 to 24	363	8.6	2,975	10.0	662	10.2	991	9.9	1,103	9.2	609	11.7	566	11.7	7,269	10.0
25 to 34	546	12.9	4,409	14.9	870	13.4	1,389	13.9	1,463	12.2	724	13.9	820	17.0	10,221	14.1
35 to 49	811	19.2	5,923	20.0	1,160	17.9	1,792	18.0	2,343	19.5	856	16.4	992	20.6	13,877	19.2
50 to 59	464	11.0	3,384	11.4	712	11.0	1,158	11.6	1,336	11.1	501	9.6	516	10.7	8,071	11.2
60 to 69	376	8.9	2,558	8.6	604	9.3	1,011	10.1	1,226	10.2	394	7.6	399	8.3	6,568	9.1
70 to 84	406	9.6	2,639	8.9	735	11.4	1,029	10.3	1,366	11.4	477	9.2	327	6.8	6,979	9.6
85 and over	264	6.3	538	1.8	169	2.6	181	1.8	298	2.5	228	4.4	85	1.8	1,763	2.4
Total	4,227	100.0	29,643	100.0	6,466	100.0	9,975	100.0	11,996	100.0	5,206	100.0	4,818	100.0	72,331	100.0

In contrast, 12% of the population is projected to be over the age of 70 in 2036, compared to 9.2% in 2016.

Fairfield is projected to have the largest number of children aged 0 - 11 years, as well as people aged 70 years and over. Community facilities and open space will need to be universally designed to accommodate for the diverse needs of the age groups.



Figure 7 - Young people participating in Community Engagement surveys in Fairfield Place



PARKS PLACE COMMUNITY PROFILE

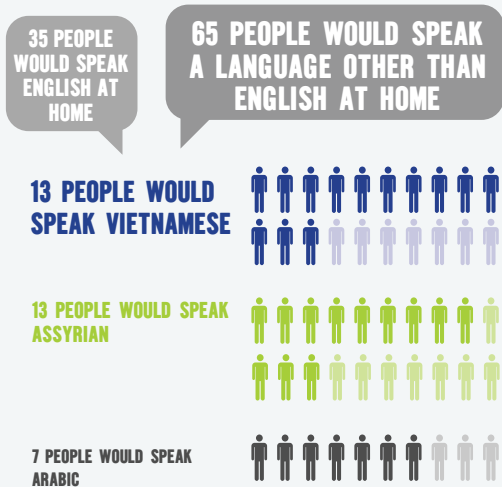
IF PARKS PLACE WAS 100 PEOPLE...

This profile of the Parks Place community is based on the most recent (2016) Census of Population and Housing data.

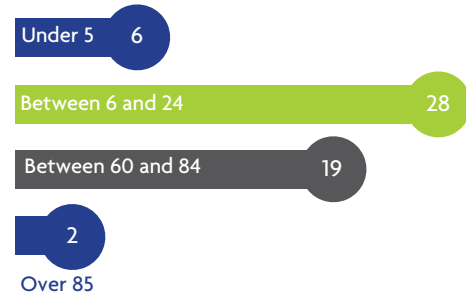
COUNTRY OF BIRTH



LANGUAGE



AGE

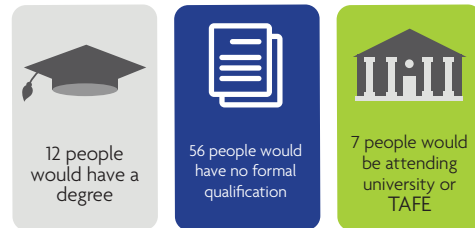


RECENT ARRIVALS

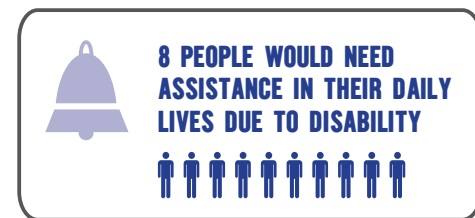
6 PEOPLE WOULD HAVE ARRIVED TO AUSTRALIA IN THE LAST 5 YEARS



QUALIFICATIONS



ASSISTANCE



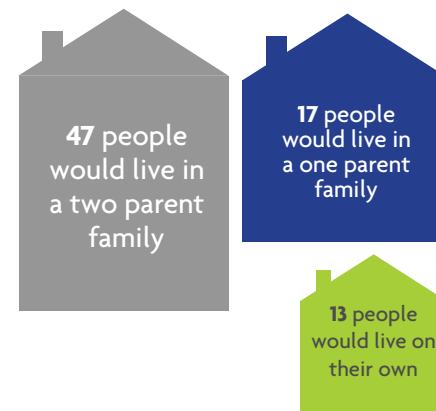
INTERNET CONNECTION



TENURE



HOUSEHOLD COMPOSITION



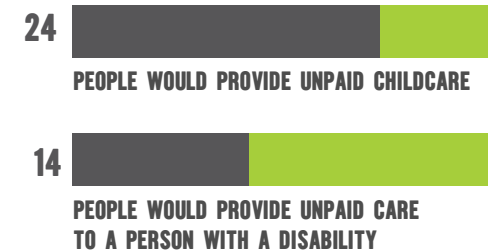
EMPLOYMENT



INCOME



UNPAID WORK



LIVE AND WORK LOCALLY*



*FAIRFIELD CITY OVERALL

Figure 8 - If Parks Place was a community of 100 people

POPULATION ANALYSIS

Parks Place is located in the west of the Fairfield Local Government Area (LGA) and includes the centres and neighbourhoods of Prairewood, Smithfield, Horsley Park, Bossley Park, Greenfield Park, Bonnyrigg among others.

Today, Parks Place is comprised of 14 suburbs. It is a diverse community who live in a variety of environments ranging from farming and rural land, to suburban and higher density environments.

Data is sourced from the 2016 ABS Census through Profile.id unless otherwise indicated.

HOW MANY PEOPLE LIVE IN PARKS PLACE?

In 2016, Parks Place was home to more than 93,000 people.

In 2016, Parks Place had a population of 93,876 people (usual resident population). As shown by Table 18, the largest suburbs within Parks Place include Bossley Park (14,558), Smithfield (11,958) and Edensor Park (9,776). The smallest suburbs within Parks Place are Cecil Park (769), Horsley Park (1,828), and Prairewood (3,245).

A predominantly low density area

As shown by Table 18, the population density of Parks Place differs from high (34.2 persons per ha in Bonnyrigg Heights), to very low (0.8 persons per ha in Horsley Park).

Bonnyrigg Heights had the highest population density of 34.2 persons per hectare, followed by Greenfield Park (34 persons per hectare) and Bossley Park and Mt Pritchard (both 32.4 persons per ha).

While most of Parks Place is a low to medium density area (with pockets of emerging high density in Bonnyrigg town centre), Horsley Park differs significantly from the rest of Parks Place with a population density of 0.8 people.

Table 18 - 2016 population and density in Parks Place (Source: Profile.id)

Suburb	Population	Hectares	Persons per hectare
Abbotsbury	4,247	497	8.6
Bonnyrigg	8,600	300	28.7
Bonnyrigg Heights	7,315	214	34.2
Bossley Park	14,558	450	32.4
Cecil Park	769	597	1.3
Edensor Park	9,776	312	31.4
Greenfield Park	5,090	150	34.0
Horsley Park	1,828	2,198	0.8
Mt Pritchard	9,494	293	32.4
Prairewood	3,245	215	15.1
Smithfield	11,958	461	25.9
St Johns Park	6,117	198	31.0
Wakeley	4,755	162	29.3
Wetherill Park	6,133	1,127	5.4
Parks Place	93,876	7,172	13.1
Fairfield LGA	198,817	10,160	19.6
Greater Sydney	4,823,991	1,237,215	3.9

A SIGNIFICANT NUMBER OF WORKERS

In Parks Place, there are 32,931 workers. The highest rates of employment were in the following industries; manufacturing (18.5% or 6,079 workers), construction (10.5% or 3,465 workers), transport, postal and warehousing (9.3% or 3,061 workers) and retail trade (8.9% or 2,921 workers). As per Figure 9, more than half of workers (17,573 workers) are located within the Wetherill Park and Smithfield area.

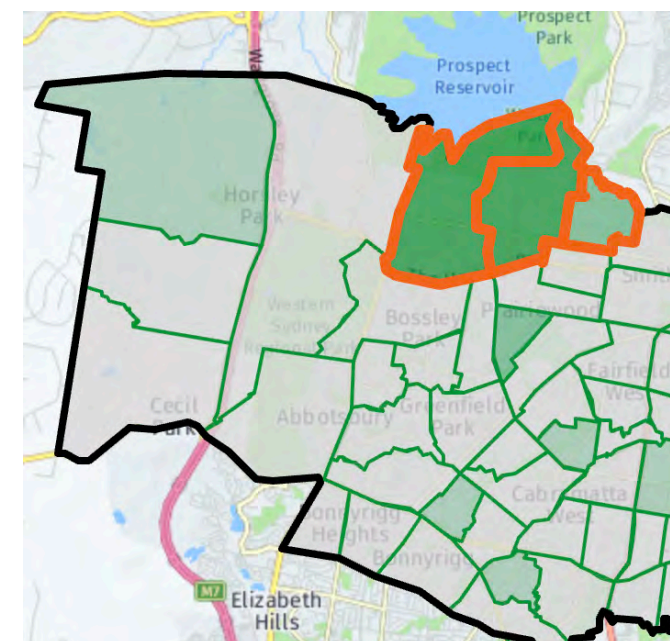


Figure 9 - Parks Place's employment locations

Table 19 - 2016 Parks Place Age Profile by service age groups (Source: Profile.id)

Service age group (%)	Abbotsbury	Bonnyrigg	Bonnyrigg Heights	Bossley Park	Cecil Park	Edensor Park	Greenfield Park	Horsley Park	Mt Pritchard	Prairiewood	Smithfield	St Johns Park	Wakeley	Wetherill Park	Parks Place	Fairfield LGA	Greater Sydney
0 to 4	4.6	5.5	5.1	5.2	5.2	5.5	6.0	5.6	6.8	5.8	6.3	4.6	5.9	6.2	5.7	6.1	6.4
5 to 11	8.5	9.5	9.6	8.7	7.9	8.2	9.3	7.6	10.5	8.5	9.4	7.4	8.7	7.9	8.9	9.0	8.8
12 to 17	9.0	8.7	9.0	8.3	9.2	8.9	9.1	8.1	8.5	7.4	7.8	7.5	8.2	6.9	8.3	8.2	6.9
18 to 24	12.4	11.0	11.5	10.1	12.7	12.0	10.3	8.9	10.9	9.7	9.7	9.7	9.7	9.7	10.5	10.7	9.6
25 to 34	11.7	13.3	13.6	12.8	10.5	13.6	12.8	11.2	12.7	11.1	13.0	13.8	13.4	13.1	13.0	13.6	16.1
35 to 49	19.1	19.3	19.4	18.2	21.1	18.2	18.8	19.8	19.6	18.7	19.2	17.4	18.3	18.7	18.8	19.3	21.1
50 to 59	18.0	14.4	14.8	14.4	11.8	16.1	14.5	13.6	12.7	13.6	12.4	13.4	13.6	13.5	14.1	13.6	12.2
60 to 69	10.5	10.4	10.7	12.3	12.5	10.7	11.7	11.4	9.5	12.9	10.0	14.4	12.8	14.2	11.4	10.3	9.5
70 to 84	5.2	6.0	5.6	8.1	8.0	5.8	6.8	12.5	7.3	10.6	9.9	9.0	7.9	8.6	7.7	7.4	7.5
85 and over	0.9	1.8	0.7	1.8	1.0	1.1	0.8	1.3	1.5	1.7	2.2	2.8	1.4	1.3	1.6	1.8	2.0
Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100	100

WHAT IS THE AGE STRUCTURE OF PARKS PLACE?

Service age groups divide the population into categories that reflect typical life-stages. This is important to understand the level of demand for services that target different age groups such as child care, youth centres and seniors' meeting spaces or areas for afterwork recreation.

As Table 19 shows, Parks Place shares a similar age

structure to Fairfield LGA, however has a lower proportion of adults aged 25 to 34 than Greater Sydney (13% compared to 16.1%).

It also has a lower proportion of children and young people, however a higher proportion of people aged 60 years and over (20.7% compared to 19.5% in Fairfield LGA and 19% in Greater Sydney).

HOW CULTURALLY DIVERSE IS PARKS PLACE?

Almost half of residents living within Parks Place were born overseas

As Table 20 shows, Parks Place is a significantly diverse part of Sydney with 48.9% of residents born overseas. This is a lower proportion than Fairfield LGA (53.9%), and a significantly higher proportion than Greater Sydney (36.7%).

Within Parks Place, Greenfield Park (55.6%) had a significantly high proportion of residents born overseas, followed by St Johns Park (55.4%), Wakeley (55.2%) and Bonnyrigg (53.8%).

A significantly lower proportion of recent arrivals than both Fairfield LGA and Greater Sydney.

As shown by Table 20, Parks Place (5,453 people; 5.8%) has a significantly lower rate of recent arrivals living in the area than both Fairfield LGA (17,236 people; 16.1%) and Greater Sydney (379,578 people; 21.4%).

The suburbs with the highest proportion of new arrivals in Parks Place include Smithfield (1,018 people; 8.5%), Bossley Park (1,099 people; 7.5%) and Greenfield Park (380 people; 7.5%). However, these suburbs still remain significantly lower than Fairfield LGA and Greater Sydney.

Table 20 - 2016 number and percentage of people born overseas living in Parks Place (Source: Profile.id)

Suburb	Number of people born overseas	% of people born overseas
Abbotsbury	1,472	37.4
Bonnyrigg	4,629.32	53.8
Bonnyrigg Heights	3,708	50.7
Bossley Park	7,342	50.3
Edensor Park	4,843	49.6
Greenfield Park	2,824	55.6
Horsley Park	516	28.2
Mt Pritchard	4,011	42.2
Prairiewood	1,615	49.8
Smithfield	5,703	47.6
St Johns Park	3,391	55.4
Wakeley	2,619	55.2
Wetherill Park	2,999	49.0
Parks Place	45,895	48.9
Fairfield LGA	107,068	53.9
Greater Sydney	1,769,607	36.7

Table 21 - 2016 number of new arrivals settled within Parks Place over the last census period (2011-2016), (Source: Profile.id)

Suburb	Number	% of total population
Abbotsbury	72	1.7
Bonnyrigg	445	5.2
Bonnyrigg Heights	272	3.7
Bossley Park	1,099	7.5
Cecil Park	14	1.8
Edensor Park	560	5.7
Greenfield Park	380	7.5
Horsley Park	30	1.6
Mt Pritchard	508	5.3
Prairiewood	177	5.5
Smithfield	1,018	8.5
St Johns Park	243	4.0
Wakeley	285	6.0
Wetherill Park	351	5.7
Parks Place	5,453	5.8
Fairfield LGA	17,236	16.1
Greater Sydney	379,578	21.4

WHAT DOES THE TYPICAL HOUSEHOLD IN PARKS PLACE LOOK LIKE?

A higher median household income than Fairfield LGA, yet lower than Greater Sydney

As Table 22 shows, Parks Place has a significantly lower median household income than Greater Sydney (\$1,440 compared to \$1,745), however a slightly higher median household income than Fairfield LGA (\$1,440 compared to \$1,220).

Cecil Park (\$2,203) and Abbotsbury (\$2,194) have a significantly higher proportion of median household income compared to both Greater Sydney and Fairfield LGA.

It is important to note that 4 in 5 suburbs in Parks Place have a significantly higher median household income than Fairfield LGA.

A smaller proportion of low-income households compared to Fairfield LGA

As Table 23 shows, Parks Place has a significantly lower proportion of low income households earning less than \$650 a week than Fairfield LGA (16.4% compared to 21%), and a slightly higher proportion compared to Greater Sydney (16.4% compared to 15.1%).

Smithfield (22.9%), Bonnyrigg (21.9%) and Mt Pritchard (21.5%) have the highest proportion of low-income households in Parks Place, which is slightly higher than both Fairfield LGA and Greater Sydney.

Cecil Park (4.8%), Abbotsbury (5.3%) and Bonnyrigg Heights (11%) have the lowest proportions of low income households.

Table 22 - 2016 Median household income in Parks Place (Source: Profile.id)

Suburb	Median household income (\$)
Abbotsbury	2,194
Bonnyrigg	1,183
Bonnyrigg Heights	1,724
Bossley Park	1,517
Cecil Park	2,203
Edensor Park	1,657
Greenfield Park	1,502
Horsley Park	1,554
Mt Pritchard	1,170
Prairiewood	1,309
Smithfield	1,179
St Johns Park	1,493
Wakeley	1,386
Wetherill Park	1,564
Parks Place	1,440
Fairfield LGA	1,220
Greater Sydney	1,745

Table 23 - 2016 Households earning less than \$650 a week (Source: Profile.id)

Suburb	# of households	Total households	%
Abbotsbury	58	1,102	5.3
Bonnyrigg	527	2,407	21.9
Bonnyrigg Heights	204	1,852	11.0
Bossley Park	564	4,030	14.0
Cecil Park	10	210	4.8
Edensor Park	339	2,591	13.1
Greenfield Park	179	1,279	14.0
Horsley Park	84	496	16.8
Mt Pritchard	580	2,701	21.5
Prairiewood	186	937	19.9
Smithfield	836	3,645	22.9
St Johns Park	224	1,657	13.5
Wakeley	212	1,311	16.2
Wetherill Park	256	1,775	14.4
Parks Place	4,259	25,992	16.4
Fairfield LGA	12,076	57,458	21.0
Greater Sydney	248,205	1,638,911	15.1

A significantly lower proportion of households renting than Greater Sydney and Fairfield LGA

As Table 24 shows, in 2016 there was a significantly lower proportion of households renting in Parks Place (17.4%; 4,759 households) compared to Greater Sydney (27.6%) and Fairfield LGA (25.1%).

In Parks Place, Smithfield (24.9%) had the highest proportion of renters with almost 1 in 4 households renting. This is followed by Greenfield Park (21.2%), Mt Pritchard (18.8%) and Wetherill Park (18.8%) which also had a higher proportion of households renting in Parks Place.

A significantly higher proportion of households renting social housing units than Greater Sydney

In 2016, 7.5% of households in Parks Place were renting social housing units. This is significantly higher than Greater Sydney (4.6%), however slightly lower than Fairfield LGA (8.1%).

As shown by Table 24, Bonnyrigg (27%; 681 households) had the highest proportion of households renting social housing units, with more than one in four households renting social housing units. This is followed by Prairiewood (13.2%; 132), Mt Pritchard (11.1%; 320) and Smithfield (10.2%; 393).

Significantly higher rate of home ownership than Greater Sydney and Fairfield LGA

Parks Place has a significantly higher rate of home ownership (36.0% fully owned) than Greater Sydney (31.0%) and Fairfield LGA (27.7%). More than half of residents living in Horsley Park (51.7%) and St Johns Park (50.5%) own their own homes. This is followed by Abbotsbury (45.2%), Wetherill Park (41.8%) and Cecil Park (40.1%).

A significant proportion of households in Abbotsbury (47.5%) also have a mortgage.

Table 24 - Tenure overview in Parks Place (%) (Source: Profile. id)

Tenure type (%)	Fully owned	Mortgage	Renting Social housing	Renting Private
Abbotsbury	45.2	47.5	0.0	7.6
Bonnyrigg	23.6	28.3	27.0	13.0
Bonnyrigg Heights	37.0	43.7	2.9	13.1
Bossley Park	38.6	31.3	4.6	18.6
Cecil Park	40.1	33.0	0.0	11.4
Edensor Park	36.7	35.5	5.3	15.8
Greenfield Park	38.6	36.6	1.9	21.2
Horsley Park	51.7	22.8	0.6	16.7
Mt Pritchard	28.7	33.6	11.1	18.8
Prairiewood	39.2	26.9	13.2	12.8
Smithfield	29.4	26.5	10.2	24.9
St Johns Park	50.5	29.7	3.4	15.0
Wakeley	37.8	34.4	1.6	17.9
Wetherill Park	41.8	31.6	1.4	18.6
Parks Place	36.0	32.6	7.5	17.4
Fairfield LGA	31.0	27.8	8.1	25.1
Greater Sydney	27.7	31.5	4.6	27.6

Significantly higher proportion of couples with children than Greater Sydney and Fairfield LGA

As shown by Table 25, Parks Place (47.1%) has a significantly higher proportion of couples with children than Greater Sydney (35.3%) and Fairfield LGA (42.3%). Abbotsbury (62.1%) had the highest proportion of couples with children, followed by Bonnyrigg Heights (57.5%), Edensor Park (53.5%) and Greenfield Park (51.9%)

Significantly higher proportion of one-parent families than Greater Sydney

In 2016, 16.5% of families living in Parks Place were one-parent families. This is a significantly higher proportion than Greater Sydney (10.4%), however a slightly lower proportion than Fairfield LGA (17.9%). In Bonnyrigg (23.4%), more than 1 in 5 households were one-parent families. This is followed by Mt Pritchard (19.6%), Wakeley (18.6%) and Greenfield Park (17.5%).

A significantly lower proportion of lone person households than Greater Sydney and Fairfield LGA

In 2016, lone person households made up 13.0% of Parks Place. This is a significantly lower proportion than Greater Sydney (20.4%), and a slightly lower proportion than Fairfield LGA (15.1%). Smithfield (22.2%) had the largest proportion of lone person households, followed by Mt Pritchard (18.5%), Bonnyrigg (14.1%) and Horsley Park (13.8%).

Table 25 - 2016 Household type (Source: Profile.id)

Suburb	Couples with children	Couples without children	One parent families	Other families	Group household	Lone person	Other not classifiable household	Visitor only households	Total households
Abbotsbury	62.1	17.0	11.1	0.7	0.3	7.5	1.4	0	100.0
Bonnyrigg	42.2	14.7	23.4	1.2	0.8	14.1	3.2	0.4	100.0
Bonnyrigg Heights	57.5	15.5	16.9	1.1	0.6	6.3	2.0	0	100.0
Bossley Park	51.4	19.1	13.0	1.6	0.7	11.6	2.6	0	100.0
Cecil Park	50.2	22.5	8.8	0	0	11.0	6.2	1.3	100.0
Edensor Park	53.5	16.9	16.2	1.5	0.5	9.7	1.6	0	100.0
Greenfield Park	51.9	17.6	17.5	0.2	1.0	10.0	1.9	0	100.0
Horsley Park	46.1	22.4	9.6	0.5	1.4	13.8	6.2	0	100.0
Mt Pritchard	37.6	15.4	19.6	1.5	1.6	18.5	5.6	0.2	100.0
Prairiewood	43.7	23.4	15.3	1.8	0.9	12.5	2.3	0	100.0
Smithfield	37.1	16.7	16.5	1.5	2.2	22.2	3.5	0.3	100.0
St Johns Park	48.4	19.2	16.5	1.5	1.9	8.8	3.3	0.4	100.0
Wakeley	46.5	20.8	18.6	0.7	0.8	10.4	2.2	0	100.0
Wetherill Park	47.8	22.5	14.2	0.8	1.1	10.8	2.7	0	100.0
Parks Place	47.1	17.9	16.5	1.2	1.1	13.0	3.0	0.1	100.0
Fairfield LGA	42.3	16.5	17.9	2.0	2.2	15.1	3.5	0.5	100.0
Greater Sydney	35.3	22.4	10.4	1.3	4.5	20.4	4.7	0.9	100.0

A larger household size than Greater Sydney and Fairfield LGA

In 2016, the median household size in Parks Place was 3.40 persons, this is significantly higher than Greater Sydney (2.72) and Fairfield LGA (3.29). As shown in Table 26, Bonnyrigg Heights had the largest household size with an average of 3.79 persons per dwelling, followed by Greenfield Park (3.77), Abbotsbury (3.65) and St Johns Park (3.60).

Smithfield (3.05) and Prairiewood (3.20) had the smallest household size, however this is still larger than the average of Greater Sydney.

Table 26 - 2016 Median household size in Parks Place (Source: Profile.id)

Suburb	Number of dwellings	Total households	Persons per dwelling
Abbotsbury	4,258	1,165	3.65
Bonnyrigg	8,508	2,525	3.37
Bonnyrigg Heights	7,294	1,925	3.79
Bossley Park	14,311	4,173	3.43
Cecil Park	771	228	3.38
Edensor Park	9,716	2,757	3.52
Greenfield Park	5,070	1,346	3.77
Horsley Park	1,810	534	3.39
Mt Pritchard	9,447	2,875	3.29
Prairiewood	3,193	999	3.20
Smithfield	11,788	3,864	3.05
St Johns Park	5,947	1,653	3.60
Wakeley	4,739	1,411	3.36
Wetherill Park	6,090	1,868	3.26
Parks Place	92,934	27,321	3.40
Fairfield LGA	196,103	59,582	3.29
Greater Sydney	4,685,044	1,719,676	2.72

A significantly higher proportion of people in need of assistance due to disability than Greater Sydney

In 2016, 8.2% or 7,711 people living within Parks Place self-reported need for assistance in their day to day lives due to disability. This is significantly higher than Greater Sydney (4.9%), however slightly lower than Fairfield LGA (8.5%).

Within Parks Place, 10.3% or 631 people living within St Johns Park reported need for assistance, followed by Smithfield (1,158 people; 9.7%), Prairiewood (313 people; 9.6%) and Bossley Park (1,335 people; 9.2%).

A higher proportion of people looking for work than Greater Sydney

As shown by Table 28, Parks Place has a higher rate of unemployment (people actively looking for work; 8.4%), compared to Greater Sydney (6.0%), and a lower rate compared to Fairfield LGA (10.5%).

Within Parks Place, Bonnyrigg (11.5%) has the highest rate of unemployment, followed by Mt Pritchard (10.5%), Smithfield (9.4%) and St Johns Park (8.4%).

Table 27 - 2016 People reporting need for assistance (Source: Profile.id)

Area	Number	Total population	Percent %
Abbotsbury	167	4,247	3.9
Bonnyrigg	788	8,600	9.2
Bonnyrigg Heights	494	7,315	6.8
Bossley Park	1,335	14,558	9.2
Cecil Park	32	769	4.2
Edensor Park	757	9,776	7.7
Greenfield Park	407	5,090	8.0
Horsley Park	119	1,828	6.5
Mt Pritchard	647	9,494	6.8
Prairiewood	313	3,245	9.6
Smithfield	1,158	11,958	9.7
St Johns Park	631	6,117	10.3
Wakeley	378	4,755	7.9
Wetherill Park	484	6,133	7.9
Parks Place	7,711	93,876	8.2
Fairfield LGA	16,911	198,817	8.5
Greater Sydney	236,139	4,823,991	4.9

Table 28 - 2016 People looking for work (and considered to be in the labour force 15+) and living within Parks Place (Source: Profile.id)

Suburb	Number of people looking for work	Total labour force aged 15+	%
Abbotsbury	92	2,414	3.8
Bonnyrigg	388	3,384	11.5
Bonnyrigg Heights	278	3,461	8.0
Bossley Park	494	6,275	7.9
Cecil Park	13	399	3.3
Edensor Park	379	4,545	8.3
Greenfield Park	173	2,109	8.2
Horsley Park	26	848	3.1
Mt Pritchard	400	3,808	10.5
Prairiewood	110	1,320	8.3
Smithfield	427	4,547	9.4
St Johns Park	219	2,597	8.4
Wakeley	167	2,024	8.3
Wetherill Park	219	2,716	8.1
Parks Place	3,384	40,444	8.4
Fairfield LGA	8,434	80,340	10.5
Greater Sydney	146,189	2,418,911	6.0

A higher proportion of youth disengagement than Greater Sydney

In 2016, 9.7% of young people in Parks Place were disengaged, meaning they were not engaged in study or employment. This is a higher proportion than Greater Sydney (7.6%), however a slightly lower proportion than Fairfield LGA (11.1%).

Smithfield (12.3%) and Mt Pritchard (12.3%) had the highest rates of youth disengagement within Parks Place, this is higher than Greater Sydney and Fairfield LGA.

Table 30 - 2016 Disengaged young people in Parks Place (Source: Profile.id)

Suburb	# of disengaged young people	Total people aged 15 to 24 years	%
Abbotsbury	34	715	4.8
Bonnyrigg	124	1,318	9.4
Bonnyrigg Heights	117	1,162	10.1
Bossley Park	203	2,074	9.8
Cecil Park	0	120	0.0
Edensor Park	151	1,574	9.6
Greenfield Park	76	764	9.9
Horsley Park	9	246	3.7
Mt Pritchard	177	1,439	12.3
Prairiewood	29	416	7.0
Smithfield	200	1,620	12.3
St Johns Park	77	837	9.2
Wakeley	45	656	6.9
Wetherill Park	86	790	10.9
Parks Place	1,329	13,730	9.7
Fairfield LGA	3,283	29,503	11.1
Greater Sydney	47,792	629,105	7.6

A significantly higher proportion of households with no internet connection than Greater Sydney

Within Parks Place, 21.2% of households do not have an internet connection. This is a significantly higher proportion than Greater Sydney (18.6%), however a lower proportion compared to Fairfield LGA (24.8%).

In 2016, 30% of households living in Smithfield did not have an internet connection, this is a significantly higher proportion compared to Greater Sydney and Fairfield LGA. This is followed by Horsley Park (29.3%), Mt Pritchard (28.0%) and Prairiewood (22.9%).

Table 29 - 2016 Households with no internet access (Source: Profile.id)

Suburb	# of households without internet	% of households without internet
Abbotsbury	125	10.4
Bonnyrigg	563	22.1
Bonnyrigg Heights	282	14.4
Bossley Park	832	19.5
Cecil Park	43	19.8
Edensor Park	457	16.6
Greenfield Park	243	17.4
Horsley Park	165	29.3
Mt Pritchard	825	28.0
Prairiewood	225	22.9
Smithfield	1,164	30.0
St Johns Park	319	18.6
Wakeley	248	18.0
Wetherill Park	368	19.8
Parks Place	5,858	21.2
Fairfield LGA	10,367	17.9
Greater Sydney	-	11.2

A lower proportion of students than Greater Sydney and Fairfield LGA

In 2016, 6.8% of people living in Parks Place were students attending university or TAFE, this is a slightly lower proportion than Greater Sydney (8%) and Fairfield LGA (7.3%). Cecil Park (8.5%) had the highest proportion of students within Parks Place, followed by Bonnyrigg Heights (7.9%) and Abbotsbury (7.8%). Horsley Park (4.7%) and Smithfield (6.2%) had the lowest proportion of students within Parks Place, this is significantly lower than Greater Sydney and Fairfield LGA.

Both a higher proportion of households with 2 motor vehicles, and 3 or more motor vehicles than Greater Sydney and Fairfield LGA

Car ownership statistics provide insight into preferred methods of transport - walk, public transport or public vehicle, as well as give an indication of suburbs that might have public transport accessibility issues, or conversely suburbs that may have low rates of car ownership and low access to public transport.

As shown in Table 32, Parks Place has a higher proportion (33.9%) of households with 2 vehicles than Greater Sydney (31.1%) and Fairfield LGA (30%). Parks Place (27.2%) also has a higher proportion of households with 3 or more vehicles compared to Greater Sydney (14.9%) and Fairfield LGA (21.1%).

Within Parks Place, Cecil Park (47.5%), Horsley Park (45.3%) and Abbotsbury (42.0%) have significantly high proportions of households with 3 or more vehicles compared to greater Sydney and Fairfield.

Table 31 - 2016 Number of students studying at TAFE or university within Parks Place (Source: Profile.id)

Suburb	# of students	%
Abbotsbury	332	7.8
Bonnyrigg	645	7.5
Bonnyrigg Heights	575	7.9
Bossley Park	952	6.5
Cecil Park	65	8.5
Edensor Park	691	7.1
Greenfield Park	356	7.0
Horsley Park	87	4.7
Mt Pritchard	630	6.6
Prairiewood	206	6.3
Smithfield	738	6.2
St Johns Park	420	6.9
Wakeley	337	7.1
Wetherill Park	395	6.4
Parks Place	6,428	6.8
Fairfield LGA	14,523	7.3
Greater Sydney	386,799	8.0

Table 32 - 2016 Number of motor vehicles (Source: Profile.id)

Suburb	No motor vehicles	1 motor vehicle	2 motor vehicles	3 or more motor vehicles	Not stated
Abbotsbury	0.8	16.4	36.9	42.0	3.9
Bonnyrigg	8.1	32.3	30.6	22.4	6.7
Bonnyrigg Heights	1.9	20.2	37.7	35.4	4.8
Bossley Park	5.0	25.0	35.2	28.9	5.8
Cecil Park	1.4	11.8	33.0	47.5	6.3
Edensor Park	3.4	24.6	36.4	31.7	3.9
Greenfield Park	4.5	25.5	38.0	28.9	3.1
Horsley Park	3.5	16.5	26.0	45.3	8.6
Mt Pritchard	9.3	31.2	28.7	21.1	9.8
Prairiewood	6.5	29.2	38.2	22.0	4.1
Smithfield	11.2	31.9	29.3	19.4	8.3
St Johns Park	4.4	26.9	35.1	28.3	5.4
Wakeley	4.3	27.3	38.3	25.0	5.1
Wetherill Park	4.4	28.6	35.9	25.2	5.9
Parks Place	5.9	26.9	33.9	27.2	6.1
Fairfield LGA	10.1	31.3	30.0	21.1	7.5
Greater Sydney	10.7	35.4	31.1	14.9	8.0



Figure 10 - Prairiewood Youth and Community Centre: Currently many community facilities in Parks Place are car reliant

HOW IS PARKS PLACE GOING TO CHANGE?

POPULATION FORECASTS FOR PARKS PLACE

Population forecasts are important to get an idea of how Parks Place will change, and what kinds of community facilities and open spaces will be needed to accommodate for future growth.

Forecast.id assumptions

The Department of Planning releases official planning population forecasts, however only for the LGA as a whole, with no indication of growth at the suburb, or place level. In the absence of suburb level population forecasts, at the time of this study Forecast.id was the only source available.

Forecast.id works with Council’s strategic planning team to understand the likely development activity at a small area level, forming the development assumptions of the forecasts. In addition to development potential, the forecasts also take into account net migration by age (for example, accounting for the likelihood of older people to relocate elsewhere for a sea or tree change as they retire, and young families to move into Parks Place seeking relatively affordable housing).

How is the population of Parks Place likely to grow?

As shown by Table 33 , Parks Place will experience steady growth over a 20 year period, projected to grow to a total population of 109,795 people by 2036.

Bonnyrigg town centre is forecast to have the most significant growth, accounting for the majority of growth in Parks Place, forecast to increase by 8,637 people or 96.5%. The suburb with the second largest growth is Smithfield, forecast to grow by 2,284 people, followed by Prairiewood (+685 people or 20.4%).

Table 33 - Forecast population (Source: Forecast.id)

Area	2016	2026	2036	Change #	Change %
Abbotsbury	4,439	4,376	4,581	142	3.2
Bonnyrigg	8,952	14,328	17,589	8,637	96.5
Bonnyrigg Heights	7,614	7,270	7,294	-320	-4.2
Bossley Park	15,211	15,047	15,320	109	0.7
Edensor Park	10,242	10,230	10,296	54	0.5
Greenfield Park	5,263	5,063	5,126	-137	-2.6
Horsley Park - Cecil Park	2,738	2,670	2,726	-12	-0.4
Mt Pritchard	9,837	9,782	10,108	271	2.8
Prairiewood	3,355	4,019	4,040	685	20.4
Smithfield	12,333	13,363	14,617	2,284	18.5
St Johns Park	6,350	6,527	6,680	330	5.2
Wakeley	4,935	4,950	4,984	49	1.0
Wetherill Park	6,329	6,403	6,434	105	1.7
Parks Place	97,598	104,028	109,795	12,197	12.5
Fairfield LGA	206,436	227,297	245,145	38,709	18.8

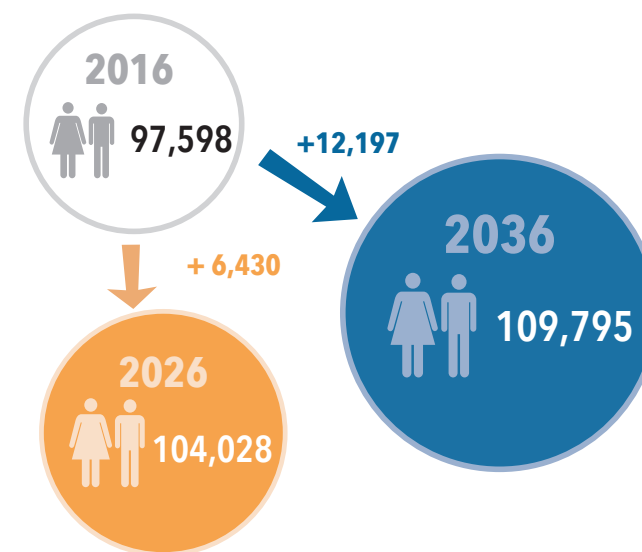


Figure 11 - Forecast population growth in Parks Place (Source: Forecast.id)

Forecast service age groups

Service age groups divide the population into categories that reflect typical life-stages. This is important to understand the level of demand for services that target different age groups such as child care, youth centres and seniors meeting spaces or areas for after-work recreation.

As shown by Table 34 , by 2036 there will be a larger proportion of people aged 60 years and over (24.2%) than people aged under 18 years old (22.5%). Mt Pritchard is projected to have the highest proportion of children and

young people aged under 18 years old (25.9%), followed by Bonnyrigg (24%) and Smithfield and Prairiewood (both 23.4%).

Bossley Park is forecast to have both the highest number (4,076 people;26.6%), while Horsley-Cecil Park is forecast to have the highest proportion of people aged 60 and over (27.8%), this is followed by St Johns Park and Edensor Park (both 26.7%).

Table 34 - 2036 forecast age profile by service age groups (Source: Forecast.id)

Service age group (%)	Abbotsbury		Bonnyrigg		Bonnyrigg Heights		Bossley Park		Edensor Park		Greenfield Park		Horsley Park - Cecil Park		Mt Pritchard		Prairiewood		Smithfield		St Johns Park		Wakeley		Wetherill Park		Parks Place	
	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%	Count	%
0 to 4	249	5.4	1,079	6.1	400	5.5	780	5.1	522	5.1	273	5.3	119	4.4	742	7.3	237	5.9	969	6.6	321	4.8	290	5.8	340	5.3	6,321	5.8
5 to 11	396	8.6	1,668	9.5	616	8.5	1,212	7.9	830	8.1	450	8.8	231	8.5	1,046	10.3	373	9.2	1,321	9.0	536	8.0	424	8.5	447	7.0	9,550	8.7
12 to 17	409	8.9	1,479	8.4	603	8.3	1,184	7.7	817	7.9	437	8.5	235	8.6	842	8.3	335	8.3	1,136	7.8	521	7.8	391	7.8	439	6.8	8,828	8.0
18 to 24	512	11.2	1,585	9.0	741	10.2	1,471	9.6	1,009	9.8	498	9.7	254	9.3	958	9.5	351	8.7	1,461	10.0	607	9.1	482	9.7	606	9.4	10,535	9.6
25 to 34	539	11.8	2,410	13.7	967	13.3	1,917	12.5	1,307	12.7	637	12.4	273	10.0	1,347	13.3	425	10.5	2,080	14.2	787	11.8	637	12.8	834	13.0	14,160	12.9
35 to 49	900	19.6	3,735	21.2	1,352	18.5	2,770	18.1	1,947	18.9	1,022	19.9	522	19.2	1,868	18.5	783	19.4	2,654	18.2	1,316	19.7	1,015	20.4	1,280	19.9	21,164	19.3
50 to 59	541	11.8	1,995	11.3	876	12.0	1,910	12.5	1,117	10.9	622	12.1	336	12.3	1,113	11.0	487	12.1	1,573	10.8	812	12.1	617	12.4	689	10.7	12,688	11.6
60 to 69	472	10.3	1,701	9.7	722	9.9	1,628	10.6	922	9.0	491	9.6	335	12.3	908	9.0	406	10.0	1,392	9.5	682	10.2	473	9.5	626	9.7	10,758	9.8
70 to 84	513	11.2	1,546	8.8	897	12.3	1,962	12.8	1,337	13.0	595	11.6	350	12.9	1,069	10.6	531	13.2	1,616	11.1	799	12.0	572	11.5	956	14.9	12,743	11.6
85 and over	50	1.1	391	2.2	119	1.6	486	3.2	487	4.7	100	2.0	71	2.6	215	2.1	111	2.7	416	2.8	301	4.5	83	1.7	217	3.4	3,047	2.8
Total	4,581	100	17,589	100	7,294	100	15,320	100	10,296	100	5,126	100	2,726	100	10,108	100	4,040	100	14,617	100	6,680	100	4,984	100	6,434	100	109,795	100



CABRAMATTA PLACE COMMUNITY PROFILE

IF CABRAMATTA PLACE WAS 100 PEOPLE...

This profile of the Cabramatta Place community is based on the most recent (2016) Census of Population and Housing data.

COUNTRY OF BIRTH



TOP 3 BIRTHPLACES

LANGUAGE

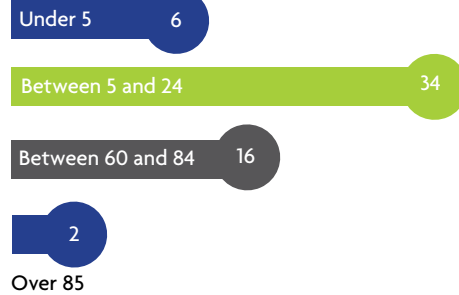
79 PEOPLE WOULD SPEAK A LANGUAGE OTHER THAN ENGLISH AT HOME

39 PEOPLE WOULD SPEAK VIETNAMESE



7 PEOPLE WOULD SPEAK KHMER

AGE

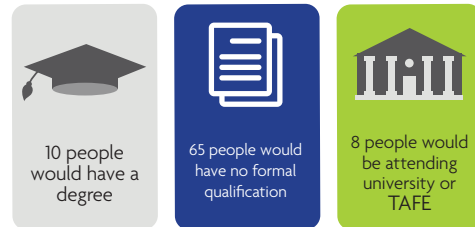


RECENT ARRIVALS

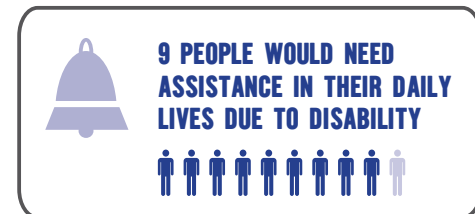
9 PEOPLE WOULD HAVE ARRIVED TO AUSTRALIA IN THE LAST 5 YEARS



QUALIFICATIONS



ASSISTANCE



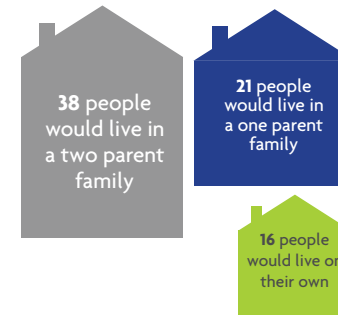
INTERNET CONNECTION



TENURE



HOUSEHOLD COMPOSITION

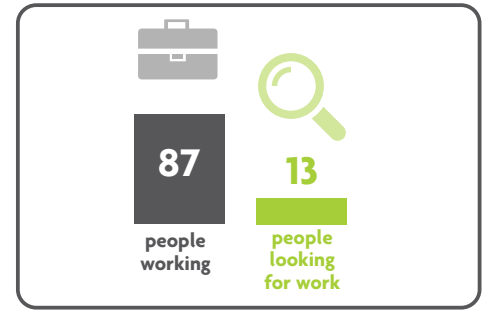


LIVE AND WORK LOCALLY

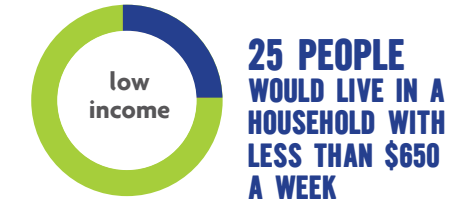


* Fairfield city as a whole

EMPLOYMENT



INCOME



UNPAID WORK



DWELLING TYPE



Figure 12 - If Cabramatta Place was a community of 100 people

POPULATION ANALYSIS

Cabramatta Place is located in the east of the Fairfield Local Government Area (LGA) and includes the centres and neighbourhoods of Cabramatta, Cabramatta West, Canley Vale, Canley Heights and Lansvale.

Today, Cabramatta Place is comprised of 5 suburbs and is home to one of the most diverse communities in Australia. More than 144 languages are spoken and more than half of residents were born overseas (ABS 2016). Data is sourced from the 2016 ABS Census through Profile.id unless otherwise indicated.



Figure 13 - Public space in Freedom Plaza, Cabramatta

HOW MANY PEOPLE LIVE IN CABRAMATTA PLACE?

In 2016, Cabramatta Place was home to over 50,000 people

In 2016, Cabramatta Place had a population of 52,754 people (usual resident population). Table 35 shows that the largest suburbs within Cabramatta Place is Cabramatta (21,772; also the largest suburb within the LGA), Canley Heights (10,968) and Canley Vale (10,189). Lansvale has the smallest population within Cabramatta Place, home to 2,577 people.

A medium to high density area

As shown by Table 35, the population density of Cabramatta Place differs from high (43.3 persons per ha in Cabramatta), to very low (8.8 persons per ha in Lansvale).

Cabramatta had the highest population density of 43.3 persons per hectare, followed by Canley Heights (41.8) and Cabramatta West (39.4). The higher densities of these areas is reflective of the medium to high density style development, including a cluster of 1960s walk ups and dual occupancy developments.

While most of Cabramatta Place is a medium to high density area, Lansvale differs significantly from the rest of Cabramatta Place with a population density of 8.8 persons per hectare. This is reflective of the predominantly single dwelling and highly flood prone suburb restricting the scale and scope of housing development.

Table 35 - 2016 population and density in Cabramatta Place (Source: Profile.id)

Suburb	Population	Hectares	Persons per hectare
Cabramatta	21,772	503	43.3
Cabramatta West	7,248	184	39.4
Canley Heights	10,968	263	41.8
Canley Vale	10,189	286	35.6
Lansvale	2,577	292	8.8
Cabramatta Place	52,754	1,466	34.6
Fairfield LGA	198,817	10,160	19.6
Greater Sydney	4,823,991	1,237,215	3.9

*The suburbs listed in Table 1 do not add up to the total population of Cabramatta Place, as a small section of Canley Vale that falls into the Fairfield Place boundary.



Figure 14 - Example of a 1960's walk up development in Cabramatta Place

WHAT IS THE AGE STRUCTURE OF CABRAMATTA PLACE?

A similar age structure to Fairfield LGA and Greater Sydney, with a higher proportion of young adults (18 to 24)

Service age groups divide the population into categories that reflect typical life-stages. This is important to understand the level of demand for services that target different age groups such as child care, youth centres and seniors' meeting spaces or areas for after work recreation.

As Table 36 shows, Cabramatta Place shares a similar age structure to Fairfield LGA, however has a higher proportion of young adults aged 18 to 24 than Greater Sydney (11.1% compared to 9.2%).

Table 36 - 2016 Cabramatta Place Age Profile by service age groups (Source: Profile.id)

Service age group (%)	Cabramatta	Cabramatta West	Canley Heights	Canley Vale	Lansvale	Cabramatta Place	Fairfield LGA	Greater Sydney
0 to 4	6.2	5.8	6.4	6.3	6.2	6.2	6.1	6.3
5 to 11	8.3	9.7	9.4	8.6	8.2	8.8	9.0	8.9
12 to 17	7.6	8.9	8.5	8.2	8.4	8.1	8.2	7.1
18 to 24	10.9	11.7	11.7	11.0	9.7	11.1	10.7	9.2
25 to 34	14.8	13.0	13.2	14.0	13.2	14.0	13.6	14.4
35 to 49	20.0	19.8	19.4	20.0	19.3	19.9	19.3	20.2
50 to 59	13.6	13.6	14.4	13.6	14.0	13.8	13.6	12.7
60 to 69	9.6	8.8	8.8	9.3	11.1	9.3	10.3	10.6
70 to 84	6.6	7.4	6.4	6.5	8.6	6.8	7.4	8.6
85 and over	2.4	1.4	1.7	2.5	1.3	2.1	1.8	2.1
Total	100.0	100.0	100.0	100.0	100.0	100.0	100	100

HOW CULTURALLY DIVERSE IS CABRAMATTA PLACE?

More than half of residents living within Cabramatta Place were born overseas

As Table 37 shows, Cabramatta Place is a significantly diverse part of Sydney with 59.5% of residents born overseas (31,327 people). This is a higher proportion than Fairfield LGA (53.9%) and a significantly higher proportion than Greater Sydney (36.7%).

Within Cabramatta Place, Cabramatta has the highest proportion of people born overseas, equating to 14,189 people or 65.3% of the population. In comparison to other suburbs within Cabramatta Place, Lansvale has a

significantly lower proportion with 44.3% (1,145 people) of residents born overseas, however this is still higher than Greater Sydney.

Of residents born overseas, a significantly high proportion of people were born in Vietnam (31.1%; 15,784 people) followed by Cambodia (7.1%; 3,605 people), and China (3.4%; 1,733 people).

A high proportion of recently arrived migrants

As shown by Table 38 (overpage), 4,884 people or 9.3% of Cabramatta Place's total population arrived within the last 5-year period. This is higher than Greater Sydney (7.9%), and slightly higher than Fairfield LGA (8.7%).

In Canley Vale, 12.3% of the total population (894 people) arrived within the last five years. Cabramatta (12.2%; 2,666 people) and Canley Heights (7.1%; 780 people) also experienced a higher number of newly arrived migrants in comparison to the rest of Cabramatta Place.

Table 37 - 2016 number and percentage of people born overseas living in Cabramatta Place (Source: Profile.id)

Suburb	Number of people born overseas	% of people born overseas
Cabramatta	14,189	65.3
Cabramatta West	3,870	53.5
Canley Heights	6,077	55.4
Canley Vale	6,045	59.4
Lansvale	1,145	44.3
Cabramatta Place	31,327	59.5
Fairfield LGA	107,065	53.9
Greater Sydney	-	36.7

Table 38 - 2016 number and percentage of recently arrived migrants in Cabramatta Place (Source: Profile.id)

Suburb	Number of people born overseas	% of people born overseas
Cabramatta	2,666	12.2
Cabramatta West	431	4.2
Canley Heights	780	7.1
Canley Vale	894	12.3
Lansvale	113	4.4
Cabramatta Place	4,884	9.3
Fairfield LGA	17,236	8.7
Greater Sydney	379,578	7.9

WHAT DOES THE TYPICAL HOUSEHOLD IN CABRAMATTA PLACE LOOK LIKE?

A significantly lower median household income than Greater Sydney

As Table 39 shows, Cabramatta Place has a significantly lower median household income than Greater Sydney (\$1,059 compared to \$1,745), as well as Fairfield LGA (\$1,059 compared to \$1,220). Within Cabramatta Place, Cabramatta (\$964) has the lowest median household income, followed by Canley Vale (\$1,025) and Cabramatta West (\$1,158).

A high proportion of low income households

As Table 40 shows, Cabramatta Place has a significantly higher proportion of low income households earning less than \$650 a week than Greater Sydney (24.6% compared to 15.1%) and a higher proportion overall compared to Fairfield LGA (24.6% compared to 21%).

Cabramatta (27.7%; 1,758 households) as well as Canley Vale (27.3%; 784 households) have almost double the proportion of low-income households than Greater Sydney.

Canley Heights (19.5%; 588 households) and Lansvale (18.3%; 136 households) have the lowest proportions of income households in Cabramatta Place, however this is still higher than Greater Sydney.

Table 39 - 2016 Median household income in Cabramatta Place (Source: Profile.id)

Suburb	Median household income (\$)
Cabramatta	964
Cabramatta West	1,158
Canley Heights	1,239
Canley Vale	1,025
Lansvale	1,327
Cabramatta Place	1,059
Fairfield LGA	1,220
Greater Sydney	1,745

Table 40 - 2016 Households earning less than \$650 a week (Source: Profile.id)

Suburb	# of households	Total households	%
Cabramatta	1,758	2,072	27.7
Canley Vale	784	3,127	27.3
Cabramatta West	390	632	21.1
Canley Heights	588	3,014	19.5
Lansvale	136	453	18.3
Cabramatta Place	3,656	15,497	24.6
Fairfield LGA	12,076	57,458	21.0
Greater Sydney	248,205	1,638,911	15.1

Table 41 - 2016 Tenure overview in Cabramatta Place (%) (Source: Profile.id)

Tenure type (%)	Fully owned	Mortgage	Renting Social housing	Renting Private
Cabramatta	25.8	21.0	4.2	39.6
Cabramatta West	31.1	25.2	10.9	21.6
Canley Heights	31.1	28.9	9.6	23.4
Canley Vale	29.3	24.4	9.1	28.3
Lansvale	36.5	34.9	3.5	13.5
Cabramatta Place	28.8	24.4	7.2	30.8
Fairfield LGA	31.0	27.8	8.1	25.1
Greater Sydney	27.7	31.5	4.6	27.6

A significantly higher proportion of households privately renting than both Greater Sydney and Fairfield LGA

As shown by Table 41, Cabramatta Place (30.8%; 4,699 households) has a significantly higher proportion of households renting than both Greater Sydney (27.6%; 474,093 households) and Fairfield LGA (25.1%; 59,582 households).

Cabramatta (39.6%; 2,684) had the highest proportion of renters, with almost 2 in 5 households renting. This is followed by Canley Vale (28.3%; 877), Canley Heights (23.4%; 722) and Cabramatta West (21.6%; 440).

A significantly higher proportion of households renting social housing units than Greater Sydney

In 2016, 7.2% of households in Cabramatta Place were renting social housing units, this is significantly higher than Greater Sydney (4.6%), however a slightly lower proportion compared to Fairfield LGA (8.1%).

As shown by Table 41, Cabramatta West (10.9%; 221 households) had a significantly higher proportion of households renting social housing units than both Greater

Sydney and Fairfield LGA. This is followed by Canley Heights (9.6%; 297), Canley Vale (9.1%; 281) and Cabramatta (4.2%; 281).

A significantly lower rate of home owners than Greater Sydney

As Table 41 shows, home ownerships made up 28.8% or 4,366 homeowners in Cabramatta Place. This was significantly lower than Fairfield LGA (31.0%), however a slightly higher proportion than Greater Sydney (27.7%). Lansvale (36.5%), Canley Heights (31.1%) and Cabramatta West (31.1%) have the highest proportion of home owners.

A significant proportion of households in Lansvale (34.9%) also have a mortgage.

A higher proportion of couples with children than Greater Sydney

As shown by Table 42, Cabramatta Place (37.7%) has a higher proportion of couples with children than Greater Sydney (35.3%), however a significantly lower proportion of couples with children than Fairfield LGA (42.3%). Canley Heights (43.6%) had the highest proportion of couples with children, followed by Cabramatta West (42.5%), Canley Vale (38.8%) and Lansvale (38.4%).

A significantly higher proportion of one-parent families than Greater Sydney

In 2016, 21% of families living in Cabramatta Place were one parent families. This is a significantly higher proportion than Greater Sydney (10.4%), and slightly higher than Fairfield LGA (17.9%). In Cabramatta West (23.3%), Canley Height (21.7%) and Cabramatta (20.6%), more than 1 in 5 households were one parent families.

Table 42 - 2016 Household type (Source: Profile.id)

		Couples with children	Couples without children	One parent families	Other families	Group household	Lone person	Other not classifiable household	Visitor only households	Total households
Cabramatta	#	2295	1076	1395	199	314	1191	269	38	6,780
	%	33.9	15.9	20.6	2.9	4.6	17.6	4.0	0.6	100.0
Cabramatta West	#	863	273	472	29	37	290	61	6	2,033
	%	42.5	13.4	23.3	1.4	1.8	14.3	3.0	0.3	100.0
Canley Heights	#	1346	470	670	82	53	371	84	11	3,087
	%	43.6	15.2	21.7	2.7	1.7	12.0	2.7	0.4	100.0
Canley Vale	#	1201	407	619	72	97	554	120	19	3,092
	%	38.8	13.2	20.0	2.4	3.2	17.9	3.9	0.6	100.0
Lansvale	#	304	143	139	8	26	125	43	3	791
	%	38.4	18.1	17.6	1.0	3.3	15.8	5.4	0.4	100.0
Cabramatta Place	#	5,753	2,324	3,203	372	517	2,462	556	77	15,268
	%	37.7	15.2	21.0	2.4	3.4	16.1	3.6	0.5	100.0
Fairfield LGA	%	42.3	16.5	17.9	2.0	2.2	15.1	3.5	0.5	100.0
Greater Sydney	%	35.3	22.4	10.4	1.3	4.5	20.4	4.7	0.9	100.0

A smaller proportion of lone person households than Greater Sydney

In 2016, lone person households made up 16.1% of Cabramatta Place. This is a significantly lower proportion than Greater Sydney (20.4%), however a slightly higher proportion than Fairfield LGA (15.1%). Canley Vale (17.9%) had the highest proportion of lone person households in Cabramatta Place, followed by Cabramatta (17.6%) and Lansvale (15.8%).

A significantly larger household size than Greater Sydney

In 2016, the median household size in Cabramatta Place was 3.26 persons. This is significantly larger than Greater Sydney (2.72), however smaller than Fairfield LGA (3.29). As shown by Table 43, Canley Heights had the largest household size with an average of 3.54 persons per dwelling, followed by Cabramatta West (3.51) and Canley Vale (3.22).

Lansvale (3.20) and Cabramatta (3.12) had the smallest household sizes in Cabramatta Place, however this is still larger than the average for Greater Sydney.

Table 43 - 2016 Median household size in Cabramatta Place (Source: Profile.id)

Suburb	Number of dwellings	Total households	Persons per dwelling
Cabramatta	21,158	6,780	3.12
Cabramatta West	7,145	2,033	3.51
Canley Heights	10,930	3,087	3.54
Canley Vale	9,947	3,093	3.22
Lansvale	2,535	791	3.20
Cabramatta Place	49,781	15,785	3.26
Fairfield LGA	196,103	59,582	3.29
Greater Sydney	4,685,044	1,719,676	2.72

A significantly higher proportion of people in need of assistance due to disability than Greater Sydney

Cabramatta's disability statistics help in understanding the prevalence of people who need support in the community, and along with information on Unpaid Care to a person with a disability, how that support is provided. However, it is important to note that a person's reported need for assistance is based on a subjective assessment, there may be a greater number of people with a disability who don't report it in the census.

In 2016, 7.8% or 3,940 people living within Cabramatta Place self-reported need for assistance in their day to day lives due to disability. This is significantly higher than Greater Sydney (4.9%) and slightly lower than Fairfield LGA (8.5%).

Within Cabramatta Place, 8.4% or 852 people living within Canley Vale reported need for assistance, followed by Cabramatta (8.1%; 1,765 people), Cabramatta West (7.6%; 550 people) and Canley Heights (6.8%; 750 people).

Table 44 - 2016 People reporting need for assistance (Source: Profile.id)

Area	Number	Total population	Percent %
Cabramatta	1,765	21,772	8.1
Cabramatta West	550	7,248	7.6
Canley Heights	750	10,968	6.8
Canley Vale	852	10,189	8.4
Lansvale	155	2,577	6.0
Cabramatta Place	3,940	52,753	7.8
Fairfield LGA	16,911	198,817	8.5
Greater Sydney	236,139	4,823,991	4.9



Figure 15 - Canley Heights is one specialised retail centre in Fairfield LGA

A significantly higher proportion of people who are looking for work than Greater Sydney

As shown by Table 45, Cabramatta Place has more than double the rate of unemployment (people actively looking for work; 13.3%), compared to Greater Sydney (6%) and a higher proportion than Fairfield LGA (10.5%).

Within Cabramatta Place, Cabramatta has the highest unemployment rate (14.9%; 1,314 people), followed by Canley Vale (13.8%; 560 people), Canley Heights (11.7%; 531) and Cabramatta West (11.6%; 333 people).

Lansvale (9.4%; 101 people) has the lowest rate of unemployment, however it still remains higher than Greater Sydney.

Table 45 - 2016 People looking for work (and considered to be in the labour force 15+) and living within Cabramatta Place (Source: Profile.id)

Suburb	Number of people looking for work	Total labour force aged 15+	%
Cabramatta	1,314	8,837	14.9
Cabramatta West	333	2,865	11.6
Canley Heights	531	4,533	11.7
Canley Vale	560	4,056	13.8
Lansvale	101	1,078	9.4
Cabramatta Place	2,727	20,541	13.3
Fairfield LGA	8,434	80,340	10.5
Greater Sydney	146,189	2,418,911	6.0

A higher proportion of disengaged young people than Greater Sydney

In 2016, 10.3% of young people in Cabramatta Place were disengaged, meaning they were not engaged in study or employment. This is significantly higher than the proportion of Greater Sydney (7.6%), however it is slightly lower than Fairfield LGA (11.1%).

Within Cabramatta Place, Cabramatta West (11.7%; 140 people) has the highest proportion of disengaged young people, followed by Canley Vale (10.6%; 166 people) and Canley Heights (10.2%; 177 people).

Table 46 - 2016 Number of disengaged young people in Cabramatta Place (Source: Profile.id)

Suburb	# of disengaged young people	Total people aged 15 to 24 years	%
Cabramatta	320	3,229	9.9
Cabramatta West	140	1,194	11.7
Canley Heights	177	1,727	10.2
Canley Vale	166	1,561	10.6
Lansvale	33	368	9.0
Cabramatta Place	801	7,754	10.3
Fairfield LGA	3,283	29,503	11.1
Greater Sydney	47,792	629,105	7.6

A significantly higher proportion of households with no internet connection at home than Greater Sydney

Cabramatta Place (28.4%) has a significantly higher proportion of households with no internet connection at home than Greater Sydney (18.6%) and Fairfield LGA (24.8%).

In Lansvale (29.7%), Canley Heights (29%) and Cabramatta West (28.4%), 1 in 4 households do not have an internet connection. Canley Vale (24.6%) and Cabramatta (24%) also have significantly high proportions of households without an internet connection. This emphasises the need for free and accessible internet and computer use through libraries or in public space to ensure that people can stay connected, as well as have access to online resources and networks.

Table 47 - 2016 People looking for work (and considered to be in the labour force 15+) and living within Cabramatta Place (Source: Profile.id)

Suburb	# of households with no Internet connection	Total households	%
Cabramatta	1,996	6,726	24
Cabramatta West	573	2,016	28.4
Canley Heights	772	3,136	29
Canley Vale	906	3,124	24.6
Lansvale	190	792	29.7
Cabramatta Place	4,337	15,284	28.4
Fairfield LGA	14,784	59,566	24.8
Greater Sydney	319,581	1,719,677	18.6

A lower proportion of students than Greater Sydney

In 2016, 7.9% of people living in Cabramatta Place were students attending university or TAFE, this is a slightly lower proportion than Greater Sydney (8.0%). Canley Vale (8.4%) had the highest proportion of students attending university and TAFE compared to Greater Sydney, whilst Lansvale (6.3%) had the lowest proportion of students.

Both a higher proportion of households with no car, and households with 3 or more cars than Greater Sydney

Car ownership statistics provide insight into preferred methods of transport - walk, public transport or public vehicle, as well as give an indication of suburbs that might have public transport accessibility issues, or conversely suburbs that may have low rates of car ownership and low access to public transport.

In 2016, 14.1% of households in Cabramatta Place had no motor vehicles, compared to 10.7% in Greater Sydney and 10.1% in Fairfield LGA. However, Cabramatta Place (15.3%) had a slightly higher proportion of households with 3 or more cars than Greater Sydney.

Lansvale (25.9%) had the highest proportion of households with 3 or more cars, followed by Cabramatta West (23.3%) and Canley Heights (20.8%). Cabramatta (18.2%) had the highest proportion of households with no vehicles, followed by Canley Vale (14.5%) and Canley Heights (9.7%).

Table 48 - 2016 Number of students studying at TAFE or university within Cabramatta Place (Source: Profile.id)

Suburb	# of students	%
Cabramatta	1800	8.3
Cabramatta West	549	7.6
Canley Heights	855	7.8
Canley Vale	854	8.4
Lansvale	162	6.3
Cabramatta Place	4026	7.9
Fairfield LGA	14,523	7.3
Greater Sydney	386,799	8.0

Table 49 - 2016 Number of motor vehicles (Source: Profile.id)

Suburb	No motor vehicles	1 motor vehicle	2 motor vehicles	3 or more motor vehicles	Not stated
Cabramatta	18.2	40.3	22.8	10.1	8.5
Cabramatta West	8.6	29.2	31.5	23.3	7.5
Canley Heights	9.7	31.7	31.0	20.8	6.7
Canley Vale	14.5	35.8	27.5	14.4	7.8
Lansvale	5.7	26.4	32.1	25.9	10.0
Cabramatta Place	14.1	36.0	26.6	15.3	7.9
Fairfield LGA	10.1	31.3	30.0	21.1	7.5
Greater Sydney	10.7	35.4	31.1	14.9	8.0

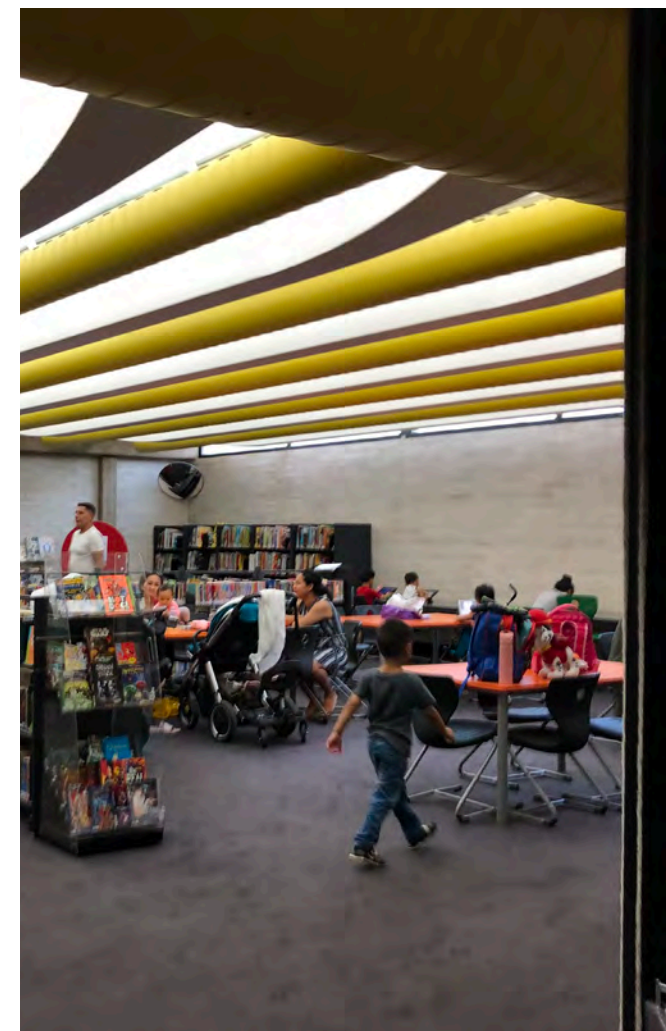


Figure 16 - Cabramatta is an aspirational community with community facilities like Whitlam Library playing a significant role in supporting the community reach their full potential

HOW IS CABRAMATTA PLACE GOING TO CHANGE?

POPULATION FORECASTS FOR CABRAMATTA PLACE

Population forecasts are important to get an idea of how Cabramatta Place will change, and what kinds of community facilities and open space will be needed to accommodate for future growth.

Forecast.id assumptions

The Department of Planning releases official planning population forecasts, however only for the LGA as a whole, with no indication of growth at the suburb, or place level. In the absence of suburb level population forecasts, at the time of this study Forecast.id was the only source available.

Forecast.id works with Council’s strategic planning team to understand the likely development activity at a small area level, forming the development assumptions of the forecasts. In addition to development potential, the forecasts also take into account net migration by age (for example, accounting for the likelihood of older people to relocate elsewhere for a sea or tree change as they retire, and young families to move into Cabramatta Place seeking relatively affordable housing), as well as birth rates and age of death.

One gap in the forecasts is that international migration is not accounted for, and therefore cannot be accounted for in benchmarking and developer contributions purposes. Despite this, the Needs Study assumes that the international migration trend Cabramatta Place has recently and historically experienced will continue and understands that community facilities and open space in Cabramatta Place will need to work harder to accommodate the needs of the community (see pages 63 to 65 for ‘designing for diversity’ research).

How is the population of Cabramatta Place likely to grow?

As shown by Table 50, Cabramatta Place will experience significant growth over a 20 year period. Cabramatta is forecast to grow by the largest number of people (+4,580 people), while Canley Heights is forecast to experience a significant rate of growth, growing by 2,696 people or 24.6% from its 2016 population.

The only suburb within Cabramatta Place that is not forecast to experience significant growth is Lansvale - forecast to increase only by 158 people over the 20-year period.

Table 50 - Forecast population (Source: Profile.id)

Area	2016	2026	2036	Change #	Change %
Cabramatta	21,772	24,465	26,352	4,580	21.0
Cabramatta West	7,248	7,846	8,263	1,015	14.0
Canley Heights	10,968	12,141	13,664	2,696	24.6
Canley Vale	10,189	11,109	12,006	1,818	17.8
Lansvale	2,577	2,655	2,735	158	6.1
Cabramatta Place	52,754	58,216	63,020	10,266	19.5
Fairfield LGA	206,436	227,297	245,145	38,709	18.8

Accelerated LEP Review

As part of the accelerated LEP review, Council has recently begun the process of reviewing the planning controls via the local housing strategy and urban design studies for Cabramatta and Canley vale. This may result in further growth, that will have flow on effects for community facilities and open space.

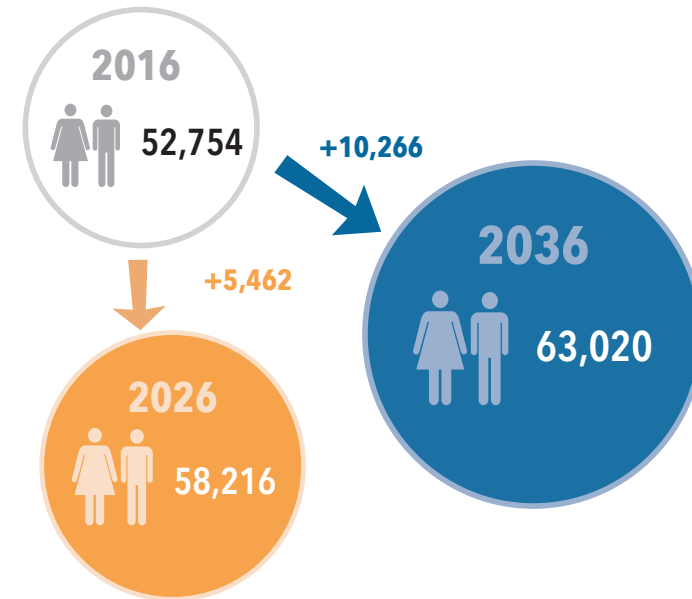


Figure 17 - Forecast population growth in Cabramatta Place (Source: Forecast.id)

Forecast service age groups

Service age groups divide the population into categories that reflect typical life-stages. This is important to understand the level of demand for services that target different age groups such as child care, youth centres and seniors meeting spaces or areas for after-work recreation.

As shown by Table 51, by 2036 almost a third of Cabramatta Place (32.8%) will be under the age of 24, however this is a slightly lower proportion than in 2016 (34.2%)

In contrast, 13% of the population is projected to be over the age of 70 in 2036, compared to 8.9% in 2016. This is significant and will have impacts on open space and community facilities in Cabramatta Place.

Cabramatta and Canley Vale are projected to have the largest number of children aged 0 - 11 years, as well as people aged 70 years and over. Community facilities and open space will need to be universally designed to accommodate for the diverse needs of the age groups.

Table 51 - 2036 forecast age profile by service age groups (Source: Profile.id)

Service age group (%)	Cabramatta		Cabramatta West		Canley Heights		Canley Vale		Lansvale		Cabramatta Place	
	#	%	#	%	#	%	#	%	#	%	#	%
0 to 4	1,781	6.8	516	6.2	897	6.6	891	7.4	135	4.9	4,220	6.7
5 to 11	2,126	8.1	817	9.9	1,253	9.2	1,089	9.1	217	7.9	5,502	8.7
12 to 17	1,815	6.9	755	9.1	1,109	8.1	872	7.3	207	7.6	4,758	7.5
18 to 24	2,589	9.8	845	10.2	1,350	9.9	1,147	9.6	240	8.8	6,171	9.8
25 to 34	3,802	14.4	1,061	12.8	1,749	12.8	1,761	14.7	317	11.6	8,690	13.8
35 to 49	5,140	19.5	1,599	19.4	2,675	19.6	2,231	18.6	543	19.8	12,188	19.3
50 to 59	3,080	11.7	944	11.4	1,564	11.4	1,314	10.9	325	11.9	7,227	11.5
60 to 69	2,542	9.6	800	9.7	1,369	10.0	1,073	8.9	314	11.5	6,098	9.7
70 to 84	2,738	10.4	766	9.3	1,425	10.4	1,175	9.8	370	13.5	6,474	10.3
85 and over	740	2.8	159	1.9	271	2.0	453	3.8	68	2.5	1,691	2.7
Total	26,352	100.0	8,263	100.0	13,664	100.0	12,006	100.0	2,735	100.0	63,020	100.0



Figure 18 - Young Cabramatta Residents having a say about their future

