

**COMPREHENSIVE SOCIAL IMPACT ASSESSMENT OF PROPOSED AMENDMENTS
TO BUILDING 3 AT “THE MILLS” RESIDENTIAL FLAT BUILDING DEVELOPMENT,
TO INCREASE THE BUILDING FROM 12 STOREYS TO 16 STOREYS, 1-11 NEIL
STREET, MERRYLANDS**

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Executive Summary

1.0 INTRODUCTION

This Comprehensive Social Impact Assessment (CSIA) describes the nature of the proposed alterations and additions to Buildings 3 of *The Mills* residential development located at 1-11 Neil Street, Merrylands. This CSIA also describes the existing demographic and social character of the area immediately surrounding the site compared to the suburb of Holroyd, the Holroyd Local Government Area, Greater Sydney and NSW, and assesses the potential social implications of the proposed development.

This CSIA has been prepared in accordance with the *Holroyd City Council Social Impact Assessment Policy August 2012* (the Policy) and *Holroyd City Council Guidelines for Developers: How to Complete a Social Impact Assessment – August 2012* (the Guidelines).

2.0 PROPOSED DEVELOPMENT

The entire subject site of which Buildings 3 forms part has an area of 15765m² and is zoned *R4 - High Density Residential* under *Holroyd Local Environmental Plan 2013*. The site on which Buildings 3 is located on the south-eastern part of the site bound by Neil Street and the Cumberland Railway. *The Mills* subject site is bound by the Western railway line to the east, Neil Street to the south, 13-15 Neil Street to the west which has recently been granted approval for a high density residential development, and *Holroyd Garden Estate* to the north which is a residential development comprising medium and high density residential developments.

The site has a number of physical constraints including flood-ways, a swale, new roads and parks which restrict developable land on the site.

The development the subject of the DA includes a variation to Building 3, a 12 storey residential flat building over basement parking, to increase the height of the building an additional 4 storeys.

Building 3, which is the subject of a separate DA, has the following characteristics:

- 12 storeys (Ground – 11th floor) with a total of 178 units comprising:
 - 59 x 1 bedroom units
 - 107 x 2 bedroom units
 - 12 x 3 bedroom units
 - 36 of the units are adaptable

The subject application seeks consent to add an additional 4 storeys, with the following characteristics:

- 4 storeys (12th – 15th floor) with a total of 24 units, comprising:

- 12 x 2 bedroom units
- 12 x 3 bedroom units
- 4 of the units will be adaptable

The proposed alterations and additions to Building 3 will result in the following unit mix:

- 59 x 1 bedroom units
- 119 x 2 bedroom units
- 24 x 3 bedroom units
- 41 adaptable units

The alterations and additions to Buildings 3 will increase the population on the site by approximately 60 people based on the average number of people per bedroom of 1.0 in the Statistical Area Level 1 – 1148526 (SAL) at the 2011 Census. This results in a total estimated population in Building 3 of 369 people.

3.0 DEMOGRAPHIC PROFILE & CHARACTERISTICS

A Demographic Profile Table is included at Appendix A to the CSIA. That profile includes data from the 2011 Census for Statistical Area Level 1 – 1148526 (SAL) in which the subject site is located, the suburb of Holroyd, Holroyd LGA, Greater Sydney and NSW.

The socio-economic and demographic profile indicates that residents of the SAL are most likely to come from a culturally and linguistically diverse background, be young families who reside in two and three bedroom units and who work in professional occupations. It is reasonable to assume that the residents of the proposed development are likely to be the same as, or similar to, the existing residents. As such, it is unlikely that the proposed development, and the increased population that will come with the development, will result in any significant changes to the socio-economic or demographic profile of the area.

4.0 COMMUNITY CONSULTATION

A CSIA was prepared to accompany a DA for the Masterplan for *The Mills* site in May 2014. A CISA was also prepared to accompany a DA for other buildings within the development, including a DA for Buildings 3 & 4. As part of the preparation of the CSIA for the Masterplan, residents living in close proximity to the subject site, and businesses or tenants of commercial properties near the subject site, and who may potentially experience social impacts as a result of the proposed development, were notified by letter on the 15th April, 2014, via a notice in their letter boxes. 112 notices were distributed. A list of the addresses notified of the development is included at Appendix C to this report. Also included in Appendix C is a copy of the letter sent to residents.

Residents were given 30 days to respond to the notice. No comments or responses were received as a result of that community consultation. Similarly, no submissions were made to Council when the other DAs for the different stages were advertised as part of the DA process.

As the proposed development related to a Masterplan, key community stakeholders were also notified of the proposed development by letter. No comments were received from community stakeholders.

As extensive consultation was undertaken as part of the preparation of the CSIA prepared for the Masterplan and as no comments were received from local residents or stakeholders regarding the overall development, it was not considered necessary to repeat the community consultation for the subject CSIA as it relates to alterations and additions to Building 3, which was the subject of a separate DA and part of the overall development.

Residents, the wider community and key stakeholders will have another opportunity to comment on the proposed development when the Development Application (DA) is advertised. If any social impact issues are raised at that time, they can be separately addressed, if they have not already been considered in this CSIA.

5.0 SOCIAL IMPACT ASSESSMENT

A comprehensive assessment of the potential social impacts of the proposed development is included in Chapter 5.0 of the CSIA. The only potential negative social impacts identified are short term impacts associated construction (e.g. noise, increased truck movements etc.).

Positive impacts that are likely to be generated as a result of the proposed development include:

- increase in the provision of a diverse housing mix on the site as envisaged in the zone objectives for the R4 – High Density Residential zone;
- improved safety and security on and surrounding the site as a consequence of implementation of Crime Prevention Through Environmental Design Principles (CPTED) in the design of the development; and
- the increased population may act to support and retain existing shops and services in the locality.

6.0 RECOMMENDATIONS

The proposed development is unlikely to generate any long term negative social impacts, and provides a number of positive social impacts. No social impacts have been identified that would warrant the refusal of the proposed development.

7.0 IMPACT MITIGATION PLAN

Holroyd City Council's *Guidelines* require an *Impact Mitigation Plan* (IMP) to be included in a CSIA to document and guide the implementation of impact mitigation and enhancement strategies for development projects.

The CSIA identifies no long term negative social impacts that may arise as a result of the proposed development. The short term amenity issues are able to be minimised through conditions of consent in terms of permissible hours of work on the site, delivery times etc.

8.0 CONCLUSION

The proposed development alterations and additions to Building 3 at *The Mills*, 1-11 Neil Street, Merrylands is unlikely to generate any long term negative social impacts.

The proposed development is unlikely to have any material impact on the current socio-economic and demographic characteristics of the area. New residents are likely to have similar characteristics to those currently in residence.

The proposed development is likely to generate a number of positive social impacts, including:

- increase in the mix of housing types, satisfying the objectives of the zone, and on a site in close proximity to shops, services and public transport;
- improved safety and security on the site and in the surrounding area;
- provision of accessible, modern units with lift access and on-site parking;
- increased patronage at local shops and on public transport; and
- the generation of employment in the construction and fit out.

1.0 INTRODUCTION

This Comprehensive Social Impact Assessment (CSIA) describes the nature of the proposed alterations and additions to Buildings 3 at *The Mills* residential development at 1-11 Neil Street, Merrylands. The proposed alterations and additions involve adding 4 storeys to the previously approved 12 storey building.

The Mills site has a total area of 15,765m² and is zoned *R4 – High Density Residential* under Holroyd Local Environmental Plan 2013 (LEP). Parts of the site are currently under development as per previous DAs for other stages of the development and is bound by the Western railway line to the east, Neil Street to the south, 13-15 Neil Street to the west which has been granted approval for a high density residential development, and *Holroyd Garden Estate* to the north which is a residential development comprising medium and high density residential developments.

The site has a number of physical constraints including flood-ways, a swale, new roads and parks which restrict developable land on the site.

The Mills site is located approximately 300m (straight line measurement) from Merrylands railway station, and is located within the Neil St Precinct. The large Stocklands Shopping Centre is located within walking distance from the subject site. Medical centres and dental practices are located in close proximity to the subject site, on Pitt St.

Buildings 3 is situated on land at the eastern part of the site bound by Neil Street and the Cumberland Rail line. The subject application is for alterations and additions to Building 3, to increase the building from 12 storeys to 16 storeys. Consent for the construction of Building 3 was the subject of a separated DA, combined with Building 4. That DA sought consent for the construction of a 12 storey residential flat building with 178 units, over basement car parking.

This CSIA has been prepared in accordance with the requirements set out in the Holroyd City Council *Social Impact Assessment Policy* August 2012 (the *Policy*) and Holroyd City Council *Guidelines for Developers: How to Complete a Social Impact Assessment* – August 2012 (the *Guidelines*). The *Policy* and *Guidelines* note that any development for a multi-unit residential development comprising 50 or more dwellings, a CSIA is to accompany the DA.

Specific details of the existing and proposed development are included in Chapter 2.0.

This CSIA describes the existing demographic and socio-economic characteristics of the area immediately surrounding the site (Statistical Area Level 1 - 1148526), the suburb of Holroyd, the Holroyd Local Government Area compared to Greater Sydney and NSW, and assesses the potential social implications of the proposed development.

2.0 PROPOSED DEVELOPMENT

2.1 Development Characteristics

The subject Development Application (DA) proposed alterations and additions to Buildings 3 as follows:

- Increasing Building 3 by 4 storeys to result in a 16 storey building. The additional 4 storeys (12th floor – 15th floor), will add an additional 24 units with the following unit mix:
 - 12 x 2 bedroom units;
 - 12 x 3 bedroom units.
 - The proposal includes 4 adaptable units

The addition of the 24 units to the existing 178 units included in the original 12 storey proposal for Building 3, will result in a total of 202 units and the following unit mix:

- 59 x 1 bedroom units
- 119 x 2 bedroom units
- 24 x 3 bedroom units
- A total of 41 adaptable units

Detailed drawings and floor plans for the proposed additional 4 storeys have been prepared by Marchese Partners accompany the DA.

The proposed development will increase the population on the site by approximately 60 people based on the average number of people per bedroom of 1.0 in the SAL at the 2011 Census.

2.2 Operational Characteristics

The proposed works represent a modest intensification of the use of the site. The operational characteristics of the proposed development will differ from the existing developments on the site in the following ways:

- a small increase in population on the site in the context of the overall development; and
- a small increase in pedestrian and vehicular traffic to and from the site.

While the proposed development represents an intensification of use on the site, this intensification is not unexpected given the site zoning or the overall Masterplan for the site.

2.3 Area likely to be affected by the proposed development

The area most likely to be affected by the proposed development is the subject site and the area immediately surrounding it. For the proposed alterations and additions to Building 3, this includes residents and tenants Building 3, and other residents and tenants at 1-11 Neil Street. Given that the alterations and additions result in a small increase in population on the site in the context of the Masterplan for the overall site has been approved, there is nothing about the proposed alterations and additions to Building 3 that is likely to generate any unexpected social impacts for residents of the wider “*The Mills*” development, or to surrounding developments.

2.4 Groups potentially affected by the proposed development

There are no specific groups that are likely to be detrimentally affected by the proposed development as the proposed development does not discriminate against or affect any groups in the area.

No existing tenants are displaced by the proposed development.

The demographic profile of SAL1 - 1148526 indicates overrepresentations (compared to other parts of the LGA, Greater Sydney and NSW) of the following groups:

- People who speak a language other than English at home;
- People who come from a non-English speaking country; and
- People in need of assistance to carry out day to day tasks.

There is nothing about the proposed alterations and additions to Building 3 that is likely to generate any negative impacts for these groups.

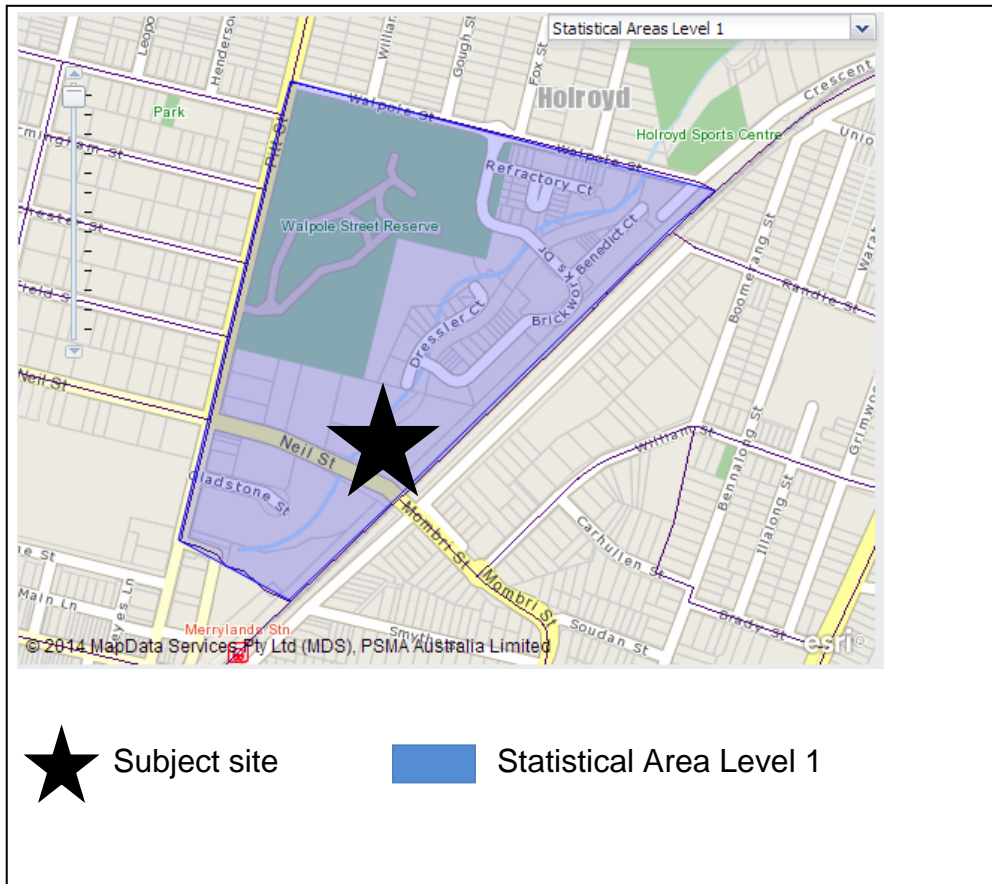
3.0 DEMOGRAPHIC PROFILE & CHARACTERISTICS

The Mills is located in close proximity to the Merrylands Town Centre which represents the largest commercial centre within the Holroyd LGA. *The Mills* site is located in the Neil Street Precinct which is characterised by older commercial/light industrial uses and large areas of vacant land. The Neil Street Precinct has seen a recent increase in high density residential development.

The Neil Street Precinct is considered ideal for urban renewal due to its highly accessible location. Redevelopment of this precinct will support the revitalisation of the Merrylands Town Centre through increased residential density.

A *Demographic Profile Table* is included in Appendix A to this report. That table compares the socio-economic and demographic characteristics of Statistical Area Level 1 1148526 (SAL) in which the subject site is included, the suburb of Holroyd (in which the Australian Bureau of Statistics includes the subject site) and the Holroyd Local Government Area to Greater Sydney and New South Wales.

SLA 11485626 encompasses an area of approximately 0.1km² and includes the area bound by Walpole St to the north, Pitt St to the west, the western railway line to the east and the northern curve of Terminal Place over to the railway line to the south (see Figure 1 below)

Figure 1 – Statistical Local Area Level 1 – 1148526

The demographic profile of the area reveals the following:

- No residents in the SAL or in the suburb of Holroyd who identify as Aboriginal or Torres Strait Islander people compared to the Holroyd LGA (0.8%), Greater Sydney (1.2%) and NSW (2.5%);
- People born overseas in a non-English speaking country represent 52.2% of the population of the SAL, a greater proportion than found in the suburb of Holroyd (50.1%), but greater than the Holroyd LGA (43.9%), Greater Sydney (27.1%) and NSW (19.2%).

- Those who speak a language other than English at home over half of the population (59.7%) of the SAL, compared to 58.5% of the suburb of Holroyd, 50.9% of the population of Holroyd LGA; 32.5% of the population of Greater Sydney and 22.4% of the population of NSW.
- A larger proportion of people living in the SAL and the suburb of Holroyd are in need of assistance to accomplish day to day tasks (6.9% and 7.6% respectively) compared to the Holroyd LGA (5.0%), greater Sydney (4.4%) and NSW (4.9%).
- People aged 25-34 years are the largest population group in the SAL comprising 40.0% of the population. This is compared to 35.0% in the suburb of Holroyd, 17.7% in the Holroyd LGA, 15.4% in Greater Sydney and 13.6% in NSW. The median age of residents in the SAL is 28 which is similar to the median age of the suburb of Holroyd (29) but younger than the median age in the Holroyd LGA (34), Greater Sydney (36) and NSW (38).
- The majority of families in the SAL are couple families with dependent children (41.4%), which is the same as the Holroyd LGA (41.4%), but greater than the proportion in the suburb of Holroyd (37.3%), Greater Sydney (39.6%) and NSW (36.9%).
- The median weekly household income of residents in the SAL (\$1764) is greater than that in the suburb of Holroyd (\$1701) and significantly greater than the Holroyd LGA (\$1209), Greater Sydney (\$1447) and NSW (\$1237).
- Median rents in the SAL (\$420) are slightly higher than those for the suburb of Holroyd (\$415) and significantly higher than in the Holroyd LGA (\$330), Greater Sydney (\$351) and NSW (\$300).
- The majority of residents in the SAL own one car (50.9%), compared to 46.7% in the suburb of Holroyd, 40.6% in the Holroyd LGA, 38.3% in Greater Sydney and 37.8% in NSW.

- The average household size in the SAL (2.6), slightly smaller than in the suburb of Holroyd (2.8) and the Holroyd LGA (2.8), and comparable to that in Greater Sydney (2.7), and NSW (2.6).
- There are no separate houses in the SAL. The vast majority (83.2%) of residents of the SAL reside in flats or apartments; compared to 66.2% in the suburb of Holroyd, 22.5% in Holroyd LGA, 9.5% in Greater Sydney and 16.9% in NSW.
- The largest proportion of residents of the SAL (49.6%) reside in private rental accommodation, compared to 44.8% in the suburb of Holroyd, 28.2% in the Holroyd LGA, 27.0% in Greater Sydney and 25.6% in NSW.
- There are no public housing residences in the SAL or in the suburb of Holroyd but they represent 7.9% of all accommodation in the Holroyd LGA, 4.5% in Greater Sydney and 4.4% in NSW.
- The majority of residents of the SAL (47.3%) reside in three bedroom dwellings, compared to 47.5% in the suburb of Holroyd, 41.0% in the Holroyd LGA, Greater Sydney (36.7%), and NSW (39.9%).
- The unemployment rate in the SAL (5.1) is similar to that in the suburb of Holroyd (5.0) but less than the Holroyd LGA (7.2), Greater Sydney (5.7) and NSW (5.9)
- A large proportion of the population of the SAL moved to the area in the 5 years prior to the Census with only 17.5% living in the SAL 5 years prior. This is not unexpected given the increase in high density residential development, namely the Holroyd Garden Estate developed in 2005/2006 by Lend Lease which provided 315 dwellings.

- The most commonly reported occupation in the SAL was professional occupations (31.4%), compared to 29.0% in the suburb of Holroyd; 20.0% in the Holroyd LGA, 25.5% in Greater Sydney and 22.7% in NSW. Fewer residents of the SAL work in low paid labouring occupations in the SAL (6.3%) compared to the suburb of Holroyd (7.3%), the Holroyd LGA (9.3%), Greater Sydney (7.3%) and NSW (8.7%).

The demographic and socio-economic profile of the SAL indicates that residents are typically culturally and linguistically diverse young families residing in predominantly in two bedroom dwellings and who work in professional occupations. The socio-economic and demographic characteristics indicate that residents of the SAL display very robust characteristics which mean they are less likely to experience negative social detriment.

The groups identified as being potentially at-risk of social harm as a result of their particularly socio-economic or demographic characteristics include:

- People who speak a language other than English at home;
- People who come from a non-English speaking country; and
- People in need of assistance to carry out day to day tasks.

There is nothing about the proposed development that is likely to generate any social harm to any of the overrepresented groups.

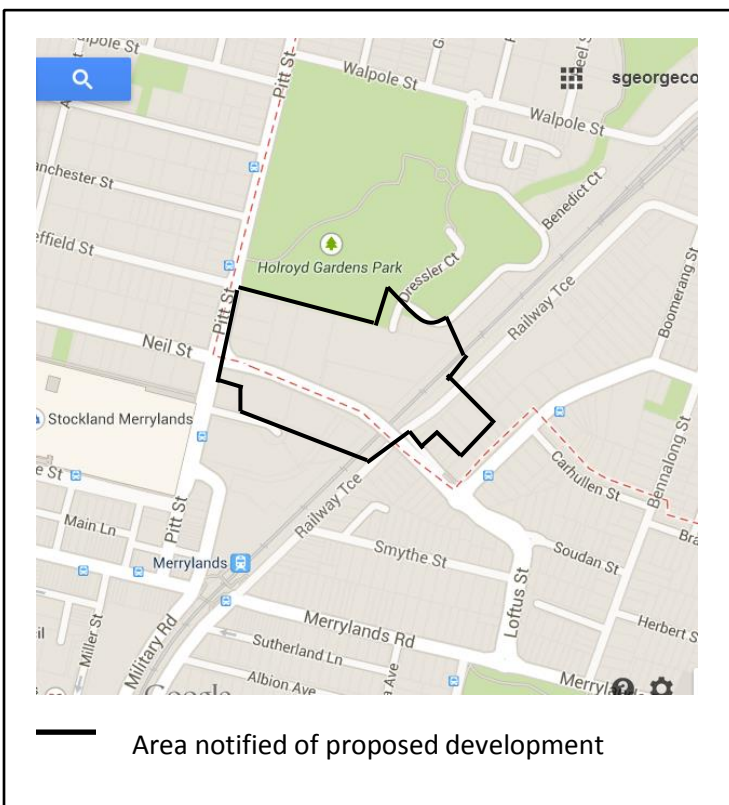
The socio-economic and demographic characteristics of the residents of the additional floors in Building 3 are likely to be the same as, or similar to the existing population given the proposed unit mix and the demographic characteristics indicating the popularity of the area for families, young people, professionals and given the sites close proximity to the railway station. As such, it is unlikely the increased population will generate any significant or discernible social impacts.

4.0 COMMUNITY CONSULTATION

As part of the requirements of Holroyd City Council, as outlined in their *Social Impact Assessment Policy and Guidelines*, those who are likely to experience potential social impacts as a result of the proposed development, are to be consulted prior to the submission of the CSIA.

Extensive consultation was undertaken with residents and key stakeholders as part of the preparation of the CSIA that accompanied the DA for the Masterplan for the site. That included distribution of a notice regarding the Masterplan for the site to properties surrounding the subject site on the 15th April, 2014. In total, 112 notices were distributed. A complete list of addresses to which the notices were delivered is included at Appendix C. Figure 2 indicates the physical extent of the notification area.

Figure 2 – Notification Area



At the time the Masterplan CSIA was finalised no responses to that notice had been received. Similarly, no submissions were received as a result of the notification of the DA. This suggests that no recipients of the notice and no one in the community felt compelled to comment on any potential social or other impacts that might be generated as a result of the proposed development.

Residents, tenants, stakeholders and other groups will have another opportunity to comment on the proposed alterations and additions to Building 3 as part of the DA process, once the application is lodged with Council. As such, no additional community consultation was undertaken for the preparation of this CSIA.

If any social impact issues are raised during the DA notification period, these can be addressed at that time, if they have not already been addressed in this CSIA.

5.0 SOCIAL IMPACT ASSESSMENT

The social impact potential of the proposed alterations and additions to Building 3 at 1-11 Neil Street is assessed against Holroyd City Council's *Social Impact Assessment Policy* and *Social Impact Assessment Guidelines* which direct that following the scoping and profiling of the locality in which the development is located, and following appropriate community consultation, assessment and evaluation of potential social impacts should be carried out.

The Scoping SIA included at Appendix C identified the following areas where potential social impacts may arise as a result of the proposed development:

- Population change;
- Housing;
- Mobility and access;
- Cultural values and beliefs;
- Health and wellbeing;
- Local economy and employment; and
- Needs of population groups.

In addition to the areas identified in Council's policies, amenity and public interest have also been considered.

These issues are addressed separately in the following.

5.1 Population Change

The proposed development seeks approval for the addition of 4 storeys to the proposed 12 storeys proposed for Building 3. The additional 4 storeys will add 24 units of two and 3 bedrooms and will increase the population on the site by

approximately 60 people based on the average number of people per bedroom in the SAL (1.0) at the 2011 Census.

The socio-economic and demographic characteristics of the new residents of the proposed additional dwellings are likely to be the same as, or similar to the existing population given the nature of unit accommodation already located in the SAL, and given the apparent popularity of the area for families, young people, professionals as indicated in demographic profile; and given the sites' close proximity to public transport and shops. As such, it is unlikely the increased population will generate any significant or discernible social impacts.

The proposed development represents a positive social impact in the provision of additional high density residential housing in an area zoned for that purpose; which provides a mix of accommodation; and that responds to a preference in the community for flat/unit accommodation.

5.2 Housing

The proposed development alterations and additions to Building 3 add to the range and mix of accommodation in Building 3 through the provision of additional two and three bedroom units. The proposed additional units increases the potential for a diverse residential population as it can accommodate additional couples, share accommodation, and families.

The stated aims of the *Holroyd Local Environmental Plan 2013* in terms of housing are to provide greater housing sustainability; greater diversity in housing options; greater accessibility to housing in high-demand locations; newly dedicated medium density zones; increased likelihood of housing affordability and rental accommodation; increased measures for amenity in high density areas and surrounds.

The subject site is zoned *R4 – High Density Residential*. This zoning acknowledges the need for higher density accommodation in close proximity to the Merrylands Town Centre and public transport and as such, the development and the increase in population is not unexpected.

The objectives of the *R4- High Density Residential* zone are:

- *To provide for the housing needs of the community within a high density residential environment.*
- *To provide a variety of housing types within a high density residential environment.*
- *To enable other land uses that provide facilities or services to meet the day to day needs of residents.*

The proposed alterations and additions contribute to satisfying the objectives of the zone through contributing to the provision of a variety of accommodation options in a high density residential development, with on-site recreation and public and private open space included as part of the complete *The Mills* development. The proximity of the proposed development to Merrylands Train Station and buses provides easily accessible public transport and the increased residential population may result in the retention, and possibly improvement of public transport services to the area.

5.3 Mobility and Access

It is anticipated that 20% of the future dwellings within *The Mills* development will be adaptable/accessible apartments. In the subject development for the alterations and additions to Building 3, 4 adaptable units are included in the subject application. To facilitate access also included in the proposal are smooth paths of travel within the site and lift access to all levels from the basement. A

total of 41 accessible parking spaces are provided in basement parking area for Building 3.

The proposed development does not result in any negative impact on existing paths of travel to the train station, or the local shops, library and services

A Statement of Compliance Report prepared by Accessibility Building Solutions accompanies the DA. That report concludes that the proposed alterations and additions to Building 3 are capable of complying with the relevant standards.

No potentially negative social impacts in terms of access are apparent.

The proposed development in and of itself represents a positive impact in terms of the provision of accessible accommodation which improves upon the existing situation.

5.4 Community and Recreation Facilities/Services

The future residents of the proposed development have the potential to increase demand for community, cultural and recreation services as they will generate an increase in population. Potential increases in demand for services are not likely to be unreasonable or unexpected given the zoning of the site for high density residential development. Similar medium and high density developments already exist in the vicinity.

The subject site is located in close proximity to public transport including rail and bus. The new residents of the proposed development will potentially utilise public transport services.

The subject site is also located within walking distance to the large Stocklands Mall, medical centres and other allied health services. The new population on the site will provide support for these services.

The Mills development includes significant landscaping and areas for recreation on the site, including landscaped communal open space, a children's playground, open lawn areas, family and BBQ area with seating and shelter and a public park.

The proposal does not reduce or limit access to existing residential areas. Future residents on the site will also have access to the nearby Holroyd Gardens and other existing parks and recreation facilities in the area.

New residents will have access to Holroyd Library on Newman Street. Increased patronage at the library will reinforce the need for this service and ensure it is maintained.

5.5 Cultural Values/Beliefs

The proposed development is unlikely to generate any impacts on places, items or qualities of cultural or community significance. The overall *The Mills* development replaces a formerly vacant site with high density residential development in an area that is zoned for that purpose.

5.6 Community Identity and Connectedness

The subject site, as it currently exists contributes nothing to local community identity or connectedness.

The Masterplan DA was accompanied by an indicative landscape design prepared by Site Image outlining the site's existing landscaped features and

proposed landscape works. The concept landscape design includes the following key features:

- A large scale central parkland area;
- Playground and open lawn areas;
- Family and barbeque area with seating and shelter;
- Natural riparian style landscape area that links to adjoining riparian areas to the north of the site; and
- Streetscape landscaping, including flanking planters with trees and feature planting, to create an extension of the adjacent parkland and residential landscapes.

The concept landscape plan increases the potential to strengthen social cohesion and the integration between the existing community and the new residential community on the site.

There is also the potential over time for the public park and proposed development to be a recognised community feature.

Pathways from the proposed development to the public footpaths will be clearly delineated and will facilitate access to local community shops, transport and recreation facilities.

The proposed alterations and additions to Building 3 are unlikely to generate any negative impacts on community identity and connectedness.

5.7 Health and Wellbeing

The Mills development has been designed to provide outdoor recreation space for residents, including open space, children's play area and BBQ area. The communal open space includes a mix of paved and grassed areas with active

and passive uses. Walking, cycling, play and physical activity have all been considered in the concept landscape design.

A landscaping plan prepared by Greenplan Pty Ltd accompanied the DA for Buildings 3 & 4 and included street and perimeter landscaping (street trees, ground cover planting, turf, concrete edging etc).

The proposed alterations and additions to Building 3 will not have any influence on an individual's opportunities for healthy food choices, drinking, gambling and smoking.

The proposed development improves safety on and around the site as it will provide additional casual surveillance of common areas, the surrounding streets and the railway line.

The Mills site is located within walking distance to local shops, services and Merrylands Train Station and bus stops. The proximity may potentially encourage residents to utilise public transport and walk to local shopping options.

The improvement of safety and security on and surrounding the site as a result of the proposed development will be generated as a result of the design of the development with CPTED principles put into practice (see Chapter 5.8).

5.8 Crime & Safety

The overall *The Mills* development will increase public safety and reduce opportunities for crime as it replaces a vacant site with a development that has been designed with CPTED principles in mind, including:

- orientation of buildings and balconies to provide natural surveillance of communal open space areas and the roadways;

- landscaping design and plant species chosen to enhance surveillance within communal areas and along road frontages;
- secure basement car parking for residents with lift access from the car parking areas to residential levels;
- public spaces designed to attract rather than discourage people from gathering;
- use of landscaping to delineate the public areas from the private;
- security controlled entrances to the building and basement car park to emphasise the separation between the private and public domain;
- landscaping around the buildings to differentiate public from private areas;
- well maintained planters, gardens, pavers to indicate that the premises are well-used and cared for to reduce the potential for criminal activity;
- maintenance of public open spaces will be well maintained by a landscape contractor and buildings will be maintained by management. The property will be maintained and repairs carried out as needed to discourage vandalism; and
- use of high quality materials, varied façade treatments and landscaping along boundaries to assist in discouraging vandalism and graffiti.

The proposed alterations and additions to Building 3 will result in increased casual surveillance from the upper levels which will improve safety or perceived safety On Neil Street, and the rail corridor.

Apart from applying CPTED principles in the design, there is little the development is able to do to reduce the potential for conflict between individual residents.

Crime data from the Bureau of Crime Statistics and Research indicates that the subject site is an area that experiences low rates of crime, as follows:

Crime	Merrylands suburb (rate per 100,000 population)	NSW (rate per 100,000 population)
Assault (overall)	1003.1 (lowest density)	836.1
Domestic Assault	575.1 (second lowest density, hotspot for DV)	388.6
Non- Domestic Assault	401.2 (lowest density)	415.9
Assault Police	26.7 (lowest density)	31.8
Robbery	80.2 (second lowest density)	31.4
Sexual Offences	100.3 (lowest density)	157.4
Theft	4132.7 (lowest density)	3110.4
Malicious Damage to Property	698.8 (lowest density, hotspot)	843.7

Source: www.bocsar.nsw.gov.au July 2015-June 2016

Note: Data for Merrylands was used as there was insufficient data for the suburb of Holroyd.

The subject site is located in an area with 'hotspots' in relation to domestic assault and malicious damage to property. There is little a development can do to influence rates of domestic assault in an area.

The design of Building 3 and the overall *The Mills* site and the CPTED principles considered in the design aim to reduce the potential for malicious damage to property on and surrounding the site.

There is nothing about the proposed development that is likely to generate any impacts on crime rates in the area.

5.9 Local Economy and Employment

The socio-economic and demographic characteristics of the residents of the SAL1 indicates low rates of unemployment (5.1). The proposed development will

increase employment opportunities through construction, finishing and landscaping.

The socio-economic and demographic characteristics of residents of SAL1 indicate that 6.3% of the population work as labourers. The proposed development will increase employment in the area through the demolition, construction, fitout and landscaping phases. This positive impact can be enhanced through advertising for workers from the local area.

The increased population will also benefit local shops, services and public transport which will help create new employment, or retain existing job opportunities.

The proposed development does not result in any unemployment, nor is it likely to generate any negative economic impacts.

5.10 Needs of Population Groups

The proposed alterations and additions to Building 3 are unlikely to reduce inclusive opportunities as it is a residential development that does not result in any loss of social, cultural or recreational opportunities for groups in the area.

The Mills development as a whole includes a large proportion of accessible accommodation and parking, and also proposes to include areas on the site for children to play, for residents to enjoy the outdoor areas including communal BBQ areas, open grassed spaces and a public park.

There is potential for the generation of employment in the construction and finishing stages.

No negative impacts are apparent. No access and equity issues have been identified.

Positive components of the overall *The Mills* development are maximised through the appropriate location and design of communal recreation areas, through clear paths of travel throughout the development, and clear signage of areas within the development.

The proposed alterations and additions to Building 3 will not exclude any groups nor people with particular socio-economic or demographic characteristics.

5.11 Consideration of alternatives to the proposed development

The proposed development forms part of a larger concept for the site as envisaged in the Masterplan for *The Mills* and therefore there are no reasonably viable alternatives to the proposed development

The applicant and their architects undertook an extensive design exercise in developing the Masterplan and explored three options of the site. Options 1 and 2 relied on footprints and site layout as provided in the DCP. As outlined in the *Statement of Environmental Effects* (SEE) prepared by Urbis that accompanied the DA for the Masterplan, the L-shaped buildings fronting Neil Street and the railway resulted in a larger number of units with poor amenity and an outlook over the rail. These options could not comply with SEPP No.65 in terms of solar access and cross ventilation.

The site is zoned for high density residential development, so doing nothing on the site would not fulfil the objectives of the *R4 – High Density Residential* zone.

The proposed alterations and additions to Building 3 have been proposed due to the changes in the height restrictions in the zone and aim to maximise the potential of the site.

5.12 Amenity

To the extent that amenity can be addressed in social impact terms, the proposed development may result in some social impacts in terms of:

5.12.1 Noise

Rodney Stevens Acoustics prepared a *Noise Impact Assessment* to accompany the DA for the proposed alterations and additions to Building 3. That Assessment considered the exposure of the site to noise from rail and road traffic, and the levels of vibration generated by rail movements.

The *Noise Impact Assessment* concludes:

Rodney Stevens Acoustics has conducted Noise Assessment including Road Traffic Noise and Rail Noise Impact Assessment for the Proposed Residential Development site at Building 3&4 1-11 Neil Street, Merrylands NSW.

A survey of the exposure of the site to noise from road and rail traffic, and the levels of vibration generated by rail movements was carried out. Based upon the results of noise monitoring, noise levels at the future apartment building facades were predicted.

Noise levels within living spaces and bedrooms of future residential apartments have been estimated and compared with regulatory requirements for internal acoustical amenity. Habitable and sleeping

spaces located on the southern, south-eastern and northern facades of Building 3&4 will require upgraded glazing to achieve the required internal noise levels. In addition, a system of comfort ventilation is recommended to enable any window or door openings in these rooms to be closed during noisy periods.

The potential for sleep disturbance due to high-level rail noise events occurring during the night-time was examined. Based upon the results of attended and continuous noise monitoring, the likelihood of significant adverse effects to health and well-being appear unlikely with the inclusion of the in-principle recommendations for noise control treatments.

Vibration levels and regenerated noise were found to be within acceptable limits.

The proposed alterations and additions have potential to generate noise, particularly during the construction phase. This noise generation will be limited in duration to the construction phase and it is expected that conditions of consent will be applied to control the impact of these parts of the development.

Any noise generated from the development by residents is not unusual or unexpected and if rail noise is not able to disturb residents, resident noise is unlikely to escape from the apartments.

5.12.2 Traffic and Parking

Traffic and parking issues have been separately addressed in the *Traffic and Parking* report prepared by Ason Group to accompany the DA. The report provides the following key findings and recommendations:

In summary, the two development applications are supportable on traffic planning grounds. The following conclusions are applicable to both DA one and DA two:

- The development complies with the minimum car parking provisions for residents and visitor parking.*
- Bicycle parking has been provided in accordance with DCP's requirements.*
- The traffic assessment has been based on DA Two which proposes an additional 24 units and therefore a higher traffic generating development in comparison to DA One. Modelling analysis identifies that the application will not result in any material change in the performance of key intersections in the locality. The assessed intersection performance will continue to operate with similar levels of service and delays when compared to the masterplan approval for the site.*

5.12.3 Littering/Vandalism/Anti-Social Behaviour

There is nothing about the proposed development that is likely to result in any increase in littering, vandalism or anti-social behaviour.

A Waste Management Plan accompanies the DA.

As discussed in Chapter 5.8, the proposed development has been designed with CPTED principles in mind, which will reduce the potential for vandalism and anti-social behaviour as a result of casual surveillance, good maintenance and clearly delineated spaces.

5.12.4 Visual Impact

While not strictly a social impact, visual impact can only be considered to be one if a proposed development is visually uncharacteristic or offensive. The proposed alterations and additions to Building 3 changes the visual impact of the previously considered 12 storey building. The proposed development is not unexpected or uncharacteristic given the zoning of the site as *R4 – High Density Residential*, and the change to the height restrictions within that zone. While the alterations and additions to Building 3 result in a different visual impact, the design of the proposed development represents the best result for the site visually and in terms of the flow of the development, and to maximise the opportunity on the site as allowed by the zoning and planning controls.

A Design Verification Statement prepared by project architects Marchese Partners accompanies the DA. In terms of visual impact/aesthetics, the *Design Statement* notes:

The proposed building layout follows the envelope form suggested in the Merrylands Neil Street Precinct Urban Design Review (October 2015).

Built Form & Scale

Building 3:

- *The proposed L-shaped Building 3 volume is in line with the recently approved Building 2 and runs parallel to the train line. This creates a clean and strong L shaped volume around a common open space.*
- *The proposed height of Building 3 is partly 12 and partly 16 storeys*
- *The 16 storey part of the building will help to create a strong urban corner to signify the entry to the town centre.*

Aesthetics:

The proposed development achieves design excellence through the careful modulation of building forms, the use of a differing palette of materials and through the deliberate architectural articulation of elements.

The design and detailing of the buildings is deliberately simple and clean to create a modernist and timeless aesthetic. The main street address for the development will be via the new internal driveway.

The top storeys of the buildings have slim white slabs and glass balconies. The glass balustrades optimize the views from the living room and to reduce the scale of the top levels.

There is nothing about the visual impact of the proposed development that should generate any negative social impacts.

5.13 Public Interest

The proposed development provides some positive public interest benefits, including:

- the provision of additional dwellings in a high density residential development in an area zoned for such development, and on a site that is located close to public transport, retail and services;
- increase in the diverse mix of housing as envisaged in the zone objective;
- improved safety and security in and around the site through the application of CPTED principles and casual surveillance;
- potential increased patronage at local shops and services, including public transport; and
- generation of employment in construction and fitout.

6.0 RECOMMENDATIONS

There are no reasons, from a social impact perspective, to justify refusal of the subject application.

The proposed development is unlikely to generate any long term negative social impacts, as highlighted in Chapter 5.0 of this report. Any short term negative impacts generated as a result of the construction can be mitigated through standard conditions of development consent related to times of construction, waste disposal, noise generation and deliveries.

The proposed development generates a number of positive social impacts, including:

- increase in the provision of a mix of unit types in an area zoned for high density residential developments, and on a site in close proximity to shops, services and public transport;
- improved safety and security on the site and in the surrounding area;
- provision of accessible, modern units with lift access and on-site parking;
- provision of public and private open space;
- increased patronage at local shops and use of public transport; and
- the generation of employment in the construction and fit out.

Relevantly, no comments or objections to the proposed development were received from local residents or key stakeholders during the preparation of the Masterplan for the site, or through the notification period for the Masterplan development when it was advertised by Council.

7.0 IMPACT MITIGATION PLAN

7.1 Enhancement of positive and mitigation of negative impacts

The identified potential positive social impacts generated as a result of the proposed development include:

- provision of a mix of unit types in an area zoned for high density residential developments, and on a site in close proximity to shops, services and public transport;
- improved safety and security on the site and in the surrounding area;
- provision of public and private open space on the site;
- provision of accessible, modern units with lift access and on-site parking;
- increased patronage at local shops and public transport; and
- the generation of employment in construction and fit out.

These positive social impacts will only be generated through the approval of the proposed development.

The potential short term negative impacts that are likely to be generated as a result construction works can be mitigated through standard conditions of consent in terms of hours of work, waste management, vehicle movements, control of noise and dust, and the like.

7.2 Contingency plans

As the potentially negative social impacts are limited to short term impacts associated with construction, no long term contingency plans are required.

Conditions of consent are typically sufficient to ensure minimal disruption to neighbouring properties during the demolition and construction phases.

7.3 Monitoring and response plans

It is unlikely the proposed development will generate any unforeseen social impacts that would require monitoring or the preparation of a response plan. As noted in the foregoing, the only potentially negative social impacts identified as a result of the proposed development relate to short term impacts that may arise during the construction phase. These impacts can be minimised through conditions of consent.

7.4 Community consultation programs

Residents surrounding the site are able to communicate with the site manager during the construction stage.

7.5 Review and update of IMP

The IMP can be reviewed and updated if any unforeseen issues arise during construction, or after completion of the proposed works.

8.0 CONCLUSION

The proposed alterations and additions to Building 3 at *The Mills* development at 1-11 Neil Street, Merrylands are unlikely to generate any negative social impacts other than short terms impacts associated construction.

The proposed development will have no material impact on the current socio-economic and demographic characteristics of the area. New residents in the area are likely to have similar characteristics to existing residents.

The proposed development is likely to generate a number of positive social impacts, as follows:

- increase in the mix of unit types, satisfying the objectives of the zone, and on a site in close proximity to shops, services and public transport;
- improved safety and security on the site and in the surrounding area;
- provision of public and private open space on the site (on the completion of all stages of *The Mills* development;
- provision of accessible, modern units with lift access and on-site parking;
- increased patronage at local shops and public transport; and
- the generation of employment in construction and fit out.

APPENDIX A

DEMOGRAPHIC PROFILE TABLE

Demographic Profile Table

Demographic Characteristic	Statistical Area Level 1 - 1148526	Holroyd Suburb	Holroyd LGA	Greater Sydney	NSW (2011)
Total Persons	821	1044	99163	4 391 674	6 917 658
Aboriginal & Torres Strait Islander persons living in the area	0	0	816 (0.8%)	54 747 (1.2%)	172 621 (2.5%)
NESB Persons: (i) No. born overseas in a non-English speaking country	428 (52.2%)	523 (50.1%)	39010 (39.3%)	1 189 873 (27.1%)	1 329 098 (19.2%)
(ii) No. speaking languages other than English at home	490 (59.7%)	610 (58.5%)	50529 (50.9%)	1 425 534 (32.5%)	1 554 333 (22.4%)
In need of assistance	46 (6.9%)	65 (7.6%)	5014 (5.0%)	192 325 (4.4%)	338 362 (4.9%)
Age range:					
0-4 years	93	110	8,207 (8.2%)	298,900 (6.8%)	458,735 (6.6%)
5-14 years	66	85	12,546 (12.6%)	544,315 (12.4%)	873,776 (12.6%)
15-19 years	30	46	6,015 (6.0%)	275,786 (6.3%)	443,416 (6.4%)
20-24 years	79	103	6,730 (6.7%)	307,257 (6.9%)	449,687 (6.5%)
25-34 years	329 (40.0%)	366 (35.0%)	17,604 (17.7%)	676,894 (15.4%)	941,496 (13.6%)
35-44 years	102	133	14,352 (14.4%)	653,490 (14.8%)	971,629 (14.0%)
45-54 years	63	92	12,026 (12.1%)	594,978 (13.5%)	950,451 (13.7%)
55-64 years	35	64	9,707 (9.8%)	475,608 (10.8%)	810,290 (11.7%)
65-74 years	12	22	6,412 (6.4%)	298,140 (6.8%)	541,687 (7.8%)
75-84 years	12	17	3,980 (4.0%)	185,238 (4.2%)	336,756 (4.8%)
85 years and over	0	8	1,584 (1.6%)	81,067 (1.8%)	139,735 (2.0%)
Unemployment rate	5.1	5.0	7.2	5.7	5.9
Car Ownership					

Demographic Characteristic	Statistical Area Level 1 - 1148526	Holroyd Suburb	Holroyd LGA	Greater Sydney	NSW (2011)
0	12 (4.6%)	16 (4.9%)	4003 (12.1%)	184 242 (12.1%)	258 152 (10.4%)
1	131 (50.9%)	150 (46.7%)	13418 (40.6%)	584 187 (38.3%)	933 952 (37.8%)
2	95 (36.9%)	118 (36.7%)	10378 (31.4%)	500 581 (32.9%)	840 655 (34.0%)
3	12 (4.6%)	21 (6.5%)	2767 (8.3%)	140 633 (10.4%)	245 018 (9.9%)
4 or more	4 (1.5%)	11 (3.4%)	1368 (4.1%)	66 229 (4.3%)	115 058 (4.6%)
Median weekly household income	\$1764	\$1701	\$1209	\$1447	\$1237
Average household size	2.6	2.8	2.8	2.7	2.6
Median Age	28	29	34	36	38
Median rent (weekly)	\$420	\$415	\$330	\$351	\$300
Married	325 (49.2%)	419 (49.1%)	41751 (53.2%)	1764146 (49.7%)	2758853 (49.3%)
Divorced	41 (6.2%)	54 (6.3%)	5588 (7.1%)	100407 (2.8%)	170429 (3.0%)
Never married	263 (39.8%)	328 (38.5%)	24041 (30.6%)	1231723 (34.7%)	1870202 (33.4%)
Families					
Couple family with no children	69 (34.8%)	83 (33.3%)	7781 (29.5%)	385716 (33.4%)	669019 (36.5%)
Couple family with dependent children	82 (41.4%)	93 (37.3%)	10943 (41.4%)	457 283 (36.9%)	676389 (36.9%)
One parent family	16 (8.0%)	21 (8.4%)	2816 (10.6%)	113013 (9.8%)	193715 (10.6%)
Dwellings					
Separate House	0	50 (15.0%)	20343 (58.3%)	926062 (22.6%)	1717701 (62.7%)
Semi-detached	41 (15.6%)	49 (14.7%)	4713 (13.5%)	194169 (4.7%)	263926 (9.6%)
Flat/Apartment	218 (83.2%)	220 (66.2%)	7871 (22.5%)	391889 (9.5%)	465188 (16.9%)
Fully owned	13 (5.2%)	39 (12.3%)	9578 (29.0%)	462150 (30.3%)	820006 (33.2%)
Being purchased	116 (45.3%)	136 (42.9%)	10811 (32.7%)	529907 (34.8%)	824293 (33.3%)
Rented (private)	127 (49.6%)	142 (44.8%)	9375 (28.2%)	411561 (27.0%)	634209 (25.6%)
Public rental	0	0	2165 (7.9%)	69047 (4.5%)	180841 (4.4%)
Number of bedrooms per dwelling					

Demographic Characteristic	Statistical Area Level 1 - 1148526	Holroyd Suburb	Holroyd LGA	Greater Sydney	NSW (2011)
Bedsit	0	0	133 (0.4%)	13774 (0.8%)	18042 (0.7%)
One bedroom	7 (2.7%)	7 (2.1%)	1122 (3.4%)	99951 (6.5%)	137467 (5.5%)
Two bedroom	115 (44.5%)	130 (40.6%)	10158 (30.7%)	378829 (24.9%)	552253 (22.4%)
Three bedroom	122 (47.3%)	152 (47.5%)	13541 (41.0%)	559718 (36.7%)	986994 (39.9%)
Four bedroom	11 (4.2%)	28 (8.7%)	5862 (17.7%)	342180 (22.5%)	576410 (23.3%)
Five bedroom	3 (1.1%)	3 (0.9%)	1278 (3.8%)	81017 (5.3%)	122524 (4.9%)
Six bedroom	0	0	263 (0.8%)	18064 (1.1%)	27116 (1.0%)
Migration					
Same address 1 year ago	499 (63.0%)	668 (66.0%)	79376 (81.4%)	3513769 (81.1%)	5532851 (81.0%)
Same address 5 years ago	127 (17.5%)	241 (25.8%)	50958 (56.0%)	2319487 (56.6%)	3691522 (57.1%)
Occupation					
Manager	53 (12.8%)	56 (11.0%)	3965 (9.3%)	273916 (13.2%)	418333 (13.3%)
Professional	130 (31.4%)	147 (29.0%)	8478 (20.0%)	526564 (25.5%)	713547 (22.7%)
Technical	43 (10.3%)	60 (11.8%)	6094 (14.4%)	251471 (12.2%)	414669 (13.2%)
Community	29 (7.0%)	37 (7.3%)	3537 (8.3%)	182059 (8.8%)	297668 (9.5%)
Clerical	73 (17.6%)	91 (17.9%)	7915 (18.7%)	333435 (16.1%)	473140 (15.0%)
Sales	28 (6.7%)	33 (6.5%)	3797 (8.9%)	185951 (9.0%)	290497 (9.3%)
Machinery op	25 (6.0%)	32 (6.3%)	3636 (8.6%)	118136 (5.7%)	199438 (6.3%)
Labourer	26 (6.3%)	37 (7.3%)	3926 (9.3%)	151324 (7.3%)	273129 (8.7%)
Travel to work					
Car as driver	233 (56.3%)	286 (56.4%)	24327 (57.7%)	1106965 (53.6%)	1807359 (57.6%)
Train	71 (17.1%)	86 (16.9%)	5089 (12.0%)	187761 (9.1%)	193098 (6.1%)
Bus	14 (3.4%)	16 (3.1%)	1060 (2.5%)	107895 (5.2%)	116657 (3.7%)

Source: 2011 Census Data. (www.abs.gov.au)- Basic Community Profile

APPENDIX B

**ADDRESSES OF RESIDENTS & TENANTS CONSULTED AS PART OF
THE CSIA FOR THE MASTERPLAN DEVELOPMENT**

Addresses notified of the proposed development:

13-15 Neil Street:

- Dynamic Motor sports
- Tradelink
- Merrylands Budget Exhaust
- Merrylands Discount Tyre and Battery Centre
- Bell & Fenton Automotive
- Extractor Factory

188 Pitt St – Goodyear Autocare

184-186 Pitt Street – Pitt Street Medical Centre

180-182 Pitt Street:

- Eproperty Real Estate (Level 1)
- Salvation Army Store
- Business World

208 Pitt St – Mechanics

Units 1-7, 2-6 Gladstone Street

Units 1-16, 62-64 Railway Terrace

66, 68 Railway Terrace

2 Mombri Street

Units 101-702, 42-50 Brickworks Drive

Units 1-18, 127-23 Dressler Court

Units 1-15 Dressler Court

Stakeholders list:

Deerubbin Local Aboriginal Land Council

Roads and Maritime Service

NSW Ministry of Health

NSW Police

NSW Department of Housing

APPENDIX C

SCOPING SIA

Social Impact Initial Review			
Contact details:		Proposal details:	
Name		Lot Number and Registered Plan Number	
Sarah George, Sarah George Consulting		Lot 11 in DP 228782 & Lot 1 in DP 203553	
Postal Address		Site Address	
Po Box 319, Marrickville NSW 1475		1-11 Neil St, Merrylands	
Email		Brief description of Development Proposal	
sgeorgeconsulting@gmail.com		Application for alterations and additions to Building 3 at <i>The Mills</i> site to allow for an additional 4 storeys on top of the proposed 12 storey building.	
Phone	Mobile		
0418 439 813	0418 439 813		
1. Population Change			
<i>Will the development result in significant change/s to the local area's population (either permanent or temporary)?</i>	Yes No	<i>If 'Yes', briefly describe the impacts below</i>	<i>Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below</i>
Explanation: <i>Changes to the size, structure, and capacity of the population can have significant implications for the provision/adequacy of community facilities/services, community cohesion and/or social sustainability.</i>		<p>The subject application relates to Building 3 of <i>The Mills</i> residential flat building development and seeks approval for the construction of an additional 4 storeys on top of Building 3, which is currently proposed as 12 storey residential flat building. Building 3 is located on the south-eastern part of the site (fronting Neil Street. Building 3 currently comprises a total of 178 units with 59 x 1 bedroom units and 107 x 2 bedroom units, and 12 x 3 bedroom units. The proposed alterations and additions would add 4 storeys (floors 12-15) and proposes an additional 24 units (12 x 2 bedroom units and 12 x 3 bedroom units).</p> <p>Based on the average number of people per bedroom data from the 2011 Census for Statistical Area Level 1 (SAL1) – 1148526 (in which the subject site is located) of 1.0 people per bedroom, the proposed development will increase the population of the area by approximately 60</p>	<p>An increase in population on the site is not unexpected nor will it generate social impacts that will be required to be mitigated.</p> <p>The zoning of the site anticipates a large increase in population on the subject site, as has happened on other sites in the vicinity of the subject site including:</p> <ul style="list-style-type: none"> • 13-15 Neil Street – which was granted development consent (DA493/2012) in October 2013 for 2 residential flat buildings of 7-8 storeys comprising a total of 87 units; and • Holroyd Garden Estate developed in 2005/2006 by Lend Lease which includes 315 dwellings (60 detached homes and over 255 apartments)

		<p>people.</p> <p>The subject site is zoned <i>R4 – High Density Residential</i> and as such, the proposed development and the subsequent increase in population is not unexpected.</p> <p>The subject site is located in close proximity to the Merrylands CBD, public transport, shopping centres, medical services and public open space.</p> <p>The residents of the proposed development will have access to existing open space (Holroyd Gardens) as well as public open space provided on the site.</p> <p>The increased population will increase diversity in the area and will provide support for shops, services, public transport in the area.</p>	<p>Positive impacts that are generated by an increase in population on the site include increased diversity in the population, support for local shops and services. The way that these impacts can be enhanced is through the approval of the application.</p>
2. Housing			
<i>Will the proposal improve or reduce the quantity, quality, mix, accessibility and/or affordability of housing?</i>	Yes No	<i>If 'Yes', briefly describe the impacts below</i>	<i>Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below</i>
Explanation: <i>A mix of housing types, sizes and costs is necessary for social diversity (in terms of ages, family life cycles, incomes, cultural backgrounds) and social inclusiveness.</i> <i>Retention/expansion of affordable housing is necessary for social equity and to avoid displacement of low-income persons and families.</i>		<p>The proposed alterations and additions increase the quantity, accessibility and mix of housing in the area. The proposed development provides for a mix of two and three bedroom dwellings. Data from the 2011 Census indicates two-bedroom dwellings comprise 44.5% and three-bedroom units comprise 47.3% of all accommodation in the SAL. As such, the proposed development represents a positive social impact in terms of the provision of increased housing availability and mix.</p> <p>As noted in the foregoing, the proposed alterations and additions include an additional 3 adaptable units.</p>	<p>The proposed development provides a mix of unit sizes and types. As such, it is not likely to exclude any groups of people.</p> <p>It is also reasonable to assume that the future residents of the proposed development are likely to have similar socio-economic and demographic characteristics as the existing residents of the SAL1 – 1148526. As such it is likely that the future population of the apartments will include a socially and</p>

		<p><i>The Mills</i> development provides outdoor communal and public recreation areas which encourage residents to interact.</p> <p>There is nothing about the proposed development that is likely to discriminate against people on the basis of their socio-economic or cultural background.</p>	economically diverse mix of residents.
3. Mobility and Access			
<i>Will the proposal improve or reduce physical access to and from places, spaces and transport?</i>	Yes No	<i>If 'Yes', briefly describe the impacts below</i>	<i>Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below</i>
Explanation: <i>'Access for all' is an essential component of a fair and equitable society.</i> <i>Additionally accessible developments foster inclusive communities, maximise access to public transport, pedestrian and cycle networks and provide convenient and continuous paths of travel (thereby promoting healthy, sustainable lifestyles)</i>		<p>Building 3 currently contains 36 adaptable dwellings. The proposed alterations and additions propose an additional 4 adaptable/accessible apartments and will also provide smooth paths of travel and lift access to upper levels.</p> <p>The proposed development does not have any negative impact on existing paths of travel to the train station, or the local shops and services.</p>	<p>No potentially negative social impacts in terms of access and equity are apparent.</p> <p>The proposed development in and of itself represents a positive impact in terms of the provision of accessible accommodation which improves upon the existing situation.</p> <p>Data from the 2011 Census indicates 6.9% of the population of SAL1 – 1148526 are in need of assistance to carry out everyday tasks. The proposed development will provide accommodation for people requiring assistance in the form of accessible housing and as such, represents a positive social impact.</p>
4. Community & Recreation Facilities/Services			
<i>Will the development increase, decrease or change the demand/need for community, cultural and recreation</i>	Yes No	<i>If 'Yes', briefly describe the impacts below</i>	<i>Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below</i>

<i>services and facilities?</i>			
Explanation: <i>Access to diverse and adequate community and recreation services is necessary for physical and mental health, well-being, personal productivity, social cohesion and social sustainability.</i>		<p>The proposed alterations and additions and the increase in population on the site has the potential to increase demand for community, cultural and recreation services as it will result in an increase in population.</p> <p>The overall <i>The Mills</i> development includes significant landscaping and areas for recreation on the site, including a landscaped communal open space, playground and open lawn areas, family and BBQ area with seating and shelter and a public park.</p> <p>The proposed development does not reduce or limit access to existing recreation areas. Residents of the proposed development will have access to the nearby Holroyd Gardens and other existing parks and recreation facilities.</p>	<p>The potential increase in demand for services is not likely to be unreasonable or unexpected given the zoning of the site for high density residential development. Other medium and high density developments already exist in the vicinity.</p> <p>New residents will have access to the existing Holroyd Library on Newman Street. Increased patronage at this services, as well for public transport services will reinforce these services and ensure services provision to the area is maintained.</p>
5. Cultural Values/Beliefs			
<i>Will the development strengthen or threaten cultural or community values and beliefs?</i>	Yes No	<i>If 'Yes', briefly describe the impacts below</i>	<i>Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below</i>
Explanation: <i>Cultural values includes places, items or qualities of cultural or community significance or importance.</i> <i>They provide significant meanings and reference points for individuals and groups.</i> <i>The celebration and protection of cultural values is a key element in building strong and resilient communities.</i>		<p>The proposed development is unlikely to generate any impacts on places, items or qualities of cultural or community significance. The proposal seeks to replace a currently vacant site with high density residential development in an area that is zoned for that use.</p>	
6. Community Identity & Connectedness			
<i>Will the development strengthen or threaten social cohesion and integration</i>	Yes	<i>If 'Yes', briefly describe the impacts below</i>	<i>Describe your proposed mitigations (of negative impacts) or enhancements (of</i>

<i>within and between communities?</i>	No		<i>positive impacts) below</i>
Explanation: <i>Social cohesion and integration require, in part, places and spaces for informal and safe social interaction.</i> <i>Developments can increase or decrease these interaction opportunities through their provision (or otherwise) of safe and connected pathways and linkages and attractive gathering places (parks, squares, civic spaces, streets).</i>		<i>The Mills</i> development includes significant site landscaping which will include places for residents to interact, including the public park, playground and open law areas and family and BBQ area. Pathways from the proposed development to the public footpaths will be clearly delineated and will facilitate access to local community shops, transport and recreation facilities.	The proposed development will have no negative impact on community identity and connectedness.
7. Health and Wellbeing			
<i>Will the development strengthen or threaten opportunities for healthy lifestyles healthy pursuits, physical activity and other forms of leisure activity?</i>	Yes No	<i>If 'Yes', briefly describe the impacts below</i>	<i>Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below</i>
Explanation: <i>Developments can increase or decrease opportunities for healthy lifestyles through increasing or decreasing the liveability of places (in terms of safety, noise, dust, aesthetics) or increasing or decreasing opportunities for:</i> <ul style="list-style-type: none"> <i>walking, cycling, play and other physical activity;</i> <i>healthy food choices;</i> <i>drinking, gambling and smoking.</i> 		<i>The Mills</i> development has been designed to provide outdoor recreation space for residents. The proposed development is located in close proximity to Holroyd Gardens that includes both pedestrian and bicycle paths. The site is also located in close proximity to public transport, it is likely that residents will walk to the train station, rather than use their vehicles when appropriate. The proposed development will not have any influence on an individual's opportunities for healthy food choices, drinking, gambling and smoking. There are likely to be some short-term negative amenity impacts for local residents as a result of demolition and construction.	The proposed development is located within walking distance to local shops, services and Merrylands Train Station, which services the Inner West & South line and the Cumberland line. The proximity will potentially encourage residents to utilise public transport and the local shopping options. The short-term negative impacts related to demolition and construction can be mitigated through standard conditions of consent relating to noise and construction/delivery times. The improvement of safety and security

		The proposed development improves safety on and around the site as it will provide casual surveillance of common areas, the surrounding streets, the drainage canal and the railway line.	on and surrounding the site as a result of the proposed development will be generated as a result of the design of the development with CPTED principles put into practice, in particular, appropriate lighting of paths and doorways, secure entrances and exits, and casual surveillance.
8. Crime & Safety			
<i>Will the development increase or reduce public safety and opportunities for crime (perceived or actual)?</i>	Yes No	<i>If 'Yes', briefly describe the impacts below</i>	<i>Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below</i>
Explanation: <i>Developments can increase or decrease safety (perceived or actual) (e.g. through generating increased traffic providing venues that may attract unruly behaviour).</i> <i>This can diminish social cohesion and integration – but can be mitigated by appropriate design (CPTED), traffic controls and management.</i>		<p>The proposed development will increase public safety and reduce opportunities for crime.</p> <p>The residential flat buildings within <i>The Mills</i> have been designed with CPTED principles in mind, as follows:</p> <ul style="list-style-type: none"> • orientation of buildings and balconies to provide natural surveillance of communal open space areas and the roadways; • landscaping design and plant species chosen to enhance surveillance within communal areas and along road frontages; • secure basement car parking for residents with lift access from the car parking areas to residential levels; • public spaces designed to attract rather than discourage people from gathering; • use of landscaping to delineate the public areas from the private; • security controlled entrances to the building and basement car park to emphasise the separation 	<p>Safety and security on the site will be ensured through the application of CPTED principles as detailed in the previous column.</p> <p>Apart from applying CPTED principles, there is little the development is able to do to reduce the potential for conflict between individual residents.</p>

		between the private and public domain; <ul style="list-style-type: none"> landscaping around the buildings to differentiate public from private areas; well maintained planters, gardens, pavers to indicate that the premises are well-used and cared for to reduce the potential for criminal activity; maintenance of public open spaces will be well maintained by a landscape contractor and buildings will be maintained by management. The property will be maintained and repairs carried out as needed to discourage vandalism; and use of high quality materials, varied façade treatments and landscaping along boundaries to assist in discouraging vandalism and graffiti. 	
9. Local Economy & Employment			
<i>Will the development increase or reduce the quantity and/or diversity of local employment opportunities (temporary and/or permanent)</i>	Yes No	<i>If 'Yes', briefly describe the impacts below</i>	<i>Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below</i>
Explanation: <i>Unemployment and low income are associated with poor health and reduced social inclusiveness and resilience.</i> <i>Accessible and diverse local jobs (suited to the capacities of local populations) reduce the risk of unemployment (and the associated poorer health and social sustainability outcomes).</i>		<p>The socio-economic and demographic characteristics of the residents of the SAL1 – 1148526 lower rates of unemployment (5.1) compared to the Holroyd LGA (7.2), Greater Sydney (5.7) and NSW (5.9) and slightly higher than in the suburb of Holroyd (5.0).</p> <p>The proposed development will increase employment opportunities through construction, finishing and landscaping.</p> <p>The socio-economic and demographic characteristics of residents of SAL1 indicate that 6.3% of the population work as labourers, who could potentially gain work in the construction of the proposed development.</p>	<p>The proposed development will increase employment in the area through the demolition, construction, fitout and landscaping phases. This positive impact can be enhanced through advertising for workers from the local area.</p> <p>The increased population will also benefit local shops, services and public transport which will help create new employment, or retain existing job opportunities.</p> <p>The proposed development does not result in any unemployment.</p>

10. Needs of Population Groups			
<i>Will the development increase or decrease inclusive opportunities (social, cultural, recreational, employment, governance) for groups in the community with special needs?</i>	Yes No	<i>If 'Yes', briefly describe the impacts below</i>	<i>Describe your proposed mitigations (of negative impacts) or enhancements (of positive impacts) below</i>
<p>Explanation: <i>Council has an Access and Equity Policy which promotes access to life opportunities (e.g. jobs, education, full participation in the cultural life of the community) and inclusiveness for all (including those with special needs – youth, aged, CALD, Aboriginals, people with disabilities, children, women etc).</i></p> <p><i>Developments can increase inclusiveness through the provision of culturally appropriate facility design and programs and the avoidance of communication barriers.</i></p>		<p>The proposed development is unlikely to decrease inclusive opportunities as it is a residential development that does not result in any loss of social, cultural or recreational opportunities for groups in the area.</p> <p>The proposed development includes accessible accommodation and parking, and the completed development as envisaged in the Masterplan proposes to include areas on the site for children to play, for residents to enjoy the outdoor areas including communal BBQ areas. The proposed development will generate employment in the construction and finishing stages.</p>	<p>No negative impacts are apparent.</p> <p>Positive components of the proposed development can be maximised through the appropriate location and design of communal recreation areas, through clear paths of travel throughout the development, and clear signage of areas within the development.</p> <p>No access and equity issues are apparent.</p>

APPENDIX D

QUALIFICATIONS & EXPERIENCE OF AUTHOR

Sarah George – BA (Psych/Soc), Cert IV Youth Work

QUALIFICATIONS:

Bachelor of Arts majoring in Psychology & Sociology (Macquarie University); Teaching By Distance (TAFE Oten); Certificate IV – Workplace Training & Assessment, Youth Work Certificate IV (TAFE NSW).

EXPERIENCE:

In practicing as a consultant, I have completed assignments for a number of clients in the private and public sector, including:

- preparation of Statements of Evidence and representation as an Expert Witness in the Land and Environment Court of NSW;
- preparation of the City of Sydney Council's Alcohol-Free Zone Policy Review & Guide;
- preparation of a draft Local Approvals Policy for the City of Sydney ("Sex on Premises Venues");
- preparation of Social Impact Assessments for Development Applications, including Matthew Talbot Lodge, Vincentian Village and the Ozanam Learning Centre for St Vincent de Paul, Malek Fahd Islamic School, and Hotel Development Applications at Hurstville and La Perouse and numerous packaged liquor licences;
- preparation of Community Impact Statements for packaged liquor outlets, on-premises licences for submission to the Office of Liquor, Gaming and Racing; and
- preparation of numerous Social Impact Assessments for licensed premises, both hotels and off-licence (retail) premises for submission to the Office of Liquor Gaming and Racing and the former Liquor Administration Board.

Prior to commencing as a consultant, I worked in community organisations and in the non-Government and private sectors in numerous roles including:

- Project Officer – Education & Development with Hepatitis NSW

- Case Manager Big Brother Big Sister Mentoring Program with the YWCA NSW
- Drug and Alcohol educator and counsellor
- Youth Worker

I also worked for several years in a Town Planning Consultancy.