

MELROSE PARK SOCIAL IMPACT ASSESSMENT

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VERSION 2
PREPARED FOR PAYCE

URBIS

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EXECUTIVE SUMMARY

This Social Impact Assessment (SIA) has been prepared for PAYCE, to inform the rezoning of three industrial sites at Wharf Road, Melrose Park. As part of the rezoning process, PAYCE has requested Urbis prepare an SIA to consider the potential social impacts and benefits associated with the project.

This SIA is a high-level assessment based on the information available at the time of the report. The assessment has not been informed by stakeholder or community consultation and it is anticipated that this will occur at a later stage.

The project involves the rezoning of the former industrial sites for Pfizer Australia, Reckitt Benckiser and development of a new high density, residential and mixed use community providing approximately 4,900 residential apartments plus a minimum of 150 affordable housing units, and accommodating approximately 10,605 new residents. The development will also include commercial, retail, community space and childcare centres.

The key social benefits potentially arising from the development include:

- Development of new community facilities onsite including a Local Town Centre, childcare facilities, market garden, and community marketplace, provision of open space areas, and development of retail and commercial opportunities
- Public Benefits and Section 94 contributions of \$108 million, comprising \$17.2 million of Section 94 contributions, \$59.1 million of public benefits for the surrounding neighbourhood and a VPA comprising \$31.7 million for a suite of public benefits on site. This will deliver new parks and open space, new community facilities, affordable housing, and improvements to existing facilities in the area to meet the needs of the community. It will also include new transport public transport initiatives including a new electric hybrid bus service and River Connection service
- The increased supply of modern accommodation options to create a more even and mixed housing market for the community
- The provision of affordable housing units (150 minimum) onsite in the Town Centre will provide entry points to home ownership
- Under existing conditions, the number of jobs have and will continue to decrease on the Site without change. Once the redevelopment is completed, the Site will provide approximately 1,478 – 1,873 jobs, with the provision of a minimum 15,000m² dedicated for commercial and employment uses and 10,500m² in retail uses. The development will therefore result in a net increase of 504- 899 jobs, representing an average of 1,676 jobs for the Site. The development will create jobs during the construction phase and additional jobs in the supply chain during construction and operation which will support employment outcomes for the community (as outlined in the EIA).

The key social impacts potentially arising from the development include:

- While the development will provide new, and support improvement of existing facilities, the scale of the incoming population may increase demand for community facilities and services in the area and place pressure on facilities including schools and healthcare which are not being delivered onsite
- While the development will create new jobs at the Site, the type of occupations supported will be different to existing occupations in manufacturing or trades.

While a development of this scale is likely to result in disturbance to existing residents during the construction and operation phases (e.g. generation of additional traffic etc.) it is anticipated that any potential residential amenity impacts may be offset by the removal of industrial uses at the Site and development of amenities within the precinct, including community facilities, retail services and improvements to the streetscape.

In order to refine the assessment of potential social impact and benefits for the proposed development project the following additional information or input is required:

- Consultation with key stakeholders, including services and facilities providers and managers to discuss the capacity of existing facilities to meet the needs of the existing and incoming resident population
- Consultation with the community to identify potential impacts and current residential amenity of the area.

At this stage, based on the information available, it is likely that a development of such scale can result in significant changes to social outcomes in the area and if appropriate mitigation and management measures are provided this development has the capacity to deliver far reaching benefits to the community.

1. INTRODUCTION

1.1. INTRODUCTION

This Social Impact Assessment (SIA) has been prepared for PAYCE to inform the rezoning of three industrial sites at Wharf Road, Melrose Park. As part of the rezoning process PAYCE has requested Urbis prepare an SIA to consider the potential social impacts and benefits associated with the project.

This report was originally commissioned in 2015. PAYCE has since updated the Masterplan for the Site (March 2017) and as a result, this report has been updated to reflect the relevant changes.

1.2. THIS REPORT

This report presents the preliminary research on the potential social benefits and impacts that may occur were the Site to be rezoned.

The assessment has been informed by a review of:

- Revised Melrose Park Masterplan (Allen Jack and Cottier, March 2017)
- Policy context
- Demographic profile (Updated for the new Parramatta LGA boundaries, March 2017)
- Population projections (Updated for the new Parramatta LGA boundaries, March 2017)
- Revised technical studies (March 2017)
- Social infrastructure and potentially sensitive receptors.

No community or stakeholder consultation has been undertaken at this point and it is anticipated that this SIA would be updated once consultation has commenced.

Therefore at this stage the SIA presents a high-level summary of the key impacts and benefits that such a large mixed use, residential led, high density project, could have in this location. The assessment is preliminary and based on the assumption that a more refined assessment will be undertaken at a later stage in the development process, once community engagement has been undertaken.

2. METHOD

An SIA is a specialist study undertaken to identify and analyse key social impacts associated with a particular development proposal. It involves a detailed and independent study to outline socially-related impacts, identify mitigation measures, if any, and provide recommendations in accordance with professional standards and statutory obligations.

Ideally, an SIA is undertaken with reference to a locally produced set of guidelines or policies. As such, this SIA has been prepared with reference to City of Parramatta Council's Social Impact Assessment Policy and SIA guideline document.

2.1. SIA PRINCIPLES AND GUIDELINES

2.1.1. City of Parramatta Council Social Impact Assessment Policy

In 2013 City of Parramatta City Council published their Social Impact Assessment Guidelines (City of Parramatta City Council, 2013) to assist individuals or organisations preparing a Development Application related to land or activity within the Parramatta LGA. The Guidelines outline what an SIA is and its benefits; when a detailed SIA is required to be submitted as part of a development application, what content is required in an SIA; and the process for completing and submitting an SIA to Council.

Council is committed to using SIA as a means of considering social issues more comprehensively and consistently in planning and decision making. Council define SIA as:

“The assessment of the social consequences of a proposed decision or action (such as development proposals, plans, policies, and projects) on affected groups of people and on their way of life, life chances, health, culture and capacity to sustain these.”

The SIA Guidelines support City of Parramatta Council's development assessment process by:

- Ensuring social impacts are considered
- Enhancing consistency and transparency in decision making and assessment of social impacts
- Maximising positive social impacts and minimising negative social impacts
- Basing decisions on robust evidence to meet environmental, social and economic sustainability outcomes.

Council also defines social impacts as a change to one or more of the following:

- Peoples way of life – how they live, work, play and interact
- Peoples culture – their shared beliefs, customs, values and language
- The community – its cohesion and stability, character and services and facilities
- The political system – decision making and peoples participation
- The environment – including the quality of the air, water, food, risk, noise, sanitation and physical safety
- Health and wellbeing – Physical, mental, social and spiritual wellbeing
- Personal and property rights – personal disadvantage and if people are economically affected
- Fears and aspirations – perceptions of safety, aspirations for the future.

Under Section 79(c) of the Environmental Planning and Assessment Act (1979) all social, environmental and economic impacts that are reasonably foreseeable are required to be considered and addressed as part of the planning process.

2.1.2. SIA Assessment criteria

The significance of potential social impacts and benefits of the project have been assessed by comparing the level of impact (low, moderate and high) against the likelihood of the impact occurring. Criteria used in the assessment includes:

- Duration and frequency – whether positive benefits or negative impacts will be short term, medium-term or long-term, and if the frequency of the event is one-off, intermittent or chronic. The duration takes into account the length of the project and also considers potentially longer term impacts which may continue to occur after the project is over
- Geographical extent or occurrence – whether positive benefits or negative impacts will impact many people or relatively few (i.e. only a small number of individuals or households)
- Sensitivity/ Ability to Adapt – the extent to which resources or receptors are able to adapt to the change and maintain pre-impact livelihood assets
- Social Outcome – the consequence of the impact in terms of its scope and scale, whether the project will impact a large number of individuals or communities, or communities with high levels of disadvantage (Department of Sustainability, 2006).

Table 1 below outlines a potential matrix of criteria for understanding the level and likelihood of particular impacts. Impacts identified will be assessed and evaluated for the level of significance.

Table 1 – Assessment criteria

Impact	Duration	Extent	Ability to adapt	Social outcomes
Low	Short-term <1 year Low frequency	Individual/ Household	Capacity to adapt to the changes with relative ease and maintain livelihoods, culture, and quality of life. Will have access to resources, infrastructure and services.	Inconvenience but with no consequence on long-term livelihoods, culture, quality of life, or adverse impact on access to resources, infrastructure and/or services.
Medium	Medium-term 1-5 years Medium or intermittent frequency	Small number of households	Capacity to adapt to change, with some difficulty, and maintain pre-impact livelihoods, culture quality of life. Continued access to resources, infrastructure and services, with a degree of support	Primary and secondary impacts on livelihoods, culture, quality of life, Restricted access to resources infrastructure and/or services
High	Long-term/ Irreversible > 5 years Constant frequency	Large part of/ whole community (defined as wider catchment or beyond)	Limited capacity to adapt to changes and continue to maintain pre-impact livelihoods, culture, quality of life. Restricted access to resources, infrastructure and /or services.	Widespread and diverse primary and secondary impacts likely to be impossible to reverse or compensate for.

The likelihood of unplanned or accidental events will also be considered. This element of assessment provides an understanding of how important potential impacts are and what level of mitigation, if any, may be required to reduce the likelihood of particular impacts occurring (Department of Sustainability, 2006).

The significance of potential impacts will be evaluated using the following:

- Not Significant – Something that, after assessment, was found not to result in a significant impact to potential receptors
- Minor – An impact does not require special conditions to be attached to the consent; which can be controlled by adoption of normal good practice; which should be monitored to ensure mitigation is working properly and the impact is not worse than predicted
- Moderate – An effect that warrants being brought to the attention of decision-makers and deserves careful attention; which is likely to require conditions to ensure mitigation is undertaken; which may require the project team to reduce the impact to as low as reasonably practicable
- Major – An effect that warrants being given considerable weight in the decision; conditions should be attached and residual impact must be compensated for if possible
- Critical – These effects are in effect “unacceptable” and we should find ways to avoid them.

2.2. METHODOLOGY

The following table presents the key steps and tasks which have been undertaken as part of this SIA. In addition, this table also identifies future work to be undertaken.

Task	Progress
Inception meeting	Complete
Document review	Complete
Site and locational analysis	Complete
Community profiling and mapping	Complete
Community facilities mapping	Complete
Review of revised development plans	Complete
Review of revised technical studies	Complete
Preliminary Social Impact Assessment	Complete
Social Impact Assessment	Complete – based on information available to date

3. SITE CONTEXT

3.1. REGIONAL CONTEXT

The Site is located in the Parramatta Local Government Area (LGA) in Sydney's West, approximately 6km east of the Parramatta CBD and approximately 15km west of the Sydney CBD. The Site is located at the eastern gateway into Parramatta, adjacent to Ryde LGA.

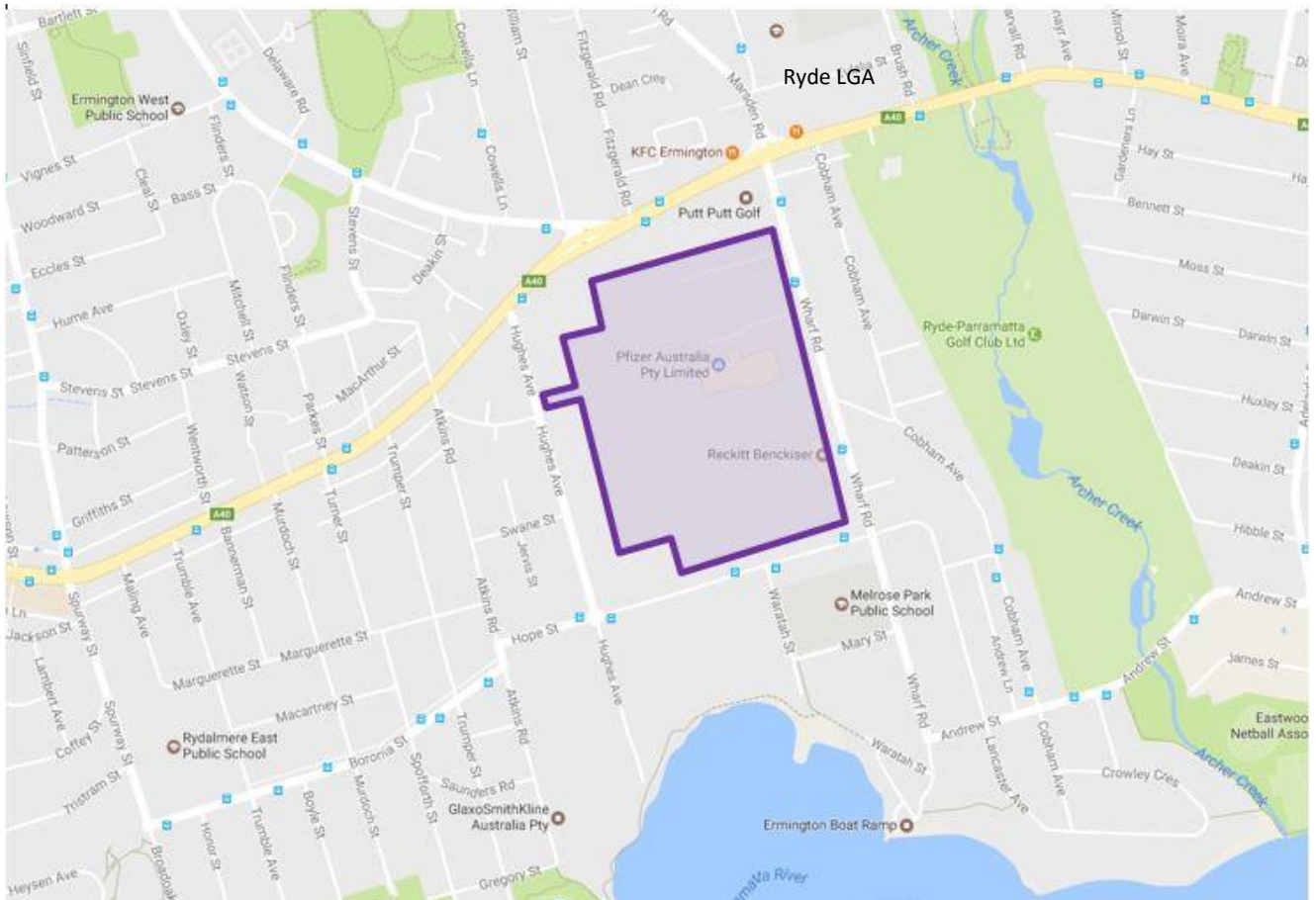
The City of Parramatta is one of the fastest growing areas in the Sydney Metropolitan Region and will continue to experience significant growth. The population of The City of Parramatta is forecast to grow from an estimated 245,482 in 2017 to about 397,339 in 2036, an increase of 151,857 people.

The proposed development is located within a small industrial precinct located broadly between Victoria Road to the north and the Parramatta River to the south. Industrial areas located along the Parramatta River, like the Melrose Park industrial precinct, have been identified by The City of Parramatta Council as areas that may be subject to redevelopment to help integrate and better address visual and access links to the Parramatta River.

Additionally, the increasing demand for appropriately located residential development in the Parramatta LGA resulted in the sale of Council owned land immediately north of the subject sites on Victoria Road. In 2014, City of Parramatta Council sold the Site (now owned by PAYCE). Upon sale of this land the mayor of the City of Parramatta Council stated that the sale would provide much-needed new high-quality apartment housing to cater for the City's growing population. The Mayor also stated that their Site is positioned on a key eastern gateway to Parramatta and close to excellent public transport links and the Parramatta riverfront with Sydney-wide views. Such statements provide a positive context for future residential redevelopment in Melrose Park.

The proposed redevelopment acknowledges the major restructuring and population growth that is occurring in the Parramatta LGA, which will affect the land use needs of this future development.

Figure 1 – Regional location



Source: Google 2017

3.2. THE SITE AND SURROUNDS

The Site currently comprises industrial uses including Pfizer Australia, Reckitt Benckiser, and others, with various warehouse and distribution buildings and associated at-grade car parking.

The Site is bound by Wharf Road to the east, Hope Street to the south, single residential premises fronting Hughes Avenue to the west and Bartlett Park to the north.

Additional industrial uses and the Melrose Park Public School are located to the south of the Site, to the south of Hope Street. Single residential dwellings are located to the east of the Site, to the east of Wharf Road, with the Ryde-Parramatta Golf Club further east. Similarly, land to the west of the Site predominantly comprise single residential dwellings.

Bartlett Park was rezoned to B4 Mixed Use under Parramatta Local Environmental Plan 2011 (LEP 2011). In 2014 Council sold the Site, which includes the Melrose Park Putt Putt facility. In 2016 PAYCE acquired this site.

Figure 2 – The Site



3.3. PROPOSED DEVELOPMENT

The proposed development includes the following:

- 432,467 m² of residential space
- Approximately 4,900 residential apartments plus a minimum of 150 affordable housing apartments included in buildings ranging from to 4-18 storeys, comprising:
 - 2% studio (98 units)
 - 25% one bedroom (1,225)
 - 65% two bedroom (3,185)
 - 5% three bedroom (245)
 - 3% four bedroom (147).
- 10,500m² retail
- 15,000m² commercial
- 1,500m² child care (3 x 500 m² facilities to be delivered in stages)
- 3,000m² community facilities including a 2,000m² multi-purposed community centre (library, performing arts centre or the like), 500m² amphitheatre and 500m² of amenities adjoining the Common and park
- 34,087m² of open space including:
 - 13,183m² - Melrose Park
 - 4,024m² - Common
 - 1,359 m² - Wharf Road North
 - 2,335 m² - Wharf Road South
 - 3,479m² - Landscaped Zone North
 - 7,707m² - Landscaped Zone South
 - 2,000m² - Pocket Park.

Figure 3 overleaf provides the indicative layout and scheme for the development Site.

Figure 3 – Revised proposed development scheme



Source: Amendment B, AJ+C (2017)

4. POLICY CONTEXT

This section provides a summary of the key State and Local government policy documents and guidelines relevant to the proposed development on the Site.

The key documents and policies reviewed include:

- A Plan for Growing Sydney (NSW Department of Planning & Environment, 2014)
- City of Parramatta Council Community Strategic Plan 2038 (City of Parramatta Council, 2013)
- Parramatta Safety Plan 2014-2018 (City of Parramatta Council, 2014)
- Parramatta Local Environmental Plan 2011 (City of Parramatta Council, 2011)
- Parramatta Development Control Plan 2011 (City of Parramatta Council, 2010).

4.1. A PLAN FOR GROWING SYDNEY

The NSW Department of Planning and Environment has recently released a new metropolitan plan for Sydney called A Plan for Growing Sydney (NSW Department of Planning & Environment, 2014). The Plan identified four goals for metropolitan Sydney, as follows:

- Goal 1: A competitive economy with world-class services and transport
- Goal 2: A city of housing choice, with homes that meet our needs and lifestyles
- Goal 3: A great place to live with communities that are strong, healthy and well connected
- Goal 4: A sustainable and resilient city that protects the natural environment and has a balanced approach to the use of land and resources.

There are a number of key directions under each identified goal. In particular Direction 3.1 establishes the importance of revitalising existing suburbs, and the Government will prioritise the delivery of housing in or near centres in established urban areas.

The Plan identifies Greater Parramatta as Sydney's second CBD and Western Sydney's number one location for employment, health and education services. The Site is located on the gateway into Parramatta along Victoria Road. Parramatta is located within the West Central subregion. General priorities for the subregion are outlined in Table 2 below.

Table 2 – A Plan for Growing Sydney – West central subregion priorities

Priority Area	Priority
A competitive economy	<ul style="list-style-type: none"> • Leverage investment and economic development opportunities for the whole subregion generated by the growth of Greater Parramatta and the Global Economic Corridor extension • Investigate transit corridors focused on Marsden Park • Plan for a corridor for a potential extension of the North West Rail Link from Cudgegong Road towards Marsden Park • Protect infrastructure of metropolitan significance including freight corridors, intermodal terminals, Prospect Reservoir and the Warragamba Pipelines • Recognise and strengthen the subregion's role in Sydney's manufacturing industries, particularly in Bankstown

Priority Area	Priority
	<ul style="list-style-type: none"> • Work with councils to identify and protect strategically important industrial zoned land and develop strategies to support the ongoing development of the Western Sydney Employment Area.
Accelerate housing supply, choice and affordability and build great places to live	<ul style="list-style-type: none"> • Work with councils to identify suitable locations for housing and employment growth coordinated with infrastructure delivery (urban renewal), including around Priority Precincts, established and new centres, and along key public transport corridors including the North West Rail Link, the Western Line, the Cumberland Line, the Carlingford Line, the Bankstown Line, Sydney Rapid Transit and bus T-Ways • Plan for continued delivery of housing in the North West Growth Centre with planning focused on infrastructure delivery when needed, housing choice, affordability and sustainability • Implement the Western Sydney Parklands Plan of Management • Work with councils to provide for improved access to the Parramatta River foreshore including the walkway from Ryde to the head of the River • Work with councils to identify opportunities to revitalise suburbs and reduce concentrations of disadvantage • Undertake detailed investigations and commence planning of the Priority Growth Area – Parramatta to the Olympic Peninsula including identifying priority precincts.
Protect the natural environment and promote its sustainability and resilience	<ul style="list-style-type: none"> • Work with councils to: <ul style="list-style-type: none"> ○ Protect and improve the health of waterways and aquatic habitats including Parramatta River, Georges River and the South Creek sub-catchment of the Hawkesbury-Nepean Catchment ○ to implement the Greater Sydney Local Land Services State Strategic Plan to guide natural resource management ○ to implement the Cumberland Plain Recovery Plan to protect the threatened biodiversity of the Cumberland Plain as the area develops ○ to address flood and emergency management issues when planning for growth in the Hawkesbury-Nepean Valley ○ Protect internationally significant wetlands and migratory birds at Homebush Bay.

4.2. DRAFT WEST CENTRAL DISTRICT PLAN, 2016

The draft West Central District Plan (the Plan) is one of six draft District Plans developed by the Greater Sydney Commission for each of Sydney's Districts. The Plan is the Greater Sydney Commission's 20 year vision for the West Central District of Sydney, including the local government areas of Blacktown, Cumberland, Parramatta and The Hills.

The plan's vision is that the West Central District will lead the transformation of Greater Sydney from industry to innovation technologies. It will be the centre of Greater Sydney's 'Central City', a hub for transport and services and the home of vibrant and diverse centres and communities.

The population of the West Central District is projected to grow from 971,000 in 2016 to 1.25 million in 2026, and 1.521 million in 2036.

The draft Plan sets out a series of priorities and actions to guide policy decisions:

- Support and deliver the Greater Parramatta and the Olympic Peninsula (GPOP) vision
- Encourage employment growth
- Create a more connected District
- Improve housing design and diversity
- Design vibrant and active centres
- Provide communities with better services
- Showcase the Western Sydney Parklands
- Improve access and health of waterways
- Manage growth with eco-friendly planning.

4.3. PARRAMATTA 2038 COMMUNITY STRATEGIC PLAN

The *Parramatta 2038 Community Strategic Plan* (Community Strategic Plan) (City of Parramatta Council, 2013) outlines the strategic objectives and strategies for the growth of the Parramatta local government area. The Community Strategic Plan contains six strategic objectives to deliver the vision for Parramatta, including:

- Economy – Parramatta’s economic growth will help build the City as a centre of high, value-adding employment and the driving force behind the generation of new wealth for Western Sydney
- Environment – Parramatta will be an eco-efficient city that effectively manages and uses the City’s growth to improve and protect the environment
- Connectivity – Parramatta will be a city with fast, reliable transport and digital networks that connect people to each other, to the information and services they need and to where they need to go
- People and Neighbourhoods – Parramatta will be a world-class city at the centre of Sydney that attracts a diversity of people: a city where people can learn, succeed and find what they need; a city where people live well, get together with others, feel like they belong and can reach their potential
- Culture and Sport – Parramatta will be a place where people want to be: a place that provides opportunities to relate to one another, the City and the local area; a place that celebrates its cultural and sporting heritage; and a place that uses its energy and cultural richness to improve quality of life and drive positive growth and joy
- Leadership and Governance – Parramatta will be widely known as a great city, a centre of excellence and an effective capital of Western Sydney, with inspirational leadership and good governance.

4.4. PARRAMATTA SAFETY PLAN 2014-2018

The Parramatta Safety Plan aims to improve the safety of residents, workers, businesses, organisations and visitors to the Parramatta LGA. This Safety Plan identifies four strategic challenges that Parramatta faces: perception, Parramatta CBD, neighbourhoods and Council’s people and assets.

Graffiti and unsafe “hoon” driving is prevalent throughout the LGA and the hotspots for this antisocial behaviour are regularly changing. The major crime types in Ermington/Rydalmere are identified as domestic

violence related assault, malicious damage to property, motor vehicle theft, robbery, steal from a dwelling and steal from motor vehicle.

The Parramatta Safety Plan identifies five strategies to improve safety and quality of life for residents in Parramatta neighbourhoods. These strategies and associated actions are identified within Table 2.

Table 3 – Assessment criteria

Strategy	Action
Reduce traffic and pedestrian accidents	<p>Work with partners to develop and implement programs to combat hoon driving.</p> <p>Work with partners to develop and implement safe driving courses for residents.</p>
Increase community pride, community engagement and local connections	<p>Scope the feasibility of developing a “City of Conversations” program and make recommendations as appropriate.</p> <p>Continue to implement Council’s family fun days and consider opportunities to provide safety related messages through this program.</p> <p>Scope the opportunities for developing and implementing programs to increase positive relationships between neighbours.</p> <p>Scope the opportunity to develop ‘minor events’ in neighbourhood precincts to support local activation and local community engagement.</p> <p>Scope the opportunity to develop a Happy Homes Program that supports quality design of new, and upgrade of existing, residential homes and streets.</p> <p>Consider:</p> <ul style="list-style-type: none"> • Speed dating an architect/designer events • Parramatta’s next top street event • McMansion Version 2.0 design event • 3 story walk-up redevelopment design competition.
Neighbourhood infrastructure renewal	<p>Continue to undertake place based Centres Reviews to determine a prioritised program of capital works upgrades in neighbourhoods to improve amenity and local activation.</p> <p>Review the outcomes of the 2011 Community Facilities study and scope opportunities to progress neighbourhood hub facilities as per report recommendations, Council capacity and other Council adopted plans and strategies.</p> <p>Implement a program of work to upgrade the functionality and aesthetic of lighting within key neighbourhood sites.</p> <p>Conduct a safety audit of public toilets in key parks of the LGA using CPTED principles and implement changes as required to improve safety.</p> <p>Undertake research on planning and designing high density living with safety of people in mind, and make recommendations to inform Council’s work and decision making in this area.</p>

Strategy	Action
Renewal of social housing	Develop and implement a Child and Youth Friendly LGA strategy.
Reduce local alcohol impacts	<p>Continue to use Council's strategic partnership with Family and Community Services (FACS) to present community issues and lobby for change.</p> <p>Undertake research to determine the preferred model for social housing provision and to learn lessons on the benefits and issues associated with Public Private Partnerships (PPPS) for social housing renewal.</p> <p>Develop an advocacy plan to influence regeneration of social housing at Telopea, Wentworthville and in Granville.</p>
Support vulnerable groups to build resilience and personal safety skills	<p>Work in partnership to develop and implement education based programs to assist residents in need to develop greater life skills and emotional intelligence.</p> <p>Work in partnership to develop and implement personal safety skills education sessions for residents in need.</p> <p>Liaise with NSW Health regarding options to increase mental health services to those in need in the LGA, as well as ways to promote good mental health to residents.</p> <p>Determine ways to support and work in partnership with local service providers to jointly implement programs to reduce domestic violence.</p> <p>Continue partnerships with local service providers and government agencies to support and develop programs to help refugees and new migrants participate in meaningful activities and employment.</p>

4.5. PARRAMATTA LOCAL ENVIRONMENTAL PLAN 2011

- The Site is zoned IN1 General Industry under LEP 2011.
- The objectives of the General Industrial Zone are:
 - *To provide a wide range of industrial and warehouse land uses*
 - *To encourage employment opportunities*
 - *To minimise any adverse effect of industry on other land uses*
 - *To support and protect industrial land for industrial uses*
 - *To facilitate a range of non-industrial land uses that serve the needs of workers and visitors.*

Figure 4 – Site zoning



4.6. PARRAMATTA DEVELOPMENT CONTROL PLAN 2011

The *Parramatta Development Control Plan 2011* (DCP) came into effect on 22 November 2010. The DCP applies to all land within the Parramatta Local Government Area.

The aim of the DCP is to:

- Ensure that development contributes to the quality of the natural and built environments
- Encourage development that contributes to the quality of the public domain
- Ensure that development is economically, environmentally and socially sustainable
- Ensure future development has consideration for the needs of all members of the community

- Ensure development positively responds to the qualities of the site and its context
- Ensure development positively responds to the character of the surrounding area.

The DCP sets out the objectives and design principles for building form, massing and streetscape. The key objectives include to:

- Ensure buildings are compatible in form relative to the spatial characteristics of the local area
- Ensure building mass and form reinforces, complements and enhances the visual character of the street
- Ensure the distribution of building height and mass preserves and enhances neighbourhood amenity, site characteristics and environmental constraints
- Ensure that where changes in building scale, mass and/or height is proposed, it occurs in a manner that is sensitive to amenity issues of surrounding or nearby development
- Ensure new development responds to, reinforces and sensitively relates to the spatial characteristics of the existing urban environment
- Increase the legibility of streetscapes and urban spaces so that the inter-relationship between development, landscape and open space is visually coherent and harmonious
- Maximise opportunities for buildings to define the public domain
- Encourage attractive street frontages and improve pedestrian amenity.

The DCP identifies landscaping, open and private space and residential amenity (including visual and acoustic privacy) as important considerations of any proposed development. Key objectives include:

- To enhance the existing streetscape and promote a scale and density of planting that softens the visual impact of buildings
- To ensure developments make an equitable contribution to the landscape setting of the locality
- To ensure that private open space is designed to provide residents with quality usable private outdoor living areas for recreational and outdoor activities
- To ensure that private open space is designed for privacy, solar access and is well integrated with living areas
- To provide low maintenance communal open space areas for residents that facilitate opportunities for recreational and social activities, passive amenity, landscaping and deep soil planting
- To ensure that development does not cause unreasonable overlooking of habitable rooms and principle private open space of dwellings
- To ensure that visual privacy is provided both within a development and between a development and its neighbours
- To ensure that the siting and design of development minimises the impact of noise transmission between properties
- To ensure that the siting and design of buildings minimises noise impacts from abutting busy roads, rail corridors and other noise-generating land uses
- To ensure that commercial or industrial development does not unreasonably diminish the amenity of nearby residential uses from noise intrusion.

Sustainable transport options and improved pedestrian access, vehicle movement and car and bicycle parking at the site are key objectives of the DCP. Any proposed development should aim to:

- Support the reduction of car trips and encourage the use of sustainable transport
- Reduce car trips and encourage the use of sustainable transport
- Ensure that the location and design of driveways, parking spaces and other areas used for the movement of motor vehicles are efficient, safe, convenience and are integrated into the design of the development to minimise their visual impact
- Ensure that adequate off-street parking is provided to serve the needs of development
- Improve pedestrian access and connectivity between housing, open space networks, community facilities, public transport, local activity centres and schools
- Encourage pedestrian through-site links that are designed to promote safety and amenity.

5. COMMUNITY PROFILE

A community profile has been developed for this SIA to illustrate the demographic characteristics of the communities potentially impacted by the proposed development. This section includes an overview of the demographic profile and crime statistics in the local and broader study areas. It is important to note that the suburb of Melrose Park is split between Parramatta LGA and Ryde LGA.

2011 Census of Population and Housing data (Australian Bureau of Statistics) has been used to examine Greater Sydney and suburb of Melrose Park. Due to LGA boundary changes (in association with Council amalgamations) Census data is outdated for the City of Parramatta. Community Profile data (.id) has been used for City of Parramatta, as this is aligned to the new LGA boundaries.

5.1. DEMOGRAPHIC PROFILE

In 2017 the City of Parramatta population is estimated at 245,482. Between 2011 and 2036, the population for the City of Parramatta is forecast to increase by 194,156 persons (95.56% growth), at an average annual change of 2.72%.

In 2011 the suburb of Melrose Park had an estimated resident population of 1,470 persons. The small population is a result of less apartment dwellings and more detached and semi-detached dwelling. Melrose Park and Parramatta LGA however, have a much higher population density than Sydney Greater Capital Statistical Area (GCCSA) (3.6 persons per hectare).

The proportion of Melrose Park within Parramatta LGA comprises mainly industrial uses with the Melrose Park Public School and the existing residential population of Melrose Park located predominantly within Ryde LGA.

5.2. KEY TRENDS

The key demographic trends for Melrose Park and Parramatta LGA are as follows:

- Babies, pre-schoolers, primary schoolers and early secondary schoolers are the largest population group (24%) in Melrose Park, with almost one fifth of the population (18%) within the parents and homebuilders age group (35 to 45 years). This is similar to the age profile of Parramatta LGA
- Only one fifth (22%) of the population of Melrose Park are classified as secondary schoolers, tertiary students or within the young workforce. This is not the case within the broader study area of Parramatta LGA where one third (33%) of the population are classified within this age group. This may be due to the dwelling typology predominantly being separate houses (96%) within Melrose Park and given that the Melrose Park Public School is located within walking distance of most residences within the suburb
- Family households are the prevalent family structure in the local study area (81%) and Parramatta LGA (73%). Lone person households are more prevalent in the broader study area (23%) than in the local study area (17%)
- Almost three quarters (72.4%) of residents within Melrose Park were born in Australia, compared with Parramatta (52.3%) and Sydney (63.7%). The United Kingdom (4.0%), China (2.5%) and Korea (2.3%) were the most prevalent places of birth of those Melrose Park residents born overseas
- Linguistic diversity is low in the local study area of Melrose Park where 74.1% of residents only speak English. Other than English, Chinese (8.2%), Korean (3.0%) and Italian (2.3%) are the most frequently spoken languages at home in Melrose Park. When compared to Parramatta and Greater Sydney, Melrose Park has a larger percentage of people who are Italian speakers (2.3% compared to 0.9% and 1.6%) and Korean speakers (3.0% compared to 2.9% and 1.1%)
- Average incomes in the local study area are far higher than the average for the Sydney GCCSA. Annual household income in Melrose Park is \$108,433, which is 14.8% higher than the Greater Sydney average. Almost half (46%) of the households in Melrose Park earn over \$104,000. Melrose Park also

has a significantly lower proportion of households on low incomes with only just over one tenth (12%) of households earning less than \$31,200 than Parramatta LGA (22%) and Greater Sydney (20.3%). Accordingly, Melrose Park has a low unemployment rate compared to Parramatta and Greater Sydney (2.7% compared to 7.0% and 5.7%). Professionals, clerical and administrative workers are the most common occupations for Melrose Park

- There is very little dwelling diversity within Melrose Park with 96% of dwellings being separate houses, mostly owned or being purchased by residents (84%). Four fifths (79%) of all dwellings have three or more bedrooms. Only one sixth (16%) of residents within Melrose Park are renters, unlike Parramatta LGA with more than double (40%) this proportion of households renting
- In 2011, there were approximately 494 dwellings in Melrose Park. This results in an average household occupancy of 2.9 for the local study area. This is reflective of the existence of more detached dwellings in the local study area.

The complete demographic profile for Melrose Park and Parramatta LGA is held at Appendix A.

2016 Census of Population and Housing data (due for release later this year) will provide information on any demographic changes in the LGA since 2011 (including the characteristics of people living in high density dwellings), that will further inform the development of a potential profile of the future development community.

5.3. POPULATION PROJECTIONS

Population projection for Parramatta LGA are based on data obtained from Forcast.id. Table 5 presents this overleaf.

The total population of Parramatta LGA is projected to grow substantially to 397,339 people by 2036. The strongest growth rate is predicted for the 65+ age groups, consistent with an ageing population. People aged 65 years and over will represent one tenth (12.5%) of the population by 2031. People aged 0-14 years will represent just one sixth (16.9%) of the population by 2031.

Table 4 – Parramatta LGA population projections and age breakdown 2016-2036

Age	2016	2021	2026	2031	2036	% Change 2016-2036
0-4	16,356	19,372	22,266	25,288	27,789	69.9%
5-9	13,146	15,111	17,296	19,499	21,409	62.8%
10-14	11,574	13,178	14,695	16,467	18,024	55.7%
15-19	13,167	14,568	16,273	18,127	19,826	50.6%
20-24	19,102	23,029	26,092	29,615	32,082	68.0%
25-29	25,026	31,132	36,322	41,591	45,128	80.3%
30-34	22,865	28,190	33,002	37,981	41,588	81.9%
35-39	18,618	22,412	26,166	29,946	33,135	78.0%
40-44	16,149	18,817	21,645	24,707	27,381	69.6%
45-49	14,404	16,562	18,827	21,360	23,866	65.7%
50-54	13,864	15,099	17,186	19,360	21,556	55.5%

Age	2016	2021	2026	2031	2036	% Change 2016-2036
55-59	12,471	14,070	15,271	17,290	19,221	54.1%
60-64	10,355	12,047	13,555	14,740	16,531	59.7%
65-69	8,762	9,854	11,365	12,802	13,863	58.2%
70-74	7,067	8,202	9,186	10,565	11,834	67.5%
75-79	5,249	6,459	7,496	8,471	9,687	84.5%
80-84	3,962	4,484	5,495	6,368	7,184	81.3%
85+	4,133	4,746	5,347	6,321	7,236	75.1%
Total	236,272	277,330	317,486	360,500	397,339	68.2%
Change	-	41,058	40,136	43,014	36,839	-

Source: Forecast id.

Forecast.id estimate that the population of Ermington and Melrose Park will increase from 9,765 people in 2011 to 40,190 people in 2036. In addition, it is anticipated that the number of dwellings will increase to 14,491 dwellings in 2036.

Table 5 – Ermington and Melrose Park population projections 2016-2036

	2011	2016	2021	2026	2031	2036
Population	9,765	12,076	16,011	22,464	31,180	40,190
Dwellings	3,525	4,261	5,685	7,915	11,066	14,491

5.3.1. Incoming population profile

The following provides an overview of the likely characteristics of the incoming population based on the demographic profile of the existing population, population projections for the area, and an understanding of the type and size of dwelling being developed. This indicates that the incoming population may be characterised by:

- Predominantly professionals between the ages of 25-44 years
- Potential for older residents seeking to downsize but stay within reach of local amenities
- Residents in couple families without children or single persons households living in smaller apartments (1 bed and 2 bed apartments)
- A small proportion of families with young children living in larger apartments (3 bed and 4 bed apartments)
- A higher portion of residents born overseas, reflecting the characteristics of nearby higher density suburbs, including Meadowbank and Ermington
- High levels of employment and labour force participation.

5.3.2.

5.3.2. Occupancy rates

The potential scale of the incoming population has been based on average housing occupancy rate of 2.1 persons/household, which has been assumed by PAYCE for the proposed development. When this rate of is applied to the proposed 4,900 residential apartments plus a minimum of 150 affordable housing units, a population of approximately 10,605 people is projected for the proposed development.

Other relevant occupancy rates include:

- Parramatta LGA: 2.7 persons per household
- Ryde LGA: 2.6 persons per household.

It should be noted that no information has been provided relating to the potential price point for the dwellings, which would impact the potential incoming population.

5.4. CRIME PROFILE

In the two years from July 2013 all recorded incidents, except for robbery without a weapon (-18.2%) or break and enter dwelling (-18.0%), remained stable for Parramatta LGA.

The crime “hot spot” maps for Melrose Park are held at Appendix A. These maps illustrate that Melrose Park and the Site are not located within any high-density hotspots for any types of crime. There is a low-density hotspot for non-dwelling break and enters on the Site along Hope Street. This will be due to the existing industrial uses located on the Site. In addition, there is a low-density hotspot for the theft of motor vehicles Wharf Road.

Crime hotspots in the vicinity of the subject Site show that West Ryde Centre experiences a high rate of all crimes, with the exception of robbery and stealing from a person. Incidents of theft (stealing from dwelling) are particularly high from West Ryde through to Rhodes.

Overall, crime in the broader area is stable and there is minimal crime within Melrose Park. Where crime does occur on or near the Site it is low density and relates to the existing industrial uses on the Site.

6. SOCIAL INFRASTRUCTURE REVIEW

This section provides an overview of the existing social infrastructure in close proximity to the Site.

Figure 6 illustrates the distribution of community infrastructure and services including: medical services, child care and kindergarten services, clubs, community centres, community health services, halls, hospitals, libraries, nursing homes and aged care, schools and skate facilities, and active and passive open space within 400m and 2km of the Site. It should be noted that the 400m radius is the standard walking distance for facilities within an urban setting².

Whilst there is limited social and community infrastructure within 400m walking catchment of the Site, there are multiple facilities and open space provided within 2km of the Site. Overall, the local and broader study area is well serviced by existing community infrastructure, services and areas of open space.

The sections below provide an analysis of each community service and facility type within the local and broader study areas.

6.1. RETAIL FACILITIES

The local study area is well serviced by retail facilities. The Site is in proximity to a number of regional shopping centres, including:

- Eastwood Shopping Centre – located 2.5km north east of the Site. This centre includes a Woolworths, ALDI and a range of fresh food stores, banking services, beauty salons, newsagency, bakeries, cafes and speciality shops
- Top Ryde Shopping Centre - located approximately 3.2km east of the Site. The centre contains KMart, Big W, Coles, Woolworths, Aldi, Dan Murphy's, JB Hi Fi, Rebel Sport as well as a range of fresh food stores, Medical Centres, fashion and clothing stores, banking services, newsagents, pharmacies, beauty salons, bakeries and cafes
- West Ryde Market Place – located approximately 2km east of the Site. The centre contains a Woolworths and Coles supermarkets, fresh food stores, banking services, pharmacies and a Medical Centre
- Victoria Road, approximately 300m north of the Site, includes a BlueStar and BP service station, and take away food and drink premises, including McDonald's and KFC.

6.2. RESIDENTIAL DWELLINGS

In 2011 there were approximately 527 dwellings in the suburb of Melrose Park. The closest residential dwellings directly above the Site's western boundary and front Hughes Avenue to the west. Residential dwellings are also located along Wharf Road, approximately 30m to the east of the Site on the opposite side of Wharf Road. The majority of residential dwellings in close proximity to the Site are low density separate houses or semi-detached houses. Some medium density dwellings are located to the north of the Site, to the north of Victoria Road.

6.3. PARKS AND OPEN SPACE AREAS

There are several passive and active open spaces located within the local study area (within 400m walking distance of the proposed development) including Bartlett Park (to be redeveloped), Hughes Avenue Reserve, Bruce Miller Reserve and Jennifer Park. There are also a number of parks and open-space areas within 2km of the Site as outlined within Table 6 overleaf.

² Pikora T J, Giles-Corti B and Donovan R (2001). *How far will people walk to facilities in their local neighbourhoods?* Australia: Walking the 21st Century, Perth, 1, pp. 26-31.

There were no indoor recreation facilities identified within 2km of the Site.

Table 6 – Parks and open space within 2km of the Subject Site

Type	Name	
Waterfront Parks	<ul style="list-style-type: none"> • George Kendall Riverside Park • Melrose Park • Meadowbank Park • Memorial Park 	<ul style="list-style-type: none"> • Melrose Park • Anderson Park • Blaxland Riverside Park • Waud, L.H Sportsground.
Neighbourhood Parks	<ul style="list-style-type: none"> • Albert Brown Park • Bartlett Park (to be developed) • Bell Park • Brush Farm Park • Darvall Park • Eccles Park • Keith McKinnon Park • Lachlan Macquarie Park • Lambert Park 	<ul style="list-style-type: none"> • Lion Park • Lynn Park • Maze Park • Miriam Park • Thomas Wemyss Park • Tynan Park • Upjohn Park • Wendy Park • West Denistone Park.
Small neighbourhood reserves	<ul style="list-style-type: none"> • Bruce Miller Reserve • Cowells Lane Reserve • Hilder Road Reserve • Hughes Avenue Reserve 	<ul style="list-style-type: none"> • Jenkins Reserve • Lockyer Reserve • Newington Nature Reserve • Tristram Reserve.

The following sections provide a description of the parks within 400m of the Site.

6.3.1. Bartlett Park (owned by PAYCE and to be developed)

Bartlett Park is located within the local study area to the north of the proposed Site on Victoria Road. The Park, which buffers current residential and industrial land uses from Victoria Road, measures 4.7 hectares. It also contains a putt-putt golf facility, due to close soon.

6.3.2. Hughes Avenue Reserve

Hughes Avenue Reserve is located within the local study area west of the proposed development on Hughes Avenue, Ermington. The Reserve is a small space that contains a children’s playground with seating facilities.

6.3.3. Bruce Miller Reserve

Bruce Miller Reserve is also located within the local study area to the west of the proposed development on Trumper Street, Ermington. Although slightly larger than Hughes Avenue Reserve, it also contains a children’s playground with seating facilities.

6.3.4. Jennifer Park

Jennifer Park is a small reserve that is located east of the proposed development between Wharf Road and Cobham Avenue, Melrose Park. The Park, which is managed by Ryde City Council, provides passive open space opportunities and a children’s playground.

6.4. SCHOOLS

There are a number of education facilities within 2km of the subject Site, including primary schools and secondary education facilities. These are outlined in Table 7. There were no tertiary education facilities within 2km of the Site.

Table 7 – Schools within 2km of the Site

Type	Name	Location
Primary Schools	<ul style="list-style-type: none"> Melrose Park Public School Ermington Public School Ermington West Public School Rydalmere East Public School West Ryde Public School St Michaels Catholic Primary. 	<ul style="list-style-type: none"> Wharf Road, Melrose Park – 50m south of the Site, south of Hope Street. Winbourne Street, West Ryde - 650m north east of the Site, north of Victoria Road. Vignes Street, Ermington – 950m north west of the Site, north of Victoria Road. Spurway Street, Ermington – 950m west of the Site. Endeavour Street, West Ryde – 1.2km north east of the Site, south of Victoria Road Maxim Street, Meadowbank – 1.4km east of the Site.
High Schools	<ul style="list-style-type: none"> Marsden High School. 	<ul style="list-style-type: none"> Winbourne Street, West Ryde – 750m north east of the Site, north of Victoria Road.

6.5. CHILD CARE FACILITIES

There are no child care facilities located within 400m of the Site but there are ten facilities within 2km of the Site, including:

- Active Kids – 382 Kissing Point Road, Ermington
- Ermington Possum Patch – 12 Bartlett Street, Ermington
- Ermington Rainbow Cottage – 20 Macartney Street, Ermington
- Ermington Uniting Church Preschool – 30 Griffiths Street, Ermington
- Figtree Children’s Cottage – 34a Atkins Road, Ermington
- Melrose Park Before and After School Care – Melrose Park Public School, 110 Wharf Road, Melrose Park
- River Road Kindergarten – 38A River Road, Ermington
- Tiny Scholars Child Care and Preschool – 4 Massie Street, Ermington

- Platypus Preschool – 9 Lambert Avenue, Ermington
- West Ryde Long Say Care Centre – 42 Mons Avenue, West Ryde
- West Ryde Neighbourhood Children’s Centre – 8/1-5 Anthony Road, West Ryde.

The Community Facilities Study (Elton Consulting, 2017) indicates that only a small number of childcare facilities are reporting vacancies, with most reporting no vacancies and operating at capacity.

6.6. MEDICAL AND AGED CARE FACILITIES

There are approximately 16 medical services located within 2km of the Site, generally clustered around the West Ryde centre along Victoria Road and Ermington Centre, along Victoria Road. There is one community health clinic within the West Ryde Community Centre.

There are three aged care facilities within 2km, including the Opal Aged Care in West Ryde, the Wesley Tebbutt Aged Care in Dundas and Arrunga in Ermington.

6.7. LIBRARIES

The City of Parramatta Council and Ryde City Council both provide libraries within a 2km proximity to the Site. The Ermington Branch Library is located on River Road, Ermington (behind Ermington Shopping Centre) and is run by The City of Parramatta Council. Ryde City Council operate the West Ryde Library at Graf Avenue, West Ryde.

6.8. COMMUNITY CENTRES

There are two community centres within close proximity to the Site, the Ermington Community Centre and the West Ryde Community Hall. The Ermington Community Centre is located on 8 River Road, Ermington, and has a main hall with a capacity for 100-200 people and meeting room with capacity for 40 people. The West Ryde Community Hall is located at 3-5 Anthony Road, West Ryde, with a capacity of 150 people.

A complete list of community and social infrastructure located within 2km of the Site is held at Appendix C.

6.9. COMMUNITY FACILITIES DEMAND

The Community Facilities Study indicates that the future community of the proposed development will generate demand for the following community infrastructure:

- Multipurpose community centre space – 2,000sqm facility to be provided onsite in the Town Centre
- Three privately owned childcare facilities on the Site
- Local parks – accommodated through provision of an oval and local park on the Site
- Active open space – accommodated through the provision of an Common onsite and contributions to upgrades in surrounding area.

It is understood that the development will provide \$108 million in Section 94 Contributions and VPA funding to deliver new, and improve existing community facilities including open space, community facilities, childcare facilities, affordable housing and upgrades to Melrose Park Public School. This will support the needs of the incoming population.

Table 8 presents the range of social infrastructure which will be provided as part of the proposed development:

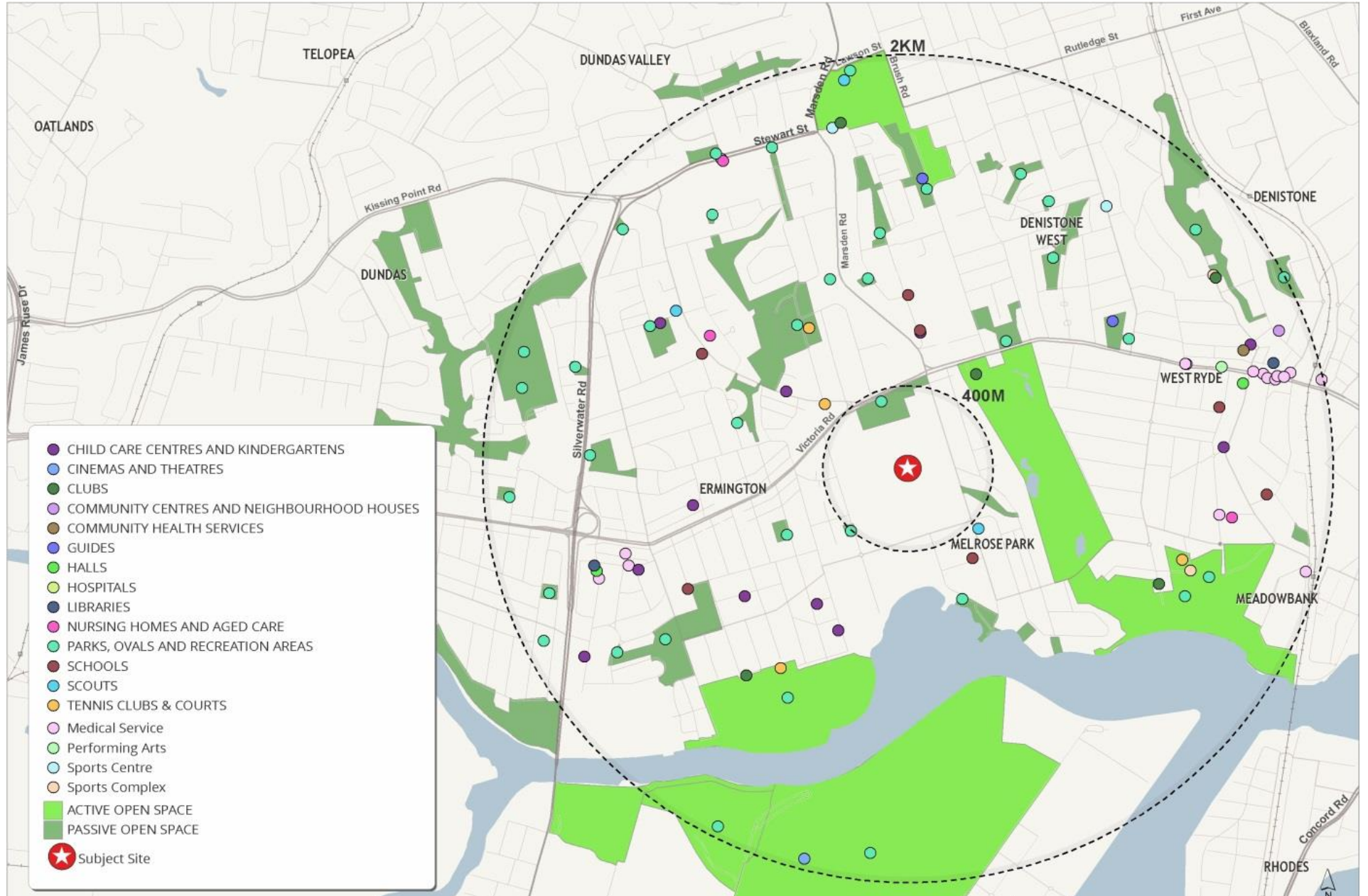
Table 8 – Public benefit

Area	Facilities proposed	Funding from proposed development
New parks and active open space	<ul style="list-style-type: none"> • 13,183m² – The Central Park • 4,024m² - Common • 1,359 m² - Wharf Road Garden North • 2,335 m² -Wharf Road Garden South • 3,479m² - Landscaped Zone North • 7,707m² - Landscaped Zone South • 2,000m² - Pocket Park. 	\$23.2 million
New Community Facilities	<p>A range of community facilities featuring:</p> <ul style="list-style-type: none"> • 500 m² amphitheatre in The Central Park • 2,000 m² multi-purpose facility • 500 m² additional community meeting spaces. 	\$8.5 million
Affordable Housing	A minimum of 150 apartments allocated for affordable housing to be managed by an Community Housing Provider (CHP) owned by PAYCE.	150 apartments (minimum)
Surrounding neighbourhood	George Kendall Reserve upgrade – Contribution to allow The City of Parramatta Council to implement its adopted masterplan to upgrade the nearby George Kendall Reserve as a regional facility – see Figure 5 for the proposed masterplan including significant upgrades to the existing parkland.	\$11 million
	George Kendall Reserve Aquatic Facility – see Figure 5.	\$21 million
	Melrose Park Public School – Contribution to the Melrose Park Public School to assist with the transition in the urban renewal of the precinct to ensure highest quality education outcomes for the community.	\$2 million
	New cycleway – Provision of a new cycleway to link Melrose Park to George Kendall Reserve connecting to the Parramatta Valley Cycleway.	\$1.3 million
	New public transport initiatives: Electric Hybrid Bus – New electric hybrid bus service including up to 4 buses, infrastructure, bus stops and operation requirements to link Melrose Park to Meadowbank for 10 years.	\$13.4 million
	New public transport initiatives: River Connection – New private ferry service including 2 new boats, wharf upgrade at Melrose Park, and operational requirements, linking Melrose Park to Parramatta CBD for 10 years.	\$10.4 million

Figure 5 – Draft Masterplan for George Kendall Reserve



Figure 6 – Social Infrastructure Audit



7. TECHNICAL STUDIES

This section includes a review of the technical assessments undertaken in relation to the proposed development. The following preliminary assessments have been provided for review:

- Preliminary Ecological Report prepared by UBM Ecological Consultants
- Community Facilities Study prepared by Elton Consulting
- Melrose Park Economic Impact Assessment by AEC Group.

The following table outlines the key findings, potential impacts and recommendations and/or mitigations measures identified within the key technical assessments.

Table 9 – Overview of technical report findings

Study	Key findings	Potential Impacts	Recommendations and Mitigation measures
Preliminary Ecological Report	<ul style="list-style-type: none"> • No flora species identified on the Site listed as threatened or vulnerable under NSW and Commonwealth legislation • Study Area likely to support arboreal mammals. 	<ul style="list-style-type: none"> • Loss of local habitat • Loss of local landscape value. 	<ul style="list-style-type: none"> • Nocturnal fauna survey and if any listed microbats are located, an Assessment of Significance could be required • Arboricultural assessment of existing trees if required by Council.
Community Facilities Study	<ul style="list-style-type: none"> • Parramatta LGA is significantly undersupplied with multipurpose community space • Need for an indoor recreation facility in the LGA that includes a minimum of three courts • Existing community facilities in the area surrounding the development are small, dated and require enhancement • Ermington is identified as a priority suburb for community 	<ul style="list-style-type: none"> • This study identified that the future community of the proposed development (approximately 10,605 people) will generate demand for the following community infrastructure: <ul style="list-style-type: none"> ○ Library services ○ Multipurpose community centre space (approximately 874sqm). ○ Childcare centre places. 	<ul style="list-style-type: none"> • 2,000sqm of a new multi-purpose facility will be provided • Three privately owned childcare facilities will be provided (one within the Town Centre and two elsewhere within the development.) • The provision of local open space onsite provides opportunities to address some needs for informal recreation

Study	Key findings	Potential Impacts	Recommendations and Mitigation measures
	<p>infrastructure with upgrades to the Ermington library and connectivity with the Ermington Community Hall</p> <ul style="list-style-type: none"> Existing gaps in community facilities and open space include a library of adequate size that meets contemporary community interests and needs, multipurpose community centre space, local parks, long day care services and indoor sport and recreation facilities Increase in both younger and older age groups within the LGA requiring targeted services and facilities. 	<ul style="list-style-type: none"> Local parks, higher order passive open space and active/sporting open space (including sports fields and courts) Indoor sport and recreational facilities. 	<ul style="list-style-type: none"> The new development has the potential to cater to some of the needs of the existing and new Melrose Park community through the provision of facilities and services onsite, with regards to childcare and open space and recreation needs There is the potential for a library kiosk to be provided on-site within the proposed multipurpose community centre. Otherwise, it is proposed library service needs would be met through upgrades to library services off-site PAYCE will contribute to the upgrade of George Kendall Riverside Park and the Aquatic Facility.
Melrose Park Economic Impact Assessment	<ul style="list-style-type: none"> Trend away from manufacturing and wholesale trade in Parramatta LGA Trend towards health care, education, social assistance and public administration and safety 	<ul style="list-style-type: none"> 781 known local job reductions since 2011 Decreasing local economic activity Inability of fragmented, 'orphaned' industrial lands to mitigate against vacant spaces. 	<ul style="list-style-type: none"> Transform area from one of purely industrial uses to accommodate a range of uses e.g. houses, mixed-business, retail, leisure Mixed use development

Study	Key findings	Potential Impacts	Recommendations and Mitigation measures
	<ul style="list-style-type: none"> • Growth industries population driven • Current activity options limits diversity of occupiers • Current size and scale limits alternative uses • Floor space in business zones is expected to outstrip that for industrial uses • Large clusters of industrial lands with good access and good buffer from sensitive land uses, are generally better able to mitigate against vacancy risk. 	<ul style="list-style-type: none"> • The provision of 1,478 - 1,873 jobs on site which represents a net increase of 504 - 899 jobs. 	<p>provides opportunities for area to become self-sustaining i.e. people live, work, shop, undertake leisure in the area</p> <ul style="list-style-type: none"> • Ensure a critical mass of residents to ensure local economic activity and employment to support a vibrant precinct.

8. SOCIAL IMPACT ASSESSMENT

The following list provides a summary of the key social benefits and impacts which have been identified as potentially emerging from the proposed rezoning and development at this stage of the SIA.

It should be noted that these impacts and benefits have been identified based on the information available to date. It is anticipated that as additional research is undertaken (including community consultation) greater certainty and detail can be provided regarding the potential social impacts and benefits which may arise from the proposed development.

At this stage, and based on the research undertaken in previous sections, the following potential impact and benefit areas have been identified for assessment:

- **Demand for social infrastructure and services** – The existing area has limited social infrastructure and the proposed development may increase demand for facilities. However, the proposed development will also leverage significant funds to provide new, or upgrade existing social infrastructure
- **Residential amenity** – The Site is surrounded by existing residences and involves the creation of a new higher density community. It is anticipated that this will result in a range of benefits and impacts for the existing and incoming community
- **Community profile** – The incoming community is likely to have distinct characteristics compared with the existing community. This may have a series of potential social benefits and impacts
- **Accommodation and housing** – The development of approximately 4,900 residential apartments plus a minimum of 150 affordable housing apartments onsite will have significant benefits and impacts on the local market, as will the provision of smaller units (studios and 1 beds) and provision of affordable housing units
- **Employment and economic impacts** – Under current conditions, existing jobs have and will continue to decrease on the Site without change. Once the redevelopment is completed and fully operational, the proposed development is expected to generate 1,478 – 1,873 full time jobs on site, a net increase of 505- 899 jobs. This represents an average of 1,676 jobs for the Site.

The potential positive and negative social impacts associated with each subject area are outlined below.

8.1. DEMAND FOR SOCIAL INFRASTRUCTURE AND SERVICES

Table 10 – Demand for social infrastructure and services impacts, benefits, and recommendations

Baseline	
<p>The City of Parramatta population is currently estimated at 245,482 people and is expected to grow significantly. There are limited community services within 400m of the subject Site, however a wider range of services and facilities are located within 2km of the Site. Chapter 6 outlines the services and facilities located within 2km of the subject Site.</p> <p>The Community Facilities Study identified that there is a significant undersupply in Parramatta LGA with regards to multipurpose community space and indoor recreation facilities. This report identified that existing community facilities in the area surrounding the development are small, dated and require enhancement.</p>	
Proposed development	
<p>The proposed development will increase the population of the Site by approximately 10,605 new residents. It is anticipated that incoming residents will access social infrastructure within the surrounding area, and this may place increasing pressure on these existing facilities and services.</p> <p>The development will provide a range of services and facilities which will not only service the incoming population, but also be accessed by the wider residential community. These facilities include a Town Centre which will include a community market place, market garden, and childcare centre. The Proposal also includes a 2,000m² multi-purpose centre (library, performing arts centre etc.), 500m² amphitheatre and 500m² of community meeting spaces to be located outside of the Town Centre. The development will also include up to 34,087m² of public open space at the Site, including a new 13,183 m² Central Park and a 4,024m² 'The Common' public open space . The proposed use of the retail tenancies includes a supermarket, speciality stores, cafes and local convenience stores.</p> <p>In addition, funds leveraged from the development will support the development of new, or improvement of existing, community facilities to meet the needs of the community. Table 12 presents the range of community benefits which will be delivered through the \$108 million including Section 94 contributions and VPA.</p>	
Potential positive impacts	Potential negative impacts
<ul style="list-style-type: none"> • New facilities provided onsite which can be accessed by the incoming and wider community (child care facilities and open space) • Significant funding (through Section 94 Contributions and VPA) to support Council's priorities for social infrastructure in the area and the potential for development of new facilities, improvement of existing facilities, or creation of higher order facilities • Enhance the feasibility and sustainability of existing services and facilities which may have been underutilised. 	<ul style="list-style-type: none"> • Additional demand on existing facilities decreases the accessibility, or level of service at community facilities for existing residents • Potential unmet demand or need of the incoming community in terms of the type of facilities or services required • Staging of new or improved facilities may not keep pace with the quantum of incoming residents resulting in unmet demand and impact on service quality.

Benefit enhancement	Mitigation measure
<ul style="list-style-type: none"> • Consult with the local community to identify potential unmet needs • Development of flexible community facilities which are designed to meet a diversity of needs • Raise community awareness of the facilities to be provided on-site. 	<ul style="list-style-type: none"> • Review development staging.

8.2. RESIDENTIAL AMENITY

Table 11 – Residential amenity impacts, benefits and recommendations

Baseline
<p>The Site is currently used for industrial uses including premises for Pfizer Australia, Reckitt Benckiser, as well electrical, vehicle and other industrial trades. The Site is surrounded by residential houses along Hughes Avenue to the west, and Wharf Road to the east, as well as the Melrose Park Public School to the South.</p> <p>It is anticipated that the existing residential amenity in the area includes the experience of heavy goods vehicles travelling to and from the industrial uses in the area.</p> <p>No formal community consultation has been undertaken at this stage to understand the existing residential amenity of the area.</p>
Proposed development
<p>The proposal comprises rezoning of the subject Site to allow for demolition of existing structures and redevelopment to provide a new mixed use development with approximately 4,900 residential apartments plus a minimum of 150 affordable housing apartments, accommodating approximately 10,605 people, with commercial, retail and community uses also proposed for the Site.</p> <p>The Site will become a residential community in keeping with the surrounding land uses, and areas of the Site will be opened up to provide amenity benefits to the surrounding community, including access to jobs, services and facilities.</p> <p>The development includes a Town Centre with community market place, retail stores, and market garden in close proximity to the existing school. The Proposal also includes open space include a new 13,183 m² Central Park and a 4,024m² 'The Common' public open space. This will improve the amenity for the incoming and existing community.</p> <p>The proposed development is expected to be higher density compared to the existing low rise residential community, with residential towers reaching to 18 storeys onsite.</p> <p>It is anticipated that such a large residential development may have a number of impacts on the residential amenity of the area. During construction, it is anticipated that noise, traffic, and dust impact may be observed. During operation, it is anticipated that traffic and parking impacts may be observed. Other impacts may include overlooking, or shadowing impacts.</p>

<p>Potential positive impacts</p> <ul style="list-style-type: none"> • Development of modern high quality accommodation options for incoming residents • New office accommodation and the provision of jobs • Improved access to services and facilities within the locality • Activation of a currently underutilised site, in close proximity to public transport. 	<p>Potential negative impacts</p> <ul style="list-style-type: none"> • Traffic, parking, noise, and dust impacts during construction and occupation phases • Overlooking and shadowing onto adjoining residential properties.
<p>Benefit enhancement</p> <ul style="list-style-type: none"> • Development of a Landscaping Plan to improve the interface between the development and surrounding residential areas • The proposed residential buildings to be designed in accordance with State Environmental Planning Policy No. 55 – Design Quality of Residential Apartment Development and associated Apartment Design Guide. 	<p>Mitigation measure</p> <ul style="list-style-type: none"> • Traffic, parking, noise, dust impact assessments and management plans to be prepared for construction and operation of the Site • Consideration of access and egress points for any basement car parking to ensure neighbouring properties are not impacted (this will be considered as part of the design process at a later stage) • Consultation with local residents to consider potential amenity impacts • Ensure the Site incorporates the Crime Prevention Through Environmental Design (CPTED) principles to maximise benefits, and minimise any potential issues associated with potential for crime or malicious damage to property (this will be considered as part of the design process at a later stage).

8.3. COMMUNITY PROFILE

Table 12 – Community profile impacts, benefits and recommendations

<p>Baseline</p> <p>As at the 2011 Census, approximately 1,470 people currently lived within the suburb of Melrose Park. The area is characterised by middle aged couples with children under the age of 15 years. Most (81%) are residing in family households with one third (33%) between the ages of 35-54 years and close to a quarter (24%) between the ages of 0-14 years. In contrast, Parramatta LGA has higher proportions of young professionals (34% between 25-44 years).</p> <p>The area is also characterised by high levels of home ownership (39%) and low levels of renting (16%), with a high proportion of residents born in Australia (72%).</p> <p>The community profile for the locality is provided within Section 5 of this report.</p>
<p>Proposed development</p> <p>The proposed development is expected to accommodate up to 10,605 residents. It is anticipated that the future residents of the development are likely to be predominantly young professionals between 24 and 44 years of age.</p>

Based on the existing population profile and population projections for the area, it is anticipated that incoming residents will be characterised as:

- Predominantly professional between the ages of 25-44 years
- Potential for older residents seeking to downsize but stay within reach of local amenities
- Residents in couple families without children or single persons households (studios, 1 bed and 2 bed apartments)
- A small proportion of families with young children living in larger apartments (3 bed and 4 bed apartments)
- A high portion of residents born overseas
- A high proportion of residents renting
- High levels of employment and labour force participation.

While the incoming population profile significantly differs from the existing community profile in Melrose Park, it is similar to that within the rest of the Parramatta LGA.

<p>Potential positive impacts</p>	<p>Potential negative impacts</p>
<ul style="list-style-type: none"> • The proposal will result in diversity of the population and exposure to people in different life cycles, in different phases of life • Opportunities to build new relationships with incoming residents. 	<ul style="list-style-type: none"> • Potential for social exclusion and fragmentation • Diverse community have diverse needs for services and facilities • Potential for an “us and them” mentality between existing and future residents.
<p>Benefit enhancement</p>	<p>Mitigation measure</p>
<ul style="list-style-type: none"> • Work with Council to scope opportunities to provide programs to increase positive relationships between neighbours program on and around the Site (as per Council’s Safety Plan) • Maximise opportunities within the Town Centre and market place to support community gatherings and events to improve integration. 	<ul style="list-style-type: none"> • Promote shared use of facilities and services onsite • Landscape Plan to consider interface between development and surrounding areas • Provision of appropriate open space, recreation and public spaces that promote “stay and play” activities • Provision of flexible community facilities to meet a diverse range of needs for incoming residents.

8.4. ACCOMMODATION AND HOUSING

Table 13 – Accommodation and housing impacts, benefits and recommendations

<p>Baseline</p> <p>The Site is currently used for industrial purposes and does not provide any residential accommodation. The majority of residential dwellings within Melrose Park currently are separate houses (96%), with 79% with three bedrooms or more. There are currently no flat, unit, or apartment dwellings in Melrose Park. There are no dwellings 1 bedroom, and only 22% with two bedrooms.</p>	
<p>Proposed development</p> <p>The proposed development will provide approximately 4,900 residential apartments plus a minimum of 150 affordable housing apartments within the locality, 2% of which will be studio apartments, 25% one bedroom units, 65% two bedroom units, 5% three bedroom units and 3% four bedroom units. This will not only help to diversify the housing market, but also support Sydney and Parramatta to achieve its dwelling targets. At a minimum, it is anticipated that 150 units within the development will be affordable, with the potential for this figure to be increased. No information is currently available on the proposed price points for the remaining apartments.</p>	
<p>Potential positive impacts</p> <ul style="list-style-type: none"> • Greater housing choice and diversity within the suburb and the locality, in close proximity to public transport, job opportunities and amenities • Provision of affordable housing for a minimum of 150 units. 	<p>Potential negative impacts</p> <ul style="list-style-type: none"> • Potential to contribute to housing unaffordability (price points not available at this time).
<p>Benefit enhancement</p> <ul style="list-style-type: none"> • None identified. 	<p>Mitigation measure</p> <ul style="list-style-type: none"> • Review of price points for dwellings and update SIA.

8.5. EMPLOYMENT AND ECONOMIC IMPACTS

Table 14 – Employment and economic impacts, benefits and recommendations

<p>Baseline</p> <p>The Site is currently occupied by a range of industrial uses, including the premises for Pfizer Australia and Reckitt Benckiser, as well as a number of smaller industrial units.</p> <p>Due to the lack of major roads, and constrained Site conditions, several large businesses are transitioning off the Site to relocate to more appropriate areas for manufacturing and trade occupations. Since 2011 major employers Reckitt Benckiser and Big Sister Foods have transitioned off the Site and divested of their properties.</p>	
<p>Proposed development</p> <p>Once the redevelopment is completed and fully operational, the proposed development is expected to generate 1,478 – 1,873 jobs onsite. This results in a net increase of 504 -899 jobs, representing an average of 1,676 jobs for the Site as a result of the development. Jobs will also be created during construction in the short term, and the incoming population will create capacity for jobs in the surrounding area to support the larger population through ancillary services.</p>	
<p>Potential positive impacts</p> <ul style="list-style-type: none"> • Mixed use residential, commercial, retail and leisure opportunities add to economic growth in the area • 1,478 – 1,873 jobs onsite jobs created • Self-sustaining community providing employment in commercial, retail, social services and leisure activities on site • Creation of jobs through construction phases. 	<p>Potential negative impacts</p> <ul style="list-style-type: none"> • Loss of industrial related employment opportunities • Loss of low skilled employment opportunities.
<p>Benefit enhancement</p> <ul style="list-style-type: none"> • Supporting the local community to access job opportunities which may arise as a result of the project through job listing in local newspapers etc. • Maximising opportunities to support local, small, or emerging businesses onsite through the provision of incubator space as part of the commercial floor space. 	<p>Mitigation measure</p> <ul style="list-style-type: none"> • None – part of the wider transition of employment from industrial to service sector work in the area.

8.6. LEVEL AND SIGNIFICANCE OF SOCIAL IMPACT

Table 16 presents an assessment of the level and significance of the social benefits and impacts which, at this stage, are identified as potentially resulting from the proposed development. This considers the duration, extent, ability for populations to adapt, social outcomes, management measures and residual impact should management measures be implemented. This is based on the criteria set out below:

Table 15 – Level and significance of social impact

Impact	Duration	Extent	Ability to adapt	Social outcomes
Low	Short-term <1 year Low frequency	Individual/ Household	Capacity to adapt to the changes with relative ease and maintain livelihoods, culture, and quality of life. Will have access to resources, infrastructure and services.	Inconvenience but with no consequence on long-term livelihoods, culture, quality of life, or adverse impact on access to resources, infrastructure and/or services.
Medium	Medium-term 1-6 years Medium or intermittent frequency	Small number of households	Capacity to adapt to change, with some difficulty, and maintain pre-impact livelihoods, culture quality of life. Continued access to resources, infrastructure and services, with a degree of support	Primary and secondary impacts on livelihoods, culture, quality of life, Restricted access to resources infrastructure and/or services
High	Long-term/ Irreversible > 6 years Constant frequency	Large part of/ whole community	Capacity to adapt to changes and continue to maintain pre-impact livelihoods, culture, quality of life. Restricted access to resources, infrastructure and /or services.	Widespread and diverse primary and secondary impacts likely to be impossible to reverse or compensate for.

The significance of potential impacts will be evaluated using the following:

- Minimal – Something that, after assessment, was found not to result in a significant impact to potential receptors
- Minor – An impact does not require special conditions to be attached to the consent and can be controlled by adoption of normal good practice and monitoring to ensure mitigation is working properly and impact remains minor
- Moderate – An effect that should be considered by decision-makers and is likely to require conditions to ensure mitigation measures are recommended
- Major – An effect that should be considered in detail with conditions attached and impacts compensated for where possible
- Critical – These effects are “unacceptable” and should be avoided.

Table 16 – Impact level and significance of key impacts

	Duration	Extent	Ability to adapt	Social Outcomes	Impact	Mitigation measures	Residual Impact
Benefits							
New community facilities provided onsite	Long-term	Large part of community	Immediate – Supports community ability to adapt to change	Quality of life	Major, long term benefit	<ul style="list-style-type: none"> Consult with community to ensure facilities meet community need Development of flexible, multi-purpose facilities 	Major, long term benefit
Section 94 Contributions and VPA	Medium-term	Large part of community			Major, medium term benefit		Major, medium-term benefit
Increased supply of modern accommodation options	Medium-term	Local area	Immediate – provides good quality, affordable units in close proximity to jobs, transport and amenities	Housing options	Moderate, medium-term benefit	<ul style="list-style-type: none"> Not identified – price points not available. 	Moderate, medium-term benefit
Provision of affordable housing units	Medium-term	Local area			Moderate, medium-term benefit		<ul style="list-style-type: none"> None identified.
1,478 – 1,873 jobs created onsite, resulting in a net increase of 504- 899 jobs. This represents an average of 1,676 jobs for the Site as a result of the development.	Medium-term	Part of the community	Immediate – provides white collar, professional jobs	Employment	Moderate, medium-term, benefit	<ul style="list-style-type: none"> Support local community to access job opportunities at the Site. 	Moderate, medium-term, benefit

	Duration	Extent	Ability to adapt	Social Outcomes	Impact	Mitigation measures	Residual Impact
Impacts							
Increased demand for community facilities and services	Long-term	Large part of community	Limited – existing area has limited facilities and potential for new facilities to lag behind population growth	Reduced quality of facilities, or more difficult to access facilities	Major, long term impact	<ul style="list-style-type: none"> Consult with service providers to understand existing capacity issues Consult with community to understand service and facility needs Review staging of development Development of childcare and other services onsite. 	Minor, medium term impact
Disturbance to existing residents from construction and operation of high density precinct	Long-term	Large part of the community	Limited – the scale of development proposed is significant, and existing residents will have limited ability to adapt to potential issues	Reduced residential amenity for existing residents	Major, long term impact	<ul style="list-style-type: none"> Consult with existing residents to discuss potential impacts during construction and operation. 	Moderate, long-term impact
Housing affordability				Impact not determined as pricing information not available			
Change of occupation types	Long-term	Part of the community	Limited	Limited access to some low skilled jobs	Moderate, long-term impact	<ul style="list-style-type: none"> None – this is part of the wider transition of the area away from industrial and to more service sector and commercial profile. 	Unknown

9. CONCLUSIONS

This report has assessed the potential social impacts, and potential benefits, arising from the rezoning of the Melrose Park Site and proposed development of over approximately 4,900 new residential units plus a minimum of 150 affordable housing apartments at the Site. The assessment has been based on indicative development proposals, and due to the stage of the planning process, no formal community or stakeholder consultation has been undertaken to inform the SIA at this stage. It is anticipated that this SIA will be updated at a later stage once the formal consultation process has commenced.

The key social benefits potentially arising from the development include:

- Development of new community facilities onsite, including a Town Centre with childcare facility, market garden, and community marketplace, provision of open space areas, and development of retail and commercial opportunities
- Public Benefits and Section 94 contributions of \$108 million, comprising \$17.2 million of Section 94 contributions, \$59.1 million of public benefits for the surrounding neighbourhood and a VPA comprising \$31.7 million for a suite of public benefits on site. This will deliver new parks and open space, new community facilities, affordable housing, and improvements to existing facilities in the area to meet the needs of the community. It will also include new transport public transport initiatives including a new electric hybrid bus service and River Connection service
- The increased supply of modern accommodation options to create a more even and mixed housing market for the community
- New office space and the provision of jobs
- The provision of a minimum of 150 affordable housing apartments onsite will provide entry points to home ownership
- Once the redevelopment is completed and operational, the Site will provide approximately 1,478 – 1,873 jobs. The development will therefore result in a net increase in jobs of 504-899. This will support employment outcomes for the community.

The key social impacts potentially arising from the development include:

- While the development will provide new, and support improvement of existing facilities, the scale of the incoming population may increase demand for community facilities and services in the area and place pressure on facilities including schools and healthcare which are not being delivered onsite
- While the development will create new jobs at the Site, the type of occupations supported will be different to existing occupations in manufacturing or trades. While a development of this scale is likely to result in disturbance to existing residents during the construction and operation phases (e.g. generation of additional traffic etc.) it is anticipated that any potential residential amenity impacts may be offset by the removal of industrial uses at the Site, and development of amenities within the Site, including community facilities, retail services and improvements to the streetscape.

In order to refine the assessment of potential social impact and benefits for the proposed development project, the following additional information or input is required:

- Consultation with key stakeholders, including services and facilities providers and managers to discuss the capacity of existing facilities to meet the needs of the existing and incoming resident population
- Consultation with the community to identify potential impacts and current residential amenity of the area.

At this stage, based on the information available, it is likely that a development of such scale can result in significant changes to social outcomes in the area and if appropriate mitigation and management measures are provided, this development has the capacity to deliver far reaching benefits to the community.

DISCLAIMER

This report is dated March 2017 and incorporates information and events up to that date only and excludes any information arising, or event occurring, after that date which may affect the validity of Urbis Pty Ltd's (**Urbis**) opinion in this report. Urbis prepared this report on the instructions, and for the benefit only, of PAYCE (**Instructing Party**) for the purpose of Social Impact Assessment (**Purpose**) and not for any other purpose or use. To the extent permitted by applicable law, Urbis expressly disclaims all liability, whether direct or indirect, to the Instructing Party which relies or purports to rely on this report for any purpose other than the Purpose, and to any other person which relies or purports to rely on this report for any purpose whatsoever (including the Purpose).

In preparing this report, Urbis was required to make judgements which may be affected by unforeseen future events, the likelihood and effects of which are not capable of precise assessment.

All surveys, forecasts, projections and recommendations contained in or associated with this report are made in good faith and on the basis of information supplied to Urbis at the date of this report, and upon which Urbis relied. Achievement of the projections and budgets set out in this report will depend, among other things, on the actions of others over which Urbis has no control.

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This report has been prepared with due care and diligence by Urbis and the statements and opinions given by Urbis in this report are given in good faith and in the reasonable belief that they are correct and not misleading, subject to the limitations above.

APPENDIX A COMMUNITY PROFILE

Data item	Melrose Park (Suburb)	City of Parramatta (LGA)	Greater Sydney
Total population 2011	1,471	203,264	4,391,674
Age Distribution (%)			
Aged 0-4	8.2	6.8	6.8
Aged 5-9	8.9	5.5	6.3
Aged 10-14	6.5	5.5	6.1
Aged 15-19	5.0	5.6	6.3
Aged 20-24	4.3	7.3	7.0
Aged 25-29	5.0	9.7	7.8
Aged 30-34	5.7	9.1	7.7
Aged 35-39	9.3	7.9	7.6
Aged 40-44	8.8	7.1	7.3
Aged 45-49	8.4	6.8	7.0
Aged 50-54	6.8	6.2	6.5
Aged 55-59	6.0	5.5	5.7
Aged 60-64	5.6%	4.7	5.1
Aged 65-69	3.5%	3.6	3.8
Aged 70-74	2.9%	2.8	2.9
Aged 75-79	2.2%	2.3	2.3
Aged 80-84	1.6%	1.8	1.9
Aged 85+	1.3%	1.8	1.8
Median Age	38	35	36
Country of Birth and Indigenous Identification (%)			
Australia born	69.9	50.1	59.9
Overseas born	30.1	44.5	40.1
Country of birth			
United Kingdom	3.3	2.4	3.5
Korea, Republic of (South)	2.2	3.4	NA
China	1.8	8.1	3.4

Data item	Melrose Park (Suburb)	City of Parramatta (LGA)	Greater Sydney
Hong Kong	1.5	2.3	NA
Malaysia	1.3	1.0	NA
India	NA	7.8	2.0
New Zealand	NA	1.7	1.9
Vietnam	NA	0.7	1.6
Indigenous population	0.6	0.8	1.2
Language Spoken at Home (%)			
English only	71.0	48.6	62.2
Cantonese	5.4	6.8	3.0
Mandarin	1.69	7.4	3.0
Hindi	0.0	2.6	1.2
Korean	2.6	4.1	1.1
Italian	1.9	0.8	1.6
Arabic	1.6	3.7	4.1
Household Income (%)			
Median household income (weekly)	\$1,800	\$1,454	\$1,447
Housing Status (%)			
Owner	39.22	26.7	31.1
Purchaser	44.56	31.7	35.7
Renter	15.4%	34.9	30.4%
Public Renter	3.29	6.0	5.4
Private Renter	12.94	28.4	25.0
Households in Mortgage Stress (% Households)	0.0	12.0	3.0
Loan Mortgage Repayments (monthly \$)	\$2,826	\$2,243	\$2,424
Households in Rental Stress (% Households)	2.3	24.5	7.8
Rent Payments (weekly \$)	\$407	\$361	\$397
Car Ownership (%)			

Data item	Melrose Park (Suburb)	City of Parramatta (LGA)	Greater Sydney
0 Cars	6.9	11.0	11.8
1 Car	32.9	39.7	36.8
2 Cars	44.2	32.2	31.4
3 + Cars	13.6	10.8	13.0
Household Structure (%)			
Family Households	81.0	70.6	73.1
Group	1.4	3.9	4.3
Lone Person	17.6	20.9	22.6
Family Composition (%)			
Couple family with no children	30.7	23.4	33.5
Couple family with children	57.8	36	48.9
Single parent families	9.8	9.6	15.7
Labour Force (%)			
% Unemployed	2.65	6.5	5.7
Labour Force Participation	69.49	61.8	65.6
Occupation (%)			
Managers	14.1	12.3	13.3
Professionals	28.6	29.5	25.5
Technicians & trades workers	11.7	11.0	12.2
Community & Personal Service Workers	7.4	7.8	8.8
Clerical & Administrative Workers	18.2	17.3	16.2
Sales Workers	8.0	8.5	9.0
Machinery operators & Drivers	4.6	4.8	5.7
Labourers	4.4	6.7	7.3
Tertiary Education (%)			
Bachelor Degree or Higher	26.99%	31.7	24.1%
Advanced Diploma or Associate Degree	11.86%	9.6	9.0%
Undertaking Tertiary Education	5.75%	8.6	6.5%

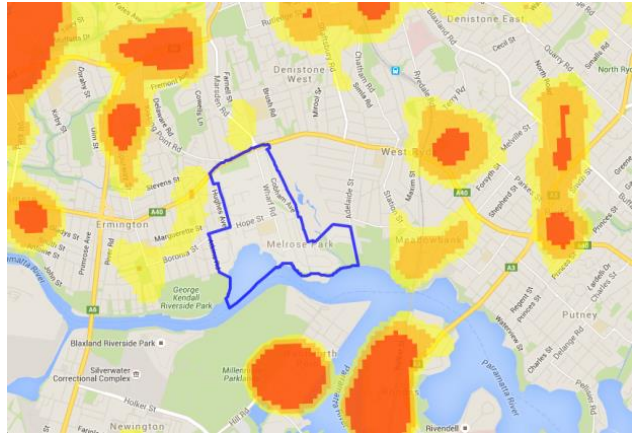
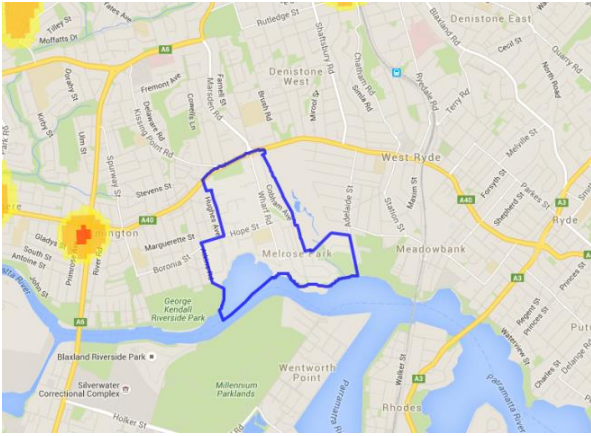
Data item	Melrose Park (Suburb)	City of Parramatta (LGA)	Greater Sydney
Highest Level of Schooling Achieved (%)			
Year 8 or Below	2.33%	3.4%	4.8%
Year 9 or Equivalent	4.57%	4.4%	5.5%
Year 10 or Equivalent	20.51%	15.5%	19.6%
Year 11 or Equivalent	3.79%	4.4%	5.3%
Year 12 or Equivalent	68.22%	62.5%	55.0%
Did not go to School	0.58%	1.2%	1.3%
Dwelling Structure (%)			
Separate House (%)	95.5%	52.1%	58.9%
Semi-detached (%)* includes medium density housing	3.85%	20.9*	12.8%
Flat, Unit or apartment (%)	0.0%	26.6	25.8%
Other dwelling (%)	0.0%	0.2	0.5%

Source: Melrose Park: 2011 Census of Population and Housing data (Australian Bureau of Statistics)

Source: City of Parramatta Community Profile data (.id) has been used for City of Parramatta to account for the revised boundaries after the recent amalgamations.

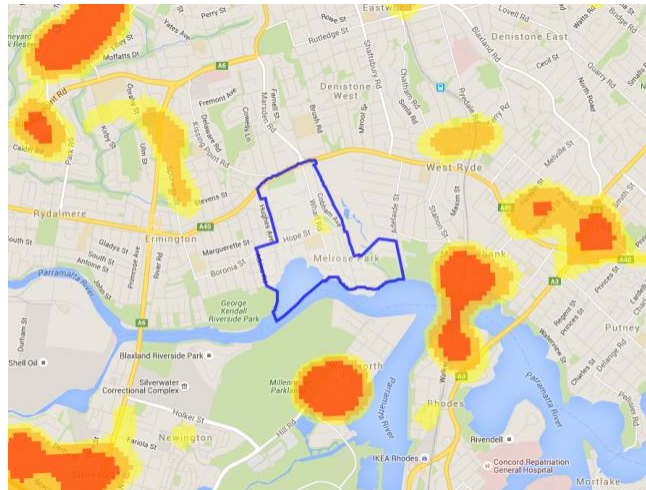
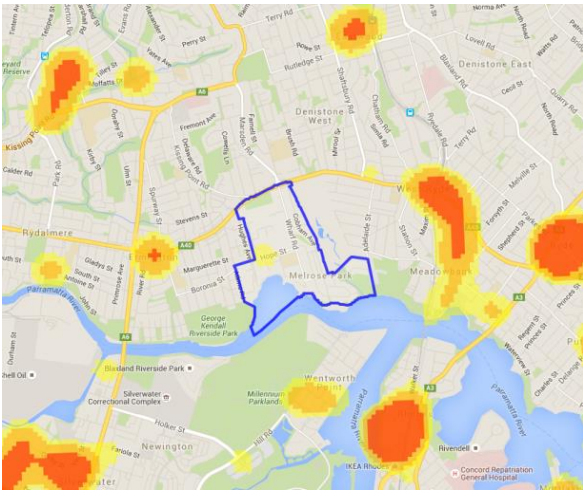
Source: Greater Sydney: 2011 Census of Population and Housing data (Australian Bureau of Statistics)

APPENDIX B CRIME HOT SPOTS



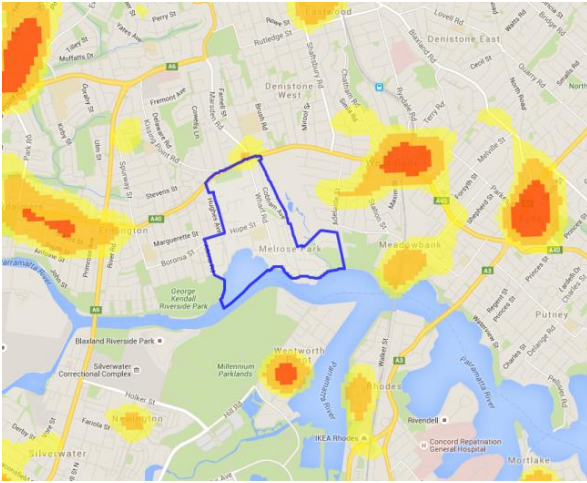
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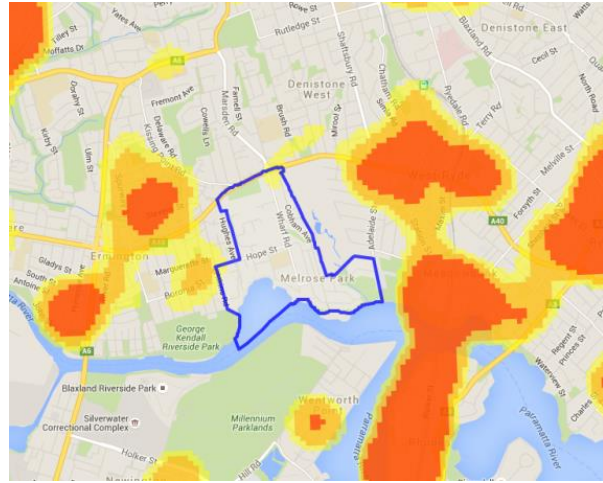


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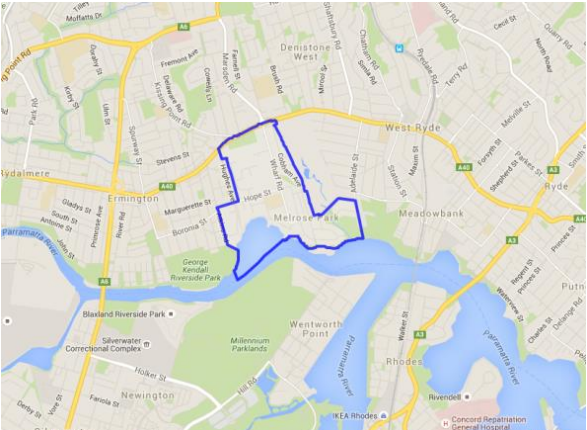
INCIDENTS OF THEFT (MOTOR VEHICLE THEFT)



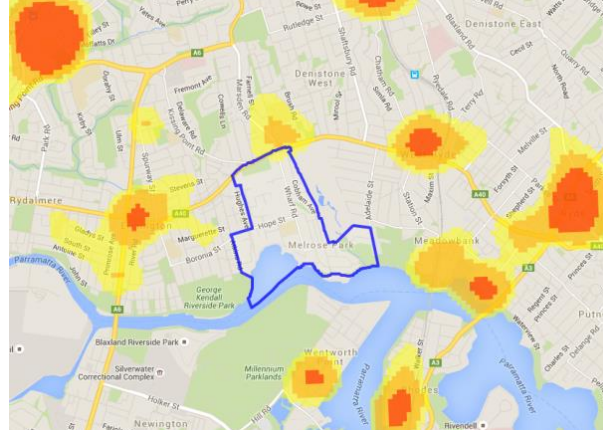
INCIDENTS OF THEFT (STEAL FROM MOTOR VEHICLE)



INCIDENTS OF THEFT (STEAL FROM DWELLING)



INCIDENTS OF THEFT (STEAL FROM PERSON)



INCIDENTS OF MALICIOUS DAMAGE TO PROPERTY

APPENDIX C COMMUNITY FACILITIES

Facility Type	Name	Suburb
Child care centres and kindergartens	Active Kids	Ermington
Child care centres and kindergartens	Ermington Possum Patch	Ermington
Child care centres and kindergartens	Ermington Rainbow	Ermington
Child care centres and kindergartens	Ermington Uniting Church	Ermington
Child care centres and kindergartens	Figtree Childrens Cottage	Ermington
Child care centres and kindergartens	River Road Kinder	Ermington
Child care centres and kindergartens	Tiny Scholars CCC	Ermington
Child care centres and kindergartens	Platypus Preschool	Ermington
Child care centres and kindergartens	West Ryde LDCC	West Ryde
Child care centres and kindergartens	West Ryde Neighbourhood	West Ryde
Clubs	Brush Park, Dundas	Eastwood
Clubs	Denistone Sports Club	Denistone
Clubs	Tigers, Ermington	Ermington
Clubs	Meadowbank	Meadowbank
Clubs	Ryde - Parramatta Golf Club	West Ryde
Community centres and neighbourhood houses	West Ryde	West Ryde
Community health services	West Ryde Community	West Ryde
Guides	Eastwood	West Ryde
Guides	West Ryde	West Ryde
Halls	Ermington	Ermington
Halls	West Ryde	West Ryde
Hospitals	Lottie Stewart	Ermington
Libraries	Ermington	Ermington
Libraries	West Ryde	West Ryde
Nursing homes and aged care	Arrunga, Ermington	Ermington
Nursing homes and aged care	Fernleigh, West Ryde	West Ryde
Nursing homes and aged care	Sydney Nursing Home	Ermington
Parks, ovals and recreation areas	Albert Brown Park	Ermington
Parks, ovals and recreation areas	Anderson Park	Rydalmere
Parks, ovals and recreation areas	Archer Park	Melrose Park

Facility Type	Name	Suburb
Parks, ovals and recreation areas	Bartlett Park	Melrose Park
Parks, ovals and recreation areas	Bell Park	West Ryde
Parks, ovals and recreation areas	Blaxland Riverside Park	Sydney Olympic Park
Parks, ovals and recreation areas	Bretby Park, Rydalmere	Rydalmere
Parks, ovals and recreation areas	Bruce Miller Reserve	Ermington
Parks, ovals and recreation areas	Brush Farm Park	Eastwood
Parks, ovals and recreation areas	Cowells Lane Reserve	Ermington
Parks, ovals and recreation areas	Darvall Park, Denistone	Denistone
Parks, ovals and recreation areas	Eccles Park	Ermington
Parks, ovals and recreation areas	Fallon Park	Rydalmere
Parks, ovals and recreation areas	George Kendall Riverside	Ermington
Parks, ovals and recreation areas	Hilder Road Reserve	Ermington
Parks, ovals and recreation areas	Hughes Avenue Reserve	Ermington
Parks, ovals and recreation areas	Jenkins Reserve	Ermington
Parks, ovals and recreation areas	Johnston Park	Ermington
Parks, ovals and recreation areas	Keith McKinnon Park	Ermington
Parks, ovals and recreation areas	Lachlan Macquarie Park	Dundas Valley
Parks, ovals and recreation areas	Lambert Park	West Ryde
Parks, ovals and recreation areas	Lions Park	West Ryde
Parks, ovals and recreation areas	Lockyer Reserve	Ermington
Parks, ovals and recreation areas	Lynn Park	Denistone West
Parks, ovals and recreation areas	Maze Park, West Ryde	West Ryde
Parks, ovals and recreation areas	Meadowbank Memorial	Meadowbank
Parks, ovals and recreation areas	Miriam Park, West Ryde	West Ryde
Parks, ovals and recreation areas	Newington Nature Reserve	Sydney Olympic Park
Parks, ovals and recreation areas	Rutherford Park	Denistone West
Parks, ovals and recreation areas	The Nolan Oval	Rydalmere
Parks, ovals and recreation areas	Thomas Wemyss Park	Ermington
Parks, ovals and recreation areas	Tristram Reserve	Ermington

Facility Type	Name	Suburb
Parks, ovals and recreation areas	Tynan Park, Ermington	Ermington
Parks, ovals and recreation areas	Upjohn Park, Rydalmere	Rydalmere
Parks, ovals and recreation areas	Waud, L.H. Sportsground	Meadowbank
Parks, ovals and recreation areas	Wendy Park, West Ryde	West Ryde
Parks, ovals and recreation areas	West Denistone Park	Denistone West
Schools	Ermington Public	West Ryde
Schools	Ermington West Public	Ermington
Schools	Marsden High	West Ryde
Schools	Melrose Park Public	Melrose Park
Schools	Rydalmere East Public	Ermington
Schools	St. Michaels Catholic Primary	West Ryde
Schools	West Ryde Public	West Ryde
Scouts	Brush Farm 1st	Eastwood
Scouts	West Ryde 1st	Melrose Park
Scouts	Ermington 1st	Ermington
Tennis clubs & courts	Cowells Lane	Ermington
Tennis clubs & courts	George Kendall Reserve	Ermington
Tennis clubs & courts	Joee Tennis	Ermington
Tennis clubs & courts	Meadowbank Park	Meadowbank
Cinemas and theatres	Armory Theatre	Sydney Olympic Park
Sports complex	Denistone Sports Club	Denistone
Sports complex	Meadowbank	Meadowbank
Sports centre	Brush Park Bowling Club	Eastwood
Medical service	Ryde Dental Care	West Ryde
Medical service	Chiu Dental Surgery	West Ryde
Performing arts	Vibz Performing Arts	West Ryde
Medical service	Optometrist	West Ryde
Medical service	Ermington Medical Centre	Ermington
Sports centre	Deep 6 Diving	Denistone
Medical service	Medical Centre	Meadowbank

Facility Type	Name	Suburb
Medical service	Lottie Stewart Hospital	Ermington
Medical service	Optometrist	West Ryde
Medical service	Susan Thompson Optometrist	West Ryde
Medical service	VRP Physio Therapy	West Ryde
Medical service	Medical Centre	West Ryde
Medical service	Optical Frames Sunglasses	West Ryde
Medical service	Carinya Aged Care Centre	Ermington
Medical service	Express Eye Care	West Ryde
Medical service	Fernleigh Nursing Home	West Ryde
Medical service	Ermington Physiotherapy	Ermington
Medical service	Peter Geroulas Chiropractor	West Ryde
Medical service	Dental Surgeon	West Ryde



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